2025

Projects Portfolio

ALEMAN MINERVINI

4908 SW 104TH STREET,
MIAMI, FL 33155
WWW.ALEMAN-MINERVINI.COM

2025

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Introduction

Innovative Design, Architectural Consulting, and 3D Construction

Welcome to the Aleman-Minervini portfolio, where creativity, technology, and precision redefine architecture and construction. With extensive experience in architectural design, remodeling, and 3D-printed concrete structures, we offer expert consulting and high-quality visualization services that transform ideas into reality.

As international architects, we provide conceptual design, technical documentation, and project management while collaborating with licensed professionals in the U.S. to ensure compliance with local regulations. Our expertise spans architectural visualization, BIM modeling, sustainable consulting, and permit facilitation, delivering innovative and efficient solutions tailored to each project. At Aleman-Minervini, we believe in pushing the boundaries of design while maintaining the highest industry standards. Explore our work and discover how we bring visionary concepts to life.

2025

Our Vision

Vision

Professional Development:
Encouraging professional growth and ongoing development of the team through training, education, and acquisition of new skills.

Efficient Project Management:
Maintaining efficient project management to meet deadlines, budgets, and quality standards, ensuring timely delivery of projects.

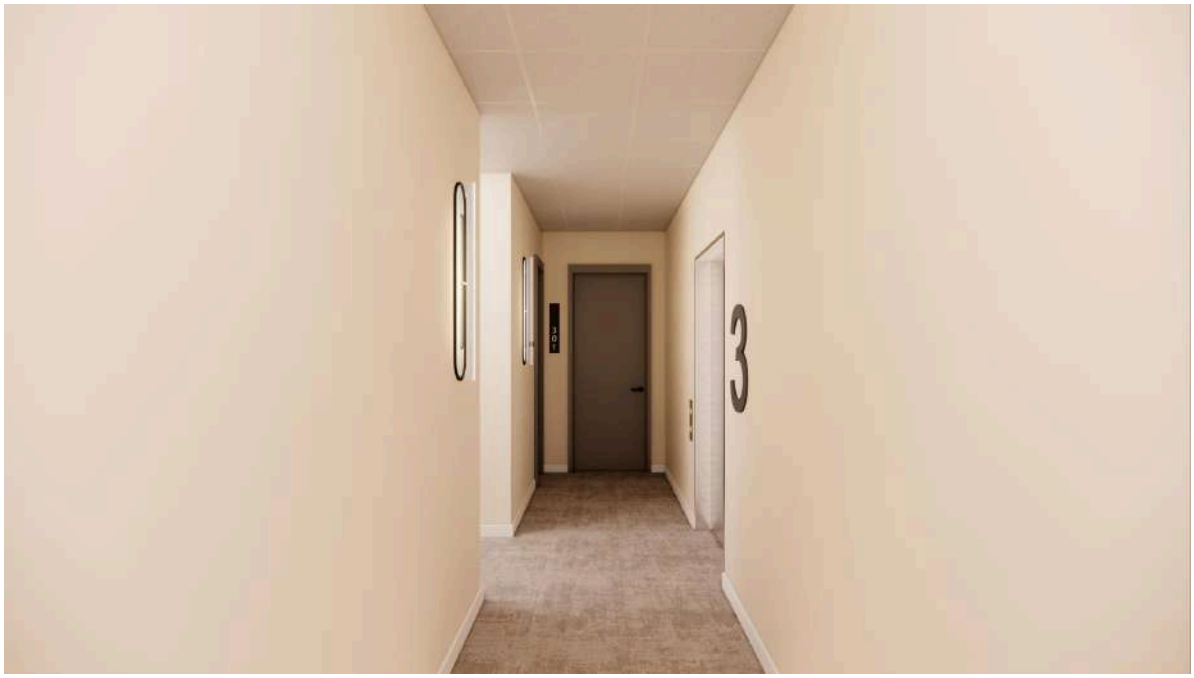
Positive Impact:
Contributing positively to the built environment and the community through innovative designs, sustainable projects, and ethical business practices.

2025

Our Services

- Complete Set of Plans
- Architectural Plans
- Structural Plans
- MEP Plans
- Shop Drawings
- Thermography Report
- Design & Renders
- As - Built Documents
- Construction & Remodeling Solutions

Projects:
Design & Renders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03
3
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TRASH
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AC ROOM
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402

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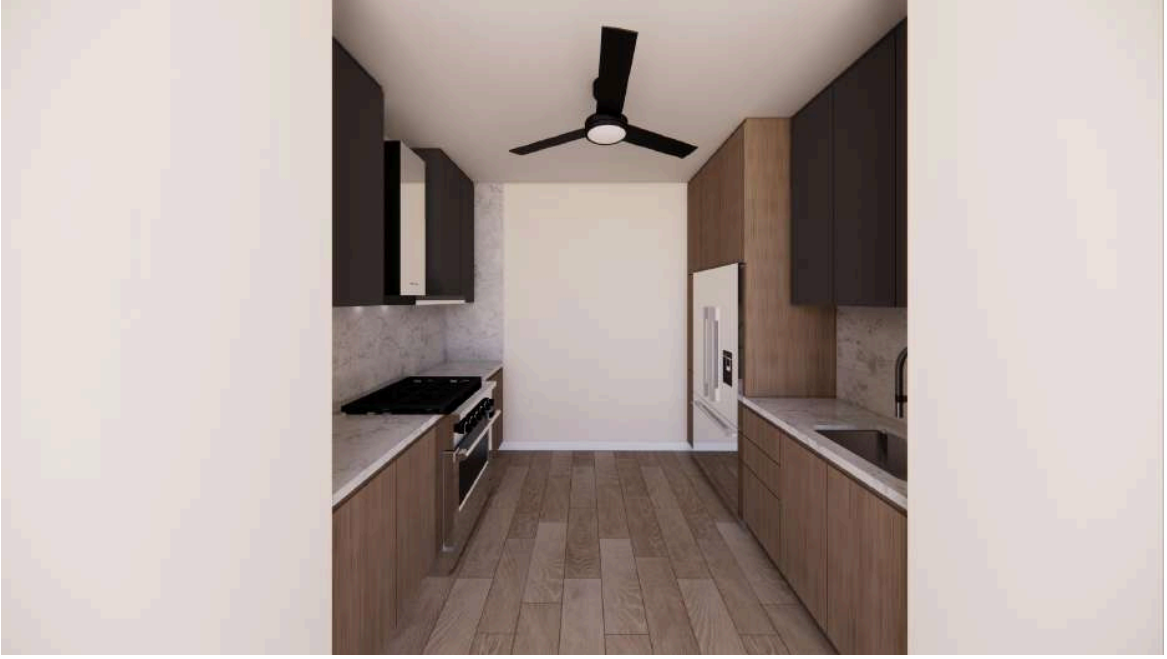

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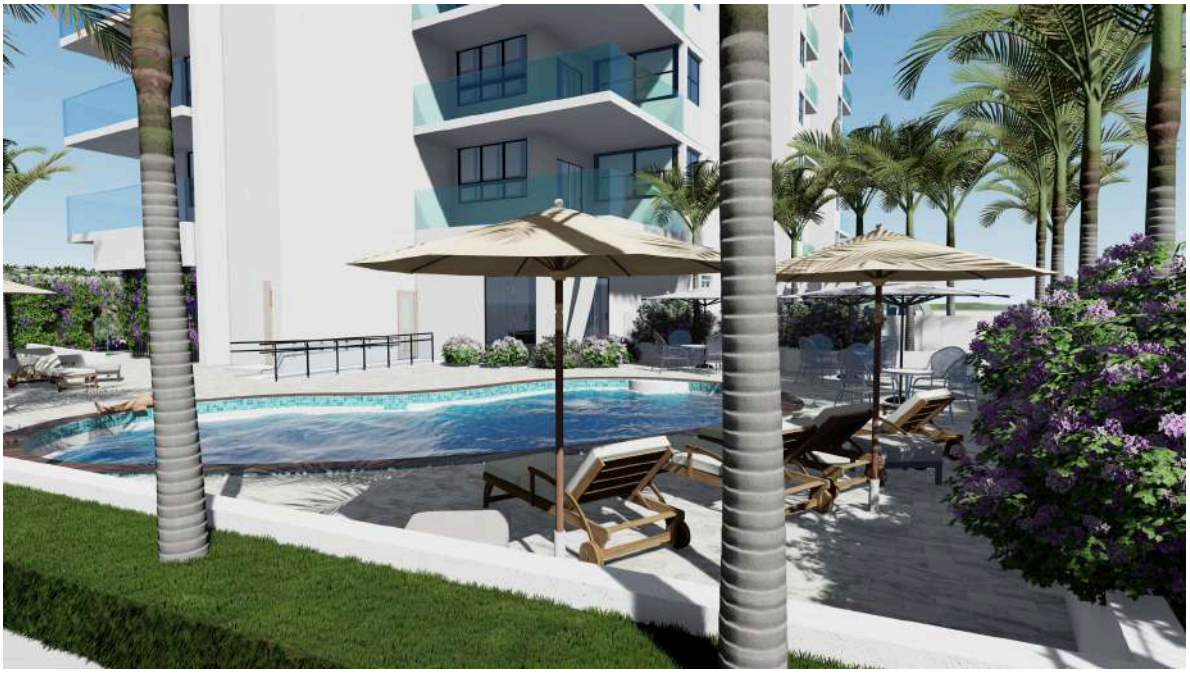

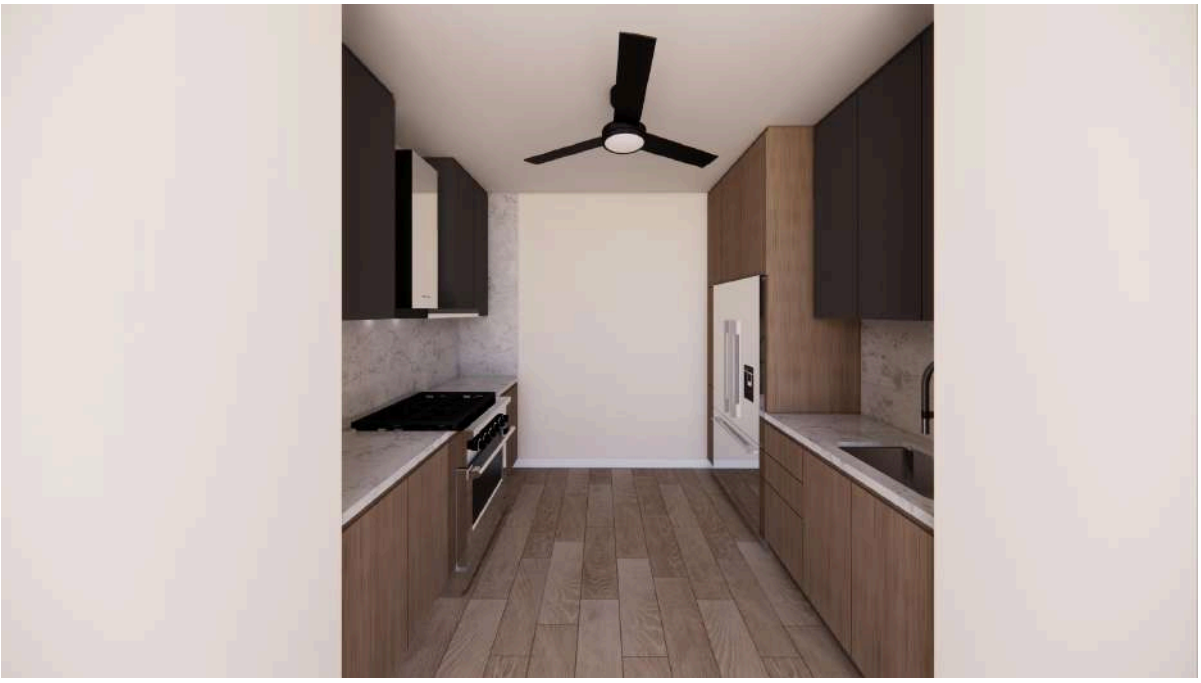

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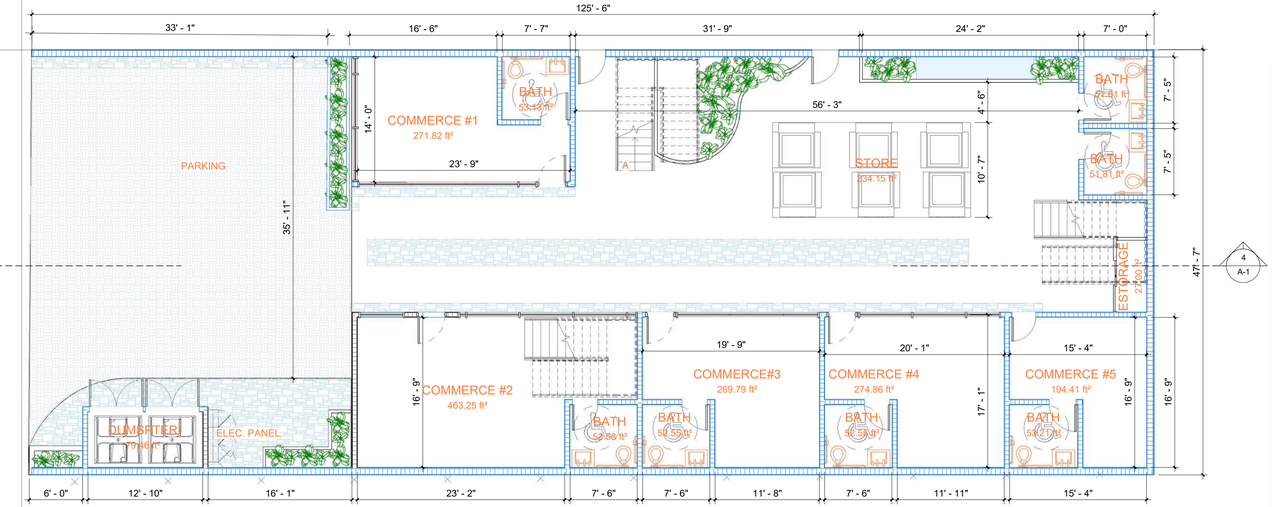
NORT MIAMI AVENUE
70.000' TOTAL R/W



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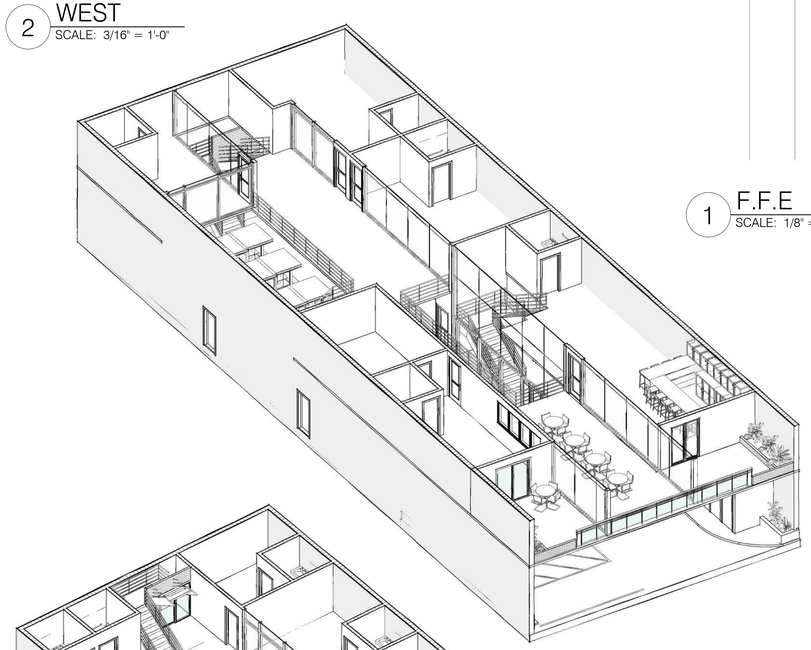

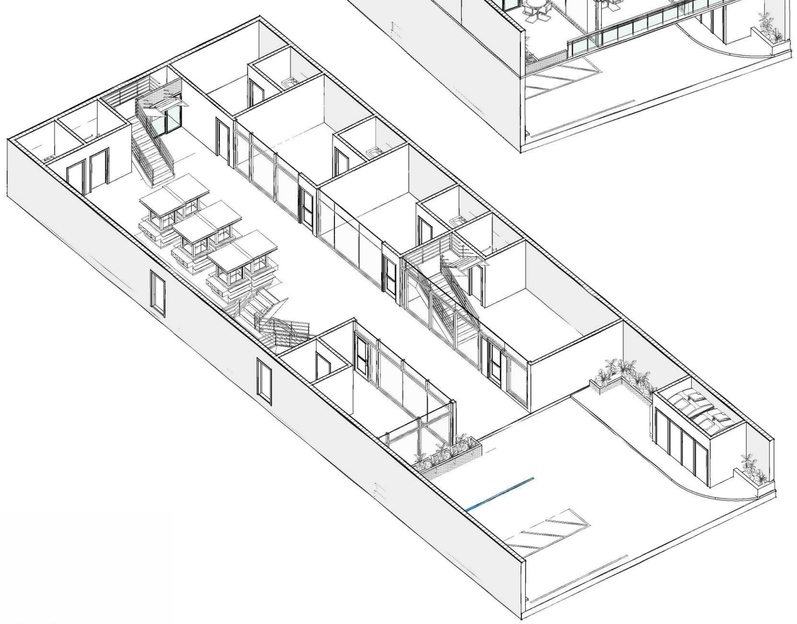

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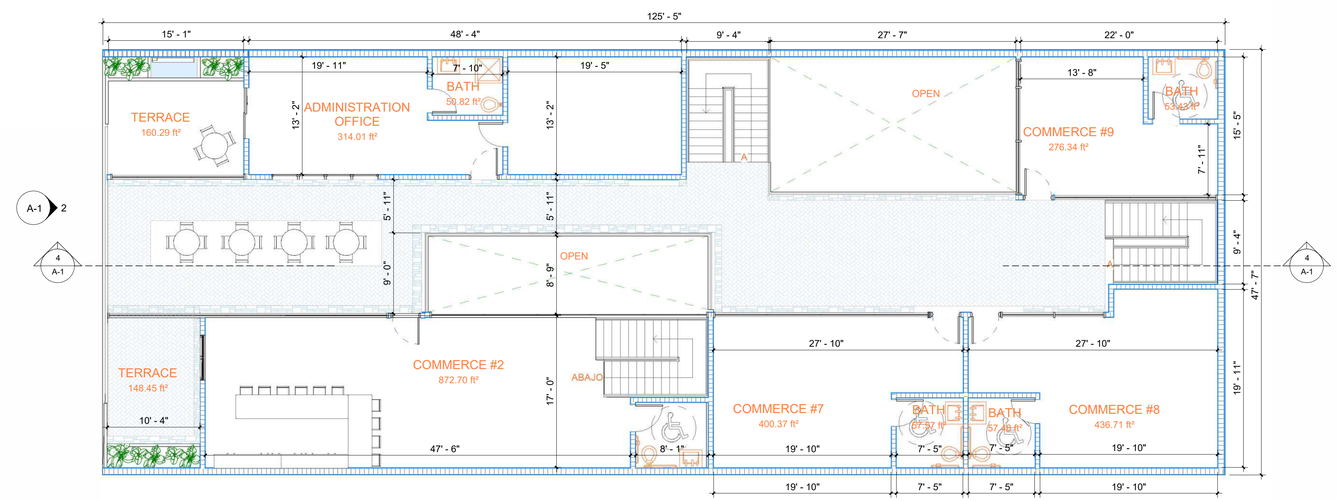

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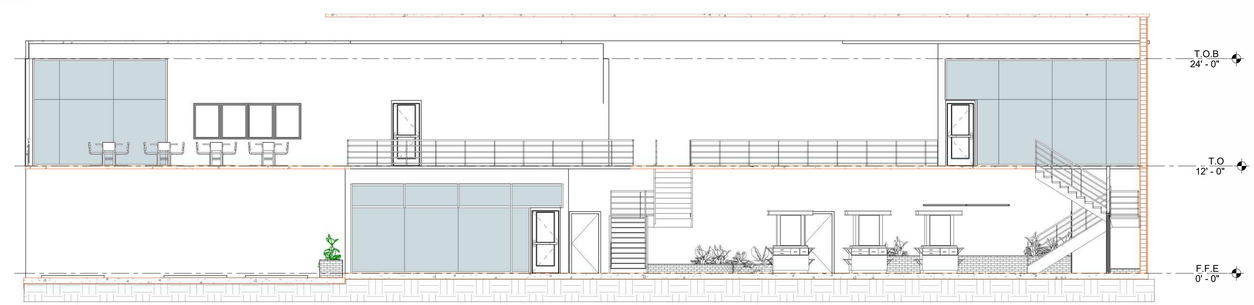


4 SECTION A
SCALE: 1/8" = 1'-0"

REVISIONS	BY

CESAR CASTILLO PE
Consulting Engineer - FL Reg # 68447
4908 SW 72nd Ave. Suite A, Miami, FL 33155
Phone: (954) 803-8968 - ccastillo@panamericanec.com

PROJECT:

ADDRESS: LE PARC AT LAUDERHILL LLC

PROFESSIONAL SEAL:

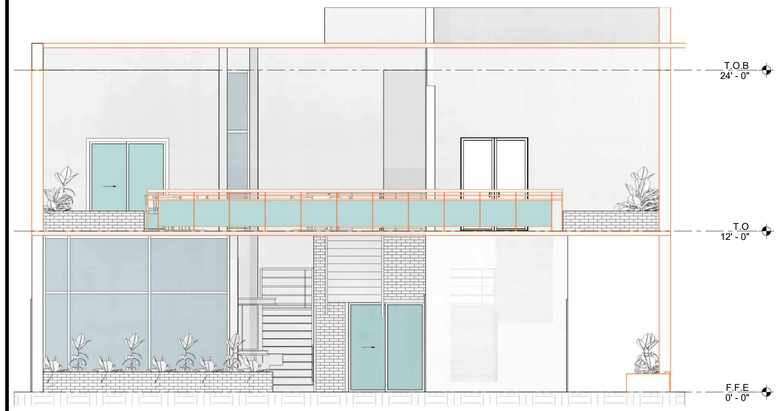
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:

LA PERLA-1

LAST DATE REV.:
01/14/25

A-1



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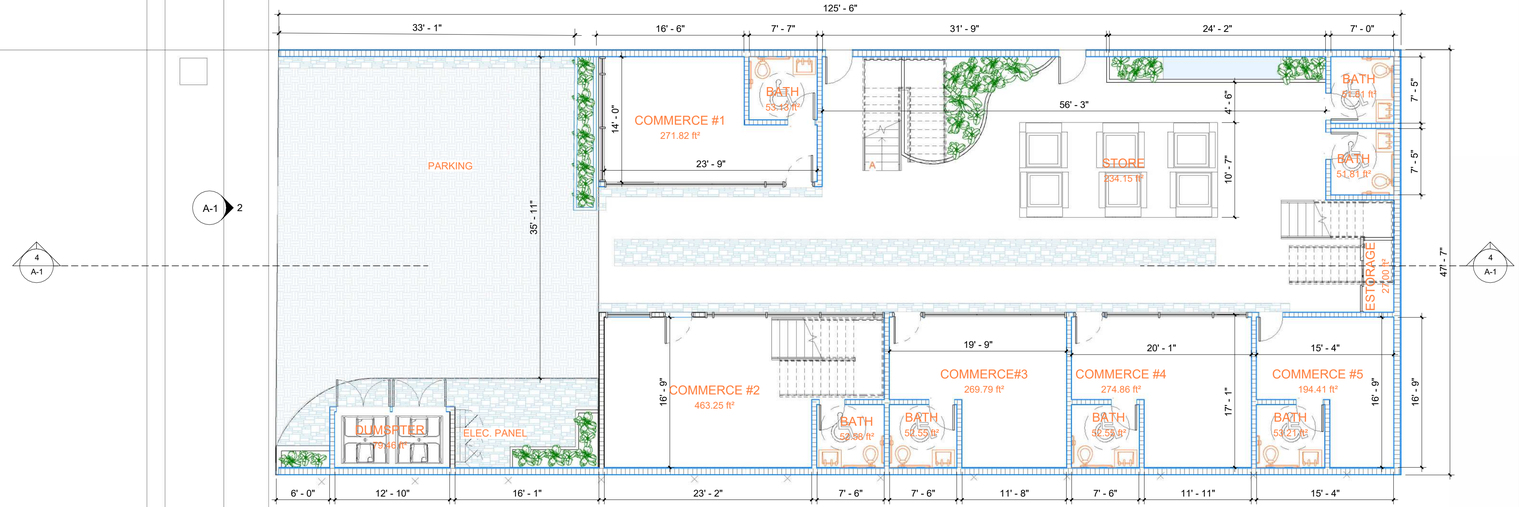
70.000' TOTAL R/W



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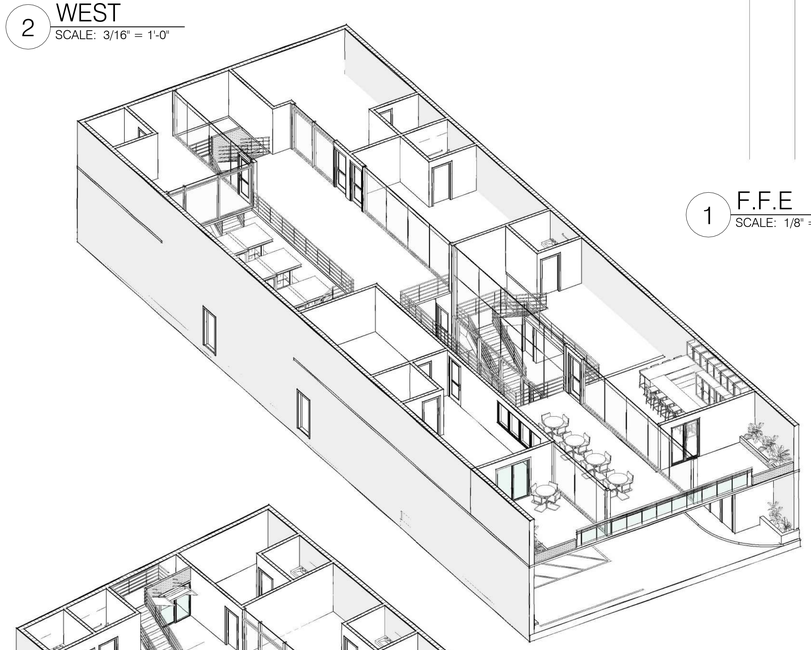

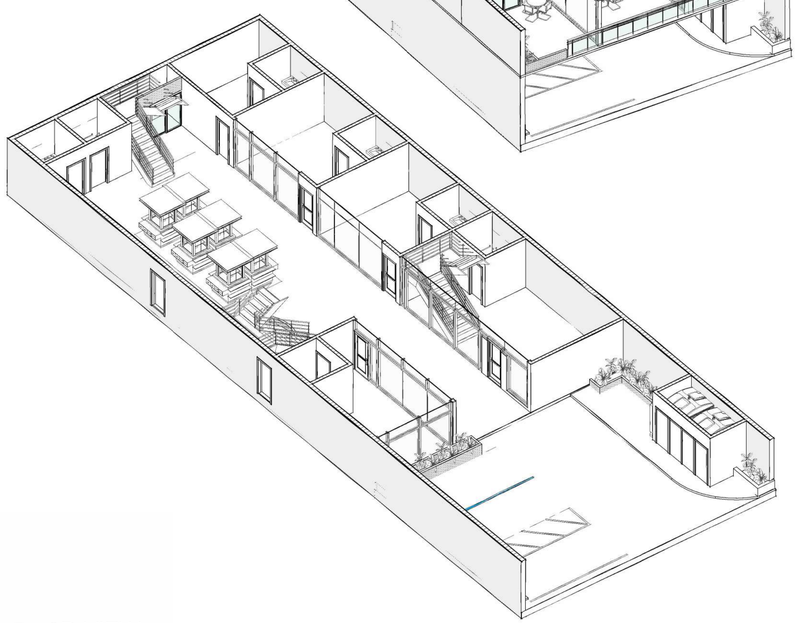

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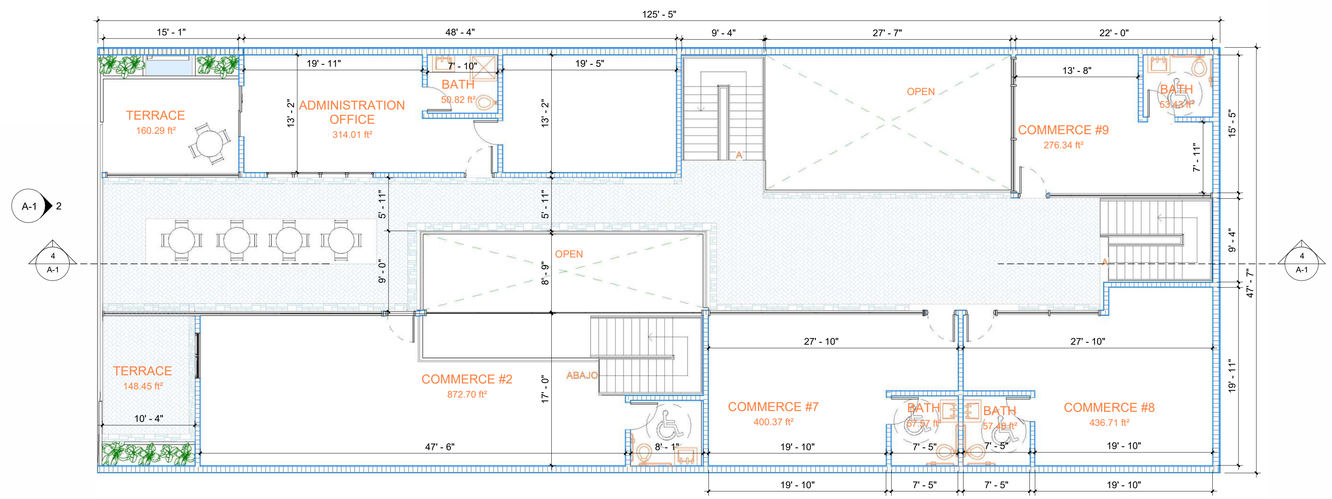

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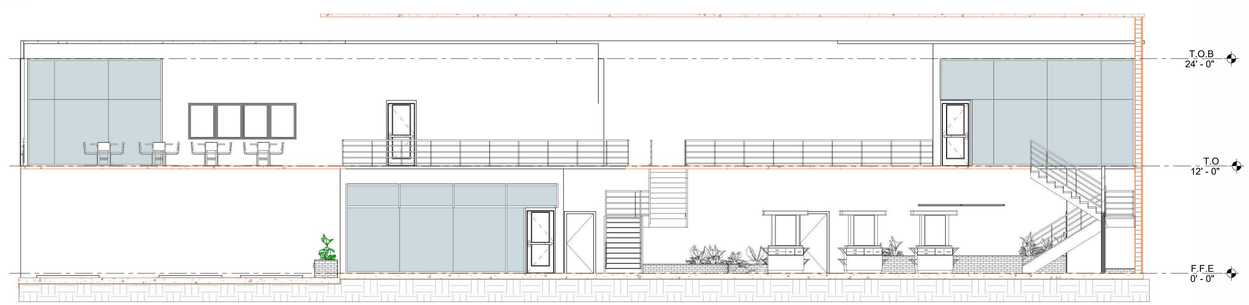

4 SECTION A
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PROJECT:

ADDRESS: LE PARC AT LAUDERHILL LLC

PROFESSIONAL SEAL:

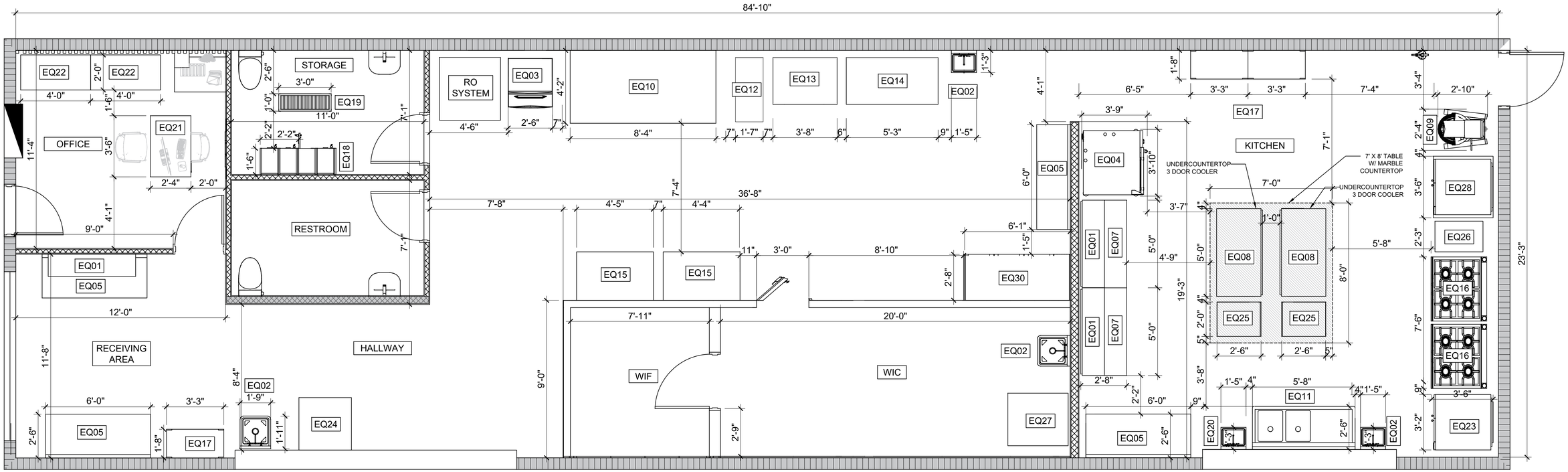
DRAWING TITLE:
LA PERLA-1

LAST DATE REV.:
01/14/25

A-1

KITCHEN DISTRIBUTION SKETCH

1882 NW 21ST, MIAMI, FL 33142



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

MARK	EQUIP.	MODEL #	QTY	LENGTH	WIDTH	HEIGHT
EQ01	CABINETS/SLIDING DOORS	WC1560-SLI	2	60"	15-3/16"	39"
EQ02	STAINLESS STEEL HAND SINK	MRS-HS-18(W)	2	14-1/2"	18"	11"
EQ03	ICE CUBE MACHINE	IT1200 (D-570)	1	34"	30"	70.50"
EQ04	PROCESSING FREEZER	QC3-40	1	39"	40"	71-3/8"
EQ05	WORK TABLE	NBSG SERIES	2	72"	30"	37"
EQ07	UNDERCOUNTERTOP 2 DOOR COOLER	DUC60R	2	31-1/2"	60-1/8"	36"
EQ08	UNDERCOUNTERTOP 3 DOOR COOLER	DUC72R	2	31-1/2"	72-1/2"	36"
EQ09	FLOOR MIXER	MIX1060	1	30"	27-3/8"	55-13/16"
EQ10	ICE BLOCK MAKER	/	1	100"	50"	40"
EQ11	2 COMP. W/ DRAINBOARD ON LEFT SINK	EIT2DL	1	29.5"	68.5"	41"
EQ12	BLOCK TILT CART	/	1	44"	19"	26"
EQ13	BLOCK HOIST	/	1	43"	32"	87"
EQ14	CUTTING EQUIPMENT (OUT OF FREEZER)	BS-VE-3200-S	1	63"	32"	59"
EQ15	EXISTING FREEZER	EXISTING ON SITE	2	/	/	/
EQ16	EXISTING STOVE	EXISTING ON SITE	2	/	/	/
EQ17	SHELVES	INFO NOT AV.	4	/	/	/
EQ18	LOCKERS	/	2	18"	26"	72"
EQ19	BENCH	LOCKERROOMBENCH	1	12"	36"	17"
EQ20	MOP SINK	ECS1-1818	1	23"	23.5"	41"
EQ21	DESK	INFO NOT AV.	1	/	/	/
EQ22	BOTTLE CAGE	SECURITYCAGE-2448	2	24"	48"	63"
EQ23	DOUBLE OVEN	EXISTING ON SITE	2	/	/	/
EQ24	DISH WASHER	INFO NOT AV.	1	6.29'	3'	3'
EQ25	PAN RACKS	ALSPR010	2	20.25"	26"	38.5"
EQ26	FRYER	DCF5-LPG/DCF5-NG	1	33"	21"	45"
EQ27	CUTTING EQUIPMENT	BS-VE-3200-S	1	41.4"	36"	75.6"
EQ28	DOUBLE OVEN	iCombi Pro 10 full size E/G	1	41"	42-1/4"	41-7/8"
EQ30	BACK BAR COOLER	DBB72-H3	1	24-3/4"	70-3/8"	38-3/4"

ALEMAN MINERVINI

PROFESSIONAL SEAL:

CONSULTANT:

RIVIERA COMMISSARY, LLC
2800 BISCAYNE BLVD.,
SUITE PH, MIAMI, FL 33137

KITCHEN DISTRIBUTION SKETCH, AT:
1882 NW 21ST,
MIAMI, FL 33142

REVISIONS	BY

LAST DATE REV.:
06-20-2024

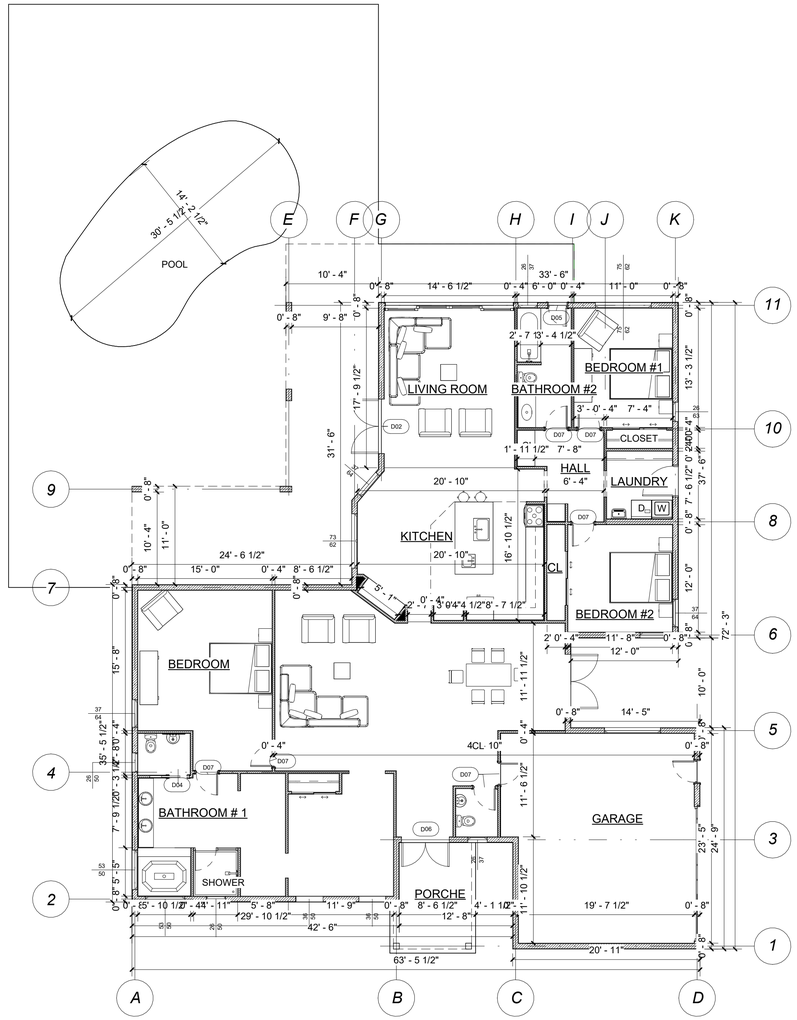
FLOOR PLAN

SHEET:
A-1

Projects:

Complete Set of Plans

2 LOCATION PLAN
SCALE: 3/64" = 1'-0"



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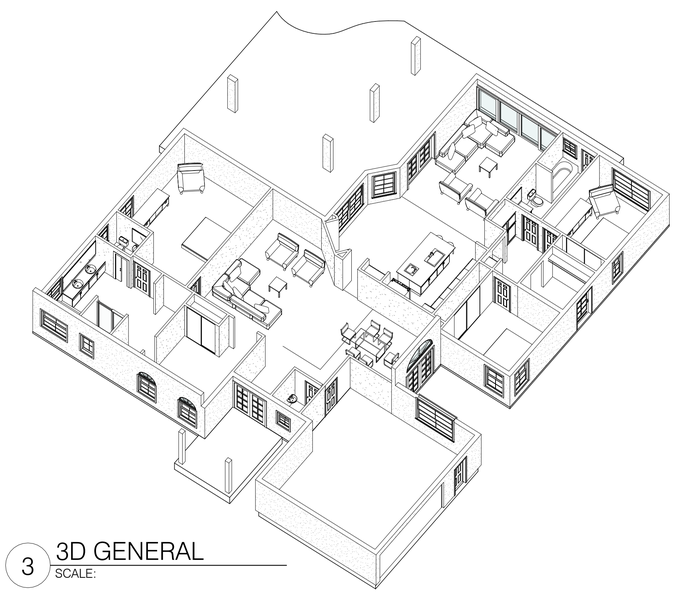

3 3D GENERAL
SCALE:

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ARCHITECTURAL

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A-1.1 - EXISTING ELEVATION
A-1.2 - DEMOLITION FLOOR PLAN
A-1.3 - PROPOSED FLOOR PLAN
A-1.4 - SECTION, SCHEDULES AND DETAILS

STRUCTURAL

A-1.5 - STRUCTURAL PLAN

MEP

A-1.6 - MEP PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2017 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
5. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION. 2023
FBC - FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION.

EXISTING PLUMBING AND MECHANICAL

SCOPE OF WORK:

EXISTING RESIDENCE REMODELING & NEW ROOF

SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.
NOTES:
* REPLACING OF EXISTING ELECTRICAL FIXTURES.
* REPLACING OF EXISTING PLUMBING FIXTURES.
* EXISTING DRYWALL MINOR CHANGES.
* EXISTING DRYWALL SMALL REMOVALS.
* NEW KITCHEN CABINETS.
* REPLACEMENT OF SANITARY APPLIANCES.
* EXISTING GARAGE CONVERTION TO A NEW ROOM
* NEW ROOF
* EXISTING BATHROOM REMODELING

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WELLINGTON FLORIDA
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ADDRESS:
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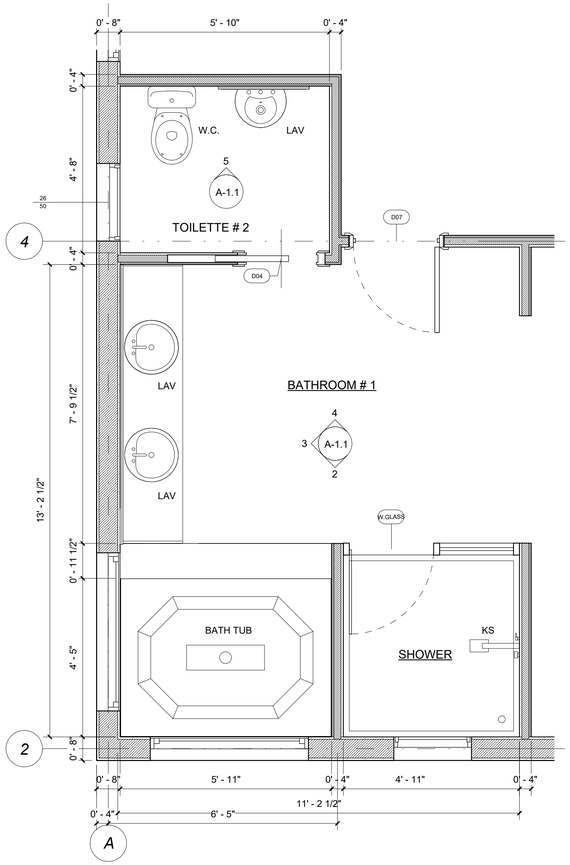
PROFESSIONAL SEAL:
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
BUILT FLOOR PLAN

LAST DATE REV.:
02/24/25

A-1.0



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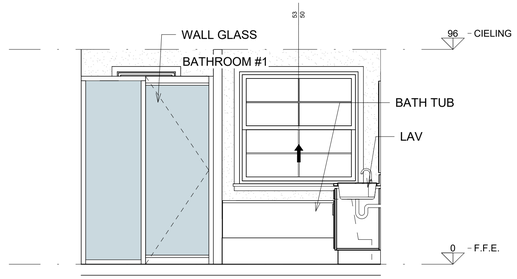

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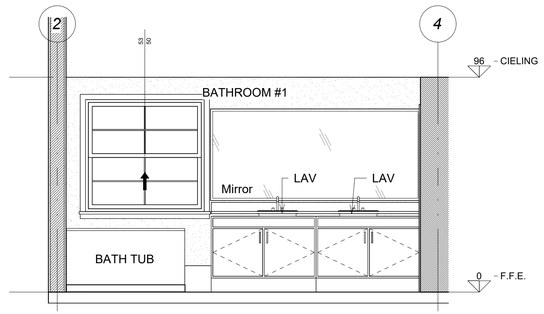

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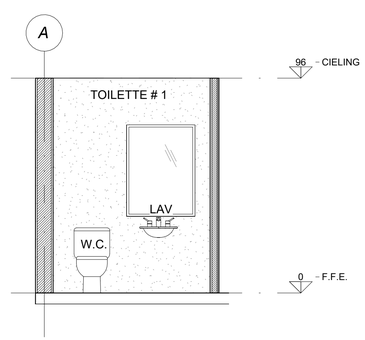

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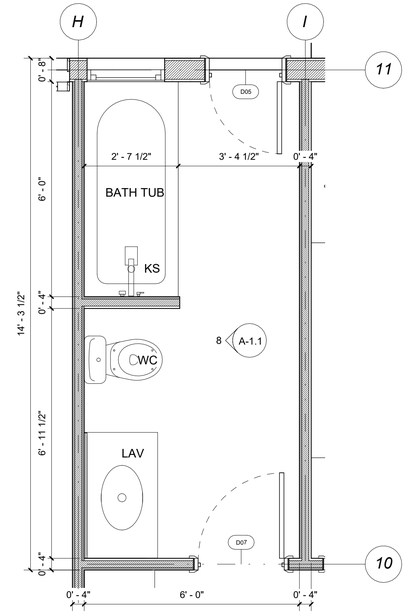

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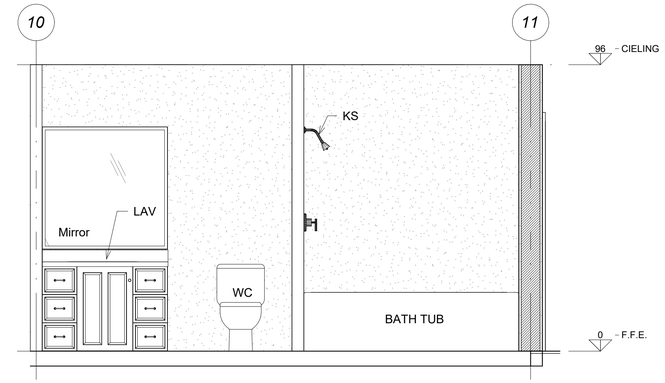

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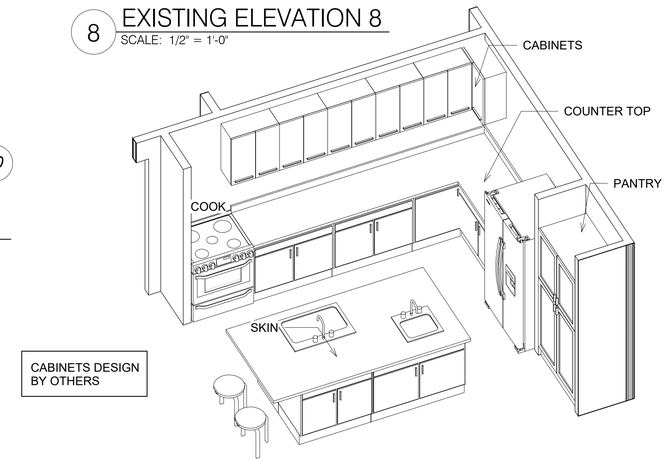

10 EXISTING KITCHEN 3D
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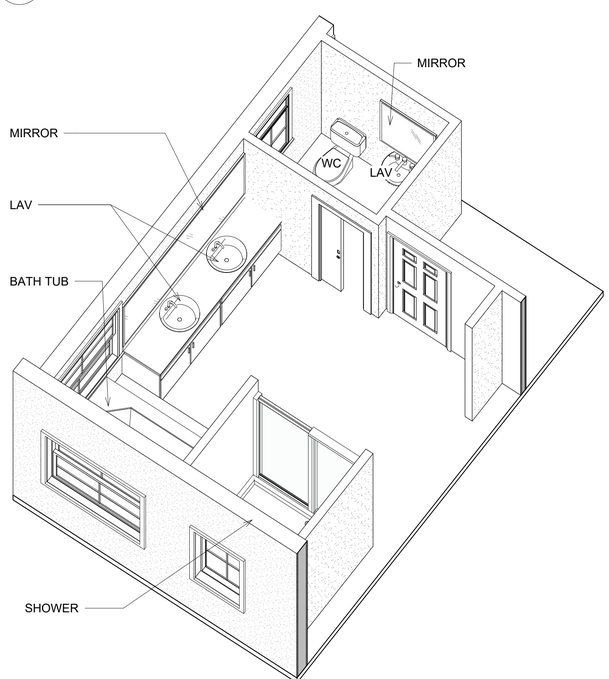

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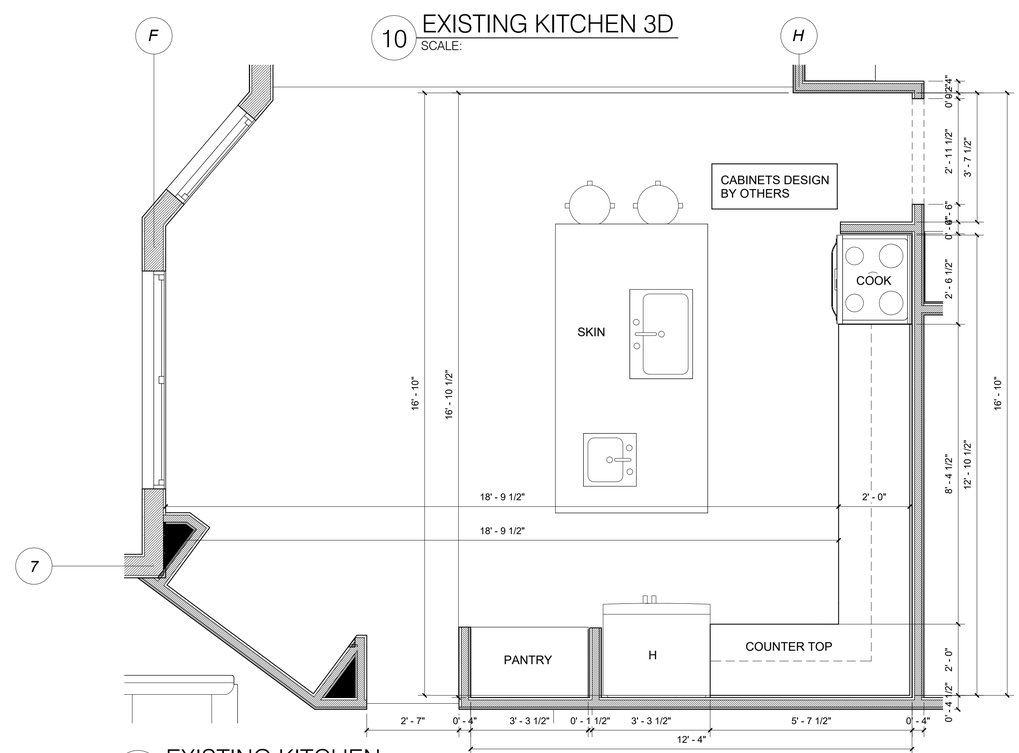

9 EXISTING KITCHEN
SCALE: 1/2" = 1'-0"

REVISIONS	BY

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FL 33470

ADDRESS:

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WELLINGTON FLORIDA
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PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

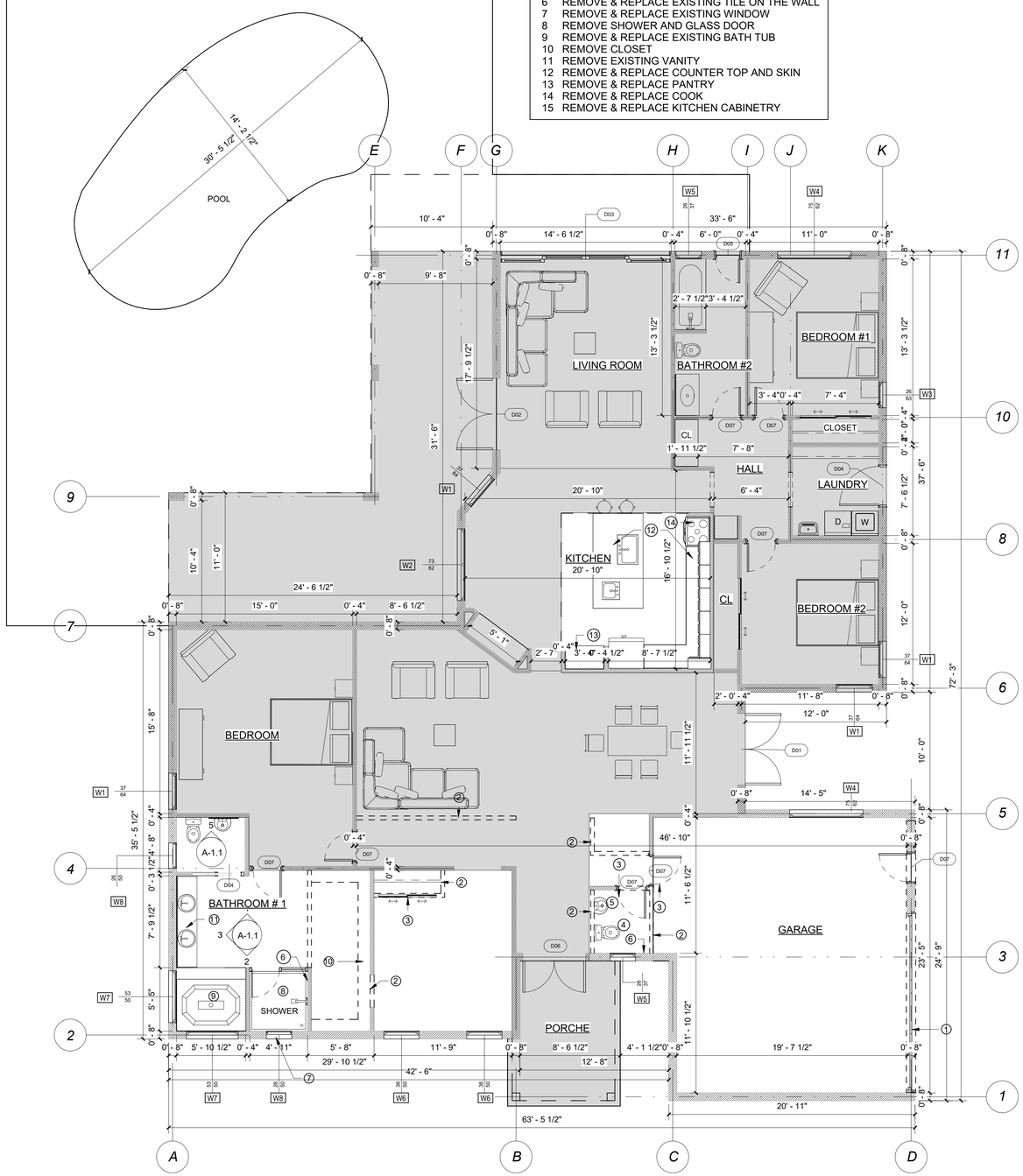
DRAWING TITLE:

EXISTING ELEVATION

LAST DATE REV.:
02/24/25

A-1.1

DEMOLITION LEGEND	
EXISTING PARTITION	
DEMOLITION PARTITION	
1	REMOVE GARAGE DOOR
2	DEMOLITION PARTITION
3	REMOVE & REPLACE DOOR
4	REMOVE & REPLACE WATER CLOSET
5	REMOVE & REPLACE EXISTING VANITY
6	REMOVE & REPLACE EXISTING TILE ON THE WALL
7	REMOVE & REPLACE EXISTING WINDOW
8	REMOVE SHOWER AND GLASS DOOR
9	REMOVE & REPLACE EXISTING BATH TUB
10	REMOVE CLOSET
11	REMOVE EXISTING VANITY
12	REMOVE & REPLACE COUNTER TOP AND SKIN
13	REMOVE & REPLACE PANTRY
14	REMOVE & REPLACE COOK
15	REMOVE & REPLACE KITCHEN CABINETRY



1 EXISTING & DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION GENERAL NOTES

1.- EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT

2.- ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER TO ALL DEVICES (I.E. SWITCHES, CIRCUIT BREAKERS, RECEPTACLES, PANELBOARDS, DISCONNECTS, ETC.) WITHIN AREA OF WORK. E.C. SHALL VERIFY THAT ALL ELECTRICAL EQUIPMENT IN THE AREA OF WORK IS ELECTRICALLY SAFE FOR REMOVAL PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

3.- THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS: HOWEVER MINOR DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. NO ADVANTAGE IS TO BE TAKEN BY THE PLUMBING CONTRACTOR BECAUSE THESE MINOR DIFFERENCES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD OF VERIFICATION BEFORE BIDDING THIS PROJECT.

4.- CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS DEMOLITION WORK WITH OTHER TRADES, AND TO PROTECT FROM DAMAGE EXISTING PIPES USED FOR FUTURE CONNECTIONS. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF EXISTING PIPES BEFORE COMMENCING TO WORK AND MAKE MODIFICATIONS AS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

5.- EXISTING PIPES SERVING AREAS NOT COVER BY THIS CONTRACT BUT IN SERVICE AT THIS TIME SHALL NOT BE INTERRUPTED UNLESS IS A TEMPORARY INTERRUPTION COORDINATED WITH THE OWNER.

6.- ABANDONED PIPES SHALL BE CAPPED AND CONCEALED WITHIN WALLS, CEILING OR FLOOR.

7.- VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCING WORK.

8.- DIMENSIONS SHOWN ON THESE PLANS ARE FROM BLOCK TO BLOCK / BLOCK TO STUD/STUD TO STUD; OR STUD/BLOCK TO CENTER LINE OF COLUMNS / CENTER LINE OF COLUMN TO CENTER LINE OF COLUMN.

9.- ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES IN WRITING.

10.- DO NOT SCALE DRAWINGS.

11.- THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON REMAINING CONSTRUCTION DOCUMENTS.

12.- ALL DEMOLITION ITEMS AND DEBRIS TO BE DISPOSED OF PROPERLY OFF SITE AND IN AN EXPEDITIOUS MANNER.

13.- CONTRACTOR TO VISIT SITE AND INSPECT AND/OR VERIFY EXISTING CONDITIONS PRIOR TO BID AND NOTIFY ARCHITECT IN WRITING IF ANY CONFLICTS ARE FOUND. BY SUBMITTING THE BID, THE CONTRACTOR AFFIRMS THAT ALL THE WORK INVOLVED IS NOT COMPLETED, THE PROPOSED WORK IS UNDERSTOOD AND INCLUDED IN THE BID.

14.- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND UTILITIES WHICH MAY BE IN CONFLICT WITH DEMOLITION WORK.

15.- ALL WORK TO BE COORDINATED WITH OWNER'S REPRESENTATIVE TO MINIMIZE IMPACT ON EXISTING BUILDING.

16.- PROVIDE TEMPORARY PROTECTION OF ALL PASSAGE WAYS PER OSHA STANDARDS.

17.- DEMOLITION PLANS SHOW APPROXIMATE LAYOUT OF EXISTING BUILDING AND ARE NO INTENDE TO REPRESENT "AS BUILT" CONDITIONS. CONTRACTOR ARE TO VISIT SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK.

18.- WALLS, PARTITIONS, DOORS, FRAMES, AND OTHER ITEMS TO BE REMOVED WHERE SHOWN DASHED. SERVICES WITHIN WALLS AND PARTITIONS SHALL ALSO BE REMOVED TO THE SOURCE. EDGES OF WALLS SHOWN TO REMAIN SHALL BE SAWCUT OR CLEANLY TOOTHED TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS SHOWN TO REMAIN WHERE INTERSECTING WALLS, DOORS, FRAMES, ETC. ARE SHOWN TO BE REMOVED AND WHERE EXISTING CONSTRUCTION WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.

29.- EXISTING CONSTRUCTION SHOWN TO REMAIN INCLUDING BUT NOT LIMITED TO WALLS, PARTITIONS, DOORS, FRAMES, ETC. SHALL BE PROTECTED DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

20.- PROTECT AND RELOCATED FROM DAMAGE ALL EXISTING APPLIANCES. PROTECT EQUIPMENTS DURING DEMOLITION.

21.- PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

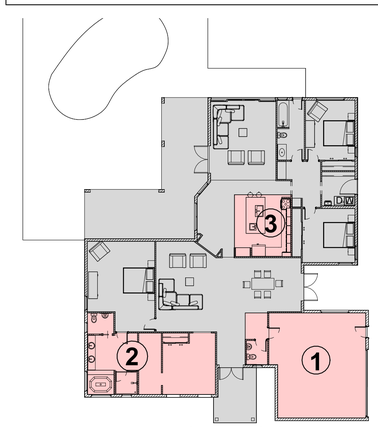
22.- PROVIDE ALL NECESSARY SHORING, BRACING AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.

23.- EXISTING CONCRETE FLOOR SLABS, FRAMING SYSTEMS SHOWN TO BE REMOVED SHALL BE CLEANLY SAW CUT FROM EXISTING CONSTRUCTION.

24.- WHERE FINISHES ARE SHOWN TO BE REMOVED FROM EXISTING CONSTRUCTION, REPAIR AND PATCH REMAINING SUBSTRATE AND PREPARE FOR NEW FINISH. REPAIR AND PATCH ALL REMAINING SUBSTRATES THAT WERE ORIGINALLY CONCEALED BY EXISTING FINISHES, BUT WILL NOW BE EXPOSED IN THE NEW CONSTRUCTION.

25.- SALVAGE MATERIAL AS REQUIRED FOR PATCHING AND INFILL (REFER TO DRAWINGS FOR NEW WORK). SALVAGED MATERIAL SHALL BE CLEANED AND STORED IN AREAS AWAY FROM THE DEMOLITION OR UNTIL NEEDED.

26.- REMOVE ALL EXISTING, OBSOLETE, MISCELLANEOUS, NON-LOADBEARING ITEMS IN THEIR ENTIRETY PLASTER AND DRYWALL PARTITIONS, DOORS, FRAMES, SOFFITS, STUDS, FURRING, INSULATION, CEILING SUSPENSION SYSTEMS, ETC. PARTICULARLY WHERE EXISTING ITEMS WILL INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION, UNLESS SPECIFICALLY SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS TO REMAIN. REPAIR AND PATCH ALL SURFACES TO REMAIN, WITH MATERIALS MATCHING EXISTING CONSTRUCTION. COORDINATE WITH NEW CONSTRUCTION.



2 ALTERATION FLOOR PLAN
SCALE: 1/16" = 1'-0"

1	REMODELING EXISTING GARAGE
2	MODELING BATHROOM #1 AN BEDROOM
3	REMODELING EXISTING KITCHEN

DOOR SCHEDULE

MARK	WIDE	HIGH	THICK	DESCRIPTION	REWARKS	QTY
D0	15' 0"	6' 8"	1' 5/8"	WOOD		1
D01	6' 1"	6' 9"	1' 5/8"	WOOD / GLASS IMPACT		1
D02	6' 1"	6' 8"	1' 5/8"	WOOD / GLASS IMPACT		1
D03	14' 4 1/2"	6' 5"	1' 5/8"	WOOD / GLASS IMPACT	SLIDING DOOR	1
D04	2' 5 1/2"	6' 8"	1' 5/8"	WOOD / GLASS IMPACT	SLIDING DOOR	1
D05	2' 3 1/2"	6' 8"	1' 5/8"	WOOD / GLASS IMPACT		1
D06	5' 4"	6' 8"	1' 5/8"	WOOD / GLASS IMPACT		1
D07	2' 8"	6' 8"	1' 5/8"	WOOD		7

WINDOWS SCHEDULE

MARK	WIDE	HIGH	THICK	FRAME MATERIAL	GLASS	QTY
W1	3' 1"	5' 4"	1' 5/8"	WOOD	IMPACT	4
W2	6' 1"	5' 2"	1' 5/8"	WOOD	IMPACT	1
W3	2' 2"	5' 2"	1' 5/8"	WOOD	IMPACT	2
W4	6' 3"	5' 2"	1' 5/8"	WOOD	IMPACT	1
W5	2'2"	3' 1"	1' 5/8"	WOOD	IMPACT	2
W6	3' 0"	4' 2"	1' 5/8"	WOOD	IMPACT	2
W7	4' 5"	4' 2"	1' 5/8"	WOOD	IMPACT	2
W8	2' 2"	4' 2"	1' 5/8"	WOOD	IMPACT	2

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CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:

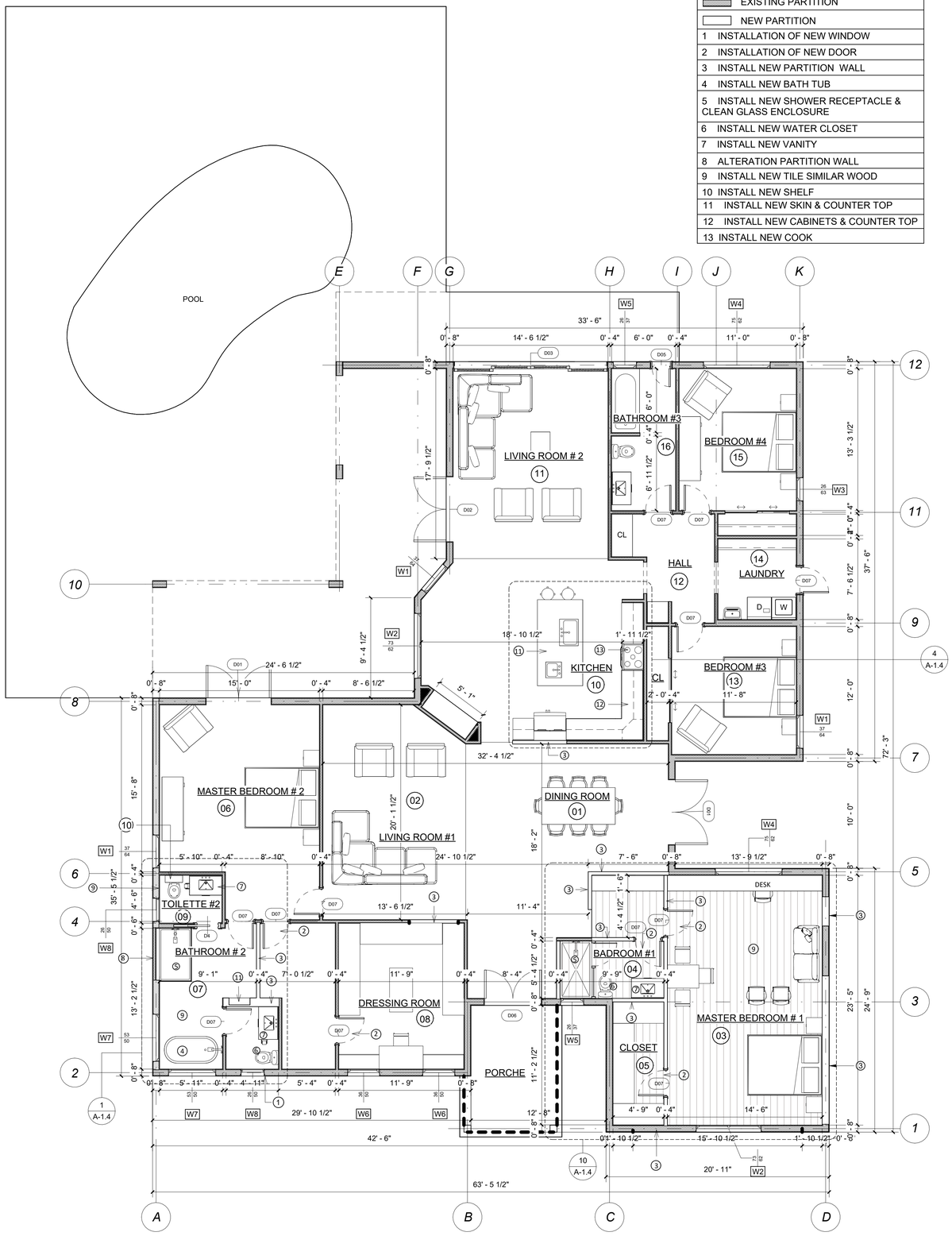
DEMOLITION FLOOR PLAN

LAST DATE REV.:
02/24/25

A-1.2

NEW CONSTRUCTION LEGEND

	EXISTING PARTITION
	NEW PARTITION
1	INSTALLATION OF NEW WINDOW
2	INSTALLATION OF NEW DOOR
3	INSTALL NEW PARTITION WALL
4	INSTALL NEW BATH TUB
5	INSTALL NEW SHOWER RECEPTACLE & CLEAN GLASS ENCLOSURE
6	INSTALL NEW WATER CLOSET
7	INSTALL NEW VANITY
8	ALTERATION PARTITION WALL
9	INSTALL NEW TILE SIMILAR WOOD
10	INSTALL NEW SHELF
11	INSTALL NEW SKIN & COUNTER TOP
12	INSTALL NEW CABINETS & COUNTER TOP
13	INSTALL NEW COOK



1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

ROOM FINISH SHEDULE

ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGTH	COMMENTS
01	EXISTING DINNING ROOM	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
02	EXISTING LIVING ROOM # 1	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
03	MASTER BEDROOM # 1	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
04	BATHDROOM # 1	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
05	CLOSET	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
06	MASTER BEDROOM # 2	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
07	BATHROOM #2	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
08	DRESSING ROOM	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
09	TOILETTE # 2	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
10	KITCHEN	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
11	LIVING ROOM # 2	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
12	HALL	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
13	BEDROOM # 3	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
14	LAUNDRY	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
15	BEDROOM # 4	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	
16	BATHROOM # 3	WOOD	SMOOTH/ PAINT	SMOOTH/ PAINT	8' - 3"	

DOOR SCHEDULE

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WINDOWS SCHEDULE

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W3	2' 2"	5' 2"	1' 5/8"	WOOD	IMPACT	2
W4	6' 3"	5' 2"	1' 5/8"	WOOD	IMPACT	1
W5	2'2"	3' 1"	1' 5/8"	WOOD	IMPACT	2
W6	3' 0"	4' 2"	1' 5/8"	WOOD	IMPACT	2
W7	4' 5"	4' 2"	1' 5/8"	WOOD	IMPACT	2
W8	2' 2"	4' 2"	1' 5/8"	WOOD	IMPACT	2

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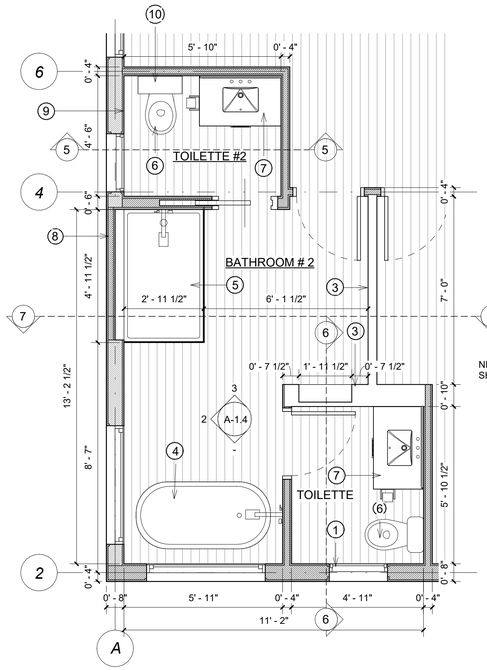
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

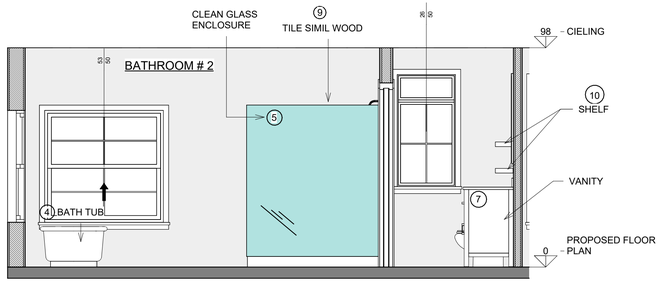
DRAWING TITLE:
PROPOSED FLOOR PLAN

LAST DATE REV.:
02/24/25

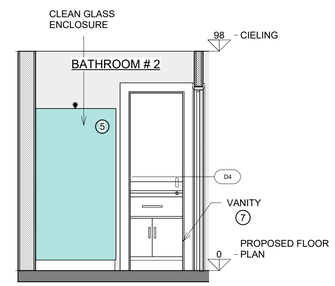
A-1.3



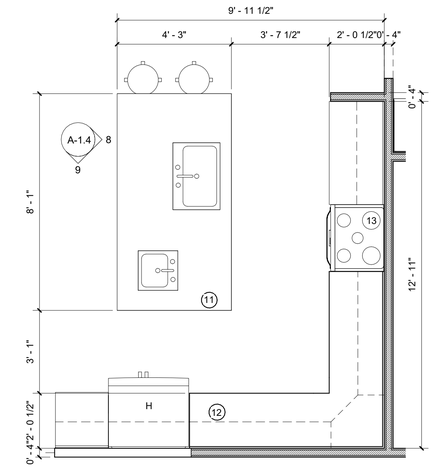
1 PROPOSED BATHDROOM #2
3/8" = 1'-0"



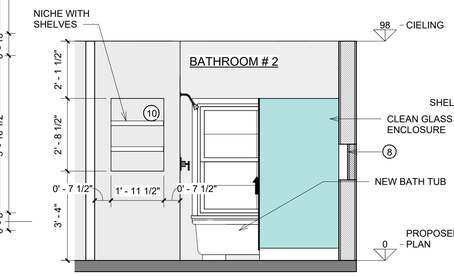
2 PROPOSED BATH #2 - ELEVATION 2
3/8" = 1'-0"



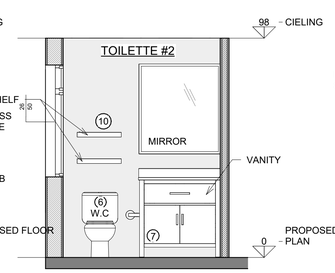
3 PROPOSED BATH #2 - ELEVATION 3
3/8" = 1'-0"



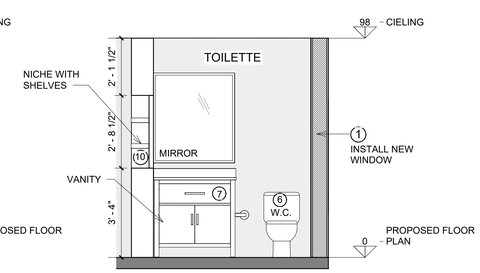
4 PROPOSED KITCHEN
3/8" = 1'-0"



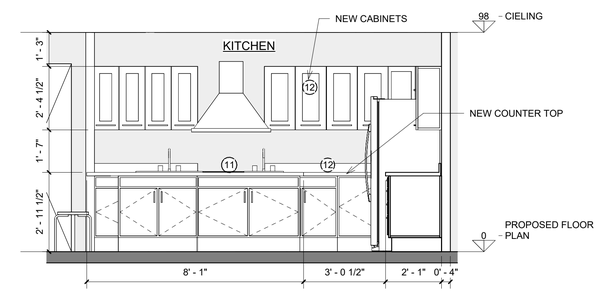
7 PROPOSER BATH #2 - SECTION 3
3/8" = 1'-0"



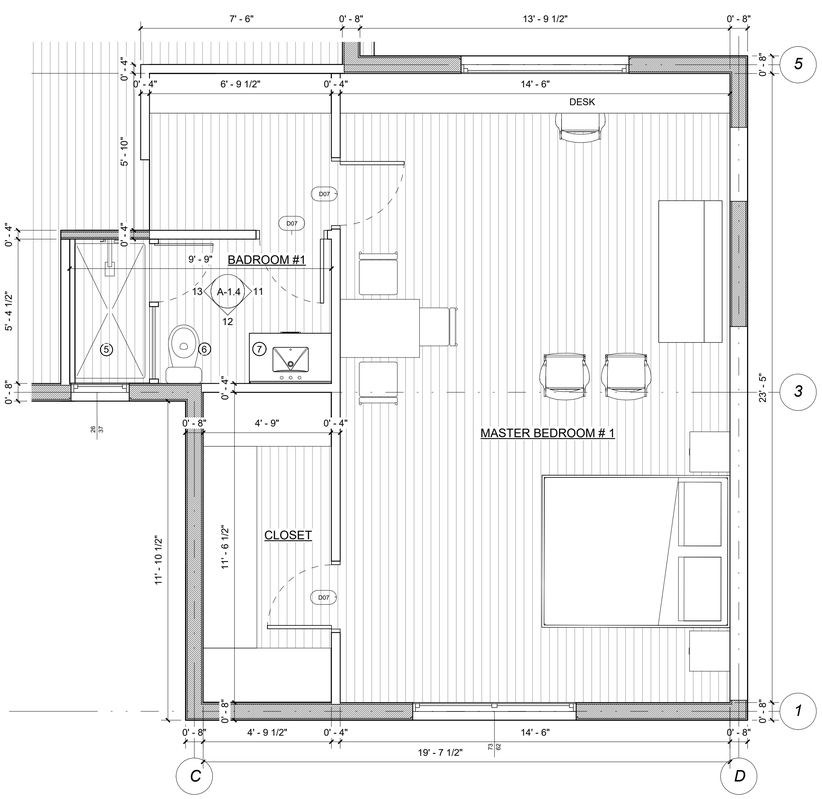
5 PROPOSED BATH #2 - SECTION 1
3/8" = 1'-0"



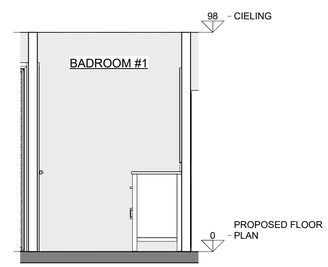
6 PROPOSED BATH #2 - SECTION 2
3/8" = 1'-0"



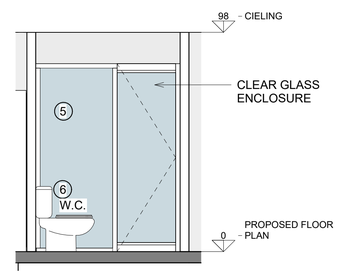
8 PROPOSED KITCHEN - ELEV 2
3/8" = 1'-0"



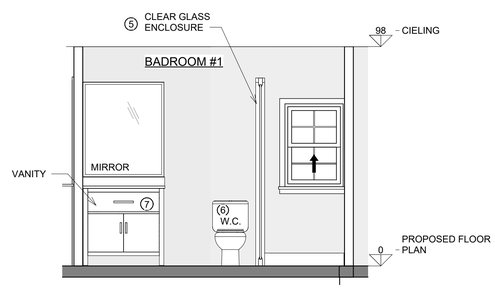
10 PROPOSED MASTER ROOM
3/8" = 1'-0"



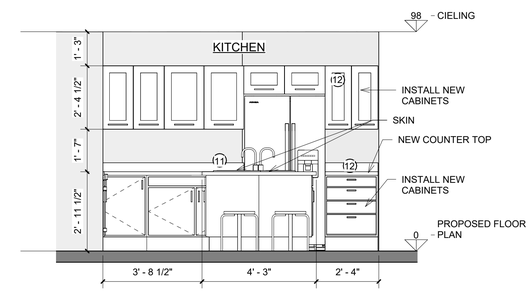
PROPOSED MASTERBEDROOM - ELEV 11
11 3/8" = 1'-0"



PROPOSED MASTERBEDRROM #1 - ELEV 13
13 3/8" = 1'-0"



PROPOSED MASTERBEDROOM #1 - ELEV 12
12 3/8" = 1'-0"



9 PROPOSED KITCHEN - ELEV 3
3/8" = 1'-0"

LEGEND NOTES

1	INSTALLATION OF NEW WINDOW
2	INSTALLATION OF NEW DOOR
3	INSTALL NEW PARTITION WALL
4	INSTALL NEW BATH TUB
5	INSTALL NEW SHOWER RECEPTACLE & CLEAN GLASS ENCLOSURE
6	INSTALL NEW WATER CLOSET
7	INSTALL NEW VANITY
8	ALTERATION PARTITION WALL
9	INSTALL NEW TILE SIMILAR WOOD
10	INSTALL NEW SHELF
11	INSTALL NEW SKIN & COUNTER TOP
12	INSTALL NEW CABINETS & COUNTER TOP
13	INSTALL NEW COOK

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PROFESSIONAL SEAL:

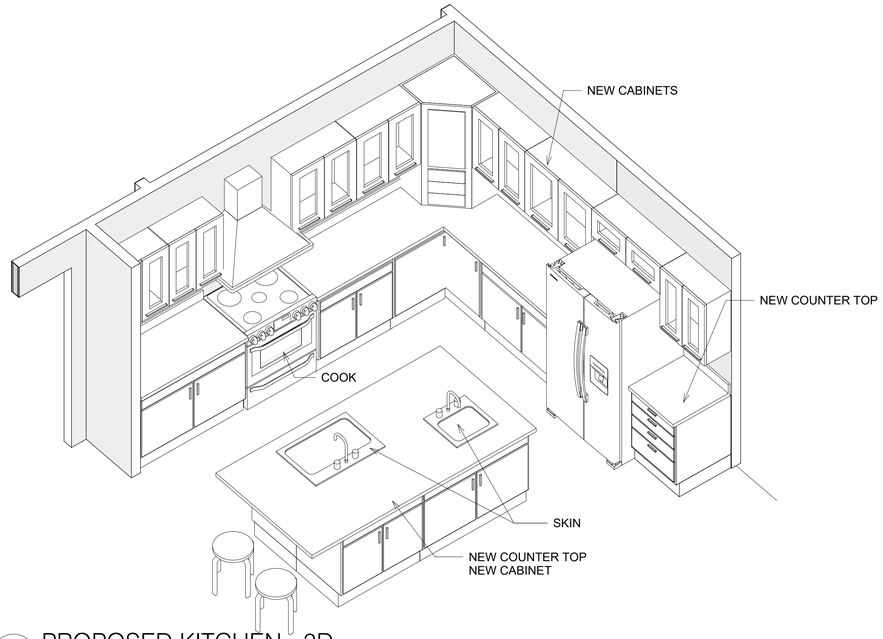
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWING TITLE:

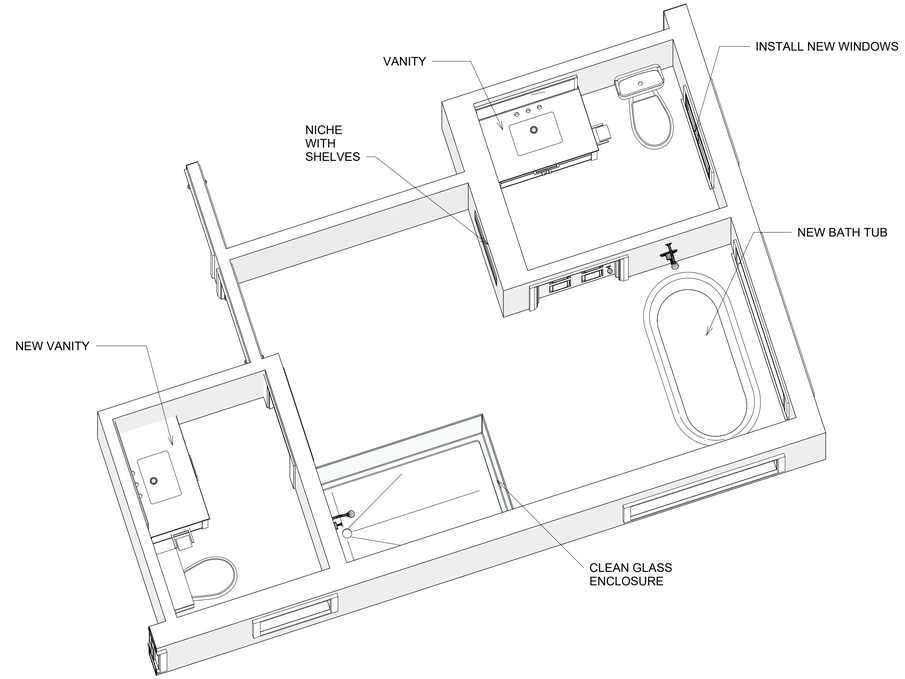
PROPOSED ELEVATION

LAST DATE REV.:
02/27/25

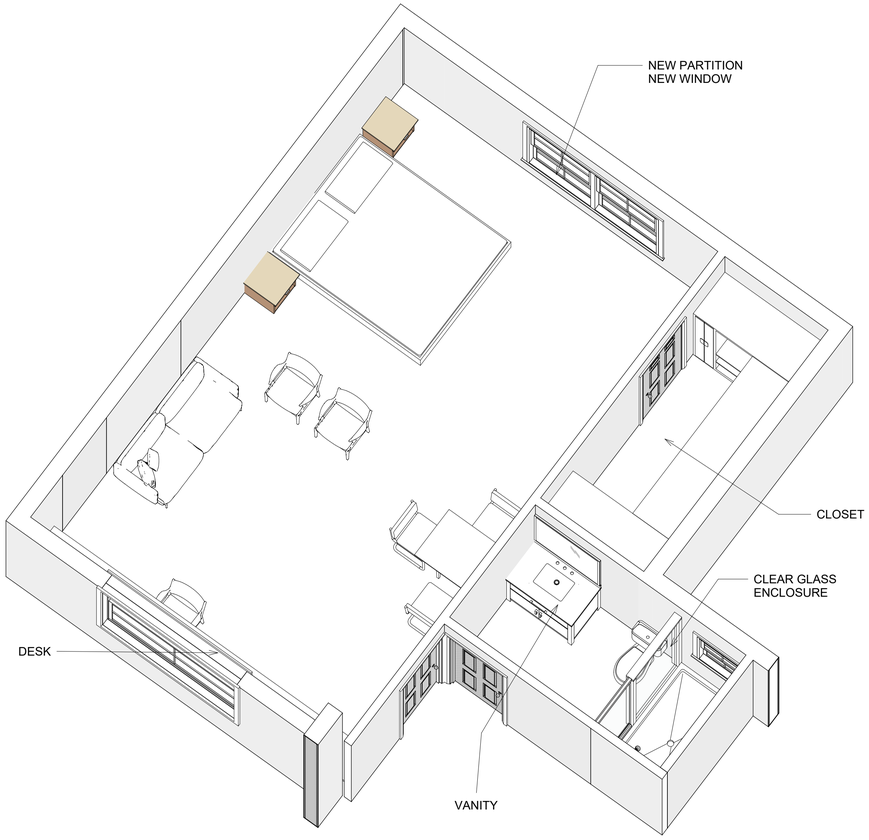
A-1.4



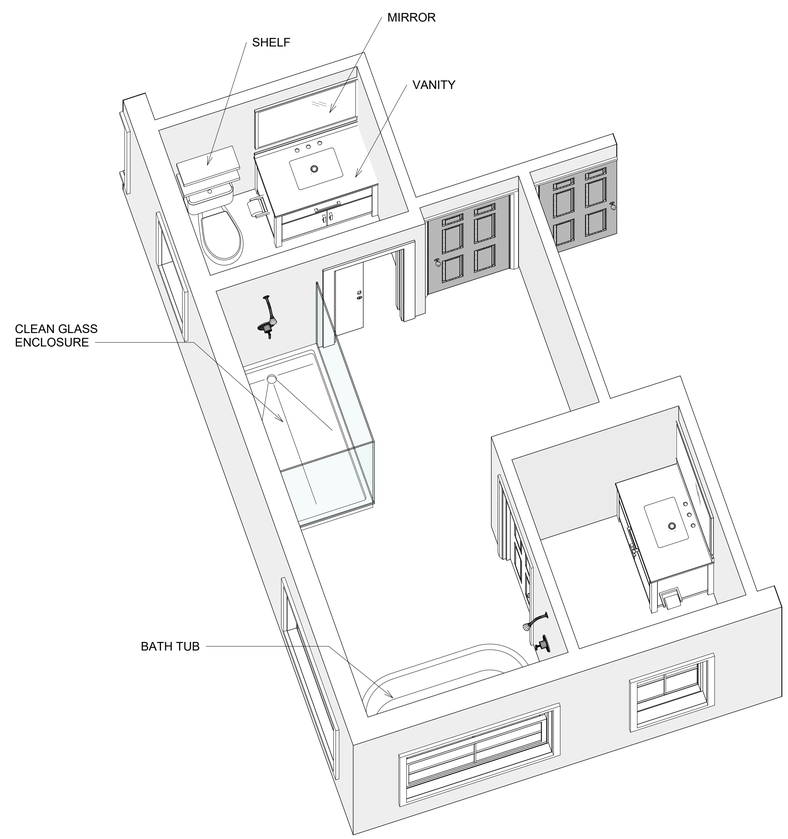
1 PROPOSED KITCHEN - 3D
SCALE:



3 PROPOSED BATH #2 - 3Db
SCALE:



2 PROPOSED MASTER BEDROOM #1 - 3D
SCALE:



4 PROPOSED BATH #2 - 3Da
SCALE:

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PROFESSIONAL SEAL:

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No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

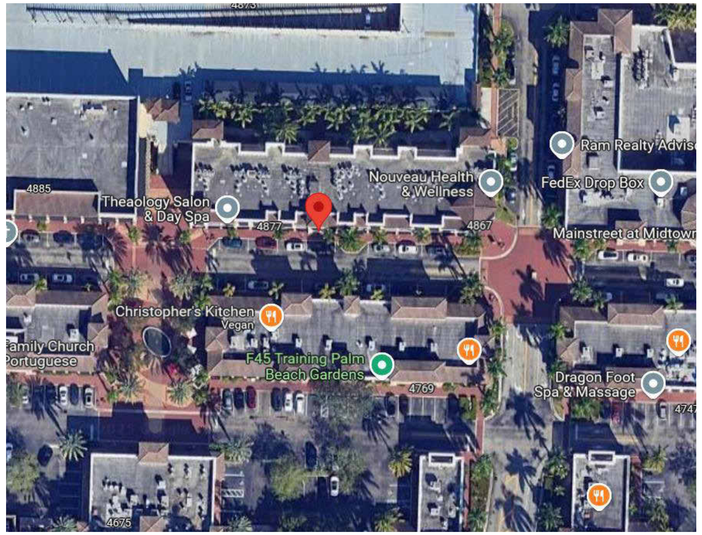
DRAWING TITLE:

PROPOSED 3D

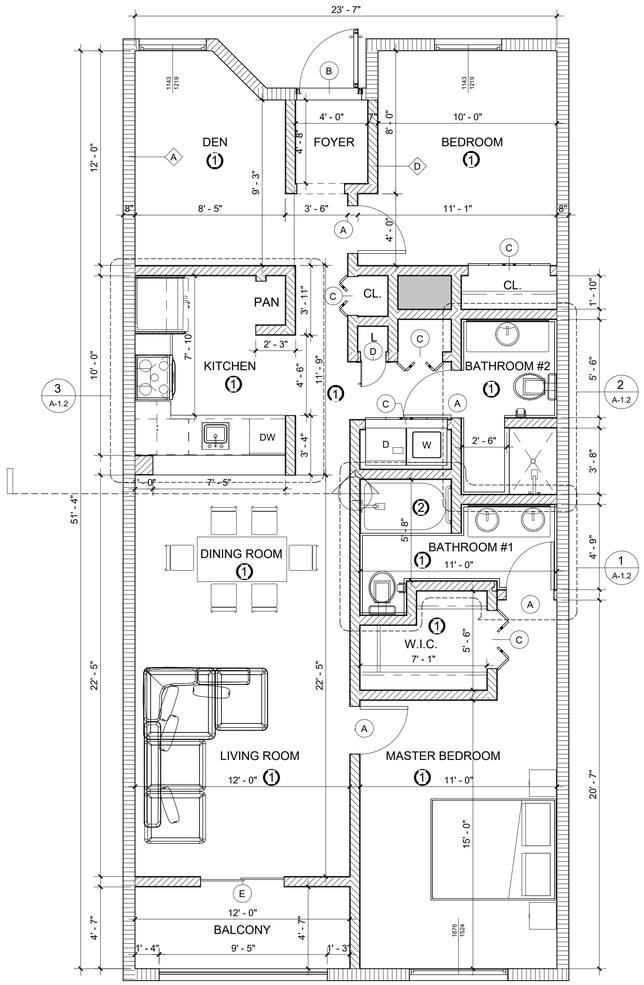
LAST DATE REV.:
02/27/25

A-1.5

NEW APARTMENT REMODELING



LOCATIONS
SCALE: 1 : 48



EXISTING FLOOR PLAN
SCALE: 1 : 48

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2017 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
5. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
6. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION.

SCOPE OF WORK:

APARTMENT REMODELING

SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.
NOTES:
* REPLACING OF EXISTING ELECTRICAL FIXTURES.
* REPLACING OF EXISTING PLUMBING FIXTURES.
* INSTALLATION OF VINYL ON TOP OFF EXISTING FLOOR.
* EXISTING DRYWALL MINOR CHANGES.
* EXISTING DRYWALL SMALL REMOVALS.
* NEW KITCHEN CABINETS.

NORTH ARROW

WT- MOB. TAG

COLUMN REFERENCE GRIDS

Room Name 101 ROOM NAME ROOM NO

SECTION

DETAIL NO.

SHT. ON WHICH DETAIL IS SHOWN OR SHT. ON WHICH DETAIL IS CALLED OUT

SECTION NO.

BUILDING SECTION .

SHT. ON WHICH SECTION IS SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT

WALL TYPE REFERENCE

ELEVATION NO.

SHEET ON WHICH SECTION IS SHOWN

DOOR NO.

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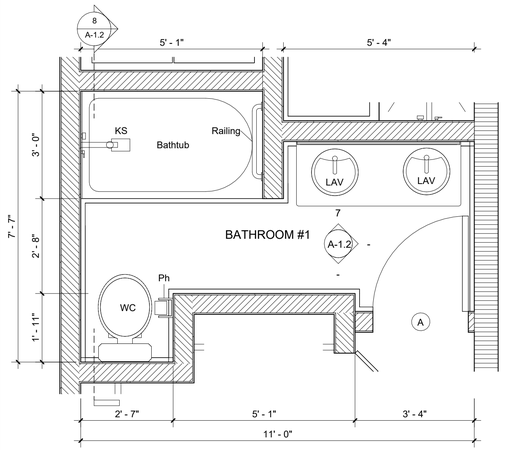
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

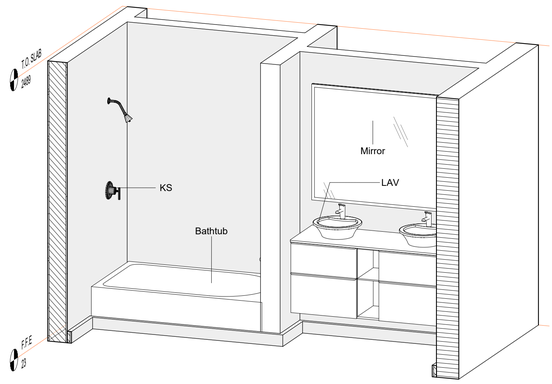
DRAWING TITLE:
AS-BUILT FLOOR PLAN

LAST DATE REV.:
12/05/24

A-1.0



1 EXISTING BATHROOM #1
SCALE: 1 : 24



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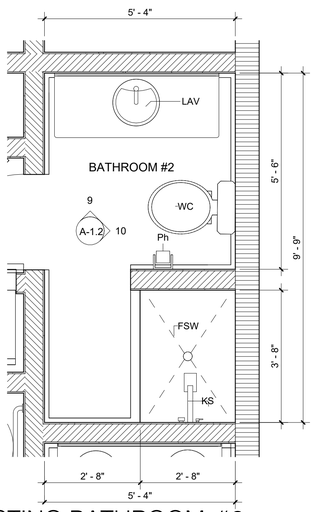

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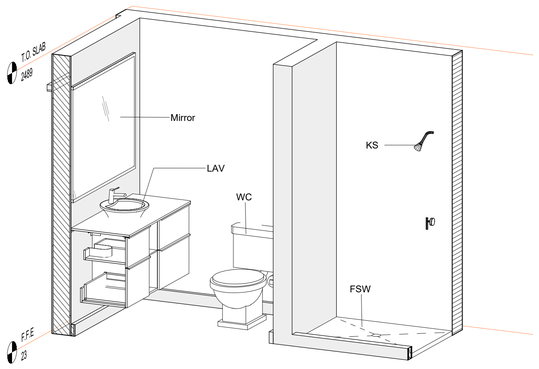

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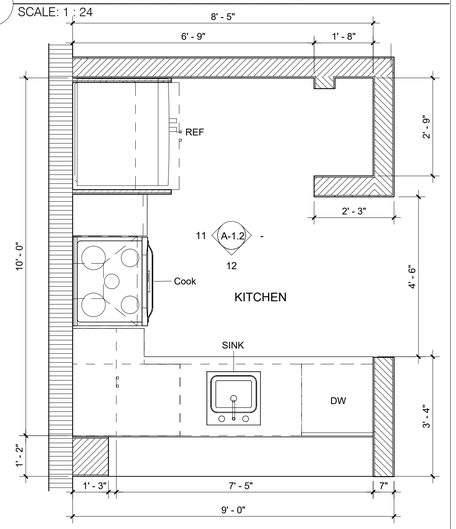

3 EXISTING KITCHEN
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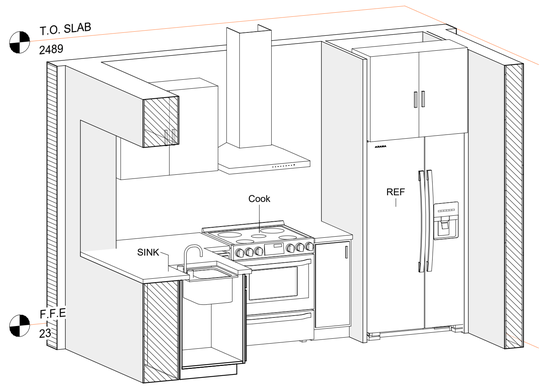
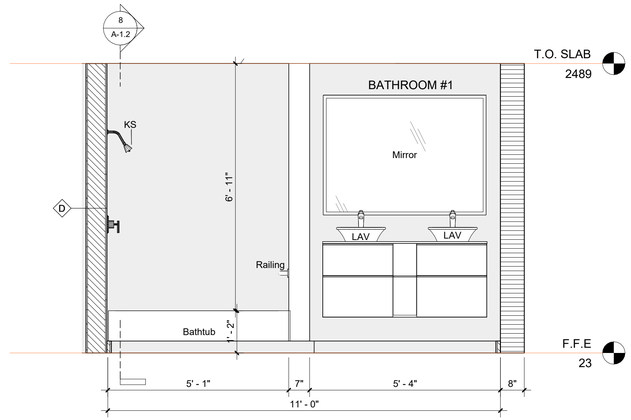
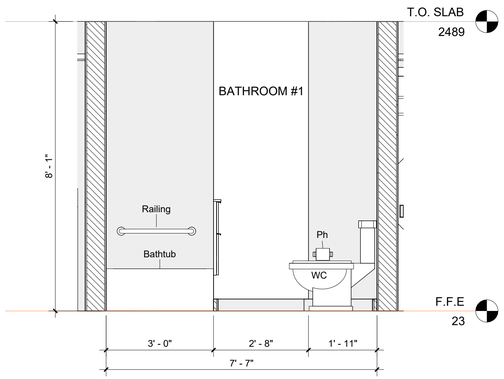


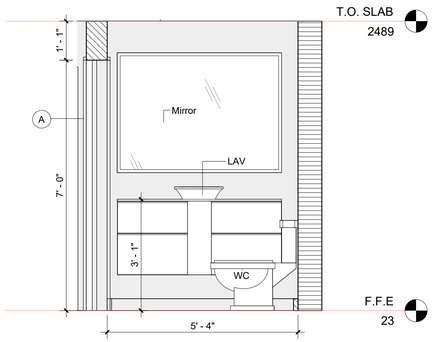
6 KITCHEN 3D
SCALE:



7 EXIST BATH #1 ELEVATIONS- A
SCALE: 1 : 24



8 EXIST BATH #1 - SECCION
SCALE: 1 : 24



9 BATHROOM #2 ELEVATIONS- A
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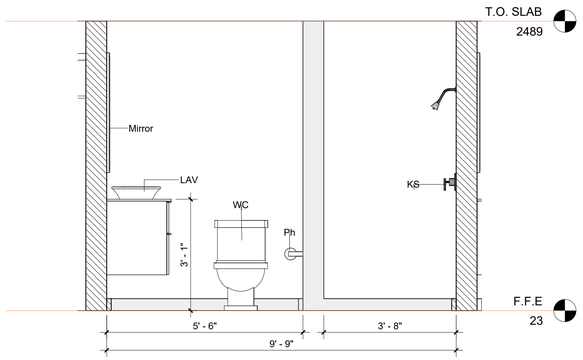
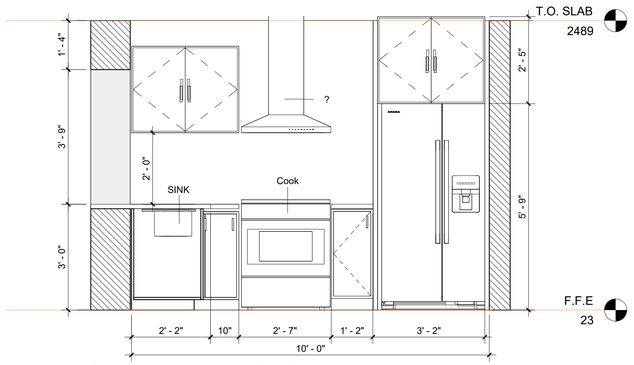
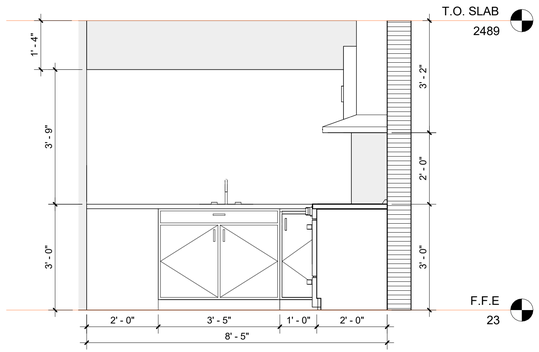


10 BATHROOM #2 ELEVATIONS- B
SCALE: 1 : 24



11 KITCHEN ELEVATIONS - A
SCALE: 1 : 24



12 KITCHEN ELEVATIONS - B
SCALE: 1 : 24

MARK	KEYNOTE TEXT
REF	REFRIGERATOR
COOK	COOK
DW	DISHWASHER
SINK	SINK

MARK	KEYNOTE TEXT
TUB	BATHTUB
LAV.	WASH BASIN
WC	WATER
PH	TOILER PAPER DISPENSER
M.	MIRROR
K.S	KEY SHOWER
FSW	SHOWER FAUCET

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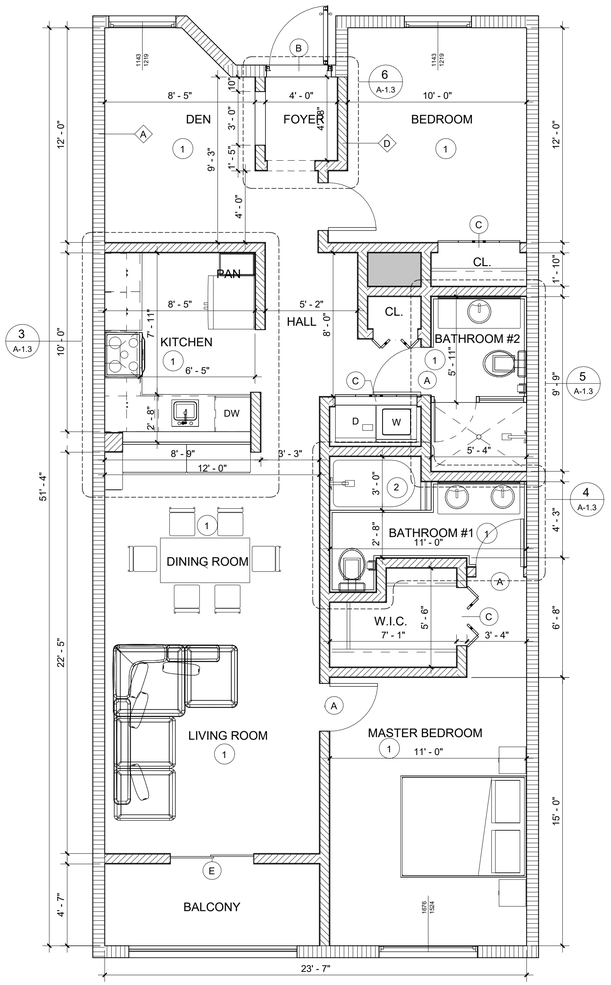
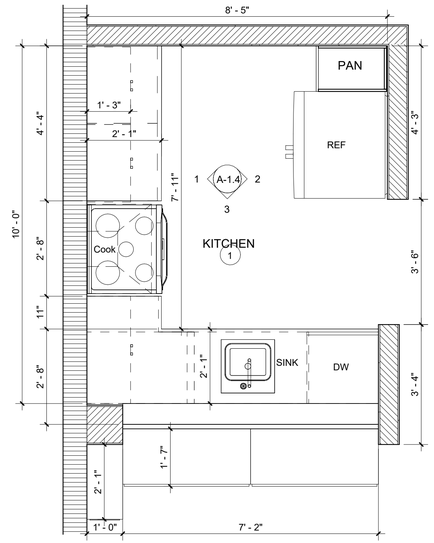
DRAWING TITLE:
EXISTING

LAST DATE REV.:
12/05/24

A-1.2



1 PROPOSED FLOOR PLAN
SCALE: 1 : 48



3 PROPOSED KITCHEN
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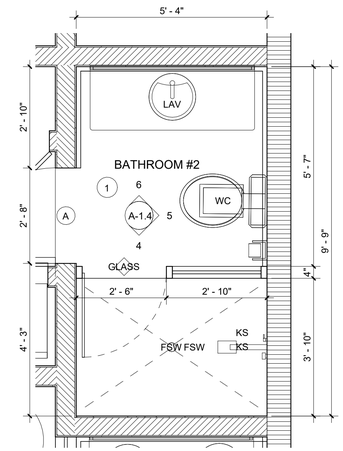

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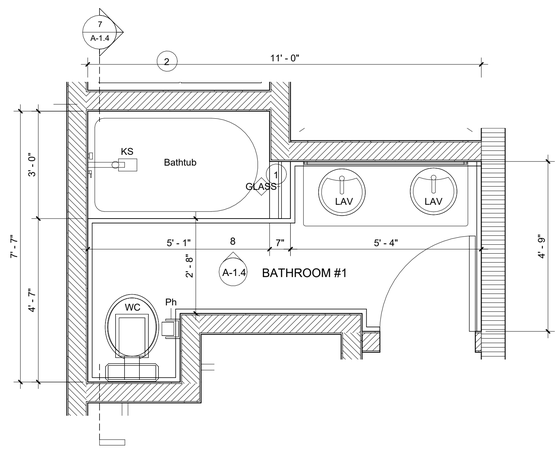

4 PROPPOSED BATHROOM #1
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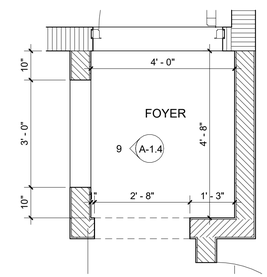


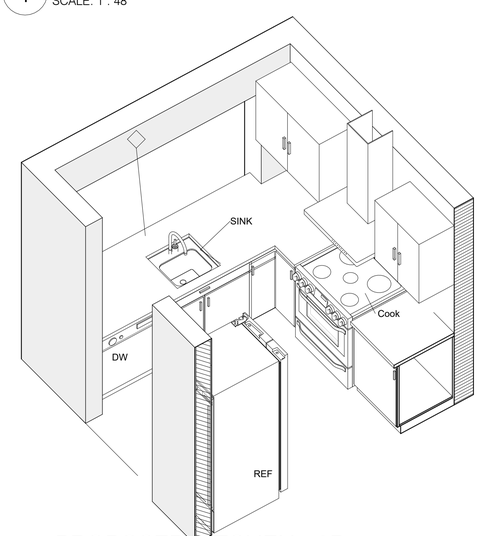
6 PROPOSED FOYER
SCALE: 1 : 24

MARK	KEYNOTE TEXT
REF	REFRIGERATOR
COOK	COOK
DW	DISHWASHER
SINK	SINK

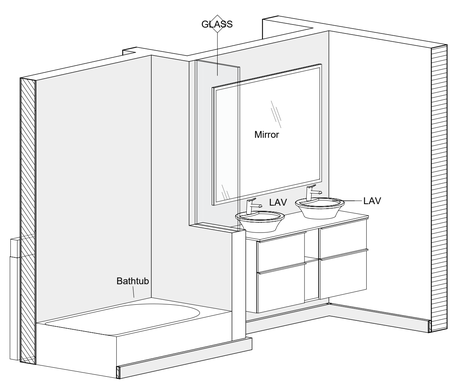
MARK	KEYNOTE TEXT
TUB	BATHTUB
LAV.	WASH BASIN
WC	WATER
PH	TOILER PAPER DISPENSER
M.	MIRROR
K.S	KEY SHOWER
FSW	SHOWER FAUCET

1 NEW FLOORING INSTALLING NEW VINYL TILE

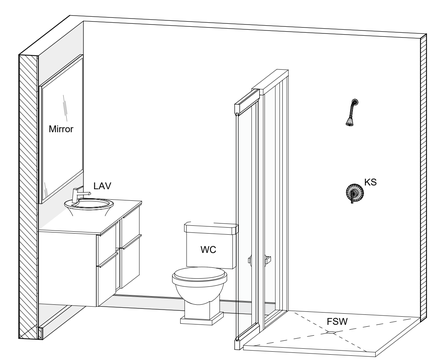
2 NEW BATHUB INSTALLING



7 PROPOSED KITCHEN - 3D
SCALE:



8 PROPOSED BATHROOM #1 - 3D
SCALE:



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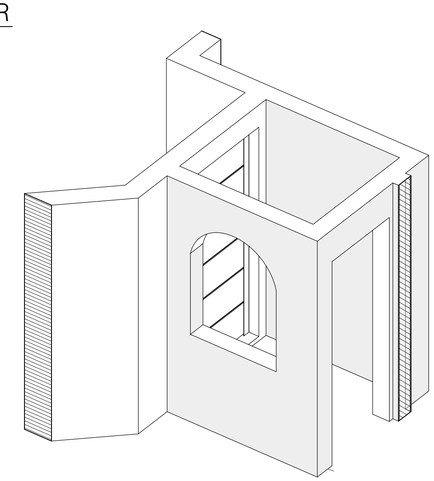

10 PROPOSED FOYER - 3D
SCALE:

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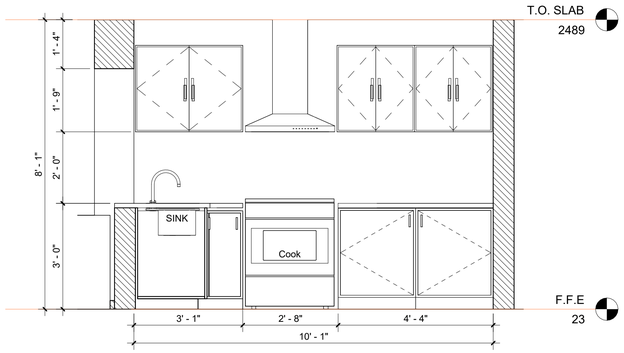
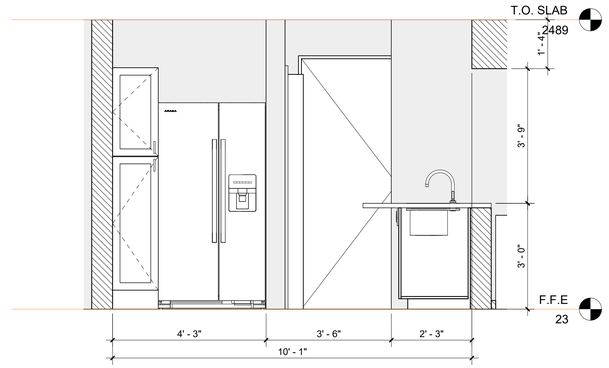
DRAWING TITLE:
REMODELING

LAST DATE REV.:
12/05/24

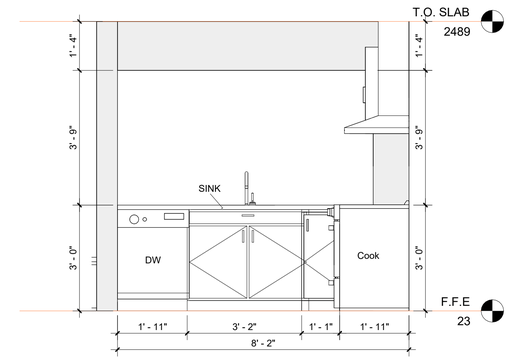
A-1.3



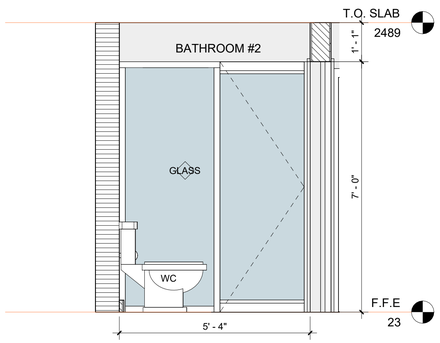
1 PROPOSED KITCHEN ELEVATION- A
SCALE: 1 : 24



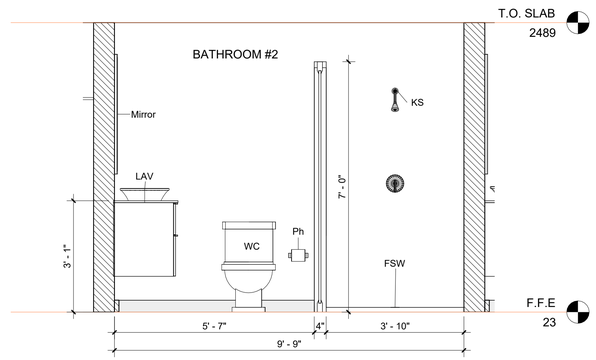
2 PROPOSED KITCHEN ELEVATION- B
SCALE: 1 : 24



3 PROPOSED KITCHEN ELEVATION- C
SCALE: 1 : 24



4 PROPOSED BATHROOM #2 ELEVATION- A
SCALE: 1 : 24



5 PROPOSED BATHROOM #2 ELEVATION- B
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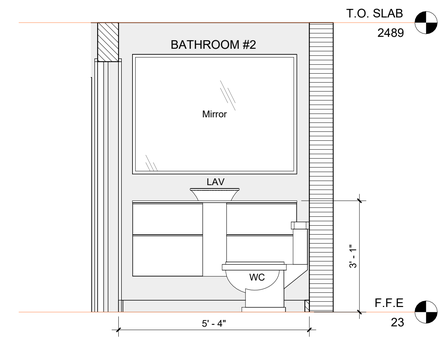

6 PROPOSED BATHROOM #2 ELEVATION- C
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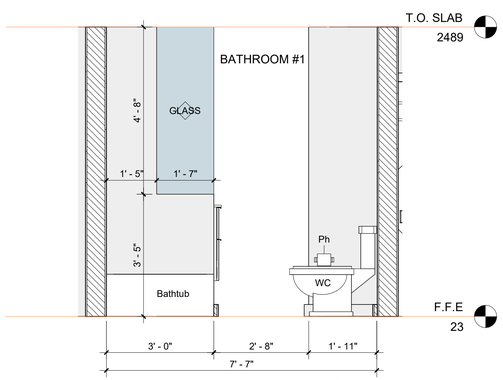

7 REMODELING BATH #1 - SECCION
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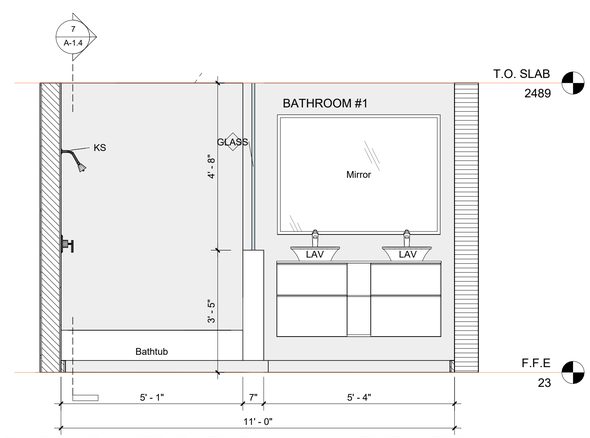
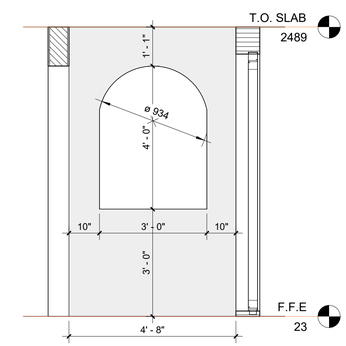


8 PROPOSED BATHROOM #1 ELEVATION- A
SCALE: 1 : 24



9 NEW DRYWALL OPENING FOYER ELEVATION- A
SCALE: 1 : 24

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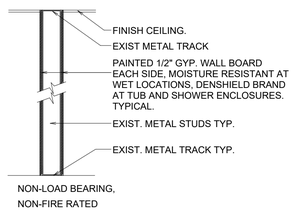
DRAWING TITLE:
ELEVATIONS

LAST DATE REV.:
12/05/24

A-1.4



1 INTERIOR WALL DETAIL
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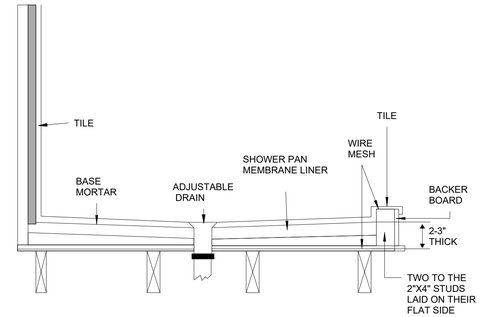

3 SHOWER DETAIL
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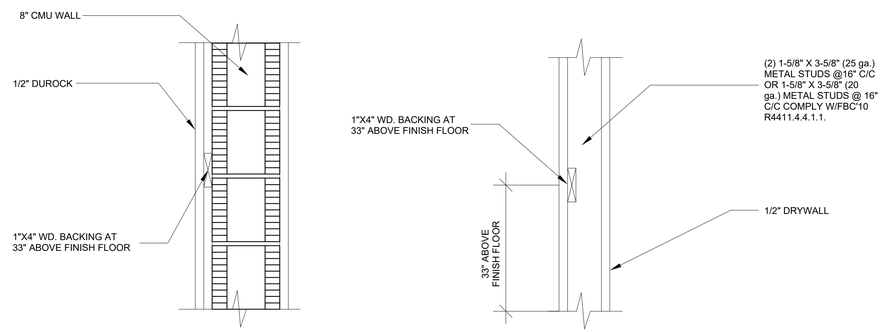

2 BATHROOM BACKING DETAIL
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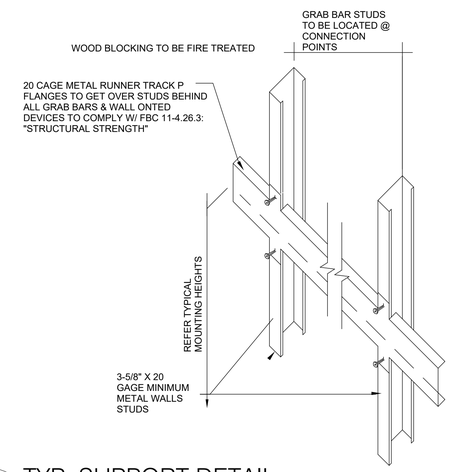

4 TYP. SUPPORT DETAIL
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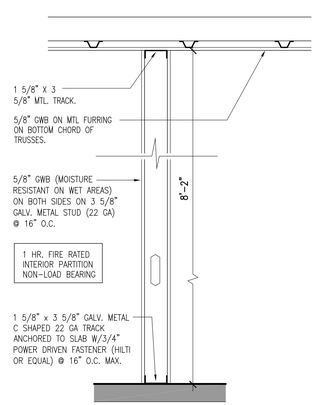

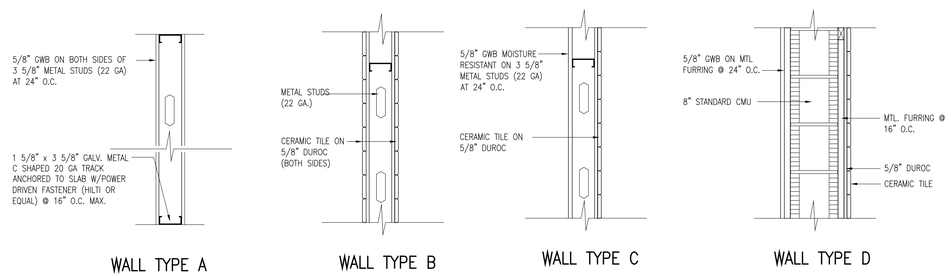

5 TYP. DRY WALL DETAIL
1 : 1

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DRAWING TITLE:
DETAILS & SCHEDULES

LAST DATE REV.:
12/06/24

A-1.5

NEW SINGLE FAMILY RESIDENCE, ONE STORY 3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

FRONT VIEW

FRONT RENDERING

KEY PLAN

AREA TO WORK

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4	G-0.06	SITE PLAN
5		
5	G-0.05	LANDSCAPE PLAN
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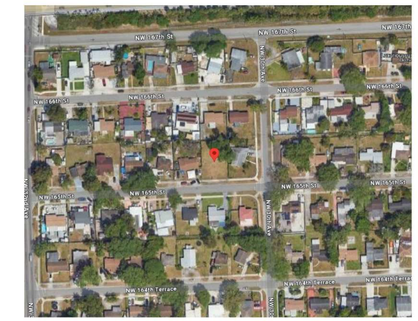
24		
24	M-1.1	MECHANICAL DETAILS & NOTES
25		
25	M-1.0	MECHANICAL PLAN & NOTES
26		
26	P-1.0	PLUMBING PLANS
27		
27	P-1.1	PLUMBING RISERS & DETAILS
28		
28	D-1.02	WINDOW DETAILS
30		
30	D-1.0	DOOR DETAILS



LOCATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2023 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRELY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
5. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION.
NEC - NATIONAL ELECTRIC CODE
FBC - PLUMBING CODE 2023, 8TH EDITION.
FBC - MECHANICAL CODE 2023, 8TH EDITION.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION:

310 RESIDENTIAL GROUP R: R-3 RESIDENTIAL OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS GROUP R-1, R-2 AND R-4 INCLUDING.

TYPE OF CONSTRUCTION:
TYPE V - AS PER F.B.C. 2023, CHAPTER 6.

SCOPE OF WORK:

NEW SINGLE HOME - ONE STORY RESIDENCE

LEGAL DESCRIPTION

FOLIO: #34-2116-006-0140

LOT 7, BLOCK 2, OF "FIRST ADDITION TO PINE TREE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: X

ELEVATION: 10.68'

DRAWING BY:

ALEMAN MINERVINI

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NEW SINGLE FAMILY RESIDENCE, ONE STORY 3015 NW 165H STREET, MIAMI GARDENS, FL 33054

RUSOL AND CO INC TRS
3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
08/05/24

G-0.00

GENERAL NOTES:

1. THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE AGREEMENTS TO BE MADE BETWEEN THE GENERAL CONTRACTOR AND PARTIES DESIGNATED BY HIM.

2. THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.

3. THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.

4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF ROSH ALL APPLICABLE BUILDING CODES AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.

5. ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.

6. THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN PLUMBING FIXTURES AND FITTINGS. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEST TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.

7. EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, SUBCONTRACTORS, AND ALL PARTIES ENGAGED IN PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

8. EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.

9. ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY WATER TOILET FACILITIES, FENCING, BARRICADES, SECURITY AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND OWNER.

10. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR ANY COSTS CAUSED BY DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.

12. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER HE SHALL NOTIFY THE GENERAL CONTRACTOR OF SUCH BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

13. ALL WORK SHALL BE GUARANTEED BY SUBCONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.

14. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FRAMEWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ANCHORAGES, RAILINGS, WOOD FENCES, WINDOWS, ALUMINUM AND GLASS SLIDING DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINETRY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

15. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES, IN ACCORDANCE WITH APPLICABLE CODES, AND AS SHOWN ON RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.

16. DRYWALL WORK SHALL INCLUDE THE FURNISHINGS & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS. PRODUCTS OF U.S. GYPSUM OR EQUAL AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FURRING. THE INTERIOR OF WOOD EXTERIOR WALLS, AND INTERIOR PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE OR MOISTURE RESISTANT AS REQ'D. BY CONDITIONS SHOWN), OF THICKNESS SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-MOUNT CABINETS PRIOR TO INSTALLING WALLBOARD JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED AND PRODUCED BY U.S. GYPSUM AFTER COMPLETION OF SPACKLING. APPLY BY SPRAY OR ROLLER TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT, SMOOTH OR KNOCK DOWN TEXTURED AS INDICATED ON PLANS.

17. ALL FINISHES SHALL BE SELECTED BY OWNER AND/OR DESIGNER, UNLESS OTHERWISE PROVIDED IN AGREEMENT.

18. CAULKING SHALL BE BY TREMOR OR EQUAL SILICON-TYPE PRODUCT AND SHALL BE APPLIED AT ALL JUNCTIONS OF WALL AND WINDOW AND DOOR FRAMES WITH ABUTTING WALL SURFACES TO PROVIDE A WEATHERTIGHT WATER-RESISTANT INSTALLATION.

19. INTERIOR PAINTED GYP. WALL BD. SURFACES SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF WALL PAINT AS SELECTED AND APPROVED BY OWNER. INTERIOR WOOD TRIM AND DOORS SHALL RECEIVE ONE COAT ENAMEL UNDERCOAT AND FINISH COAT OF SEMI-GLOSS ENAMEL. INTERIOR AND EXTERIOR FERROUS METAL EXPOSED TO VIEW SHALL RECEIVE TWO COATS RUST-INHIBITIVE PAINT. ALL PAINT TO BE PRODUCTS OF SHERWIN WILLIAMS, BENJAMIN MOORE OR EQUAL. EXTERIOR STUCCO SHALL RECEIVE TWO COATS PAINT. COLOR AS SELECTED BY OWNER OR ARCHITECT.

20 . DIMENSIONING NOTES:

A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD, AND DOES NOT INCLUDE DANISH MATERIALS, AP

B. DIMENSIONS NOTED "CLEAR" OR "CL" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.

AC. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE DESIGNER, UNLESS NOTED ±.

D. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.

E. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.

F. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT OR GENERAL CONTRACTOR.

G.DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.

21. IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER AS TO INTENT AND EXECUTION.

22. THE WORK TO BE PERFORMED CONSIST OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.

23. WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS.

24. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.

25. THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

26. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.

27. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

28. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS, CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

29. PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.

30. COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES AS NECESSARY.

31. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER/LANDLORD.

32. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.

33. OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.

34. PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE DESIGNER AND STRUCTURAL ENGINEER.

35. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS.

36. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.

37. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.

38. NEW WALLS, CEILINGS, AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.

39. GENERALS:

A) SUB-CONTRACTORS MUST VISIT SITE, VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS;
B) MUST REPORT VIA RFIS TO THE DESIGN PROFESSIONAL ANY/ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY BIDDING DURING AND AFTER SITE SURVEY FOR THE COMPLETION OF THE WORK BASED ON THE OUTLINED DESIGN INTENT. C)SUB-CONTRACTORS MUST BE RESPONSIBLE FOR THE COMPLETE REVIEW OF THE ENTIRE SET, ALL NOTES AND SPECIFICATIONS.
D) MUST BE REMAIN RESPONSIBLE TO BUILD THE PROJECT PER CODE WHEN UNFORESEEN CONDITIONS ARISE OR OUTLINED SCOPE DOES NOT SPECIFICALLY ADDRESS CONDITION (SEE NOTE "B" ABOVE".
E) CONTRACTOR FAILURE TO FULFILL THE SCOPE OF WORK IN ACCORDANCE WITH THE OUTLINE OF THESE DOCUMENTS AND/OR THE REQUIREMENTS OF THESE GOVERNING NOTES SHALL BE RESPONSIBLE FOR ALL NECESSARY CORRECTIONS AT THEIR EXPENSE AND AT A TIMELINE DEEMED BY THE CONTRACTUAL PARTY.

40. PERMITS:

A) CONTRACTOR SHALL SECURE AND PAY ALL NECESSARY PERMITS REQUIRED, AND HIRE PLANS RUNNER TO EXPEDITE THE PROCESS.
B) OWNER SHALL IN ADDITION PAY ALL LAWFUL FEES AND PERMITS FOR PLUMBING, ELECTRICAL AND MECHANICAL WORK.
C) CONTRACTOR SHALL MAKE ALL INQUIRES TO PERMIT STATUS AND SUBMIT A REPORT TO DESIGN TEAM.
D) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLAN & DOCUMENT RUNNING BETWEEN ALL PARTIES DURING THE PROJECT PROCESS.
E) ANY WORK PERFORMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND PROPER REVIEW AND APPROVAL BY THE AUTHORITY HAVING JURISDICTIONS AT THE SOLE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND NOT THAT OF THE DESIGN PROFESSIONAL.

ESCAPE NOTES:

WINDOWS SUBMIT DADE COUNTY APPROVAL NUMBER PRIOR TO INSTALLATION NFPDA 101 REQUIREMENTS FOR MEANS OF ESCAPE: 21-223(C).
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF OPENING SHALL BE MORE THAN 44" OF THE FLOOR.

(D) COMPONENTS OF MEANS OF ESCAPE:
21-2.4 DOORS.
21-2.4.1.
NO DOORS IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF SECTION 515 OF THIS CODE.
21-2.4.4
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

WALL AND FLOOR FINISHES (FBC)

1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION, RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE COMPARTMENT FLOOR AND THE DRAIN.

IMPERVIOUS FINISHES

417.4.2 WALL AREA.
THE WALL AREA ABOVE BUILT-IN TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED OF SMOOTH, NONCORROSIVE AND NONABSORBENT WATERPROOF MATERIALS TO A HEIGHT NOT LESS THAN 6 FT. (1829 mm) ABOVE THE ROOM FLOOR LEVEL, AND NOT LESS THAN 70" (1778 mm) WHERE MEASURED FROM THE COMPARTMENT FLOOR AT THE DRAIN. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

417.5 SHOWER FLOORS OR RECEPTACLES.
FLOOR SURFACES SHALL BE CONSTRUCTED OF IMPERVIOUS, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS.

WALL AND FLOOR FINISHES (FBC)

1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
BATHROOMS IMPERVIOUS

PER 307.2
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" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. USE DUROCK OR CEMENTITIOUS BOARD ON THE SHOWERS WALLS.

WALL COVERING BACKER BOARDS

R702.4.2.
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

INSULATION MATERIALS

ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED OF NOT MORE THAN 450.

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:

AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

SAFEGUARDS:

OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

WINDOW & DOOR NOTES:

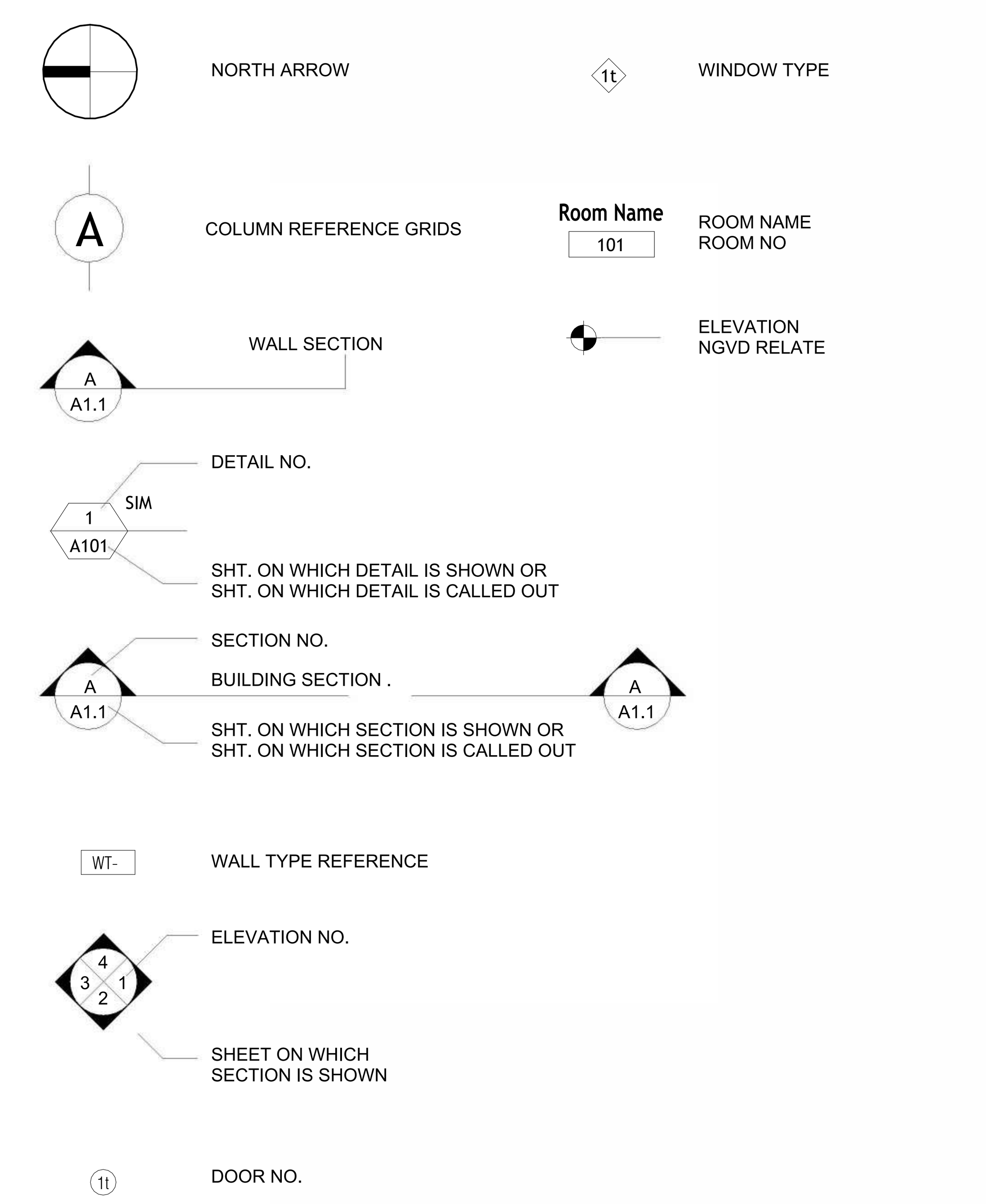
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS.
3. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
4. WINDOWS SHALL COMPLY WITH DADE COUNTY WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE DADE COUNTY APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
6. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3.
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET.
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.

WINDOW & DOOR NOTES:

ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED. INTERIOR GLAZING USED FOR GUARDRAILS SHALL BE LAMINATED GLASS.

SAFETY GLAZING SHALL BE IN COMPLIANCE WITH FBC-R308.3 & FBC-R308.4, AND PROVIDED AS FOLLOWS WHERE REQUIRED:
1. DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
2. SLIDING GLASS DOORS: CAT II
3. GLAZING ADJACENT TO DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
(WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, AND WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR)
4. GLAZING IN WET SURFACE: CAT II
(WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F.)
6. GLAZING IN GUARDS AND RAILINGS: CAT II
7. ADJACENT TO STAIRS AND RAMPS: CAT II
(WITHIN 36" HORIZONTALLY AND LESS THAN 36" VERTICALLY)
8. ADJACENT TO THE BOTTOM OF STAIR LANDING: CAT II
(WHEN BOTTOM OF GLAZING IS LESS THAN 36" ABOVE THE LANDING, AND LESS THAN 60 INCHES HORIZONTALLY FROM THE BOTTOM THREAD)
9. GLAZING IN WINDOWS: CAT II (GLASS > 9 S.F.)
(GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS WHERE THE PANE IS LARGER THAN 9 S.F.; THE BOTTOM OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

A	ANCHOR	HT	HEIGHT
ACOUS	ACOUSTICAL	H	HIGH
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACP	ACOUSTICAL CEILING PANEL	HB	HOSE BIBB
AL OR ALUM	ALUMINUM	IN	INCH
A.F.F	ABOVE FINISH FLOOR	I.D.	INTERIOR DIMENSION
ANOD.	ANODIZE	INSUL	INSULATION
BD	BOARD	INTER	INTERMEDIATE
B.F.F	BELOW FINISH FLOOR	JAN	JANITOR
BLKG	BLOCKING	MANUF	MANUFACTURE
BLK	BLOCK	MAT	MATERIAL
CER	CERAMIC	MAX	MAXIMUM
CEM	CEMENT	MIN	MINIMUM
C.F.V	CONTRACTOR FIELD VERIFY	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
C.J	CONTROL JOINT	NEOPR	NEOPRENE
COL	COLUMN	O.D.	OUTSIDE DIMENSION
CONC	CONCRETE	O.C.	ON CENTER
COVER'G	COVERING	O.S.	OVERFLOW SCUPPERS
DBL	DOUBLE	PTN	PARTITION
DIM	DIMENSION	PJ	PANEL JOINT
DTL OR DTLS	DETAILS	L.P	LIGHT POLE
E.A	EACH	PLYWD	PLYWOOD
ELECT OR ELEC	ELECTRICAL	PNL	PANEL
EL.	ELEVATION	PLAM	PLASTIC LAMINATE
ELEV	ELEVATOR	P.T	PRESSURE TREATED
EXH	EXHAUST	REINF	REINFORCING
EXT.	EXTERIOR	REQ'D	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXP.	EXPASION	R.D.	ROOF DRAIN
F.D	FLOOR DRAIN	SHT	SHEET
F.D	FLOOR DRAIN	S.S	STAINLESS STEEL
F.E	FIRE EXTINGUISHER	STL	STEEL
F.D	FLOOR DRAIN	STD	STANDARD
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.O.I.C	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	SIM	SIMILAR
		SPEC'S	SPECIFICATIONS
FLUOR	FLUORESCENT	STRUCT	STRUCTURE
FIN.	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	P.H.	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP. BD	GYPSUM BOARD	VCT	VINYL COMPOSITION
GALV.	GALVANIZED		TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST.	VESTIBULE
HM	HOLLOW METAL		



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PROFESSIONAL ENGINEER

LAST DATE REV.:
08/05/24

G-0.01

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALLEROS AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.

2. A TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.

3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.

4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.

5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER OF AND/OR APPLICABLE GOVERNMENTAL AGENCIES.

6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.

2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OFF JOINTS.

3. WHEN STANDARDS STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRE OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.

5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OFF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OFF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

6. THE FENCE POST SHALL BE INSTALLED AT A MAXIMUM OFF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.

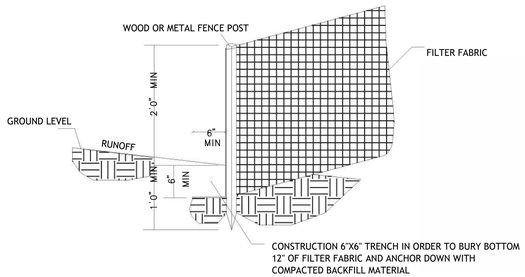
7. WHEN INSTALLING TWO SILT FENCE AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT STANDARD INSTALLATION REQUIREMENTS.

FILTER FABRIC INSTALLATION NOTES

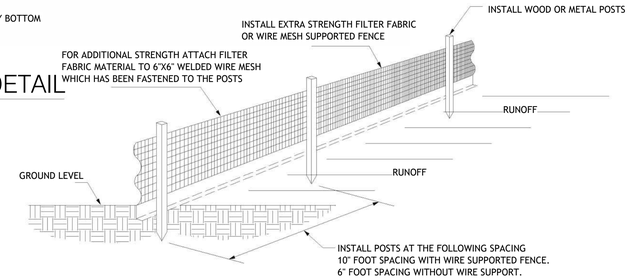
1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.

2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WHITEN INLETS DURING CONSTRUCTION OPERATIONS.

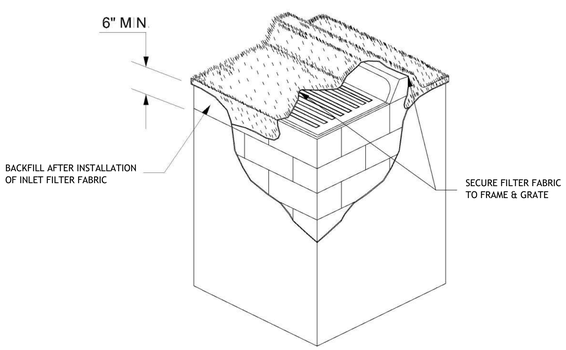
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL FACING OPERATIONS

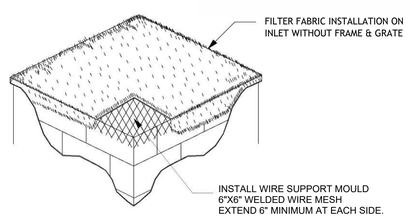


2 POST FILTER FABRIC INSTALLATION DETAIL
SCALE N.T.S

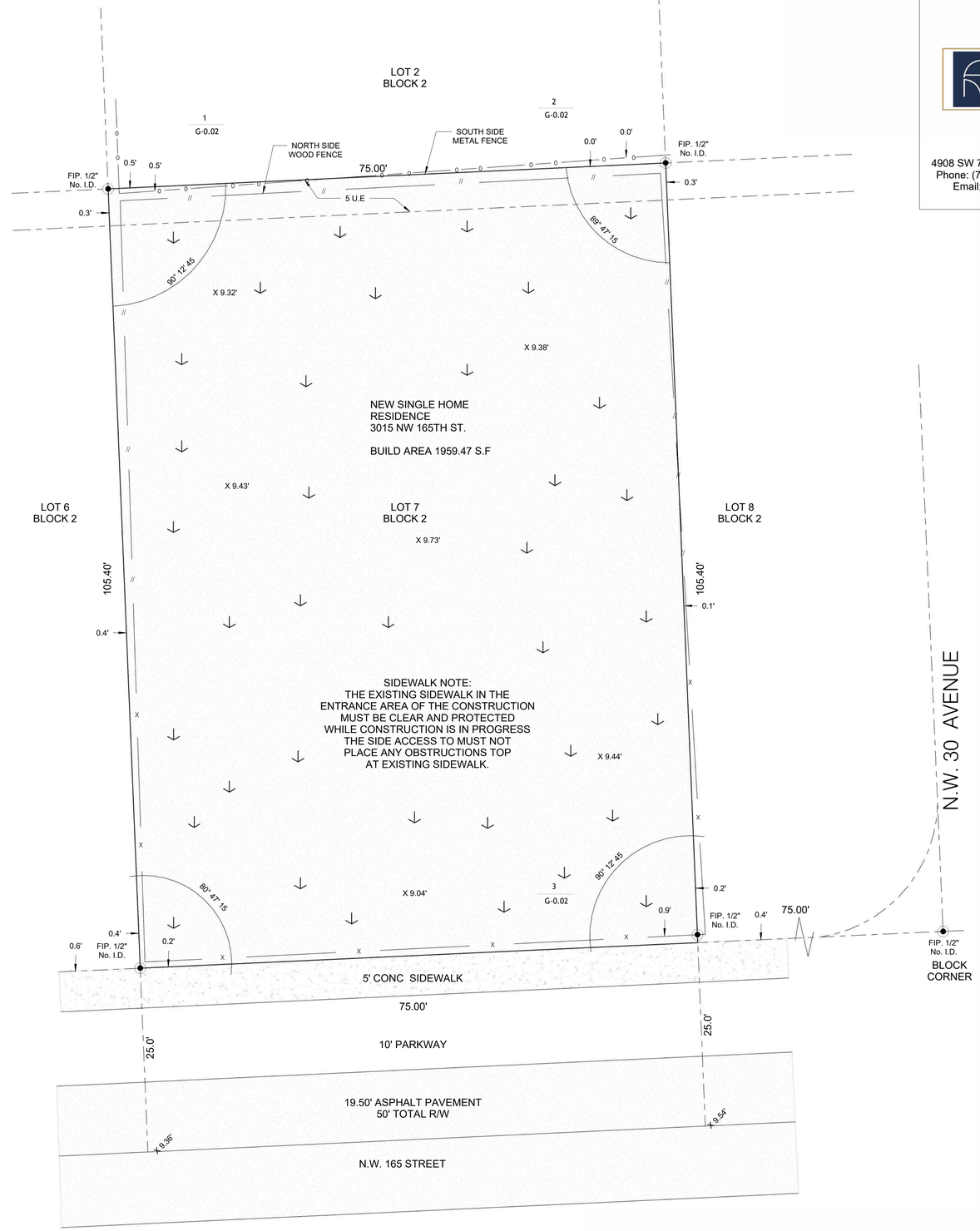


1 FILTER FENCE POST INSTALLATION DETAIL
SCALE N.T.S





3 FILTER FABRIC INSTALLATION DETAIL
SCALE N.T.S



1 EROSION CONTROL PLAN
SCALE: 1/8" = 1'-0"

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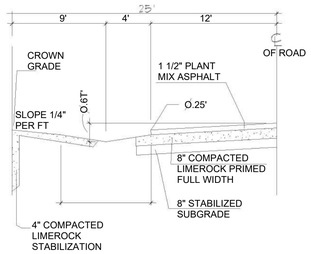
PROFESSIONAL SEAL:

LAST DATE REV.:
09/17/24

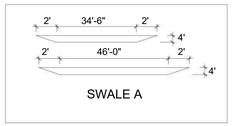
G-0.02

NOTE: MATCH EXISTING GRADE ELEVATIONS OF ADJACENT PROPERTIES

DRIVE WAY TYP SWALE SECTION



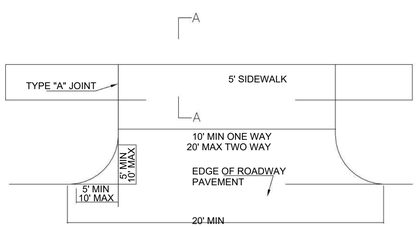
RETENTION SECTIONS



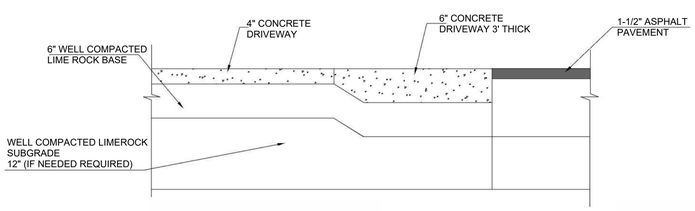
1 DRAYWAY TIPSWALE SECTION

SCALE: 3" = 1'-0"

SITE INFORMATION		
SITE CALCULATIONS		
ZONING & COVERAGE PERCENTAGES		
NET LAND AREA FOOTPRINT (UNDER ROOF)	7868,08 SF 2556,26 SF	1000
DRIVES & WALKS EXISTING BUILDING	5864,53 SF 0 SQFT	26.85% 67.35%
TOTAL IMPERVIOUS AREAS GREEN AREA	2478,34 SF 5348,06 SF	
DRAINAGE CAPACITY CALCULATIONS		
SITE SHALL RETAIN 1" RUNOFF OVER ENTIRE SITE OR 2 1/2 OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER)		
7868,08 SF X 0.0833 IN/CU FT 2556,26 SQFT X 0.2083 IN/CU FT	652 CU FT (N&A) 200 CU FT (REQUIRED)	
SWALE 'A' SWALE 'B'	=350CU FT (PROVIDED) =200 CU FT (PROVIDED)	
	550 CU.FT. OF RETENTION PROVIDED	



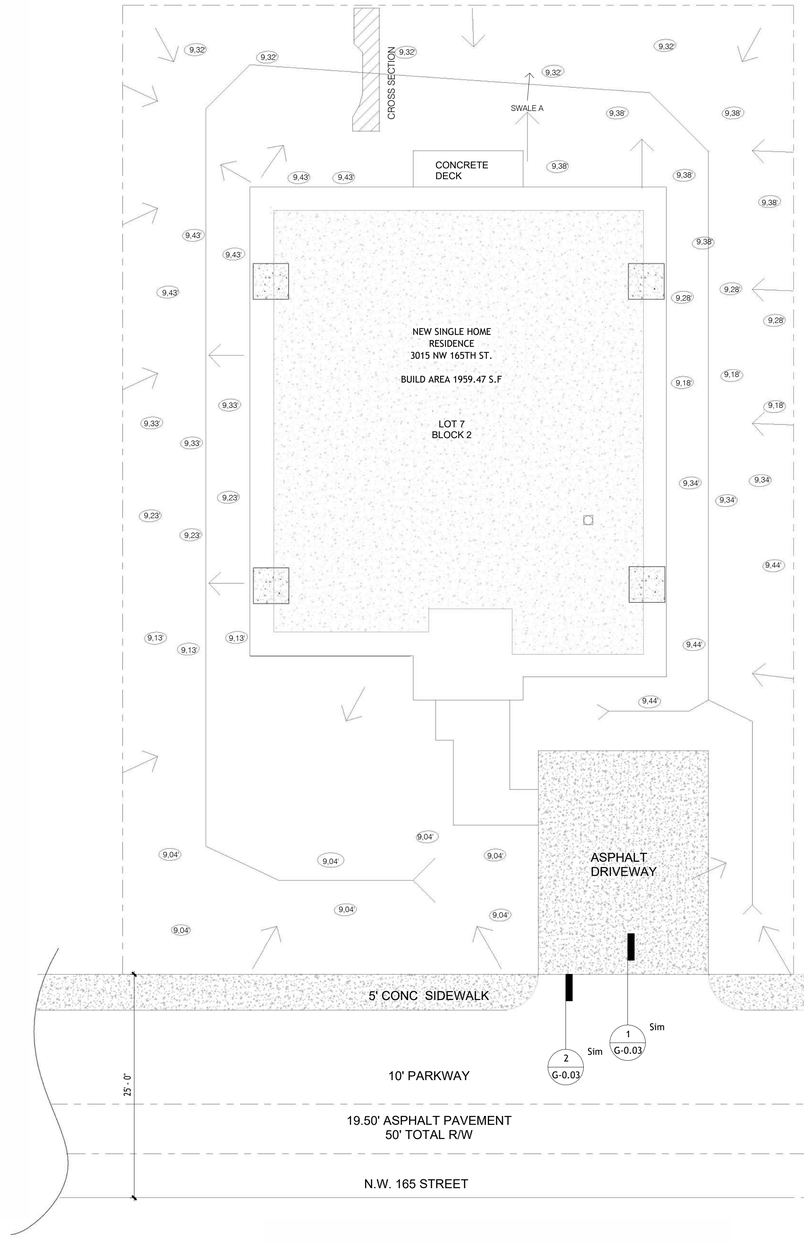
DETAIL



SECTION A-A'

2 DRYVEWAIL DETAIL

SCALE: N.T.S.



SWALE NOTE:

THE SWALE WILL BE PROVIDE WHITE NEW SOD & IRRIGATION. THE SWALE AREA SHALL BE GRADED. V- SHAPED (6" INCHES LOWER THAN THE EDGE OF THE PAVEMENT AFTER SOD INSTALLATION SEE SHEET IR-1.0.

3 DRAINAGE CONTROL PLAN

SCALE: 1/8" = 1'-0"

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09/18/24

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GENERAL IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS OR OUTSIDE PROPERTY LINES IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN LANDSCAPED AREAS WITHIN THE PROPERTY BOUNDARIES WHERE POSSIBLE. NO IRRIGATION EQUIPMENT MAY BE INSTALLED OUTSIDE PROPERTY LINES UNLESS OTHERWISE DIRECTED.
2. THIS SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL.
3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC. THE IRRIGATION CONTRACTOR SHALL ALSO FAMILIARIZE HIMSELF WITH THE LANDSCAPE PLAN AND COORDINATE THE INSTALLATION WITH THE LANDSCAPE CONTRACTOR.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY CHANGES NECESSARY.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH NO OVERSPRAY ON TO WALKS, STREETS, WALLS, ETC. TO ELIMINATE OVERSPRAY, LOW ANGLE AND VARIABLE ARC NOZZLES MAY BE SUBSTITUTED FOR STANDARD SPRAY NOZZLES.
7. UNLESS OTHERWISE SPECIFIED SHRUB TYPE HEADS MAY BE SUBSTITUTED FOR 6" (OR LESS) POP-UP HEADS AS LANDSCAPING DICTATES. RISER EXTENDERS MAY BE USED ON POP-UP HEADS. ALL SHRUB RISERS SHALL BE SCHEDULE 40 PVC AND PAINTED FLAT OR SATIN BLACK. RISERS SHALL BE SUPPORTED WITH REBAR OR ANGLE IRON SECURED BY STAINLESS STEEL CLAMPS.
8. THIS SYSTEM HAS BEEN DESIGNED TO PROVIDE A 100% COVERAGE WITH 100% OVERLAP. ALL WATER USED FOR IRRIGATION SHALL BE RUST FREE. IF A CHEMICAL INJECTION SYSTEM IS USED IN A WELL WATER SYSTEM, THE WELL SHALL BE PROTECTED IN ACCORDANCE WITH FLORIDA STATE LAW.

SPRINKLER HEAD SCHEDULE

SYMBOL	□□□ □□□□□□	TYPE	PSI	GPM	RAD
◠	570Z-6P-10-H-PC	6" POP-UP SPRAY	30-40	.66	10'
○	570Z-6P-12-H-PC	6" POP-UP SPRAY	30-40	1.92	10'

ALL SPRINKLER HEADS SHOWN HAVE PRESSURE COMPENSATING NOZZLES. ALL SPRINKLER HEADS IN SHRUB AREAS MAY BE MOUNTED ON SCHEDULE 40 PVC RISERS. RISER HEIGHT TO BE DETERMINED BY PLANT MATERIAL.

LEGEND.

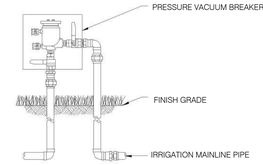
SYMBOL	MANUFACTURER	□□□□ □□	DESCRIPTION
M		3/4"	WATER METER
◎	WILKINS	720A	PRESSURE VACUUM BREAKER
⊠	TORO	EVO-40D	CONTROLLER-MOUNT AT LOCATIONS SHOWN OR AS DIRECTED
●	HUNTER	MINI.CLIK II	RAIN SWITCH-MOUNT AT LOCATION SHOWN OR AS DIRECTED
⬢	TORO	P220-26-04	1" SOLENOID VALVE WITH VALVE BOX
		SCHEDULE 40	PVC MAIN
		SDR26/CLASS160	PVC PIPE
		SCHEDULE 40	PVC SLEEVES
NOT SHOWN		14AWG TYPE UF	DIRECT BURIAL IRRIGATION WIRE

SPRINKLER ZONE SUMMARY

□□□□ □□	HEAD TYPE	GPM	VALVE SIZE	LANDSCAPE MAT'L	IN/WK*	MIN/WK*	GAL/WK*
UNIT A. = 703,2							
1	SPRAY	13,62	1"	MIXED	1"	40	544,8
2	SPRAY	3,96	1"	MIXED	1"	40	158,4
UNIT B. = 703,2							
1	SPRAY	13,62	1"	MIXED	1"	40	544,8
2	SPRAY	3,96	1"	MIXED	1"	40	158,4
					TOTAL GAL/WK:		1406,4

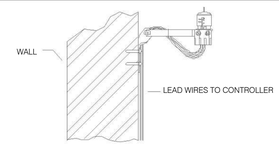
* TO APPLY INDICATED QUANTITY OF WATER PER WEEK BASED ON A PRECIPITATION RATE OF 1.5" IN/HR (EST.)

TOTAL HEAD COUNT: 56 SPRAYS



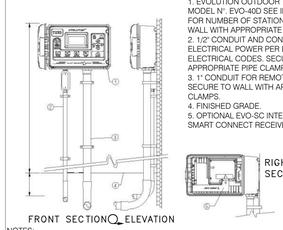
NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION

PRESSURE VACUUM BREAKER



NOTE:
MOUNT MINI-CLICK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

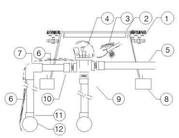
HUNTER MINI-CLICK



1. EVOLUTION OUTDOOR TORO CONTROLLER MODEL N°. EVO-40D SEE IRRIGATION LEGEND FOR NUMBER OF STATIONS. SECURE TO WALL WITH APPROPRIATE FASTENERS.
2. 1/2" CONDUIT AND CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL ELECTRICAL CODES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
3. 1" CONDUIT FOR REMOTE CONTROL WIRES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
4. FINISHED GRADE.
5. OPTIONAL EVO-SC INTERNAL SMART CONNECT RECEIVER.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENTED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HERE IN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED. AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-471.

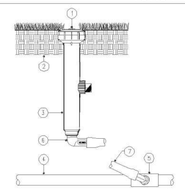
CONTROLLER



NOTE:
SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. FINISHED GRADE
2. VALVE BOX & COVER
3. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS.
4. TORO GLOBE/ANGLE REMOTE CONTROL VALVE WITH FLOW CONTROL MODEL N° P220-26-XX SEE SPECS. & LEGEND.
5. PVC LATERAL LINE SEE SPECS. FOR DEPTH.
6. PVC MAIN LINE LENGTH AS REQUIRED.
7. PVC ELBOW
8. CONTINUOUS BRICK SUPPORTS.
9. GRAVEL (1 CU. FT.)
10. PVC MALE ADAPTER (TYP.)
11. PVC TEE OR ELBOW (TYP.)
12. PVC MAIN LINE (TYP.) SEE SPECS. FOR DEPTH

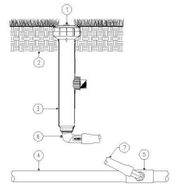
1** & 1-1/2" PLASTIC VALVE
TORO P-220 SERIES NOT TO SCALE



1. MPR PLUS NOZZLE (SIZE PER PLAN)
2. APPROVED BACKFILL
3. TORO 570Z-6P SPRINKLER
4. LATERAL PIPE
5. LATERAL TEE
6. TORO 850-31 BARBED MALE ELL
7. TORO SUPER FUNNY PIPE

NOTE:
INSTALL SPRINKLER AT FINISHED GRADE

FIXED-SPRAY SPRINKLER
TORO 570Z SERIES 6" POP-UP
NOT TO SCALE

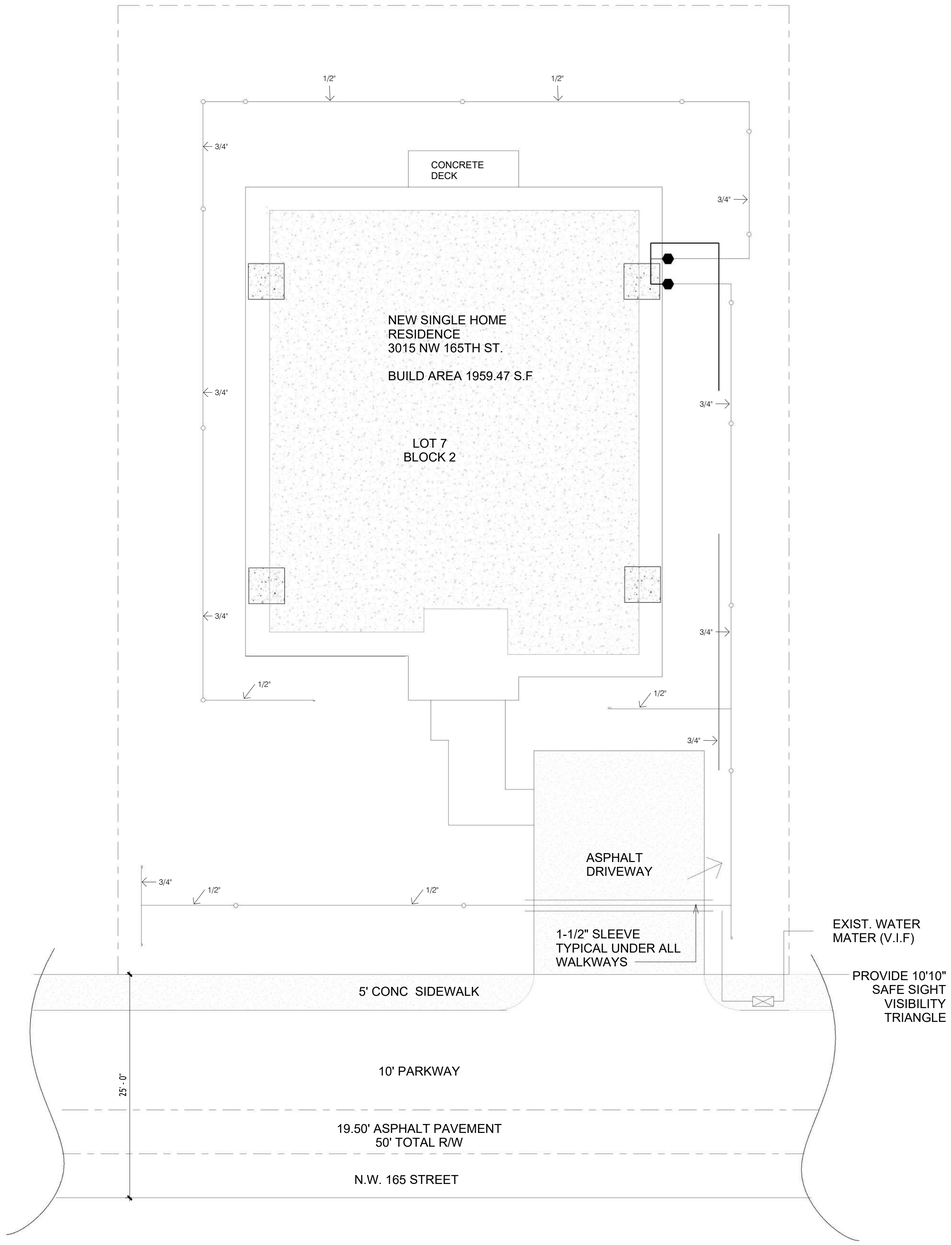


1. MPR PLUS NOZZLE (SIZE PER PLAN)
2. APPROVED BACKFILL
3. TORO 570Z-12P SPRINKLER
4. LATERAL PIPE
5. LATERAL TEE
6. TORO 850-31 BARBED MALE ELL
7. TORO SUPER FUNNY PIPE

NOTE:
INSTALL SPRINKLER AT FINISHED GRADE

SECTION/ELEVATION

FIXED-SPRAY SPRINKLER TORO
570Z SERIES 12" POP-UP
NOT TO SCALE



1. DRAINAGE CONTROL PLAN
SCALE: 1/8" = 1'-0"

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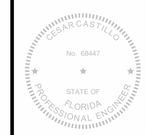

LAST DATE REV.:
09/18/24

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LANDSCAPE NOTES

1. IRRIGATION SYSTEM: IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND IT IS TO COVER ALL LANDSCAPE AREA WITHIN PROPERTY LINE. IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW DIFFERENT INITIAL OPERATION SCHEDULES FOR HIGH AND LOW WATER REQUIREMENT AREAS.

2. TREE SIZE: ALL TREES EXCEPT STREET TREES SHALL BE A MINIMUM OF 10' HIGH AND HAVE A MINIMUM DIAMETER OF 3" OF TRUNK AT TIME OF PLANTING EXCEPT THAT 30% OF THE TREE REQUIREMENT MAY BE MET BY NATIVE SPECIES WITH A MINIMUM HEIGHT OF 8' AND MINIMUM 1-1/2" OF TRUNK AT TIME OF PLANTING.

3. STREET TREES SIZE AND SPACING: STREET TREES SHALL HAVE CLEAR TRUNK OF 4' AND AN OVERALL HEIGHT OF 12' AND A MINIMUM OF 2' OF TRUNK AT TIME OF PLANTING AND SHALL BE PROVIDED ALONG ALL ROADWAYS AT A MAXIMUM AVERAGE SPACING OF 35 0/C. WHERE TREES ARE PLANTED ON PRIVATE PROPERTY, THEY SHALL BE PLACED WITHIN 7' OF THE ROADWAY AND/OR INSIDE EDGE OF A SIDEWALK ON PRIVATE ROADS.

4. NATIVE SPECIES: 30% OF THE REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES.

5. PALMETTO: NO MORE THAN 20% OF NATIVE TREES REQUIREMENTS SHALL BE SABLE PALMETTO PALMS.

6. SHRUBS: SHALL BE A MINIMUM OF 18" IN HEIGHT PLANTING AND HAVE A MAXIMUM SPACING OF 30" O.C AND MAINTAINED AS TO FORM CONTINUOUS UNBROKEN SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER TIME OF PLANTING.

7. PLANT QUALITY: PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA #1 AS PROVIDED IN THEIR MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS I AND II PREPARED BY THE FL. DEPT. OF LOCATE AGRICULTURE CONSUMER SERVICE.

8. LANDSCAPE CONTRACTOR: IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVER HEAD UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.

9. ALL UNATTENDED AND UNPLANTED TREES: PITS AREA TO BE PROPERLY BAR ARCADED AND FLAGGED DARING INSTALLATION.

10. ALL PLANTING PLANS: ARE ISSAED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATION, SITE CHANGES, ECT. ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

PLANTING NOTES

1. ALL PLANT MATERIALS ARE TO BE FL. GRADE #1 OR BETTER.
2. SOD IS TO BE GRADE A AND WEED FREE.
3. ALL AREAS MARKED SOD/LAWN SHALL BE SOLID WITH BAHIA GRASS. ALL AREAS MARKED BAHIA SHALL BE SOLID SODDED. ALL SOD IS TO BE LAID LEVEL, TIGHT EVEN ALONG PLANTING BEDS.
4. ALL PLANTS ARE TO BE TOPPED DRESSED WITH A MINIMUM OF 3" LAYER OF MELALUCA, EUCALYPTUS. RECYCLED MULCHED WILL NOT BE ACCEPTED.
5. PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6. NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT, ENGINEER OR OWNER.

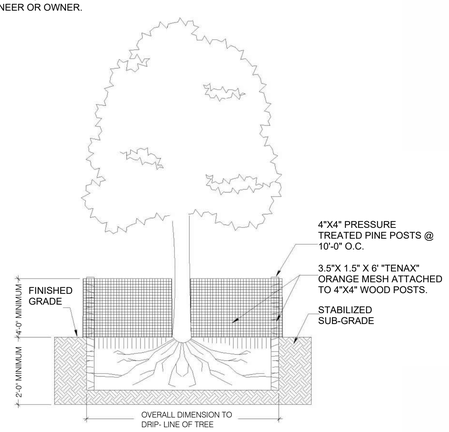
LANDSCAPING LEGEND

ITEM	SYMBOL	REQUIRED	PROV	BOTANICAL/COMMON NAME	HEIGHT/SPACING/ CALIPER	REMARKS
SHADE TREE	RP	MIN. 3 PER LOT	3	DELOXIN REGIA ROYAL PORCIANA	25' HT- 40' HT/ SPACING 20' O.C /3" CALIPER	NEW
STREET TREE	LO	1 PER LOT FRONTAGE	2	QUERCUS VIRGINIANA LIKE OAK	30' HT- 40' HT/ SPACING 40' O.C /3" CALIPER	NEW
PALM TREES	AP	N/A	5	CHRUSALIDOCARPUS LETESCENS-ARECA PALM	15' HT- 20' HT/ SPACING 10' O.C /3" CALIPER	NEW
SHRUBS		MIN, 10PER REQ. SHADE TREE	30	HIBISCUS	3' HT- 5' HT/ SPACING 3' O.C	NEW
SHRUBS		MIN, 10PER REQ. SHADE TREE	32	HPARSONS JUNIPER JUNIPERS	2.5' HT/ SPACING 3' O.C	NEW
SHRUBS		MIN, 10PER REQ. SHADE TREE	33	ZAMIRA PUMILA COONTIE	2.5' HT/ SPACING 3' O.C	NEW
SOD. LAWN		AS. REQ		ST. AUGUSTINE (FLORATAN)		NEW

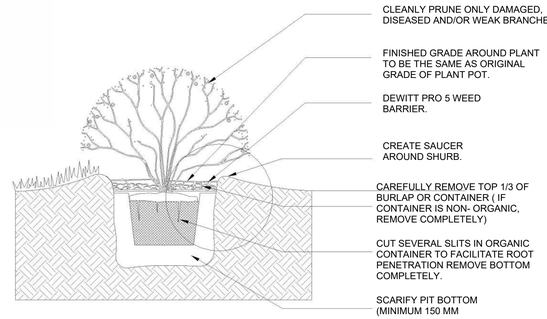
LANDSCAPE NOTES:

1. PRE-CONSTRUCTION MEETING WITH PLANNING AND ZONING DIVISION IS REQUIRED.
2. PLAN MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER USING THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE OF WORK AND SHALL BE THRIVING AND VIGOROUS AT MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE CITY.
3. SHRUB AND GROUNDCOVER QUANTITIES ARE THE ESTIMATION PURPOSES ONLY FINAL QUANTITY SHALL BE BASED ON THE NUMBER REQUIRED TO FILL THE DESIGNATED.

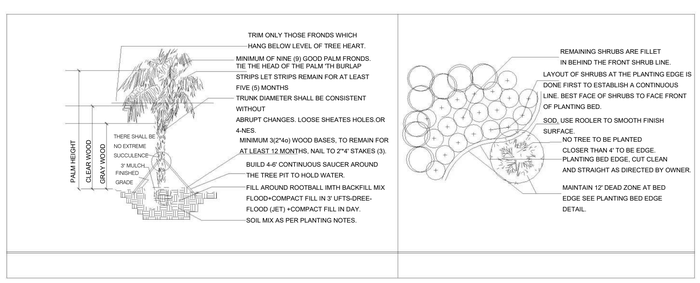
LANDSCAPE AREAS AT SPACING
4. PLANS SHALL COMPLY WITH CHAPTER 34 OF THE MIAMI GARDEN LAND DEVELOPMENT REGULATIONS.



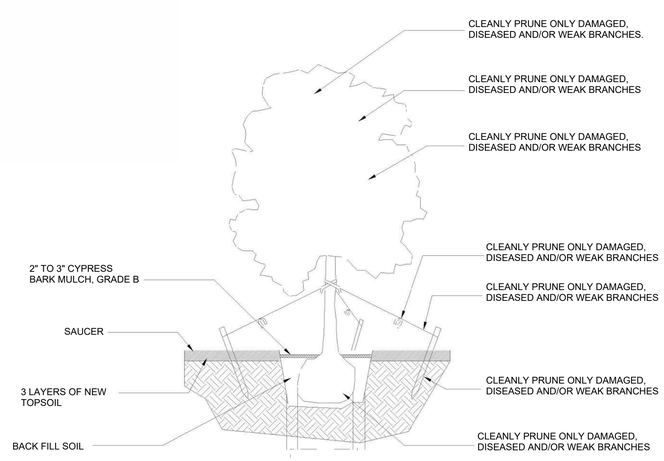
1 TREE PROTECTION DETAIL
SCALE: 12" = 1'-0"

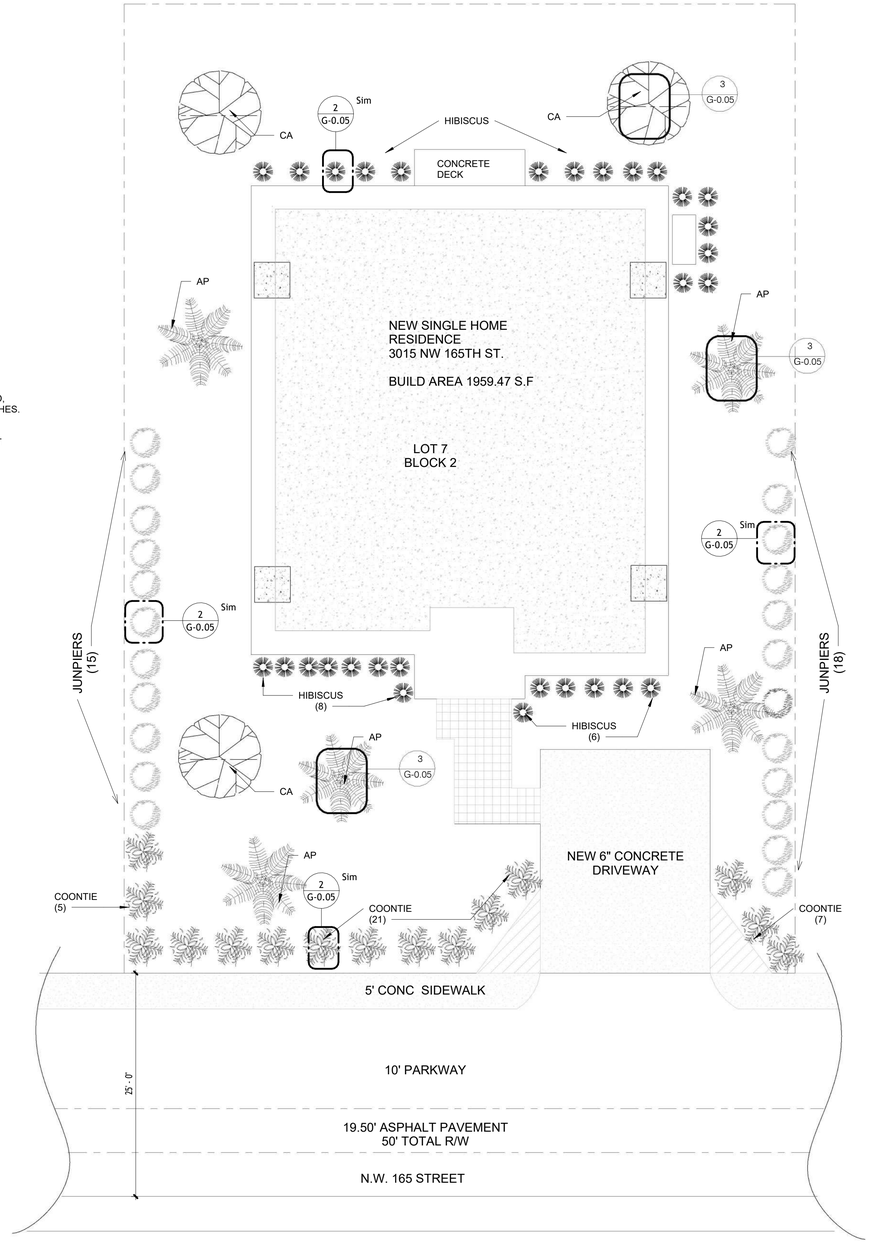


2 WEED BARRIER
SCALE: 12" = 1'-0"



3 TREE PLANTING DETAIL





3 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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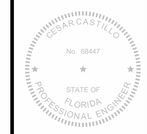

LAST DATE REV.:
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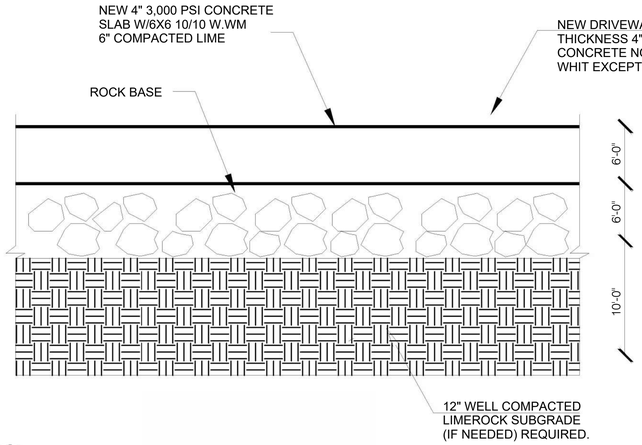


1 DRIVEWAY DETAIL

LEGAL DESCRIPTION

LOT 7, BLOCK 2, OF "FIRST ADDITION TO PINE TREE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

3015 NW 165TH STREET. MIAMI GARDENS, FLORIDA 33054.

FOLIO N°#34-2116-006-0140

TYPE OF CONSTRUCTION

TYPE V - AS PER F.B.C. 2023, CHAPTER 6.

ZONE CALCULATION

ZONING TYPE RESIDENTIAL GROUP R-1
MAIN HOUSE SET BACK'
FRONT _ _ _ _ _ _ _ _ _ 25'
REAR _ _ _ _ _ _ _ _ _ _ 25'
INTERIOR SIDE _ _ _ _ _ 7.5' MIN.

LOT AREA _ _ _ _ _ _ _ _ 7868.08 S.F (100%)
NEW RESIDENCE _ _ _ _ _ 1959.47 S.F
LOT COVERAGE _ _ _ _ _ 5908.61.50 S.F
CONCRETE AREA _ _ _ _ _ 701.54 S.F
GREEN AREA _ _ _ _ _ _ _ 5348.59

NEW NOTE:
THE CONCRETE DRIVEWAY SHALL BE USED FOR ON-SIDE ONLY/ON ACCEPTABLE FOR ROW

SIDEWALK NOTE
SIDEWALK WITHIN THE DRIVEWAY MUST BE REPLACED IF BROKEN, DEPRESSED OR LESS THAN 6" THINK. REMAINDER OF SIDEWALK TO BE REPLACED OF BROKEN OR DEPRESSED

NEW CONCRETE NOTE
NEW CONCRETE SIDEWALK AND NEW 6" CONCRETE DRIVEWAY SEE DETAIL.

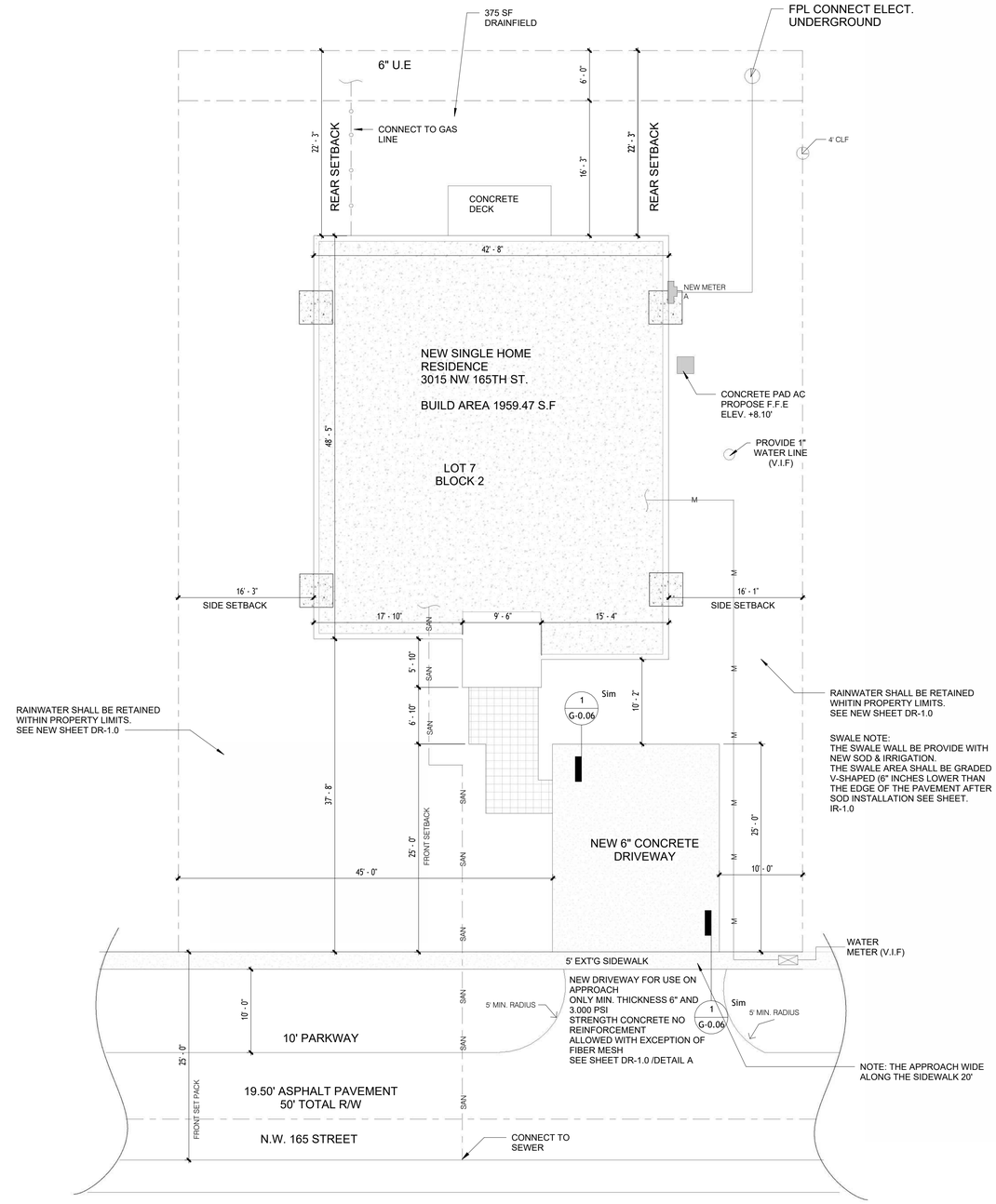
NEW NOTE
ANY SIDEWALK THAT IS DAMAGED OR DEPRESSED SHALL BE REPLACE

NEW NOTE
THERE IS NO EXISTING ASPHALT TO REMOVE BECAUSE IT IS NOT NECESSARY THE ASPHALT IS ALIGNED.

NEW NOTE
ON SHEET IR-1.0 PROVIDED NEW SOD AND IRRIGATION

DEVELOPMENT STANDARDS TABLE (SECTION 34.342)
SINGLE FAMILY.

	REQUIRED	PROVIDED
LOT AND DENSITY PARAMETERS	NOT APPLICABLE	
LOT FRONTAGE MINIMUM	60 F.T	60 F.T
LOT AREA (NET), MINIMUM	6,300 S.F	6,300 S.F
LOT CONVERGE AND PERMITTED IMPERVIOUS AREA	40% MAX	58.66% MAX.
LOT CONVERGE PRINCIPAL BUILDING	40% MAX (2,520 S.F)	33.82% MAX. (2,131 F.T)
REQUIRED FRONT YARD	50% MAX.	50% MAX.
MAXIMUM HEIGHT PRINCIPAL BUILDING	35% FT.	20' - 5"
PRINCIPAL BUILDING SIZE, SETBACKS, SPACING AND LENGTH	NOT APPLICABLE	
FRONT SETBACK	25 FT.	26 FT.
REAR SETBACK	25 FT.	25 FT.
INTERIOR SIDE SETBACK	25 FT. MIN. OR 10% OF LOT WHITE.	8' - 10"



2 SITE PLAN
SCALE: 1/8" = 1'-0"

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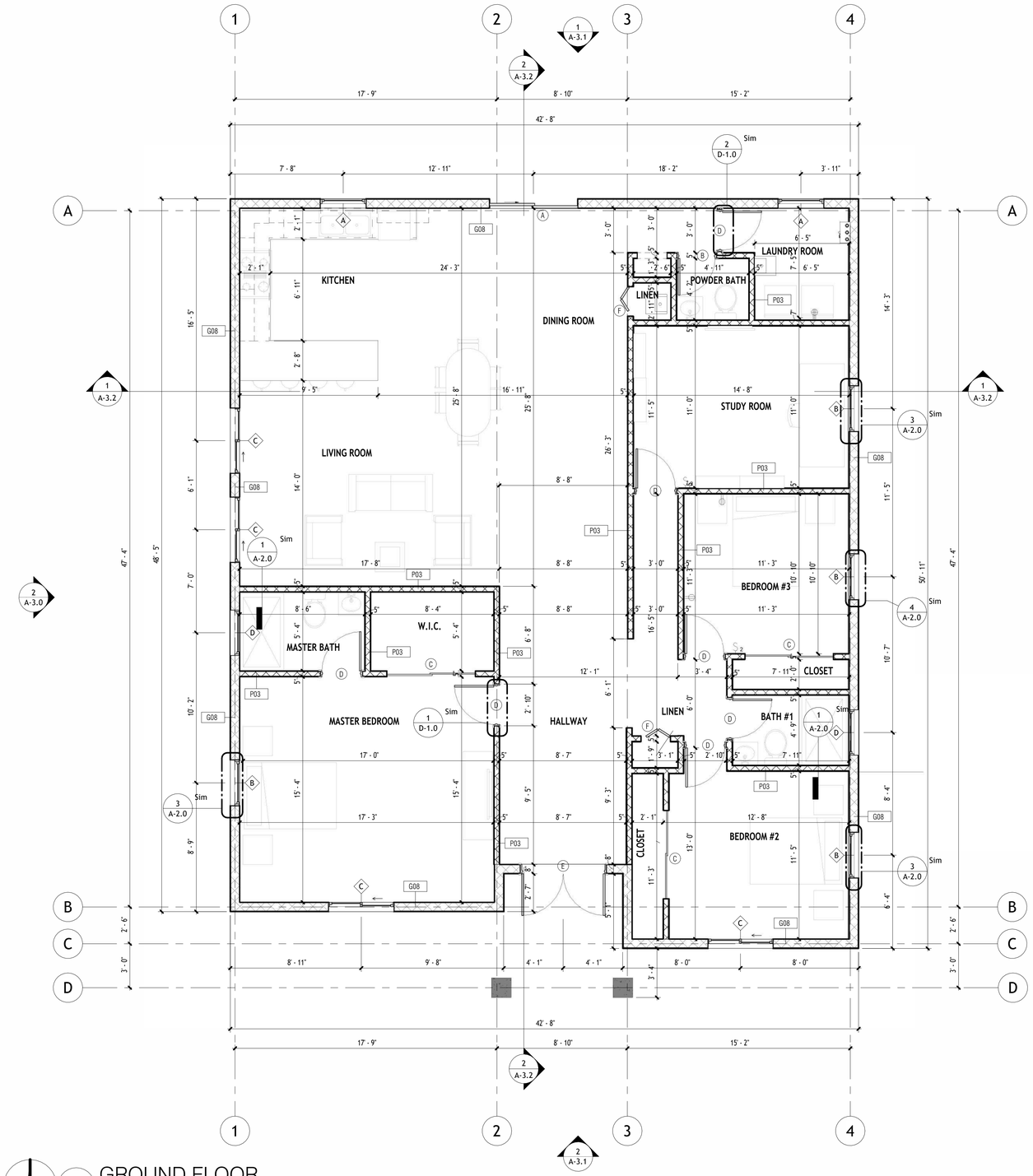


1 GROUND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND	
101	DOOR
WT-	WALL
1t	WINDOWS
	NEW 5" INTERIOR PARTITION WALL
	NEW 8" INTERIOR PARTITION WALL

CONSTRUCTION NOTES:

1-NEW WALL & CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX OF NOT GREATER THAN 200 & A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 - FBC 2023, 8TH EDITION (RESIDENTIAL) 302.9.

2-ALL NEW INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKED DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84 OR UL723 .FBC 2023, 8TH EDITION (RESIDENTIAL) 302.10.1.

3-NEW GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308.4.

4-NEW GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION.

5-NEW SHOWER DOOR SHALL HAVE A MIN. CLEAR UNCONSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 8TH ED 2023 (PLUMBING) 417.2.

6-NEW GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308 TYP.

7-NEW LANDINGS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" LOWER THAN THE TOP OF THE THRESHOLD. -FBC 2023, 8TH EDITION (RESIDENTIAL) 311.

8-FLOOD MATERIAL NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0 'NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0.).

9-ALL UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0"NGVD)". (ASCE 24-14 CH. 5.0.).

10-FLOOD RESISTANT DESIGN AND CONSTRUCTION: CAT II AS PER ASCE 24-05 TABLE 1-1.

11-CONTRACTOR SHALL PROVIDE ARCHITECT W/ SIGNED & SEALED SHOP DRAWINGS BY SPECIALTY ENGINEER FOR HANDRAIL/GUARDRAIL & FENCES PRIOR TO FABRICATION.

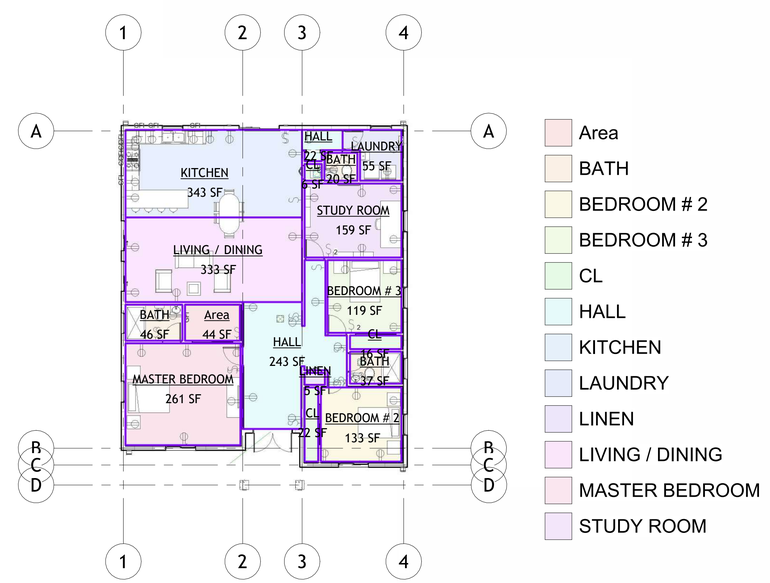
12-NEW GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

13-PROVIDE 3/4" PLYWOOD BACKING AT ALL CABINETRY AND WALL MOUNTED BUILT-INS.

14-TERMITE PROTECTION NOTE: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. SHALL COMPLY WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMPLY WITH 2023 FBC B SECTION.

AREA SCHEDULE

Level	Name	Area	Perimeter
GROUND FLOOR	Area	44 SF	27' - 0 31/32"
GROUND FLOOR	BATH	20 SF	18' - 1 29/32"
GROUND FLOOR	BATH	46 SF	27' - 8 9/16"
GROUND FLOOR	BATH	37 SF	24' - 10 1/2"
GROUND FLOOR	BEDROOM # 2	133 SF	46' - 1 5/16"
GROUND FLOOR	BEDROOM # 3	119 SF	43' - 8 19/32"
GROUND FLOOR	CL	6 SF	10' - 1 3/8"
GROUND FLOOR	CL	16 SF	19' - 4 23/32"
GROUND FLOOR	CL	22 SF	26' - 2 3/32"
GROUND FLOOR	HALL	22 SF	21' - 5 5/8"
GROUND FLOOR	HALL	243 SF	94' - 10 11/16"
GROUND FLOOR	KITCHEN	343 SF	78' - 8 23/32"
GROUND FLOOR	LAUNDRY	55 SF	32' - 8 1/2"
GROUND FLOOR	LINEN	5 SF	9' - 7"
GROUND FLOOR	LIVING / DINING	333 SF	77' - 11 3/16"
GROUND FLOOR	MASTER BEDROOM	261 SF	64' - 8 15/32"
GROUND FLOOR	STUDY ROOM	159 SF	50' - 10 9/16"
GROUND FLOOR		1864 SF	674' - 2 13/16"
Grand total		1864 SF	674' - 2 13/16"



2 GROUND FLOOR
SCALE: 3/32" = 1'-0"

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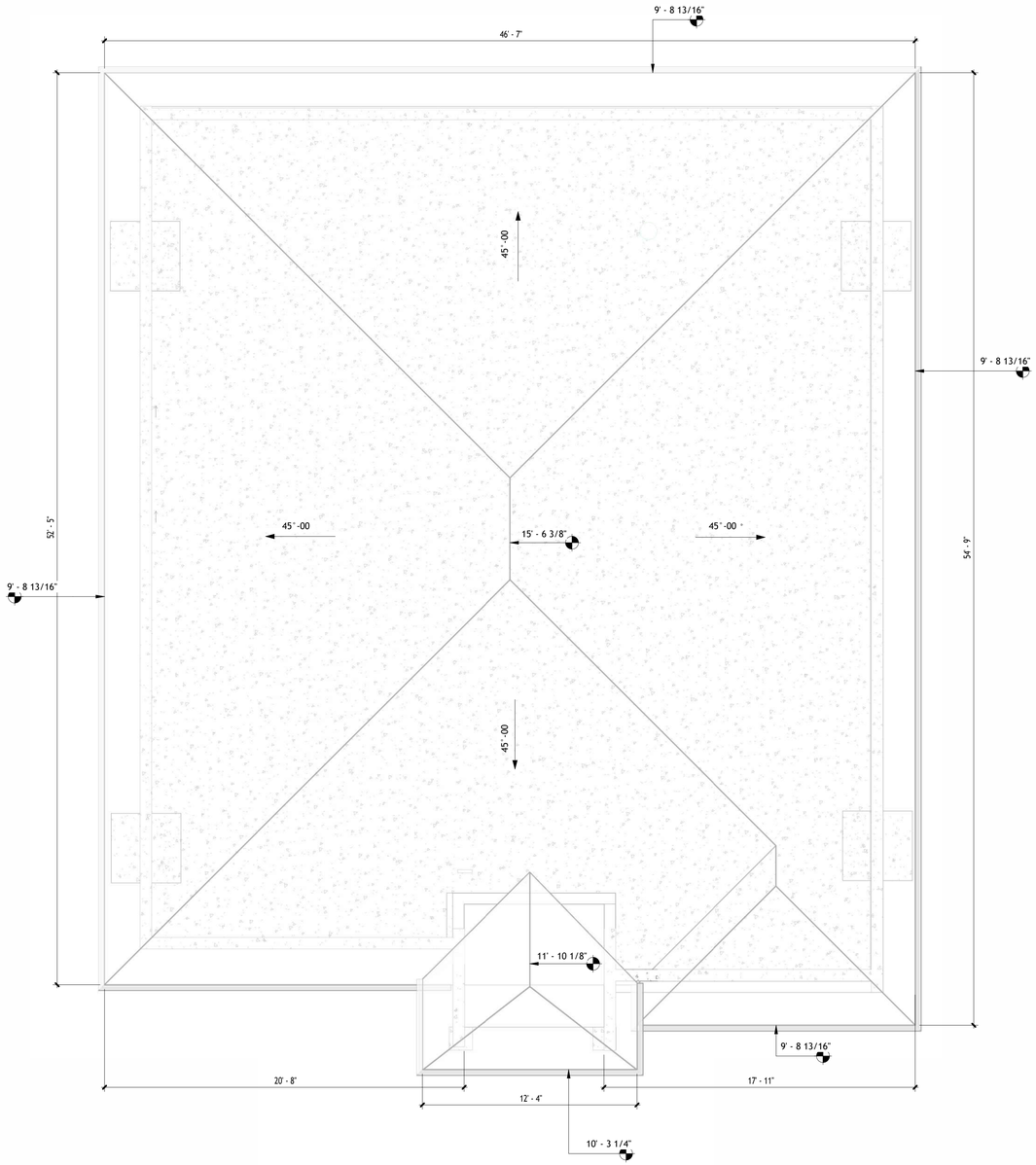

1 ARCHITECTURAL ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

SECURITY NOTES:

APPLICABLE ITEMS FBC 2023 EXT'G
RE: INTRUSION AND BURGLARY SECURITY

1.) ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.

2.) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANCES OR LOCKING AUXILIARY.

3.) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.

4.) HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5.) JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

6.) SINGLE SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.

7.) GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 'S STANDARD 2971.

8.) VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE 'S STANDARD 2971.

9.) SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG 'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

10.) FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

11.) DOOR AND WINDOWS BY CARADCO PRODUCTS (OR EQUAL).

STRUCTURAL LOADS

ROOF - DEAD LOADS:

PLYWOOD SHEATHING = 2 PSF; UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.
TOTAL DEAD LOAD FOR ROOF = 15 PSF.

FLOOR & ROOD LIVE LOADS:
ALLOW FOR 25 PSF FOR LIVE LOAD AND 40 PSF FOR FLOOR LIVE LOAD

CEILING DEAD LOADS:
DRYWALL (1/2") = 2.5 PSF, WOOD FURRING SUSPENSION SYSTEM = 2.5 INSULATION,
DUCT WORK, FIXTURES, ETC = 5 PSF. TOTAL LOAD = I - PSF.

WALL INTERIOR - DEAD LOADS:
WOOD OR STEEL STUDS WITH DRYWALL BOTH SIDE, ASSUMING 20% OPENINGS
20% OPENINGS ETC MISC. ELECTRICAL, ETC LOSFF.
TOTAL DEAD LOAD W/ 9' CEILINGS HEIGHT = 90 PLF

WALL EXTERIOR CMU - DEAD LOADS:
8" CMU WITH 25% GROUT FILLED CELLS, 3/4" STUCCO (EXTERIOR), 1/2" DRYWALL
W/ NAILING STRIPS (INTERIOR), MISC. ELECTRICAL, PLUMBING, ETC. 75 PSF
TOTAL DEAD LOAD E/ 9' CEILING HEIGHT = 675 PLF.

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NEW SINGLE FAMILY
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RUSOL AND CO INC TRS
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PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
08/08/24

A-1.1

CEILING LEGEND

MATERIAL

CEILING MATERIAL

1 | 9'-0"

CEILING HEIGHT

1. PAINTED GYPSUM BOARD CEILING.

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

FIXTURES

48" FLUORESCENT STRIP

RECESS MOUNTED DOWN LIGHT FIXTURE

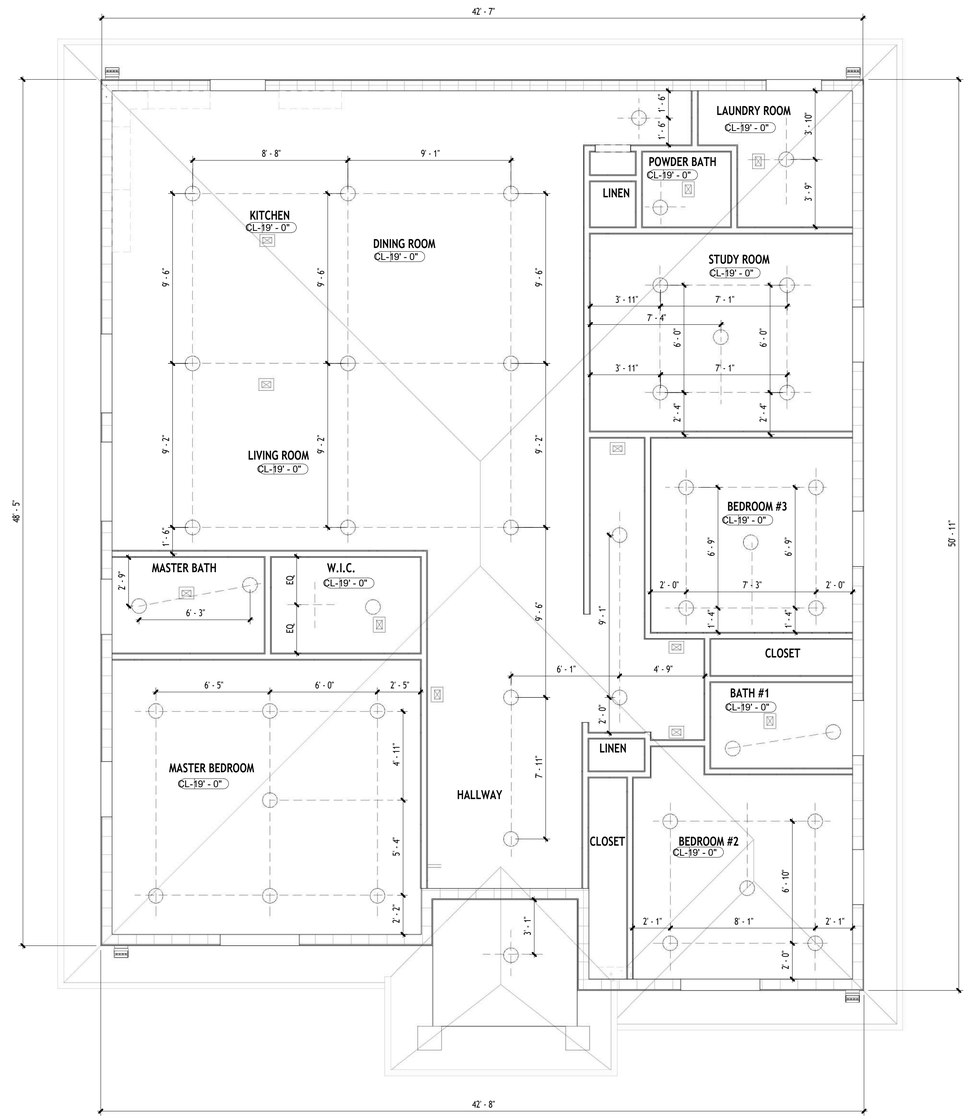
PENDANT LIGHT FIXTURE

NOTES:

1. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING, FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO MECHANICAL ENGINEERS PLANS FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
3. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DWGS.

NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N.
3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
4. DROP CEILING ABOVE KITCHEN CABINETS TO CABINET HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS.
5. FOR FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION DWGS.
6. REFER TO FLOOR PLANS FOR RM. NAMES & RM. NUMBERS.
7. CONTRACTOR SHALL SUBMITS DETAILED SHOP DWGS. & CALCULATIONS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER INDICATING COMPLIANCE W/ THE FBC FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING: ATTACHMENT METHOD, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHER MISC. COMPONENTS AS MAYBE NECESSARY. THE GENERAL COMPOSITION OF THE SYSTEM IS NOTED HEREIN IN THESE DOCUMENTS FOR PRICING PURPOSES ONLY.



1 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

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A-1.2

DOOR SCHEDULE

Marca de tipo	Door Size Width	Door Size Height	Door Size Thickness	Door Material	Door Finish	Frame Material	Frame Finish	Comments	Required pressures	Approved Pressures	Product Appr. Number
A	6' - 0"	6' - 8"	0' - 2"	WOOD	PAINT	WOOD	PAINT	EXIT PATIO			
B	2' - 6"	6' - 8"	0' - 1 3/8"	WOOD	PAINT	WOOD	PAINT				
C	6' - 0"	6' - 8"	0' - 2"	WOOD	PAINT	WOOD	PAINT				
D	2' - 8"	6' - 8"	0' - 1 3/8"	WOOD	PAINT	WOOD	PAINT	<varía>			
E	5' - 8"	6' - 8"	0' - 1 3/8"	GLASS	PAINT	ALUMINUM	PAINT	TINTED IMPACT PROTECTION TYPE A ENTRANCE PATIO			
F	2' - 0"	6' - 8"	0' - 1 1/2"	WOOD	PAINT	WOOD	PAINT				
Grand total: 15											

WINDOW SCHEDULE

Type Mark	Size Width	Size Height	Type	Material	Finish	Detail Head	Detail Jamb	Detail Sill	Glazing Type	Head Height	Comments	Required Pressures (POS / NEG.)	Approved Pressures (POS / NEG.)	Product Appr. No.
A	3' - 1"	3' - 2 3/8"	HORIZONTAL ROLLER	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	BEDROOMS / LIVING AREA / DINING AREA/ CAT I SAFETY GLASS			19-0911.06
B	3' - 1"	4' - 11"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	BEDROOMS / CAT I SAFETY GLASS			19-0409.08
C	4' - 5"	4' - 2"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	KITCHEN / CAT I SAFETY GLASS			19-0409.08
D	3' - 1"	2' - 2"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	<varía>			19-0409.08

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Room Finish Schedule

Room Number	Nombre	Nivel	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
1	MASTER BEDROOM	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
2	BEDROOM #2	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
3	BATH #1	GROUND FLOOR	CERAMIC TILE	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
4	BEDROOM #3	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
5	MASTER BATH	GROUND FLOOR	CERAMIC TILE	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
6	STUDY ROOM	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
7	LAUNDRY ROOM	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
8	POWDER BATH	GROUND FLOOR	CERAMIC TILE	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
9	LINEN	GROUND FLOOR	N/A	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
10	LINEN	GROUND FLOOR	N/A	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
11	W.I.C.	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
12	CLOSET	GROUND FLOOR	N/A	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
13	CLOSET	GROUND FLOOR	N/A	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
14	N/A	Sin colocar	N/A	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
15	KITCHEN	GROUND FLOOR		SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
16	LIVING ROOM	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
17	HALLWAY	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	
18	DINING ROOM	GROUND FLOOR	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	9' - 0"	

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. FCB R307.2

WALL SCHEDULE

IMAGE	TAGS	TYPE	STRUCTURAL MATERIAL	TOP WIDTH	WIDTH	ASSEMBLY DESCRIPTION	COMMENTS
	G08	Generic - 8" Masonry	Concrete Masonry Units		0' - 7 5/8"	Exterior Walls	
	P03	Interior - 4 3/4" Partition (1-hr)	Softwood, Lumber		0' - 4 3/4"	Partitions - Drywall w/ Metal Stud	

DESIGN GRAVITY LOADS: ROOF - DL=15PSF, LL=30PSF; CEILING - DL=10PSF; FLOOR - DL=25PSF, LL=40PSF

FLAME SPREAD AND SMOKE DEVELOPED INDEXES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4. FCB R302.9.

FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1THROUGH R302.10.5. FCB R302.10

NOTE:
EXTERIOR DOORS & WDSW, ROOF TRUSSES,
ROOFING MEMBRANE UNDER SEPARATE PERMIT.

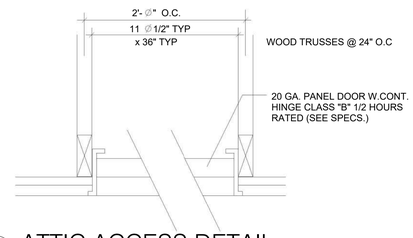
ATTIC VENTILATION CALCULATION:

SHALL BE 1:150 RATIO AS PER FBC R806.2
TOTAL AREA: 430 SF / 150 = 2.86 SF
2.66 SF TOTAL CENT SPACE NEEDED
2.66 / .56 SF EACH ONE =
TOTAL VENT 5.2 UND
TOTAL SCREEN PROVIDE 12 USD

OTHER NOTES:

- FLAME SPREAD AND SMOKE DEVELOPED INDEXES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4. FBC R302.9.
- FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1THROUGH R302.10.5. FCB R302.10.
- EXTERIOR DOORS & WINDOWS, ROOF TRUSSES, ROOFING MEMBRANE UNDER SEPARATE PERMIT.
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. FCB R307.2.

ATTIC VENTILATION CALCULATION
SHALL BE 1:150 RATIO AS PER FBC R806.2 TOTAL AREA: 430 SF/150 = 2.86 SF 2.86 SF TOTAL VENT SPACE NEEDED 2.86 SF /.56 SF EACH ONE= TOTAL VENT 5.2 UND TOTAL SCREEN PROVIDE 12 UND



6 ATTIC ACCESS DETAIL
SCALE: 1/4" = 1'-0"

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA.
101 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED

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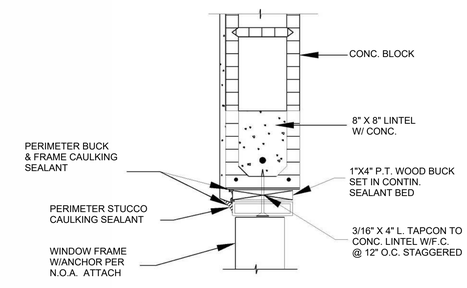
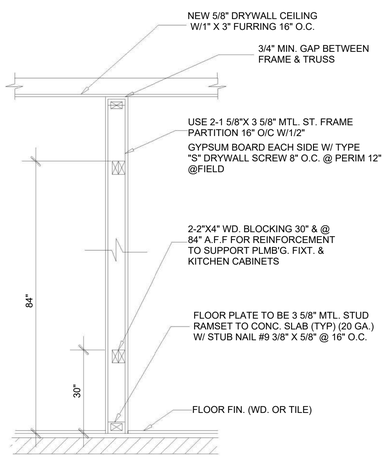
EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT. 22-2.2.3. (C)

SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

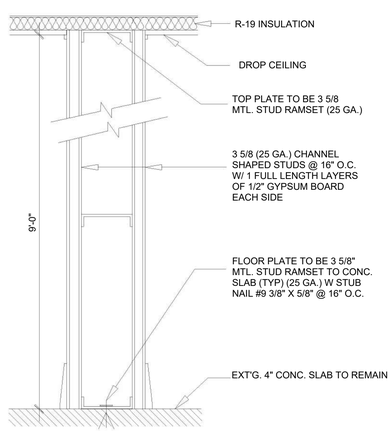


5 WINDOW HEAD DETAIL
SCALE: 1/4" = 1'-0"

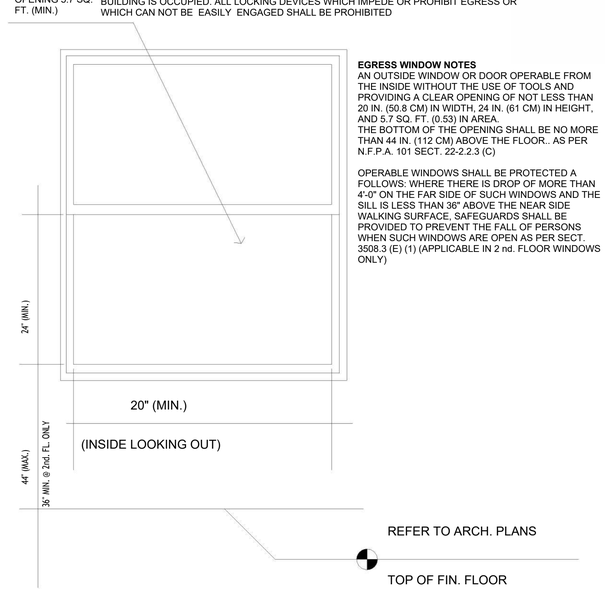


NOTE: USE "DUROCK" @ TILE INSTALLATION AND SEE NOTE FINISH PER 207.2 AND R702.4.2 ON A-1

1 BATHROOM PARTITION
SCALE: 1/4" = 1'-0"



2 ATTIC ACCESS DETAIL
SCALE: 1/4" = 1'-0"



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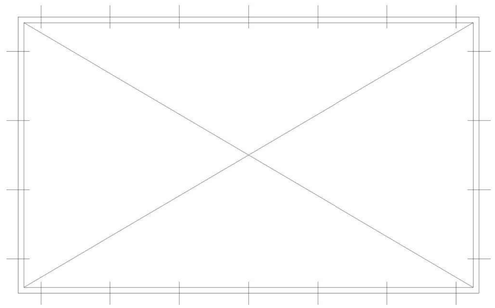
3 EGRESS WINDOW DETAIL
SCALE: 1/4" = 1'-0"



(WINDOW & DOOR OPENINGS 7'-0" WIDE AND LARGER)

2" X 4" P.T. BUCK W/ 1/4"∅X 1 1/2" CONC. EMBEDMENT TAPCON W/ 1"∅ WASHER AT 8" O.C. START 3" FROM CORNERS. BUCKS TO BE FASTENED HORIZONTALLY AND VERTICALLY TO CONCRETE BEAMS AND COLUMNS OR CONCRETE FILLED MASONRY.
G.C. TO COORDINATE OPENING DIMENSIONS AND BUCK FASTENING DETAIL WITH PRODUCT APPROVALS.

4 WINDOW-DOOR OPENINGS
SCALE: 1/4" = 1'-0"

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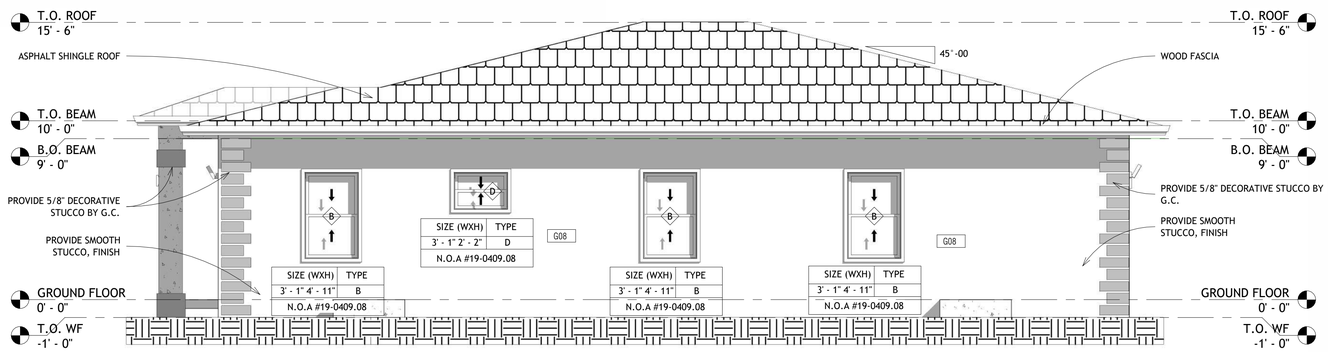
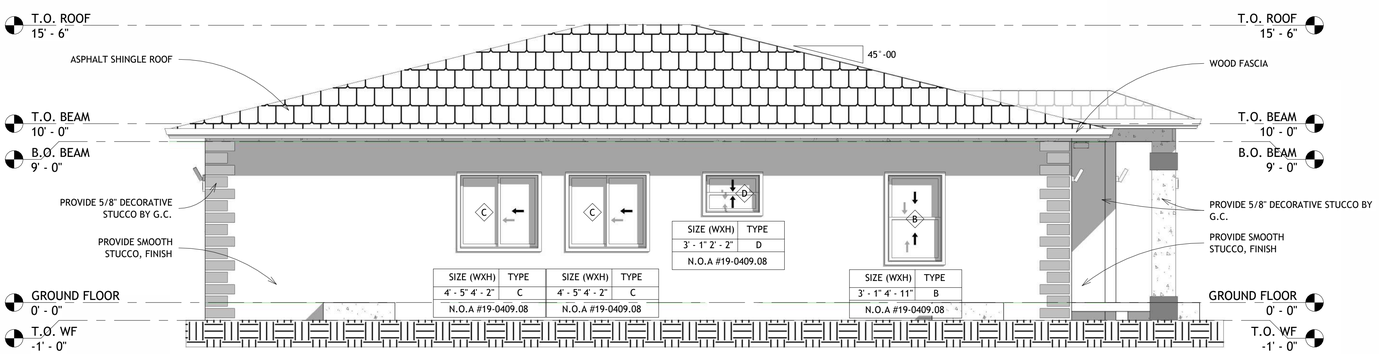


1 EAST ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"

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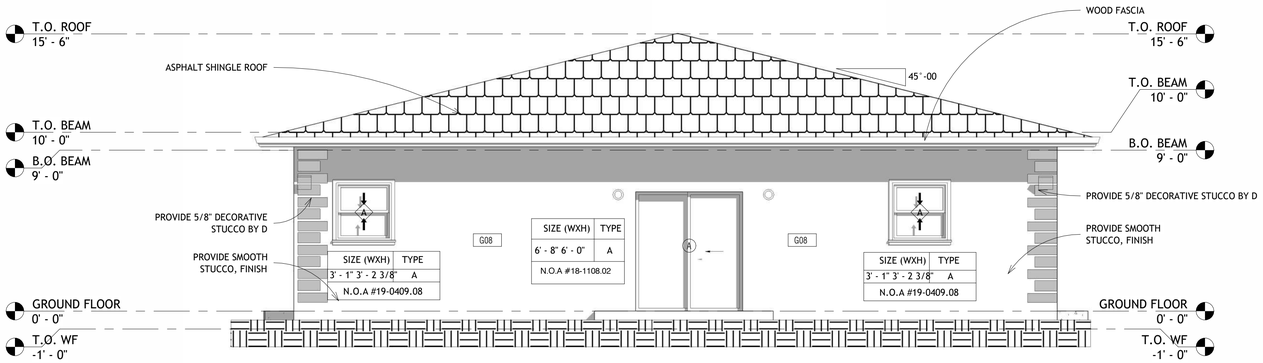
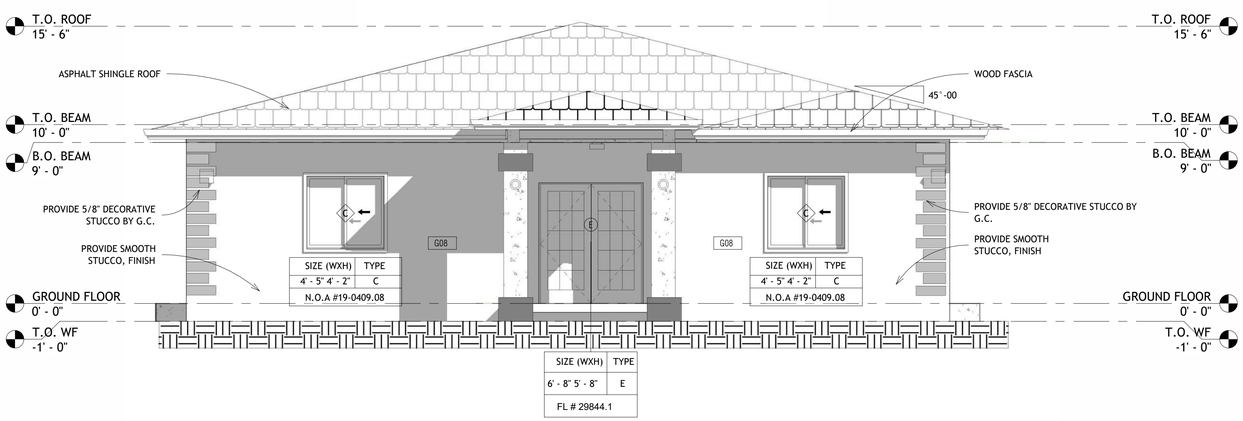


1 NORTH ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ARCHITECTURAL ELEVATION
SCALE: 1/4" = 1'-0"

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SECTION KEY NOTES

1. NEW 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.
2. NEW INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL.
3. NEW PLYWOOD SHEATHING = 2 PSF: UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.
4. NEW 4" CONC. SLAB W/6X6 10/10 W.W.M ON VAPOR BARRIER MEMBRANE OVER 95% WELL COMPACTED FILL ALL DRY DENSITY MOISTURE BARRIER (.006 IN. VISQUEN)
5. NEW WINDOW DOUBLE GLAZING
6. NEW COUNTERTOP & CABINETS
7. NEW WOOD FRAME, DOUBLE GLASS DOOR
8. NEW FASCIA
9. NEW DOOR INTERIOR SHINGLE
10. NEW BIFOLD 2 PANEL
11. NEW FRONT DOOR
12. DOUBLE GLAZING - DOMESTIC

DRAWING BY:

ALEMAN MINERVINI

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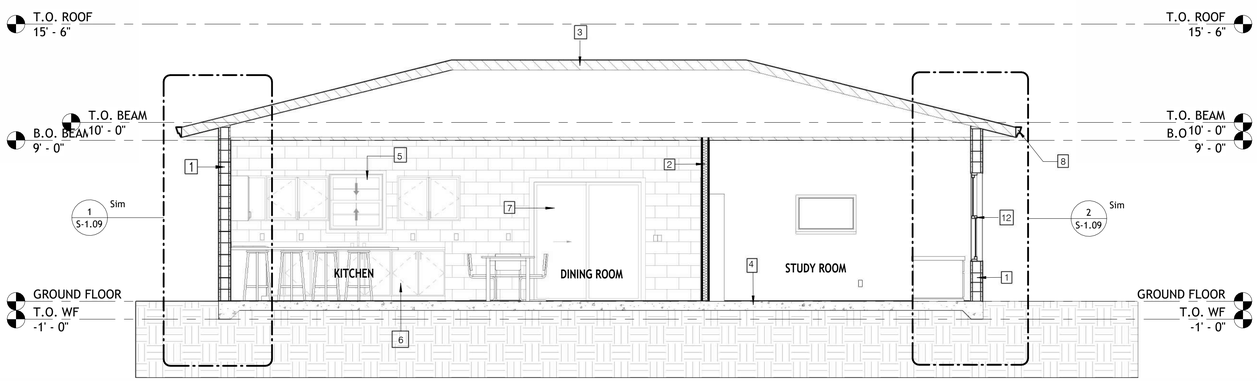
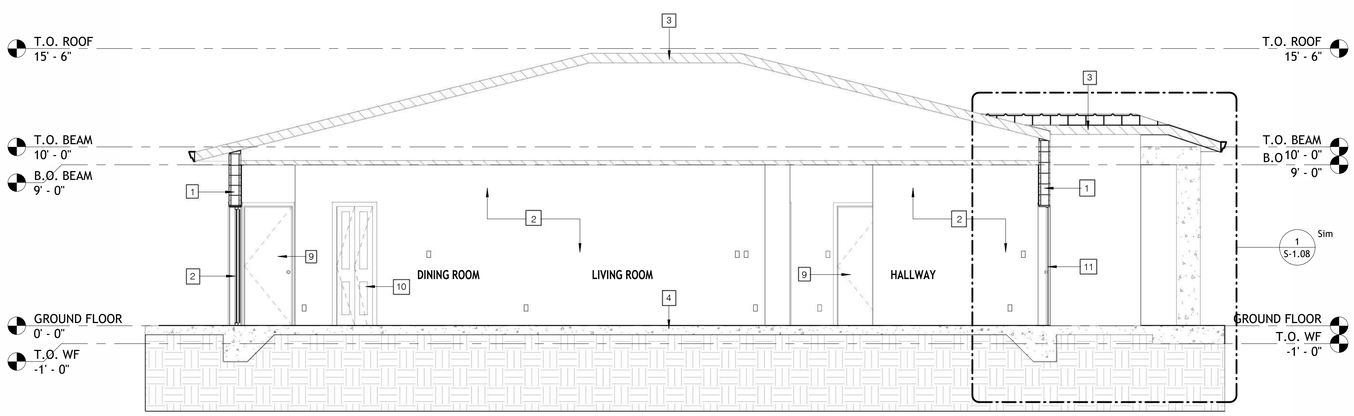
REVISIONS	BY



1 SECTION B
SCALE: 1/4" = 1'-0"



2 SECTION A-A"
SCALE: 1/4" = 1'-0"

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NEW SINGLE FAMILY RESIDENCE, ONE STORY
3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

RUSOL AND CO INC TRS
3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

PROFESSIONAL SEAL:

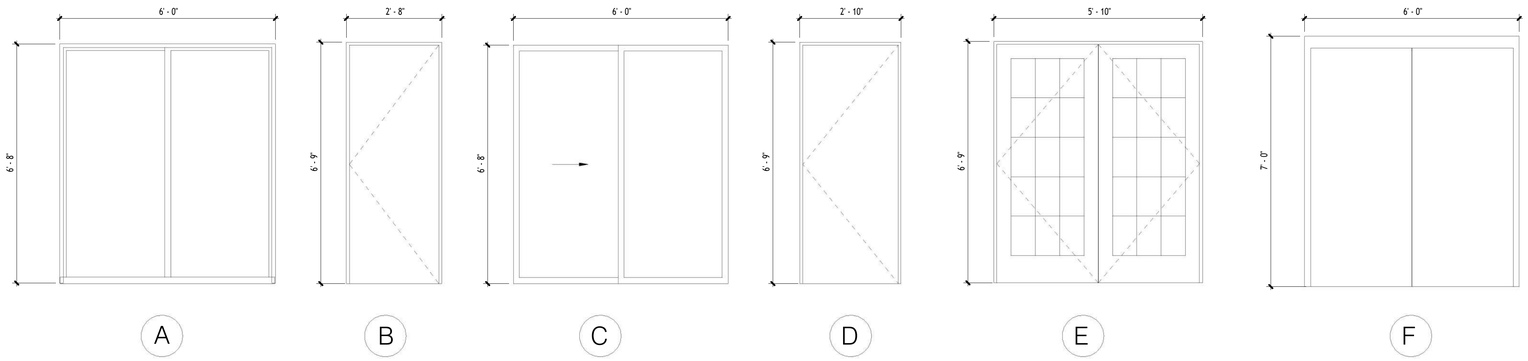
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

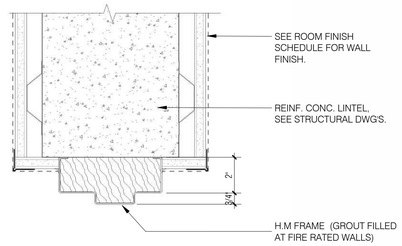
LAST DATE REV.:
08/08/24

A-3.2

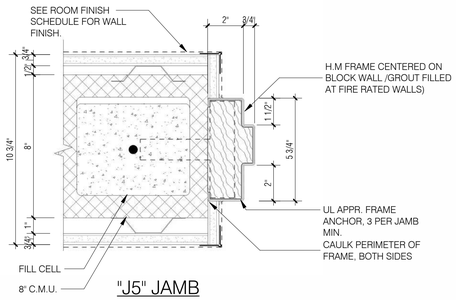
DOOR SCHEDULE

Marca de tipo	Door Size Width	Door Size Height	Door Size Thickness	Door Material	Door Finish	Frame Material	Frame Finish	Comments	Required pressures	Approved Pressures	Product Appr. Number
A	6' - 0"	6' - 8"	0' - 2"	WOOD	PAINT	WOOD	PAINT	EXIT PATIO			
B	2' - 6"	6' - 8"	0' - 1 3/8"	WOOD	PAINT	WOOD	PAINT				
C	6' - 0"	6' - 8"	0' - 2"	WOOD	PAINT	WOOD	PAINT				
D	2' - 8"	6' - 8"	0' - 1 3/8"	WOOD	PAINT	WOOD	PAINT	<varía>			
E	5' - 8"	6' - 8"	0' - 1 3/8"	GLASS	PAINT	ALUMINUM	PAINT	TINTED IMPACT PROTECTION TYPE A ENTRANCE PATIO			
F	2' - 0"	6' - 8"	0' - 1 1/2"	WOOD	PAINT	WOOD	PAINT				
Grand total: 15											



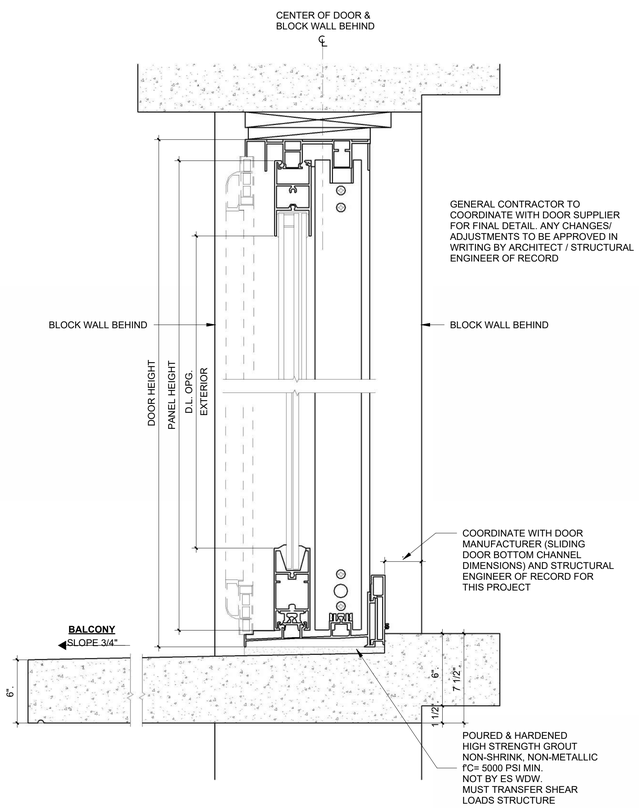


"H5" HEAD

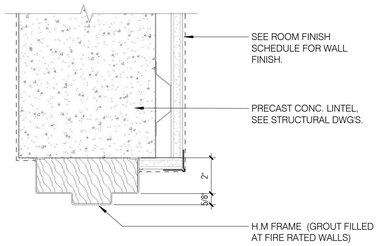


"J5" JAMB

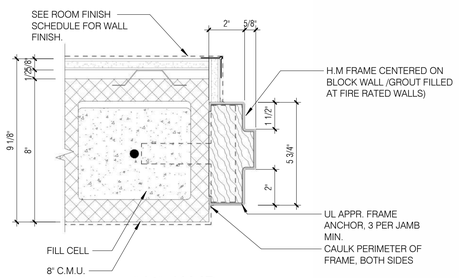
2 DOOR JAMB & HEAD DTL 2
SCALE: 3" = 1'-0"



4 SLIDING DOOR DTL
SCALE: 1/2" = 1'-0"

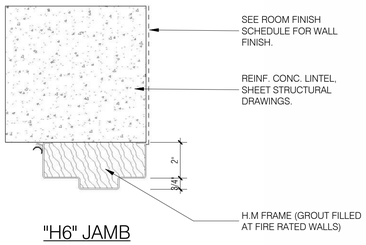


"H4" HEAD

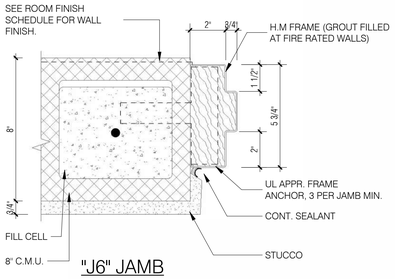


"J4" JAMB

1 DOOR JAMB & HEAD DTL3
SCALE: 3" = 1'-0"



"H6" JAMB



"J6" JAMB

3 DOOR JAMB & HEAD DTL 3
SCALE: 3" = 1'-0"

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PROFESSIONAL SEAL:

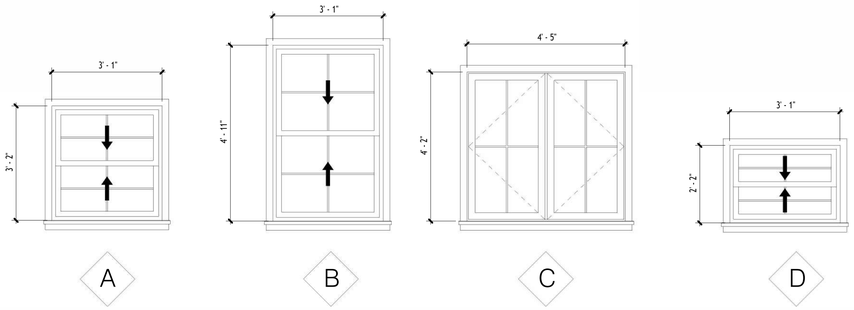
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

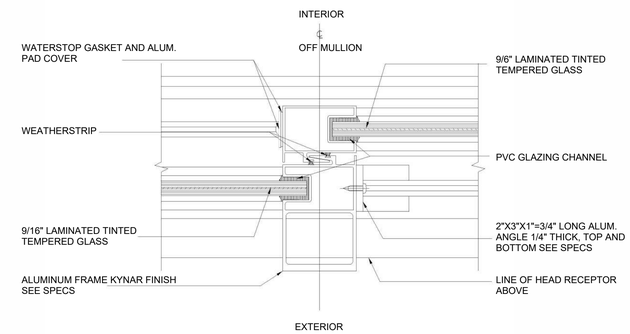
LAST DATE REV.:
09/25/24

D-1.0

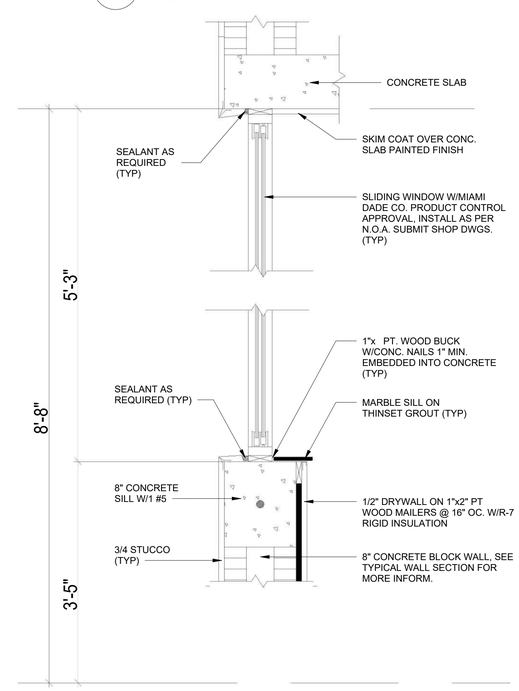
WINDOW SCHEDULE

Type Mark	Size		Type	Material	Finish	Detail			Glazing	Head Height	Comments	Required Pressures (POS / NEG.)	Approved Pressures (POS / NEG.)	Product Appr. No.
	Width	Height				Head	Jamb	Sill	Type					
A	3' - 1"	3' - 2 3/8"	HORIZONTAL ROLLER	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	BEDROOMS / LIVING AREA / DINING AREA/ CAT I SAFETY GLASS			19-0911.06
B	3' - 1"	4' - 11"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	BEDROOMS / CAT I SAFETY GLASS			19-0409.08
C	4' - 5"	4' - 2"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	KITCHEN / CAT I SAFETY GLASS			19-0409.08
D	3' - 1"	2' - 2"	SINGLE HUNG	ALUMINUM	ALUMINUM	6" @ ENDS, 12-1/2" O.C.	6" @ ENDS, 13-1/2" O.C.	6" @ ENDS, 12-1/2" O.C.	TINTED/IMPACT PROTECTION TYPE A	7' - 2"	<varía>			19-0409.08





3 MULLION DETAIL- SGD/SGW UNIT
SCALE: 1" = 1'-0"



1 SLIDING WINDOW DTL
SCALE: 1 1/2" = 1'-0"

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PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
09/25/24

D-1.02

STRUCTURAL GENERAL NOTES

CODE:

1. FLORIDA BUILDING CODE 2023 8TH EDITION.

2. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318-11 ("ACI").

3. AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES". 7-22.

4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" 318-19.

MATERIALS:

UNLESS OTHERWISE NOTED ON DRAWINGS:

1. STRUCTURAL STEELS:

ALL ROLLED SHAPED	ASTM A572, GRADE 50
ALL PLATES AND CONNECTION MATERIAL	ASTM A36
ALL HOLLOW STRUCTURAL SECTIONS	ASTM A500, GRADE B
ANCHOR RODS, U.O.N.	ASTM F1554, GRADE 36

2. CAST-IN-PLACE CONCRETE:

FOUNDATION	5 KSI NORMAL WT.
SLAB-ON-GRADE	5 KSI NORMAL WT.
FORMED SLAB	5 KSI NORMAL WT.
COLUMNS AND BEAMS	5 KSI NORMAL WT.

3. REINFORCEMENT:

DEFORMED BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM 185
WELDED REINFORCEMENT	ASTM A706

4. WELDING ELECTRODES: E70XX LOW HYDROGEN

5. BOLTING MATERIALS: ASTM A325 OR A490 (U.O.N.)

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION , THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVE, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

6. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONAL INFORMATION.

7. DO NOT CUT OR ALTER ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER.

8. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS. SEE CONSTRUCTION DOCUMENTS.

9. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S AND ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHOD OF CONSTRUCTION.

10. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREET, BUILDING AND STRUCTURES.

11. ALL EXISTING DIMENSION AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWING SHALL BE VERIFIED BY FIELD MEASUREMENTS, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

12. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. PRIOR TO PREPARATION OF SHOP DRAWINGS, CONTRACTOR SHALL VERIFY AND/OR DETERMINE SIZE, LOCATION, CONFIGURATION, ETC. OF EXISTING STRUCTURE EVERY PLACE WHERE NEW WORK IS ABOUT, ATTACH, CLEAR, ETC. NOTIFY ENGINEER IN WRITING OF ANY AND ALL CONDITION WHICH DIFFER FROM THOSE SHOWN ON DRAWINGS.

13. REUSE OF SALVAGE MATERIALS IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN WRITING.

DESIGN LOADS:

WIND LOADS:
1. DESIGN PRESSURE VARIES WITH DIRECTION OF APPLICATION DUE TO DIFFERENT SHAPE FACTORS, NUMBERS SHOWN REPRESENT MAXIMUM GROSS VALUES.

2. WIND DESIGN CRITERIA (ASCE 7-16):
   a. WIND SPEED 175 MPH
   b. BUILDING CATEGORY II
   c. TOPOGRAPHIC FACTOR KZT = 1.O
   d. EXPOSURE "D"
   e. DIRECTIONALITY FACTOR Kd = 0.85

3.

LIVE/DEAD LOADS:	DEAD LOADS:	LIVE LOADS:
GROUND FLOOR	10 PSF	40 PSF
SECOND FLOOR	20 PSF	40 PSF
ROOF	25 PSF	30 PSF
STAIRS	20 PSF	100 PSF
TERRACE	20 PSF	100 PSF
BALCONY	20 PSF	100 PSF

FOUNDATIONS:

1. BASED OF THE GEOTECHNICAL REPORT MADE BY:

   DYNATECH ENGINEERING CORP. DATED MARCH 30, 2021.

2. THE ENTIRE STRUCTURE SHALL BE SUPPORTED BY 14" DIAMETER AUGER-CAST PILES WITH 30'-0" MINIMUM PENETRATION BELOW EXISTING GRADE SURFACE. DESIGN LOADS FOR THESE PILES SHALL BE AS FOLLOWS:

   COMPRESSION = 35 TONS
   TENSION = 15 TONS
   LATERAL = 2 TONS

3. CENTERLINE OF PILES SHALL HAVE A MAXIMUM TOLERANCE OF 2" W/ RESPECT TO THE LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL FURNISH AN AS-DRIVEN SURVEY OF THE PILES NOTING THEIR DEVIATION FROM THE SPECIFIED LOCATION PRIOR TO SUBMITTING FOUNDATION (GRADE BEAMS) REINFORCEMENT SHOP DRAWINGS. ANY PILES THAT DO NOT MEET THE ABOVE CRITERIA MAY REQUIRE REDESIGN AND REVISIONS TO THESE PLANS.

4. THE SEQUENCE OF PILE INSTALLATION SHALL BE SUCH THAT ADJACENT PILES SHOW NO EVIDENCE OF DISTURBANCE. NO PILES SHALL BE PLACED WITHIN 5 FEET OF ADJACENT PILES UNTIL THE GROUT IN THE EXISTING PILES HAS SET FOR 3 DAYS, UNLESS OTHERWISE DIRECTED BY THIS ENGINEER.

5. THE INSTALLATION OF PILLING SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER WHO PREPARED THE SOILS REPORT OF BY THEIR REPRESENTATIVE UNDER THE GEOTECHNICAL ENGINEER'S DIRECT SUPERVISION. THEY SHALL VERIFY THAT THE PILING HAS BEEN INSTALLED TO THE DEPTH AND SIZE SPECIFIED USING THE PRESCRIBED METHODS OF INSTALLATION.

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-05/318R-05) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (A.C.I. 315R-94).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A COMPRESSIVE STRENGTH AT 28 DAYS OF F'c=5,000 PSI FOUNDATION F'c=5.000 PSI SLUMP 3" MIN. TO 5" MAX. SUBMIT DESIGN MIX FOR REVIEW.

4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING AS PER ASTM A-615 GRADE 60, FABRICATION IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOUNDATIONS:		BEAMS:	
BOTTOM	3"	BOTTOM	2 1/2"
TOP	2"	TOP	2 1/2"
SIDES	2"	SIDES	2 1/2"
SLABS ON GRADE:		**INTERIOR STRUCTURAL SLAB:**	
BOTTOM	2"	BOTTOM	2"
TOP	2"	TOP	2"
SIDES	2"	SIDES	2"
COLUMNS/WALLS:		**EXTERIOR STRUCTURAL SLAB:**	
TOP	2"	BOTTOM	2"
SIDES	2"	TOP	2"
		SIDES	2"

6. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY ADDITION BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.

7. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWING ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.

8. CONCRETE DESIGN MIXED SHALL BE PREPARED ACCORDING WITH THE ACI-318 ARTICLE 5.3 OR 5.4 AND SUBMITTED FOR REVIEW AT LEAST 7 DAYS PRIOR TO THE START OF CONCRETE WORK.

9. ALL SLEEVES AND PENETRATION SHALL BE PROVIDED BY THE SUB-CONTRACTOR REQUIRING THE OPENING.

10. ALL SLABS SHALL BE FINISHED BY ACI-301 UNLESS OTHERWISE NOTED IN ARCHITECTURAL PLANS.

INSPECTION AND TESTING:

1. ALL WORK ON THIS CONTRACT SHALL BE SUBJECT TO INSPECTION AND TESTING, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TESTING AGENCY TO PERFORM THE FOLLOWING INSPECTION AND TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PRIOR NOTICE FOR COMPLETION OF SUCH.

2. CONCRETE:

A. THE FOLLOWING ITEMS SHALL BE INSPECTED: ALL REINFORCING STEEL, AND CONCRETE PLACEMENT.

B. THE FOLLOWING TEST SHALL BE MADE PER BUILDING CODE AND ACI REQUIREMENTS, SLUMP, COMPRESSION STRENGTH (CYLINDERS), TEMPERATURE, AIR ENTRAINMENT WHEN REQUESTED BY ENGINEER.

3. STEEL:

A. ALL FIELD WELDING SHALL BE VISUALLY INSPECTED FIELD WELDS SHALL BE TESTED PER AWS D1.1 AS FOLLOWS: ALL PENETRATION WELD SHALL BE ULTRASONICALLY TESTED, 50 PERCENT OF FILLED WELDS SHALL BE TESTED BY DYE PENETRANT OR MAGNETIC PARTICLE.

B. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED.

4. MASONRY WALLS:

A. SPECIAL INSPECTION IS REQUIRED.

DEMOLITION:

1. CONTRACTOR SHALL REPAIR ALL DAMAGE TO STREET, SIDEWALK, UTILITY LINES OR ANY OTHER PUBLIC OR PRIVATE PROPERTIES RESULTING FOR THE EXECUTION OF THE WORK AT NO COST TO THE OWNER OR ENGINEER.

2. THE USE OF EXPLOSIVES IS NOT PERMITTED.

3. CEASE OPERATIONS AND NOTIFY OWNER AND ENGINEER IMMEDIATELY IF SAFETY OR INTEGRITY OF STRUCTURE APPEARS TO BE ENDANGERED. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.

4. NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY PORTION OF EXISTING STRUCTURE WHICH IS NOT TO BE DEMOLISHED IS DAMAGED. CONTRACTOR SHALL PAY FOR ALL REPAIR COST, INCLUDING DESIGN AND INSPECTION EXPENSES.

5. DO NOT CUT OR ALTER ANY STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD UNLESS INDICATED ON THE STRUCTURAL DRAWINGS.

MASONRY WALLS:

1. ALL REINFORCED MASONRY WALLS SHALL BE PROVIDED WITH #9 DUR-O-WALL LADDER TYPE HORIZONTAL REINFORCEMENT AT 1'-4" VERTICALLY LAPPED 71/2" AND EXTENDED AT "T" AND "L" INTERSECTIONS. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.

2. CONCRETE MASONRY UNITS: ASTMC90, GRADE B-1, MODULAR, MINIMUM NET COMPRESSIVE STRENGTH AT 28 DAYS = 1500 PSI.

3. MORTAR: ASTM C270, TYPE S. MORTAR ALL FACE SHELLS, AND CROSS SHELLS AROUND ALL GROUT FILLED CELLS WITH A MINIMUM STRENGTH 2000 PSI (USE PORTLAND TYPE CEMENT).

4. DENOTES BEARING CONC. BLOCK WALL. INSTALL BLOCK BEFORE ADJACENT COLUMNS AND BEAMS.

5. JOINT REINFORCING LADDER TYPE: 9 GAGE LONGITUDINAL WIRE, 9 GAGE CROSS WIRE. "DUR-O-WALL" OR EQUAL AT 16" C/C.

6. GROUT: ASTM C476. COARSE GROUT. SLUM 8" MINIMUM PLUS/MINUS 11" MAXIMUM COMPRESSIVE STRENGTH AT 28 DAYS - 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.

7. STRUCTURAL CONCRETE MASONRY SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.

8. ANY MASONRY OPENINGS BETWEEN 3 AND 8 FT. IN WIDTH SHALL HAVE VERTICAL BARS IN CONCRETE FILLED CELLS ON EACH SIDE OF OPENING AS INDICATED IN THE FOUNDATION PLAN (AND ANY OTHER FLOOR IF APPLICABLE). THESE REBARS SHALL BE HOOKED AT THE FOUNDATION AND AT THE TIE BEAM AND LAPPED 48 BAR DIAMETER MINIMUM.

9. PLACE ALL MASONRY UNITS IN RUNNING BOND.

10. PROVIDE KNOCK-OUTS AT BASE OF ALL CELLS CONTAINING REINFORCING.

11. MAXIMUM POUR LIFT = 4'-0"

12. INTERSECTING WALLS:
    BONDED AT LOCATIONS WHERE THEY MEET OR INTERSECT BY THE FOLLOWING METHOD: FIFTY PERCENT OF THE UNITS AT THE INTERSECTION SHALL BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON THE UNIT BELOW.

13. VERTICAL REINFORCEMENT SHALL BE SPLICED 48 BAR DIAMETER MINIMUM.

14. PROVIDE VERTICAL REINFORCEMENT AS INDICATED ON FOUNDATION PLAN AT EACH SIDE OF WALL OPENING AND AT INTERSECTION WALLS.

15. SPECIAL INSPECTION IS REQUIRED.

16. AT INTERSECTION WITH THE COLUMNS, MASONRY WALLS SHALL BE EXTENDED 8" AT EVERY OTHER BLOCK SO THAT THEY OVERLAP WITH THE COLUMN.

TERMITE PROTECTION:

1. CONTRACTOR TO PROVIDE A CERTIFICATE FROM A LICENSED PEST CONTROL COMPANY STATING:

   "THE BUILDING ADDITION HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2. CONTRACTOR SHALL PROVIDE TERMITE PROTECTION STATEMENT, FBC 2023 8TH EDITION, SECTION 1816.1 AND FBC R318.1.

MISCELLANEOUS:

1. PROVIDE ADEQUATE BARRICADES TO PREVENT THE ENTRY OF PEDESTRIANS INTO WORK AREA.
2. WINDOWS & DOORS, RAILINGS, FENCES, FACADE LOUVERS AND POOLS ARE UNDER SEPARATE PERMITS.
3. THE BUILDING IS DESIGNED IN ACCORDANCE WITH ASCE 24, PILE OR COLUMN FOUNDATION AND BUILDING OR STRUCTURE TO BE ATTACHED THERETO IS DESIGNED TO BE ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS, AND OTHER LOAD REQUIREMENTS OF CHAPTER 16.2.3. FOR BREAKAWAY WALLS DESIGNED TO HAVE A RESISTANCE OF MORE THAN 20 PSF (0.96 KN/M2) DETERMINED USING ALLOWABLE STRESS DESIGN.
4. THE BREAKAWAY WALL IS DESIGNED IN ACCORDANCE WITH ASCE 24. FBC 1612.5.2 (2.2)
5. 16"x8" ALUMINUM FLOOD VENTS. 12" MAX FROM GRADE ON EITHER SIDE. REFER TO FLOOD VENT CALCULATIONS, CONFIRM PERCENT OPEN PRIOR TO ORDERING.

WOOD NOTES:

1. ALL WOOD IN CONTACT W/CONCRETE, MASONRY OR LATH SHALL BE PRESSURE TREATED AS PER "AMERICAN WOOD-PRESERVERS ASSOCIATION".

2. STRUCTURAL LUMBER SHALL HAVE A MINIMUM ALLOCABLE BENDING STRESS OF 1,100 P.S.I. FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 1, NON-DENSE OR APPROVAL EQUAL. LUMBER SHALL BE FREE OF WARP THAT CAN NOT BE CORRECTED BY BRIDGING AND NAILING.

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CESAR CASTILLO
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
08/09/24

S-1.01

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY.

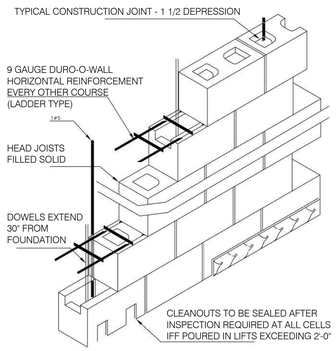
4. REFER TO ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESSES.

5. REFER TO MECHANICAL AND ELECTRICAL AND ARCHITECTURAL PLANS FOR SIZE AND LOCATIONS OF MECHANICAL SLEEVES AND OPENINGS.

6. SEE SHEET S101 FOR GENERAL NOTES.

7. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI) -
#5 @ 32" O.C.

CONTRACTOR SHALL PROVIDE TERMITE PROTECTION STATEMENT FBC 2023 8TH EDITION SECTION 1816.1 AND FBC R318.1



I. CODES

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDING-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN". 13TH. EDITION.
2. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11.
3. AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS". 2013 (NDS).
4. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED MASONRY STRUCTURE" ACI 530-11-
5. FLORIDA BUILDING CODE (F.B.C) 2023-RESIDENTIAL 8TH EDITION WITH LATEST AMENDMENTS AND REVIEWS.

II. MATERIALS

UNLESS OTHERWISE SHOWN OR NOTED OR DRAWINGS.
1. STRUCTURAL STEEL: ASTM A36
ANCHOR BOLTS. UON ASTM A325
2. CAST-IN-PLACE CONCRETE
FOUNDATION: 3KSI NORMAL WT
SLABS ON GROUND 3KSI NORMAL WT
COLUMNS AND BEAMS 3KSI NORMAL WT
3. REINFORCEMENT:
DEFORMED BARS ASTM A615 GRADE 60
WELDED WIRE FABRIC: ASTM A1185, GRADE 60
4. WELDING ELECTRODES: A70XX LOW HYDROGEN
5. BOLTING MATERIALS: ASTM A325 OR A490. UON.
6. FRAMING LUMBER DOUGLAS FIR OR SOUTHERN
DECKING YELLOW PINE.
19% MAXIMUM MOISTURE CONTENT
FB= 1200 PSI MINIMUM NOMINAL SIZE DRESSED S4S

III CONCRETE NOTES:

1. REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS. UON
IN DRAWINGS.
CONCRETE POURED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WHEATEAR
#5 OR SMALLER.....1 1/2"
#6 OR LAGER..... 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
COLUMNS (TIES AND MAIN REINF).....1 1/2"
SLAB, WALLS, JOINTS
#11 OR SMALLER.....3/4"
BEAMS (STIRRUPS AND MAIN REINF..... 1 1/2"
CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REBAR DETAIL DRAWINGS.
2. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING
CONCRETE IF NECESSARY, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
3. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL.
OPERATING, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. AS WELL AS THE
STRUCTURAL DRAWINGS. AS WELL AS THE STRUCTURAL DRAWINGS FOT THE
LOCATIONS. NUMBER AND SIZE OF ALL OPENINGS, SLEEVES,ETC., HOWEVER
OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED
ONLY AFTER APPROVAL BY STRUCTURAL BEGINNER IS OBTAINED.
4. LOCATION OFF ALL CONSTRUCTION JOINTS NOT SHOWN IN DRAWINGS SHALL BE SUBMITTED TO BEGINNER FOR APPROVAL PRIOR TO DETAILS OF REINFORCING. ALL CONSTRUCTION JOINTS TO BE CLEARLY SHOWN IN REBAR
DETAIL DRAWINGS. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.
5. CONCRETE FINISH FOR SLAB ON GROUND SHALL BE " LIGHTS BROOM FINISH"
CONCRETE FINISH FOR BEAMS AND COLUMNS SHALL BE "SMOOTH FORM FINISH
ACI 301- 89 (10.2.2)

IV GENERAL

1. NOTE, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWING FOR REVIEW.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFIES-ACTIONS ARCHITECTURAL AND MECHANICAL DRAWINGS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE BEGINNER PRIOR TO FORMING WORK.
3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
4. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/ DAMPPROOFING AND FIRE PROOFING DETAILS AND REQUIREMENTS.
5. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY THE ARCHITECT'S OR BEGINNER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR MEANS OR METHODS OF CONSTRUCTION.
6. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS IF, DURING EXCAVATION OR CONSTRUCTION ACTUAL CONDITIONS ARE DISCOVERED. TO DIFFER FROM THOSE INDICATED ON DRAWINGS BEGINNER SHALL.

V WOOD NOTES:

1. ALL WOOD IN CONTACT W/CONCRETE, MASONRY OR LATH SHALL BE PRESSURE TREATED AS PER " AMERICAN WOOD-PRESERVERS" ASSOCIATIONS.
2. STRUCTURAL LUMBERS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1.100 P.S.I. FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE N° 1, NON-DENSE OR APPROVAL EQUAL. LUMBER SHALL BE FREE OF WARP THAT CAN NOT BE CORRECTED BY BRIDGING AND NAILING.

VI MASONRY:

1. HOLLOW CONCRETE MASONRY SHOWN ON THESE DRAWINGS SHALL BE ASTM C90 ON GRADE N. TYPE I, NORMAL WEIGHT WITH F'mc= 1500 P.S.I.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE TYPE M FOR BELOW F'M= 2000 P.S.I.
3. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476 WITH 2000 P.S.I. STRENGTH AT 28 DAYS. CELLS SHALL BE GROUTED IN INCREMENTS NOT EXCEEDING 4 FEET VERTICALLY AND A SLUMP OF 9" + 1" FILL CELLS BELOW GRADE.
4. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS MINIMUM LAPS SPLICES SHALL BE 48 BARS DIA. AS FOLLOWS.
#3 BARS -1'-6"
#4 BARS -2'-0"
#5 BARS -2'-6"
#6 BARS -3'-0"
5. HORIZONTAL REINFORCING SHALL BE N° 9 GAGE LADDER TYPE OR EQUIVALENT AND SHALL BE PLACED EVERY OTHER COURSE U.O.N.
6. ALL BLOCK SHALL BE PLACED IN RUNNING BOND.
7. REINFORCING SPLICES TO 48 BAR DIAMETERS MINIMUM.
8. A SPECIAL INSPECTOR IS REQUIRED FOR ALL GROUTING.

BEAMS SCHEDULE

MARK	SIZE		REINFORCING				TIES	REMARKS
	WIDTH	HEIGHT	(B)BOTTOM	(M)MED	(T)TOP	(S)MIDDLE		
B-1	8"	12"	(2)#5	------	(1)#5	---------	#3 @ 12" O.C.	**
PRECAST	8"	8"	(1)#5	------	(1)#5	---------	NO	**
TB-1	8"	12"	(2)#5	------	(2)#5	---------	#3 @12 O.C.	**

FOOTING SCHEDULE

MARK	SIZE		REINFORCING		REMARKS	NOTES
	WIDTH	HEIGHT	(B) BOTTOM	(T) TOP		
WF-24	24"xCONT.	12"	(3)# 5 CONT.	(1)# 5 TRANSV.	@ 12" O.C.	NEW
F-48	48"x48"	12"	(4)# 5 CONT.	(4)# 5 TRANSV.		NEW
-----	------	---	--------	---------	---------	----

COLUMN SCHEDULE

GRAPHIC	MARK	SIZE		REINFORCING		REMARKS
		WIDTH	HEIGHT	VERTICAL	HOOPS	
	C1	8"	8"	1#5		FILLED BLOCK
	C2	8"	16"	2#5		FILLED BLOCK
	MC	16"	16"	4#6	NO	MASONRY COLUMN
	C-3	8"	12"	4#5	NO	MASONRY COLUMN

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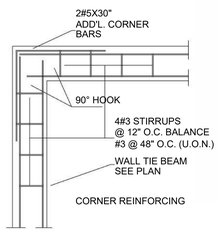
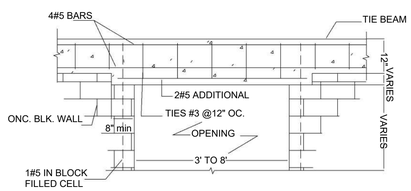
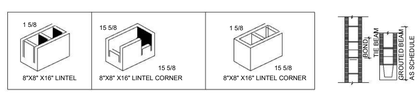


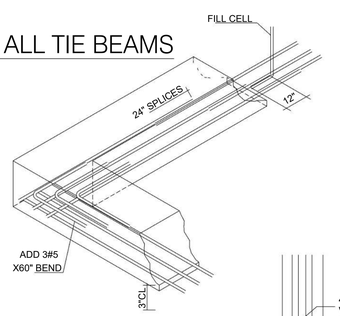
3 DETAIL FOR ALL TIE BEAMS
SCALE: N.T.S.



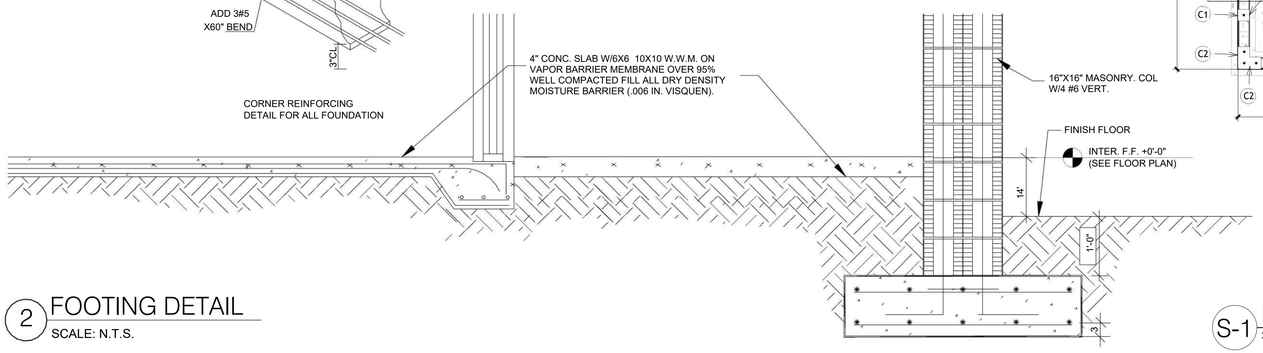
1 TIE BEAM DROP OVER OPENING
SCALE: N.T.S.



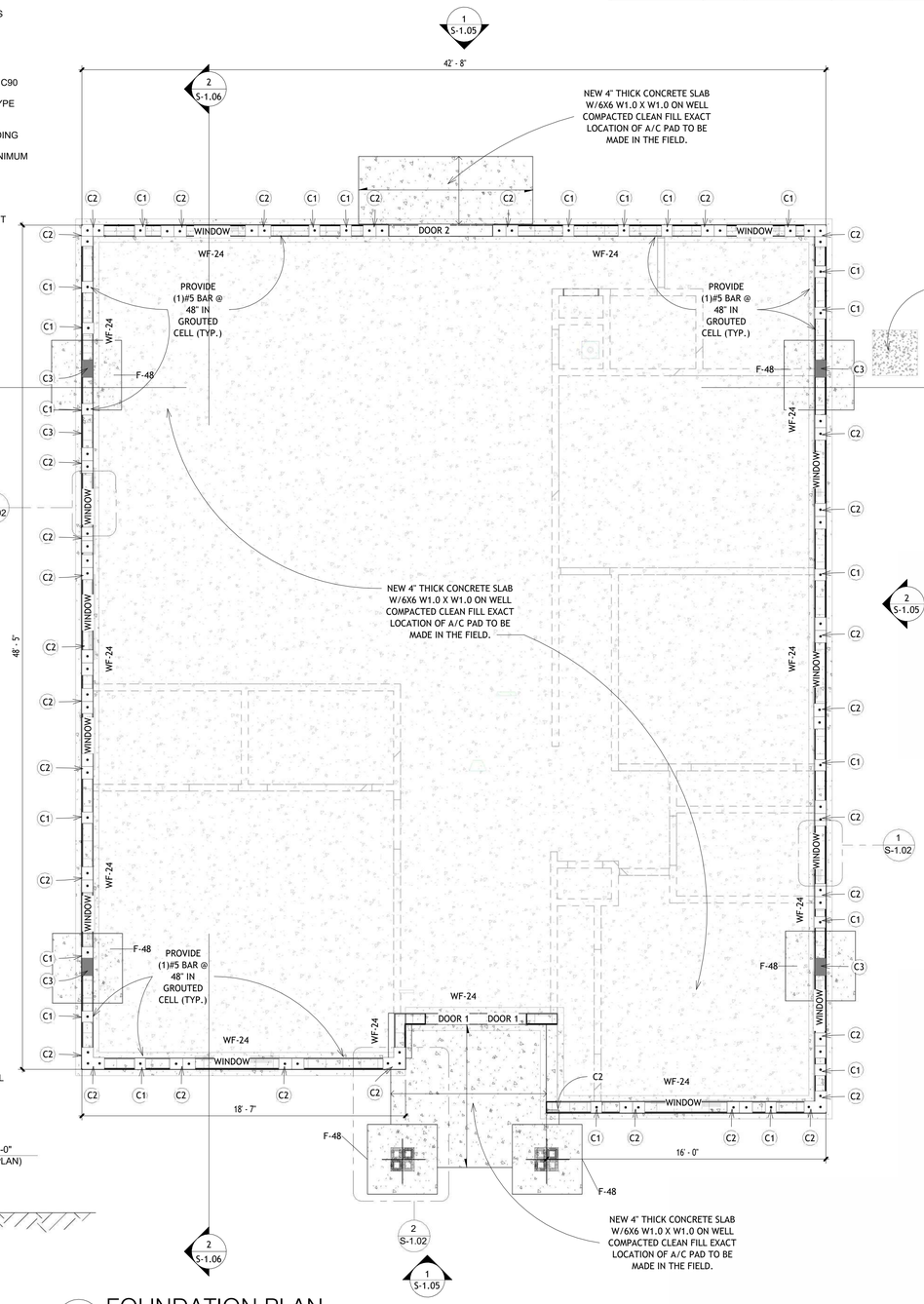
TYPICAL MASONRY BOND BEAM DETAIL
SEE BEAM SCHEDULE FOR REINFORCING



CORNER REINFORCING DETAIL FOR ALL FOUNDATION



2 FOOTING DETAIL
SCALE: N.T.S.



S-1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

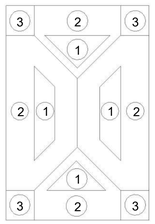
PREFAB WOOD TRUSSES & GIRDERS CONNECTORS SCHEDULE					
CONNECTION TYPE	CONNECTOR BY "NUE-VUE" & "USP"	CONNECTOR ALLOWABLE LOAD VALUES			NAIL SIZE & QUANTITY
		UPLIFT	LATERAL LOAD PARALLEL	LATERAL LOAD PERPENDICULAR	
1	DETAL-20	2480 LBS	1370 LBS	2000 LBS	18-10d HEADER & 18-10d SEAT
2	LUS-26	1015 LBS	----------	----------	4-10d HEADER & 4-10d JOIN

NOTE: A). NOA ACCEPTANCE No. 18-0312.06 C). NOA ACCEPTANCE No. 18-0312.06
B). NOA ACCEPTANCE No. 17-0802.08

PREFAB WOOD TRUSSES & GIRDERS CONNECTORS SCHEDULE						
CONNECTION TYPE	CONNECTOR BY SIMPSON	CONNECTOR ALLOWABLE LOAD VALUES				NAIL SIZE & QUANTITY
		UPLIFT	L1 A	L1 B	L2	
2	FGTR	4725 LBS	3400 LBS	3100 LBS	2770 LBS	2 - 1/2 ∅ EXP. BOLT
	SEE S-2 FOR DETAIL "D"					

WIND UPLIFT

DESIGN CRITERIA
ROOF LOADS DL: 30 PSF LL: 30 PSF WIND CRITERIA ASCE: 7-22 V= 175 MPH CAT= II Kd= 0.85 I= 1.0



A= 3'-0"
ZONE 1: -69.67 PSF/+28.32 PSF
ZONE 2: -99.69 PSF/+28.32 PSF
ZONE 3: -106.49 PSF/+28.32 PSF

WALLS, DOORS & WINDOWS			
NET WIND UPLIFT PRESSURES AS PER ASCE 7-22			
ZONE		PRESSURE	
		POS	NEG
WINDOW A	5	+45.32	- 63.44
WINDOW A	4	+45.32	- 49.85
WINDOW B	4	+45.32	- 49.85
WINDOW C	4	+45.32	- 49.85
WINDOW D	4	+45.32	- 49.85
DOOR E	4	+43.96	- 48.94
DOOR B	4	+43.96	- 48.94

ROOF NOTES:

HORIZONTAL BRACING OF TOP AND BOTTOM CHORD:
1. PROVIDE ONE ROW OF HORIZONTAL BRACING AS SHOWN EVERY 10'-0" OF SPAN OF TRUSS
2. BRACING MEMBERS TO BE CONTINUOUS 2X4 WOOD MEMBERS. AT SPLICE LOCATIONS, LAP BRACING MEMBERS ENVIER AT LEAST TWO TRUSSES.

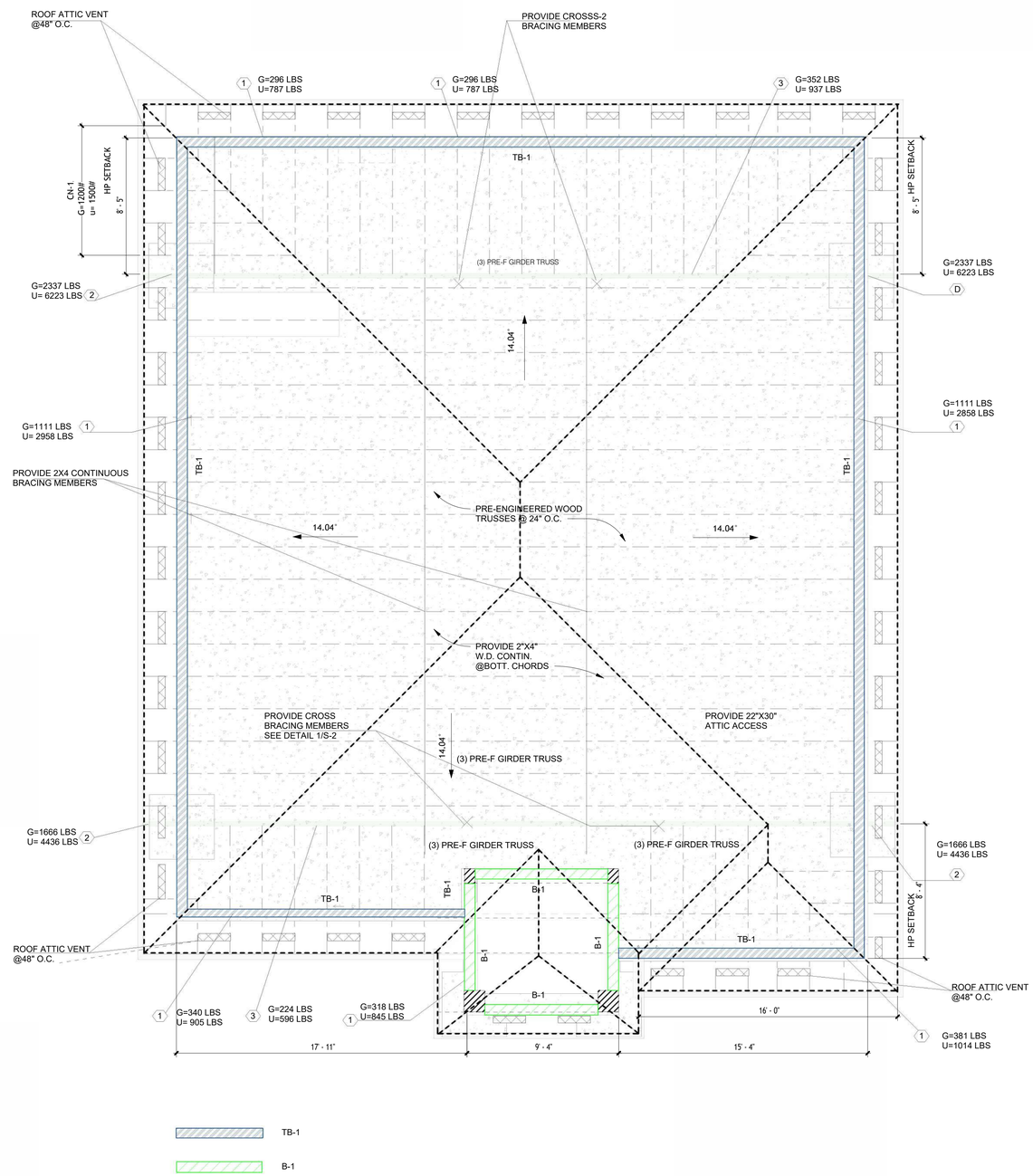
DIAGONAL BRACING:
1. PROVIDE CROSS BRACING, AS SHOWN, AT EACH END OF EACH ROW OF PERMANENT HORIZONTAL BRACING AND AT NOT MORE THAN 30'-0" SPACING DIRECTION OF HORIZONTAL BRACING.
2. BRACING MEMBERS TO BE 2X4 WOOD MEMBERS.

PLAN NOTES:

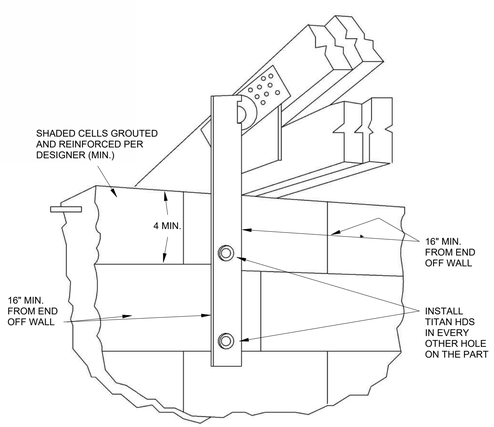
1. ROOF ASSEMBLY:
PROVIDE PREFABRICATED WOOD TRUSSES SPACED AT 2'-0" O.C. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY FLORIDA PROFESSIONAL ENGINEER.
2. PLYWOOD SHEATHING:
PROVIDE 5/8" CDX PLYWOOD SHEATHING OVER ALL TRUSSES, NAILED WITH 8d RINK SHANK NAILS 4" O.C. AT PERIMETER EDGE AND THE RIDGES. ALL STRUCTURAL LUMBER SHALL BE MINIMUM ALLOWABLE STRESS OF 1200 PSI.
3. TRUSS ANCHORS STRAPS:
PROVIDE TRUSS ANCHORS STRAPS AS SHOWN ON PLAN, AT EACH TRUSS ANCHORED TO CONCRETE BEAM OR TIE BM. REFER TO SECTION THIS SHEET.
4. DESIGN LOADS:
ALLOWABLE SUPERIMPOSED DEAD LOAD: 25 PSI
ALLOWABLE SUPERIMPOSED LIVE LOAD: 30 PSI
5. TRUSS LATERAL BRACING:
PROVIDE PERMANENT LATERAL BRACING, SPACING AT 10' -0" ALONG SPAN OF TRUSSES. EACH ROW OF LATERAL BRACING MUST BE CROSS-BRACED AT EACH END.

SCOPE OF WORK
NEW STRUCTURAL ROOF AS SHOWN ON PLANS

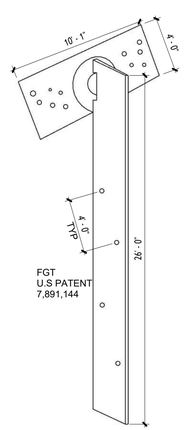
NOTE
GC SUBMITTED THE TRUSS SHOP DRAWINGS FOR APPROVAL.



1 FRAMING ROOF PLAN
SCALE: 1/4" = 1'-0"



TYPICAL FGTR
SINGLE INSTALLATION



2 TWO PLY TRUSS
SCALE: 3/16" = 1'-0"

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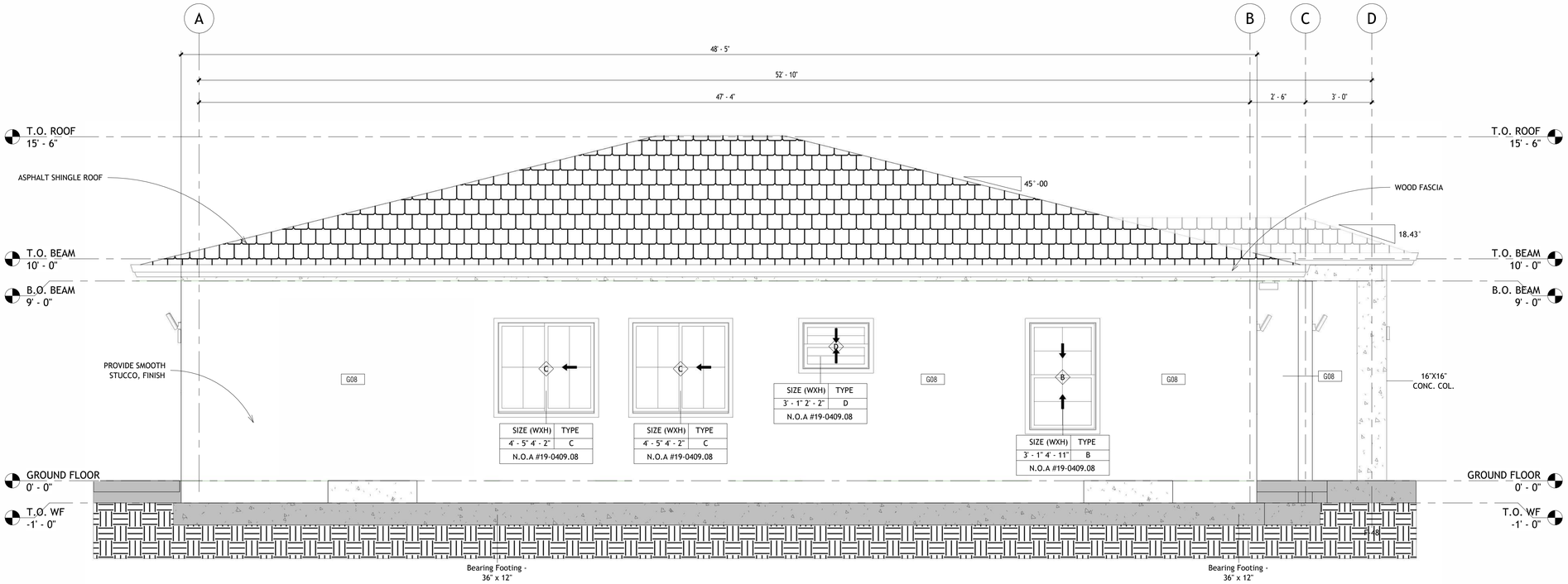
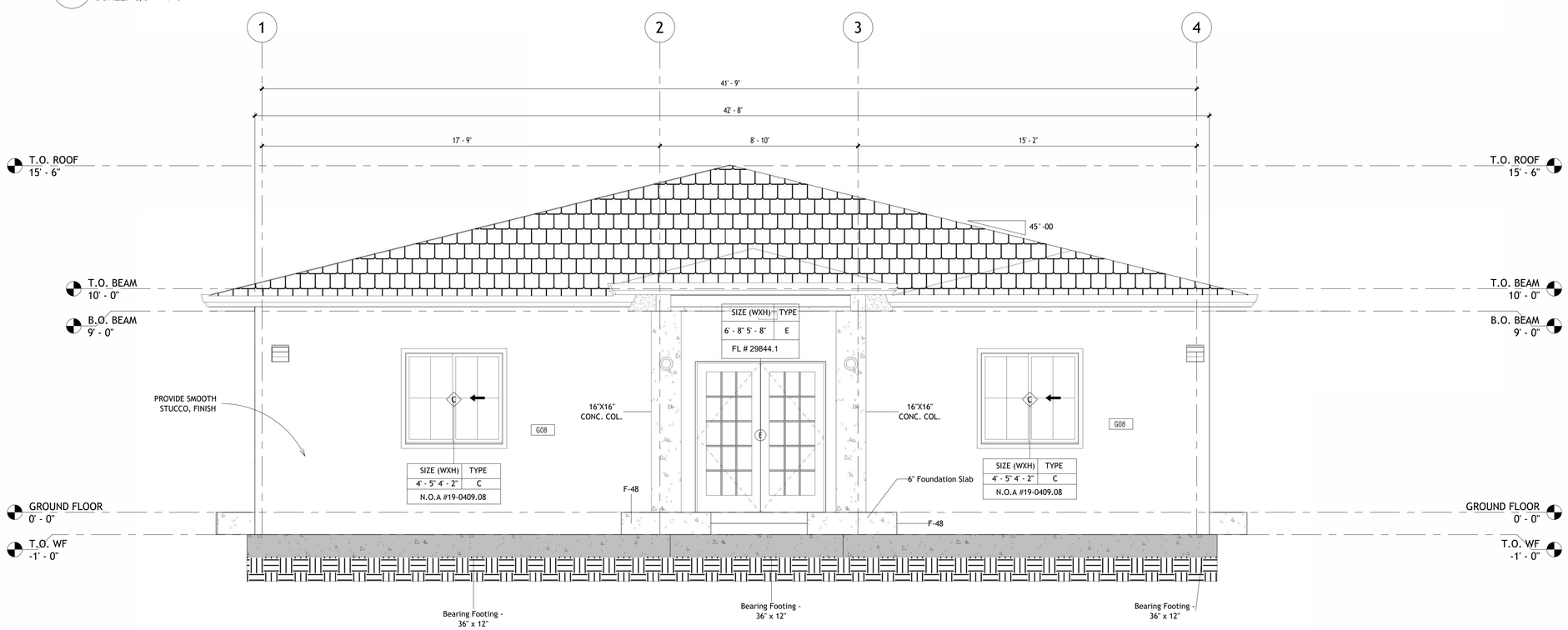


2 WEST STRUCTURAL ELEVATION
SCALE: 3/8" = 1'-0"



1 SOUTH STRUCTURAL ELEVATION
SCALE: 3/8" = 1'-0"

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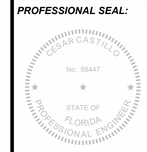
PROFESSIONAL SEAL:



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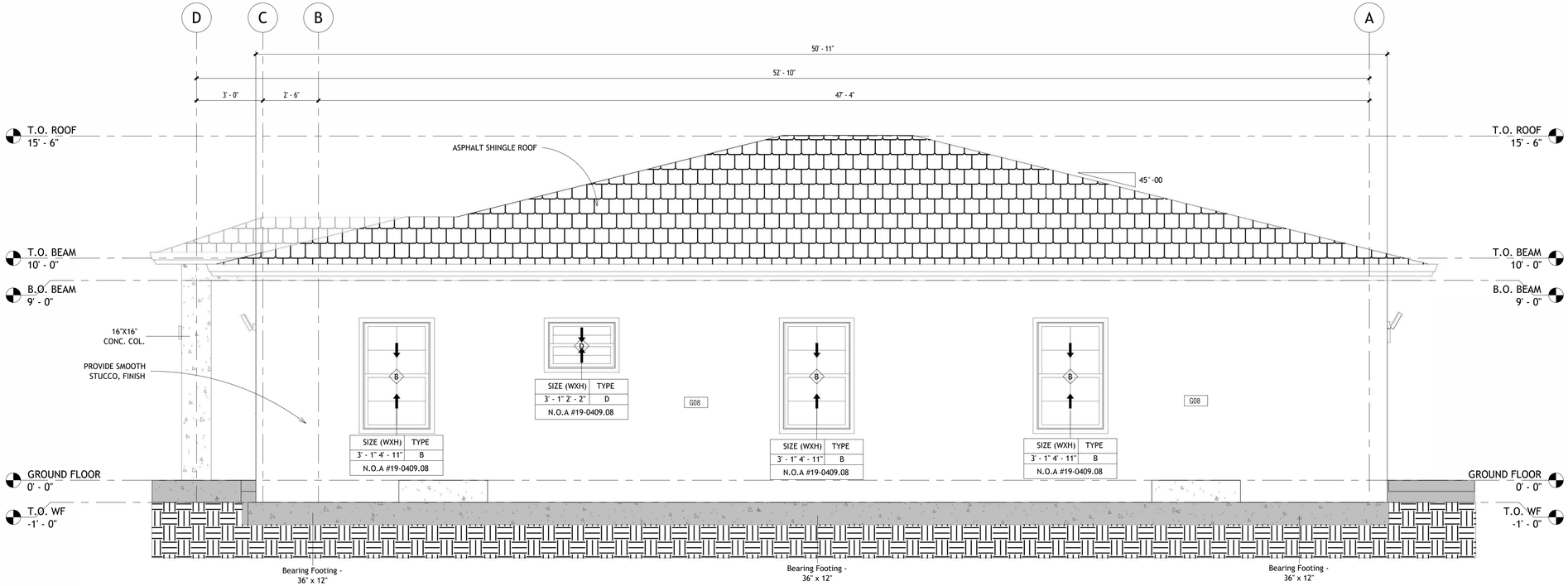
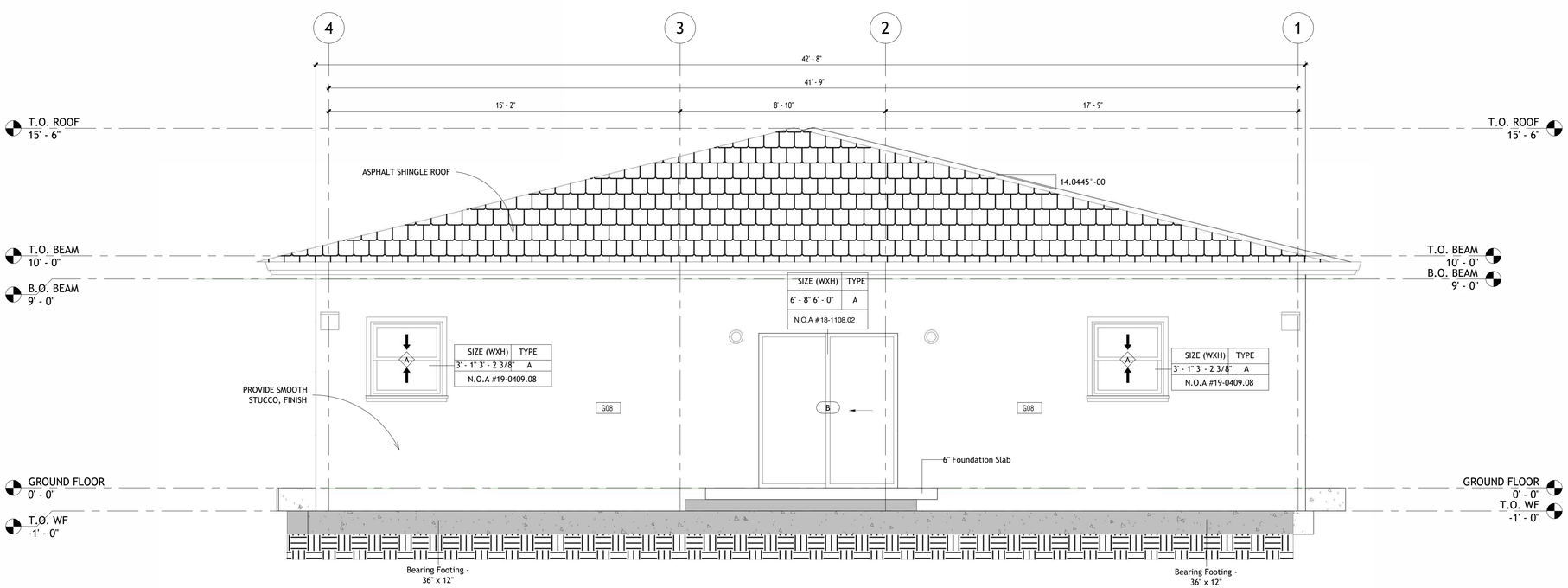


2 EAST STRUCTURAL ELEVATION
SCALE: 3/8" = 1'-0"



1 NORTH STRUCTURAL ELEVATION
SCALE: 3/8" = 1'-0"

DRAWING BY:

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NEW SINGLE FAMILY RESIDENCE, ONE STORY
3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

RUSOL AND CO INC TRS
3015 NW 165H STREET,
MIAMI GARDENS, FL 33054

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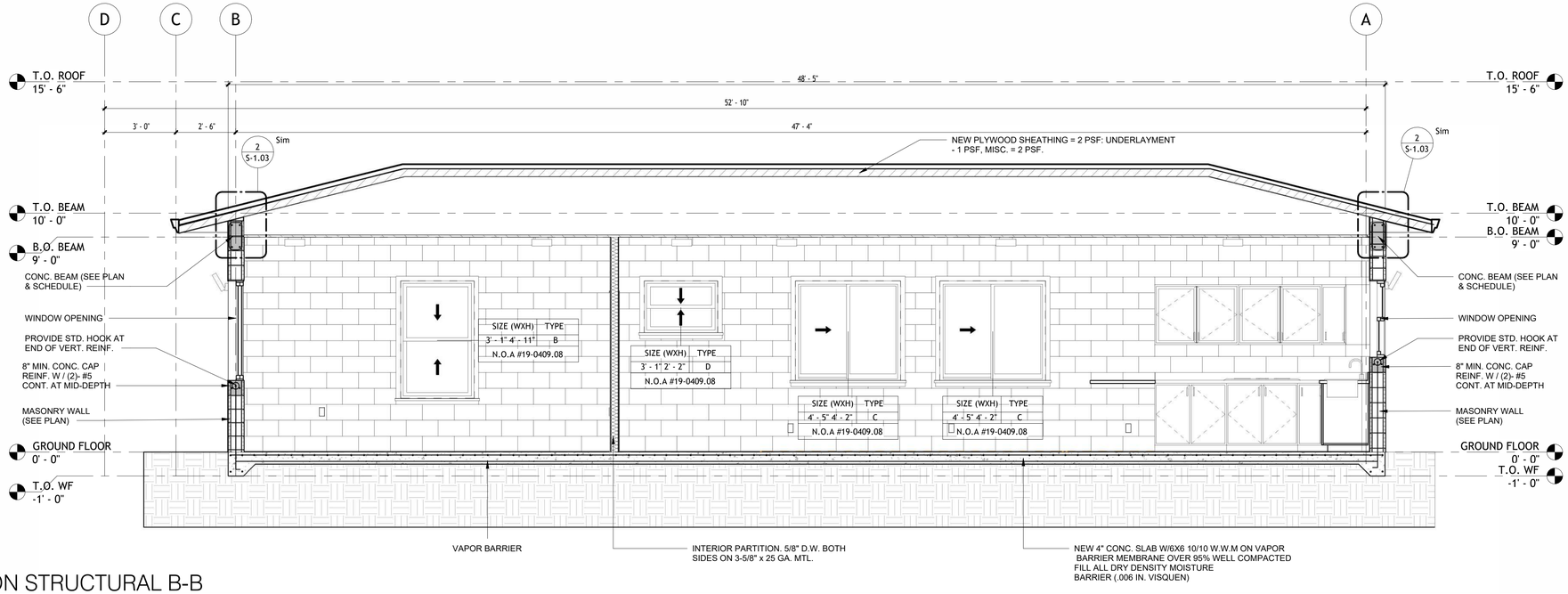
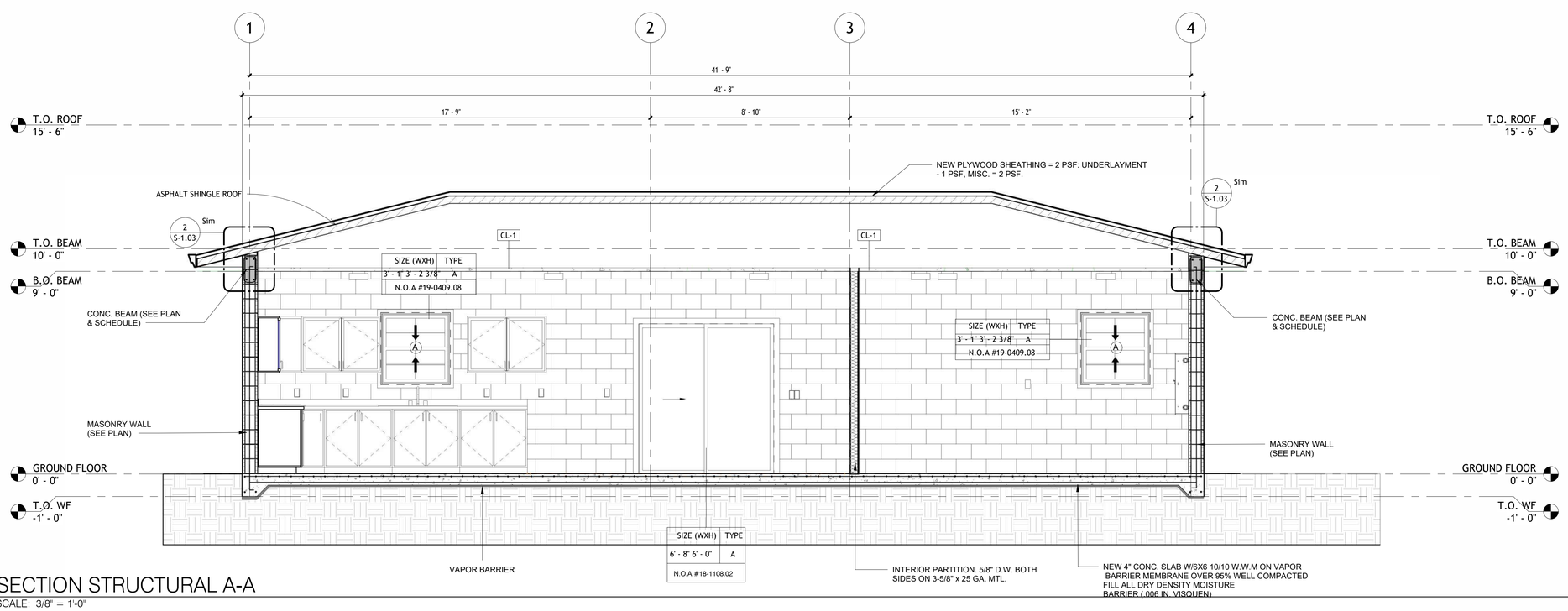


2 SECTION STRUCTURAL B-B
SCALE: 3/8" = 1'-0"



1 SECTION STRUCTURAL A-A
SCALE: 3/8" = 1'-0"

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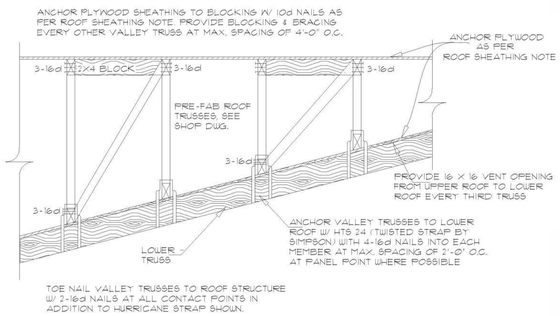
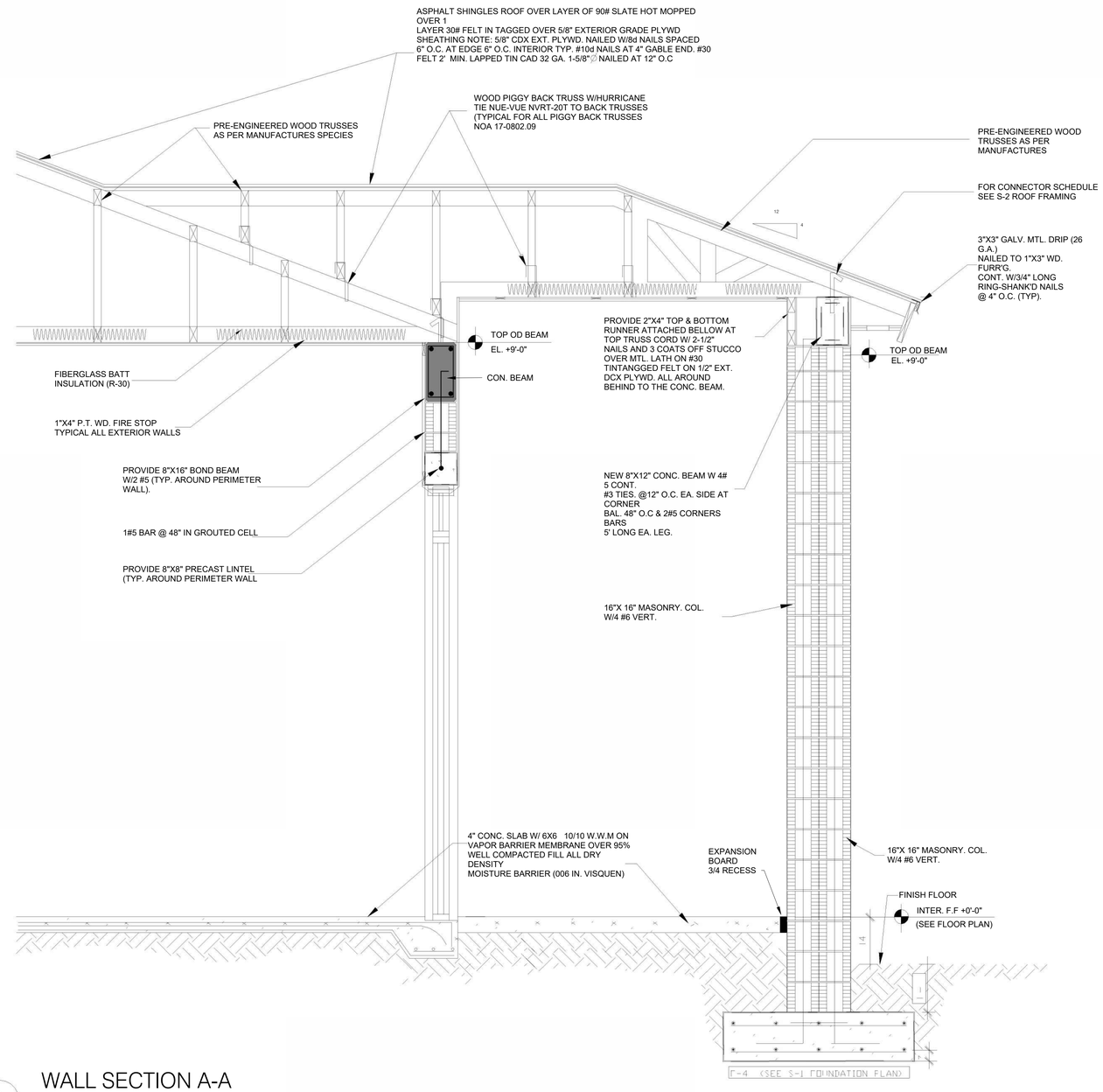


2 TYPICAL VALLEY CONECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION A-A
4'=1'0"

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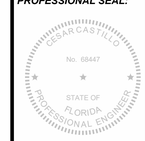

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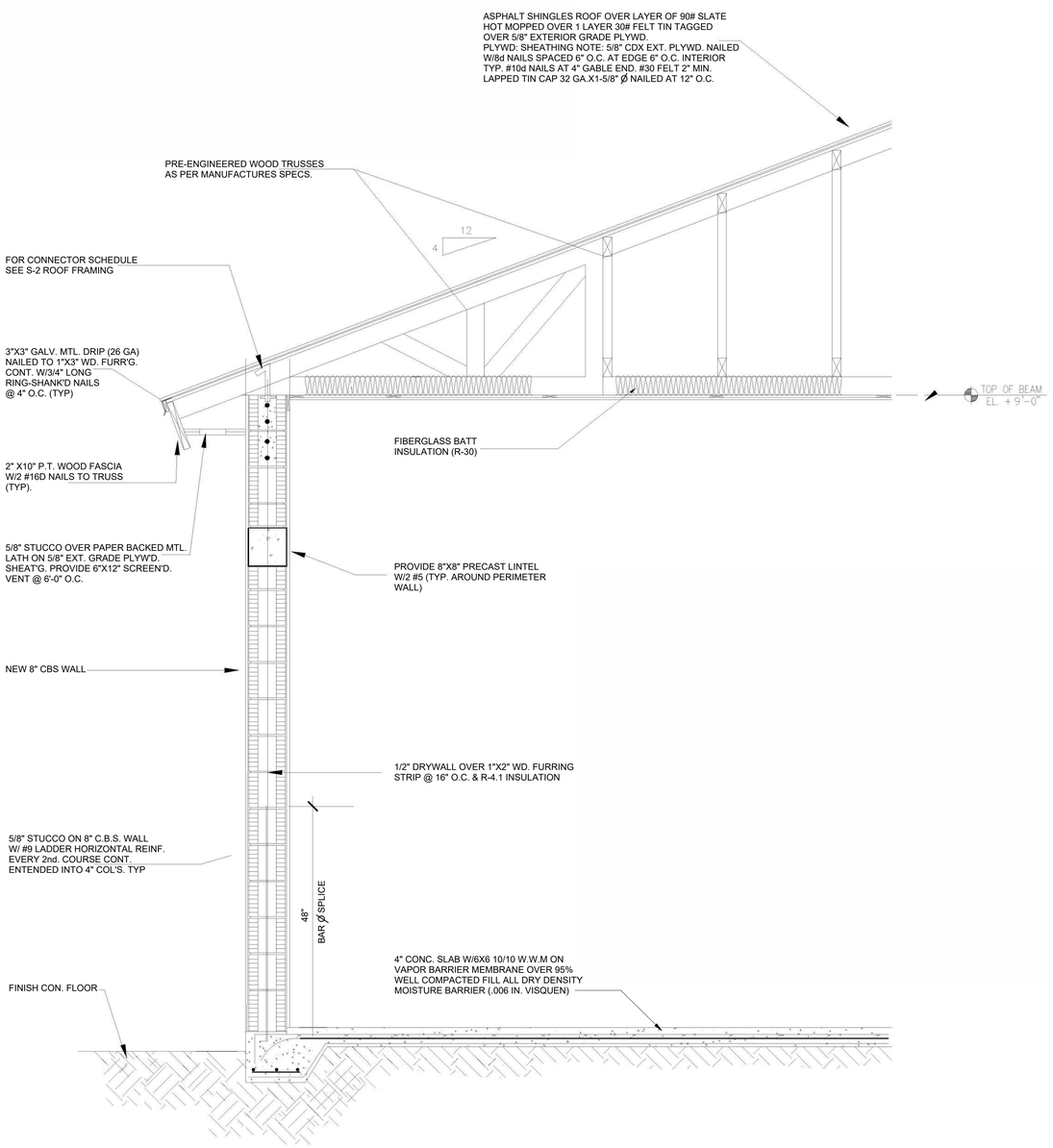
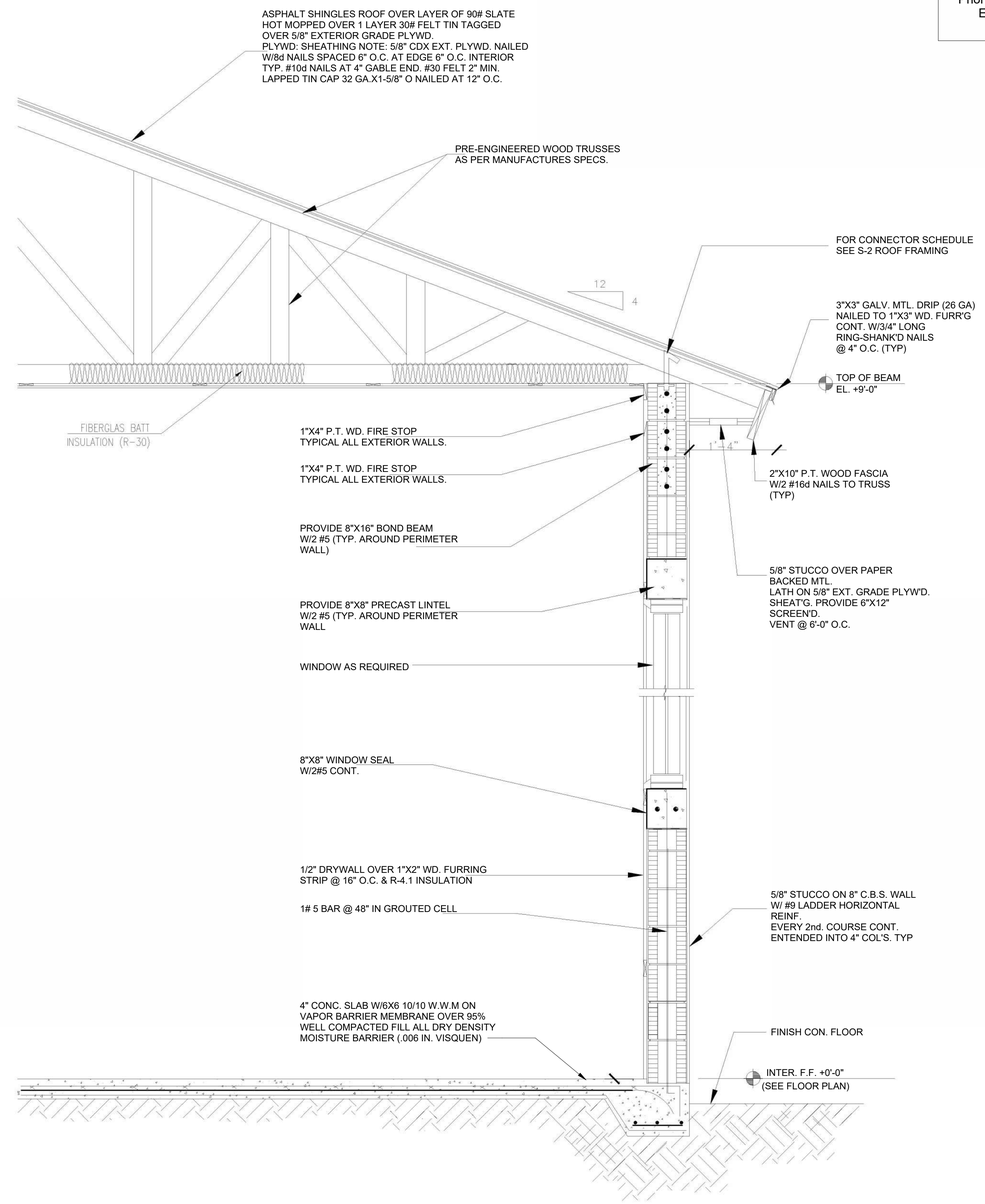


1 WALL SECTIONS B
SCALE: 3/4" = 1'-0"



2 WALL SECTIONS B"
SCALE: 3/4" = 1'-0"

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PROFESSIONAL SEAL:
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/04/24

S-1.09

ITEM	PNL A
SQ. FT.	1931
WATTS @ 3W/S.F.	7 3
SMALL APPLIANCES	3000
REFRIGERATOR	1 00
RANGE	10000
DISPOSAL	800
WATER HEATER	12000
WASHER	1500
DRYER	5000
MICROWAY	1500
OVEN	6000
DISHWASHER	1200
CONN. LOAD LESS A/C	48293
10 KW @ 100%	10000
REST @ 40%	15317
A/C OR HTN	000
TOTAL DEMAND WATTS	34317
AMPS @ 240/120 V 1PH.3W	142 98

PANEL "A"

TYPE : SQUARED OO (OR EQUAL)
SERVICE: RESIDENCE
VOLTAGE: 240/120V. I~ 3W.
MOUNTING: FLUSH

ALL 20 AMPS, 1 POLE CKTS, EXCEPT AS NOTED

MAIN BUS: 200A
NEUTRAL: 200A.
MAIN: 200A
A/C: 12000

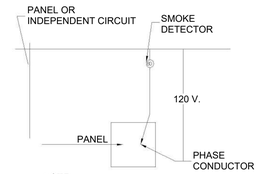
AMPS	POLES	WATTS LOAD	COND. SIZE	WIRE SIZE	LOAD SERVED	CKT. NO.		CKT. NO.	LOAD SERVED	WIRE SIZE	COND. SIZE	WATTS LOAD	POLES	AMPS
50	2	3000	RMX	6	AHU #1	1		2	RANGE	6	RMX	000	2	50
0	2	3000	RMX	6	AHU #1	3		4	RANGE	6	RMX	5000	2	50
40	2	2000	RMX	8	CU	5			OVEN	6	RMX	3000	2	50
40	2	2000	RMX	8	CU	7		8	OVEN	6	RMX	3000	2	50
40	2	2 00	RMX	8	DRYER	9		10	WATER HEATER	8	RMX	6000	2	50
40	2	2500	RMX	8	DRYER	11		12	WATER HEATER	8	RMX	6000	2	50
20	1	1 00	RMX	12	WASHER	13		14	MICROWAVE	12	RMX	1500	1	20
20	1	1500	RMX	12	REFRIGERATOR(AFC)	1		1	DISHWASHER	12	RMX	1200	1	20
20	1	800	RMX	12	DISPOSAL	17		18	BATHROOM GFI	12	RMX	*	1	20
20	1	1 00	RMX	12	APPLIANCES(AFCI)	19		20	GEN. LIGHT / RECEPT	14	RMX	*	1	1
20	1	1500	RMX	12	APPLIANCES(AFCI)	21		22	GEN. LIGHT / RECEPT	14	RMX	*	1	15
1	1	*	RMX	14	GEN. LIGHT / RECEPT	23		24	GEN. LIGHT / RECEPT	14	RMX	*	1	15
15	1	*	RMX	14	GEN. LIGHT / RECEPT	25		26	GEN. LIGHT / RECEPT	14	RMX	*	1	15
15	1	*	RMX	14	GEN. LIGHT / RECEPT	27		28	NEW SMOKE ALARMS	14	RMX	*	1	15

CONNECTED LOAD: SEE LOAD CALC.
-- TAMPER RESISTANCE PROTECTION AND AFCI PROTECTION

FEEDER: SEE RISER
FED FROM:

SMOKE DETECTOR NOTE

PROVIDE SMOKE DETECTORS INSIDE & OUTSIDE ALL SLEEPING AREAS AS PER FBC 313.2.1 OF THE EXISTING BUILDING CODE.



NOTE:
PROVIDE ARC-FAULT PROTECTION FOR SMOKE DETECTOR CKT. IN EACH BEDROOM AREA
NEC. 2014. 210,12

SMOKE DETECTOR CONNECTION DETAIL
SCALE: N.T.S

ELECTRICAL LEGEND

$	SWITCH
$3	3 WAY SWITCH
	RECESSED HIGH HAT
	WALL MOUNT LIGHT FIXTURE
TV	TV JACK
	DUPLEX RECEPTACLE OUTLET
GFCI	GFCI DUPLEX RECEPTACLE OUTLET
220V	220 V SINGLE RECEPTACLE RATED
	METER
	PANEL
L	DISC. BOX
	EXHAUST FAN
SD	BATTERY BACK-UP AND 120V HARDWIRED, INTERCONNECTED SMOKE DETECTORS BE MIN. 36" DISTANCE FROM ALL A/C GRILLES PER NFPA 72.
	ELECTRICAL WIRE

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE, AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WHITE OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

(A) & (B) ALL 15 AND 20 AMPS, 124 AND 25 AMPERE, 125 AND 250 VOLT RATED RECEPTACLES INSTALLED IN A WET LOCATIONS SHALL HAVE A ENCLOSURE THE IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERT ALL SHALL BE LISTED WEATHER RESISTANT PER (NEC 406.8)

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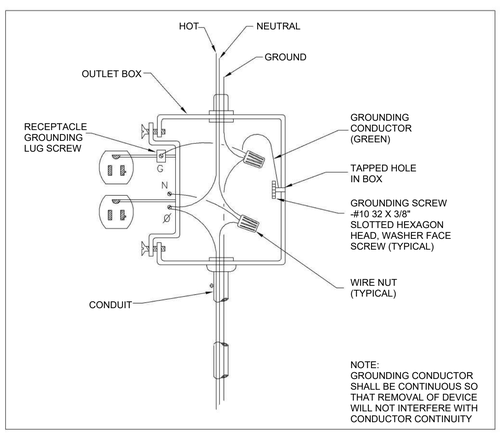
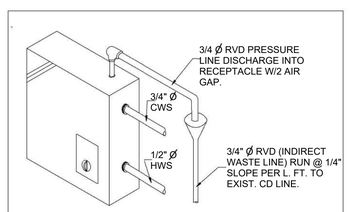
09/21/24

E-1.0

SCOPE OF WORK
NEW ELECTRICAL WORKS AS SHOWN ON PLANS



GROUNDED RECEPTACLE INSTALLATION



HOT WATER HEATER DETAIL
N.T.S

INSTANT EWH.

IN COMPLIANCE F.B.C 2017
SHALL BE "TITAN-SCR3" ELECTRONIC TANKLESS WATER HEATER.

MODELS AS FOLLOW: HWH #1 MODEL N-120, 12.0 KW/240 VOLTS
WEIGHT: 9 POUNDS
DIMENSIONS 7" X 10" X 3"
ENERGY EFFICIENCY: UP TO 99.5%
* NO R.V.D OR OVER FLOW REQUIRED AS PER MANUFACTURES SPECS

NOTE:

- RECEPT IN BATH/ GARAGE/ OUTSIDE/ KITCHEN SHALL BE GFI.

SPACING.
RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 1.8 M (6FT) FROM A RECEPTACLE OUTLET. (NEC. 210.52 (A) (1)

WALL SPACES.
ANY SPACE 600MM (2FT) OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS, FIREPLACES AND FIXED CABINETS (NEC. 210.52 (A) (2))

FLOOR RECEPTACLES OUTLETS IN FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 450MM (18 IN) OF THE WALL (NEC. 210.52 (A) (3)

NOTE:
SMOKE DETECTOR SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/NFPA AND SHALL NOT BE CLOSER THAN 3 FT. FROM AIR REG. AND BATH DOOR AND 20 FT. FROM COOKING APPLIANCES

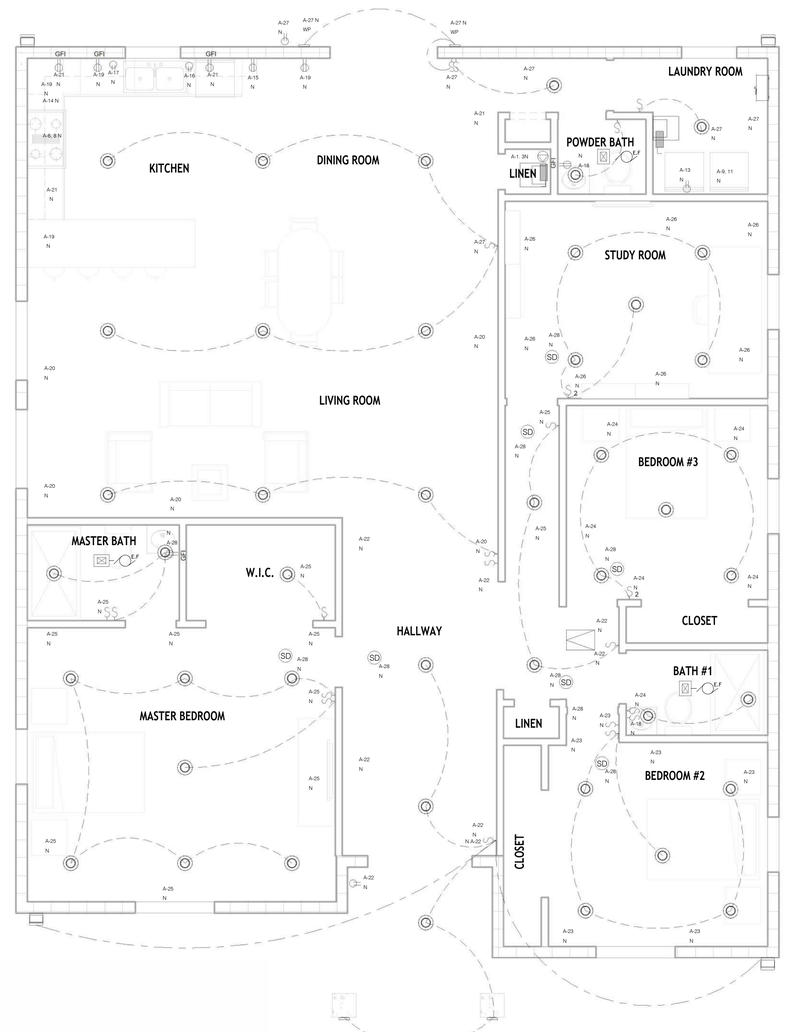
NOTE:
ALL SMOKE DETECTORS SHALL BE OF CARBON MONOXIDE & SMOKE COMBO

210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

(A) DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN,LAUNDRY OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

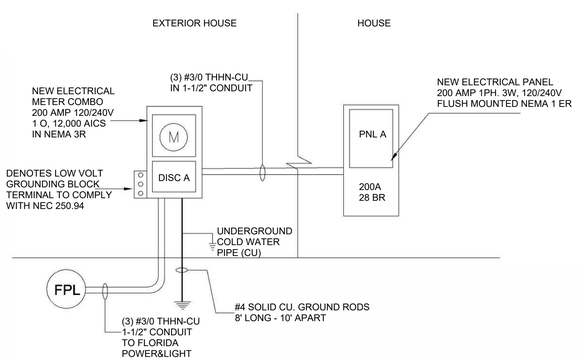
DISCONNECTING MEANS

A MEANS SHALL BE PROVIDED TO SIMULTANEOUSLY DISCONNECT EACH APPLIANCE FROM ALL UNGROUNDED CONDUCTORS IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF PART III. IF AN APPLIANCE IS SUPPLIED BY MORE THAN ONE BRANCH-CIRCUIT OR FEEDER, THESE DISCONNECTING MEANS SHALL BE GROUPED AND IDENTIFIED AS THE APPLIANCE DISCONNECT. (NEC. 422.30)



GENERAL ELECTRICAL NOTES

- ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION SHALL BE INSTALLED AT THE HIGHEST PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITABLE AREAS.
- NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
- A/C COMPRESSOR SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
- WE WILL CONFER WITH FLORIDA POWER & LIGHT TO LOCATED THE ELECTRIC METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REQUIREMENTS.
- ALL ELECTRICAL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH LOCAL CODES AND ORDINANCE & ALL STANDARDS OF CONSTRUCTIONS ESTABLISHED BY THE LANDLORD.
- ALL CONDUCTORS SHALL BE TWH OR THWN COPPER. ALL EXPOSED CONDUITS SHALL BE RUN AS NEAT AS POSSIBLE AN PAINTED TO MATCH COLOR OF SURROUNDINGS. P.V.C. CONDUIT SHALL ONLY BE USED IN SLAB OR UNDERGROUND AT A MINIMUM DEPTH OF 24".
- FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS, ETC.
- ALL WIRING DEVICES SHALL BE LEVITON "DECORA" SERIES OR EQUAL AS APPROVED BY ARCHITECT OR ENGINEER. COLOR SELECTED BY ARCHITECT.
- ALL RECEPTACLES SHALL BE INSTALLED AT 12" A.F.F. UNLESS OTHERWISE NOTED.
- ELECTRICAL POWER AND CONTROL WIRING FOR HVAC AND MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR .
- ELECTRICAL CONTRACTOR SHALL VERIFY THE CEILING FINISHES AND SUSPENSION SYSTEM FOR SELECTION OF THE PROPER TRIM AND SUPPORT ARRANGEMENT OF THE FIXTURE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ARCHITECT BEFORE ROUGH INSTALLATION OF LIGHTS, RECEPTACLES, SWITCHES AND EQUIPMENT FOR EXACT LOCATIONS.
- ALL ELECTRIC EQUIPMENT MUST BE U.L. APPROVED.



ELECTRICAL RISER DIAGRAM

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

GENERAL H.V.A.C. NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL AND EQUIPMENT FOR A COMPLETE H.V.A.C SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE SOUTH FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:
A) ANS B9.1 MECHANICAL REFRIGERATION B) NFPA PAMPHLETS 90 A & 91 C) SMACNA D) ASHRAE.

2. ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1 INCH STANDARD DUTY FOLL REINFORCED FIBERGL WITH MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER.

3. ALL EXHAUST DUCTWORK SHALL BE CODE GAGE GALVANIZED SHEET METAL.

4. DUCT SIZE SHOWN ARE NET FREE AREA.

5. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND G SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIR GUIDE O APPROVED EQUAL.

6. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.

7. PROVIDE TURNING VANES AND EXTRACTORS ALL ELBOWS AND TAKE OFFS.

8. THERMOSTATS SHALL BE COMBINATION COOLING/ HEATING WITH SYSTEM COOL/AUTO/HEAT/OFF ANI FAN ON/ AUTO SELECTOR SWITCHES.

9. FAN COIL SHALL BE MOUNTED ON A STRUCTURAL STEEL BASE WITH CONTINUOUS STRIP OF ISOMOD AROUND ITS PERIMETER. CONDENSING UNIT SHALL BE ANCHORED TO ITS BASE PER MANUFACTURER'S SPECIFICATIONS.

10. REFRIGERANT PIPING SHALL BE COPPER TYPE "L ARMAFLEX INSULATION SHALL BE PROVIDED FOR SUCTION LINES.

11. PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACE PRIOR TO FINAL ACCEPTANCE BY OWNER.

AUXILIARY DRAIN PAN

THAN UNIT OR COIL DIMENSIONS IN WIDTH AND LENGTH AND SHALL BE CONSTRUCTED OF NOT LESS THAN 24 GAUGE GALVANIZED SHEET METAL.

BATHROOM EXHAUST

AUXILIARY DRAIN PAN SHALL HAVE A MINIMUM DEPTH OF 1-1/2" AND SHALL NOT BE LESS THAN 3" LARGER BATHROOM EXHAUST DUCT SHALL GO THRU ROOF AND TERMINATE 6" MIN. ABOVE ROOF SURFACE. PROVIDE A BACK DRAFT DAMPER, WITH A CORROSION RESISTANT SCREEN MATERIAL HAVING A MESH NOT LARGER THAN 1/2", AND BE FITTED WITH A WEATHER CAP.
BATHROOM EXHAUST DUCTS SHALL BE SHEET METAL.

A/C NOTE:

A/C MUST HAVE PROGRAMMABLE THERMOSTAT DUCTWORK INSULATION R-6

DRYER EXHAUST

DRYER EXHAUST SHALL BE CONSTRUCTED OF A MIN. 26GA, SHEET METAL, HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW, DUCT JOINTS SHALL NOT BE ASSEMBLED WITH SHEET METAL SCREWS OR OTHER FASTENED WHICH WOULD EXTEND INTO THE DUCT PROVIDE EXHAUST DUCT WITH INTO BACKDRAFT DAMPER AND WEATHER CAP. TERMINATE DUCT AT 6" MIN. ABOVE ROOF FINISH SURFACE.

LEGEND

	24X24 CD-(SEE SCHEDULE) DUCT TO MATCH NECK SIZE TYP.
	CEILING GRILLE SEE SIZE SCHEDULE} DUCT TO MATCH NECK SIZE TYP.
	RAG- (RETURN AIR GRILL)
	VOLUME DAMPER
T	THERMOSTAT
DD	DUCT MOUNTED SMOKE DETECTOR SEE F.A. RISER FOR SPECS.
	AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS
	RETURN OR EXHAUST, SEE PLANS
	WALL MOUNTED SIDE REGISTER
	EXHAUST FAN
O.A.I.	OUTSIDE AIR INTAKE
S.R.	SIDE REGISTER
CD	CEILING DIFFUSER
CG	CEILING GRILLE
H.P.	HEAT PUMP UNIT
F.L.D	FULL LOUVERED DOOR
CU	CONDENSING UNIT
AHU	AIR HANDLER UNIT
UC	UNDERCUT DOOR FOR AIR RETURN
RTU	ROOF TOP UNIT
VD	MANUAL VOLUME DAMPER

DRYER EXHAUST THRU ROOF

4" O GMD (26 GA) THRU WALL W/W CAP, & B.D.D.
W/ CORROSION RESISTANT SCREEN AS PER 1502.2

EXHAUST FAN SPECS

EF-1 SHALL BE "NUTONE" MODEL #LS-50 50 CFM @1/4" W.C. 115 VOLTS, 80 WATTS CEILING MOUNTED W/B.D.D. BUILT-IN.

HVAC DESIGN CRITERIA

HVAC DESIGN REQUIRES	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPERS		X
SMOKE DAMPER (S)		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/CEILING ASSEMBLY		X
FIRE STOPPING		X
SMOKE CONTROL		X

SCOPE OF WORK

PROVIDE NEW A/C SPLIT SYSTEM (4 TON) FOR NEW RESIDENCE

EXHAUST FAN SCHEDULE

UNITS		HOUSE
UNIT NUMBER		E.F
AREAS SERVED		BATH ROOMS
LOCATION		CEILING
DUTY	SUPPLY/ EXH	EXH
FAN SPEED		CEILING FAN
DRIVE	BELT/DIRECT	DIRECT
FAN SPEED	RPM	810
AIR QUANTITY	CFM	70
TOTAL STATIC PRESS.	H2O	125
OPENING REQUIRED	IN	--
FAN MOTOR	AMP.	026
ELECTRICAL CHAR	V/ /	115/1/60
MANUFACTURER		BROAN
MODEL NUMBER		671
WEIGHT	LBS	25
REMARKS	SONES	15

NOTES:

1. FANS EF-1 SHALL BE INTERLOCKED TO LIGHT FIXTURE
2. ALL FANS SHALL BE PROVIDE WITH BACKDRAFT DAMPER
3. EQUIVALENT ALTERNATIVE MANUFACTURE IS ACCEPTABLE

FAN-COIL

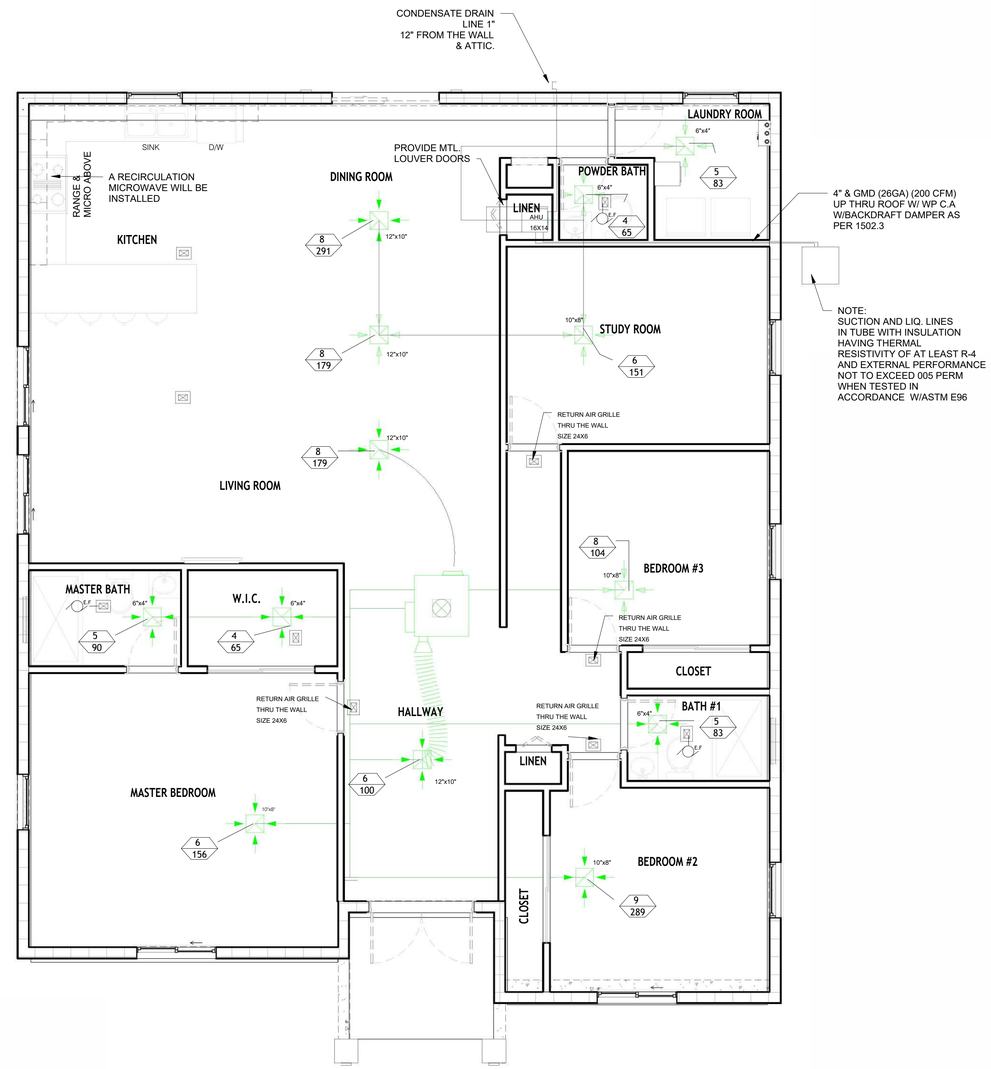
DESIGNATION	CFM	MBTUH		ENTERING F		ELECTRICAL DATA					MANUF.	REF. UNIT	OBS		
		TOTAL	SENSIBLE	WB	DB	VOLTS	PHASES	HTNG	WIRE AMPS	FUSES			LIQ.	SUC.	COND.
A.H.U (4 TON)	1600	48.0	230	1	50	240	1	14.4	60	60	RHEEM OR EQUAL	RH1T4821STANJA	3/8	7/8	1

CONDENSING UNIT

DESIGNATION	MBTUH	CGM	ELECTRICAL DATA				MANUFAC	REF. UNIT	OBS OR SEER	AREA SERVED
			VOLTS	PHASES	WIRE AMPS	FUSES				
C.U (4 TON)	48.0	4251	230	1	50	60	RHEEM OR EQUAL	RA1648AJ1NA	16.0	SHOWN

MAKEUP AIR

INSTALLATIONS EXHAUSTING MORE THAN 200 CFM (0.09 M3/S) SHALL BE PROVIDED WITH MAKEUP AIR. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER. AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQUARE INCHES (0.0645 M2) SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS. (FCB M504.6)



2 MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

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PROFESSIONAL SEAL:

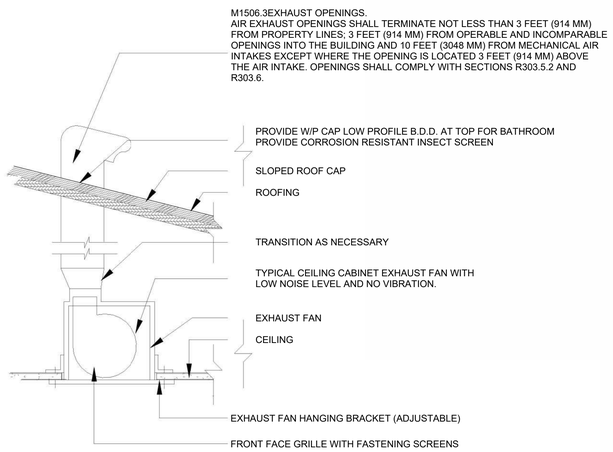
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
09/24/24

M-1.0

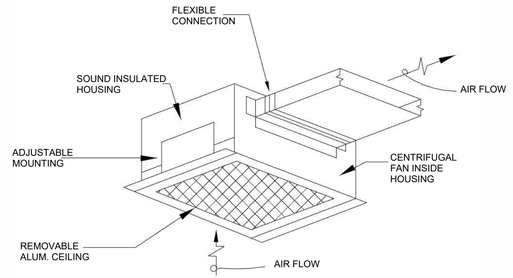
SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SIDE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AN/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURE FAMILIARIZE WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.



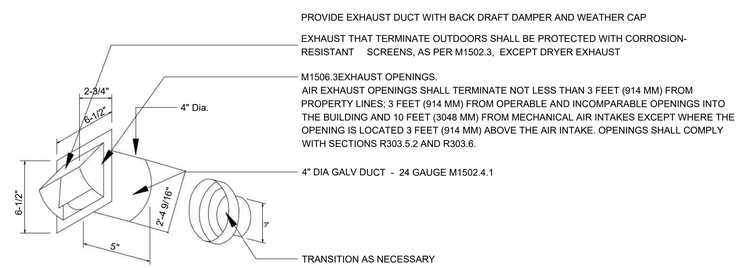
1 ROOF EXHAUST FAN DETAIL

SCALE: N.T.S



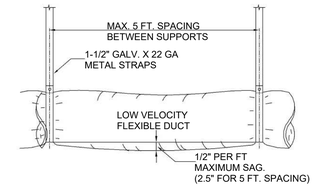
7 TYPICAL CEILING TYPE EXHAUST FAN DETAIL

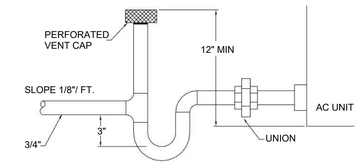
SCALE: N.T.S



6 DRYER VENT DETAIL

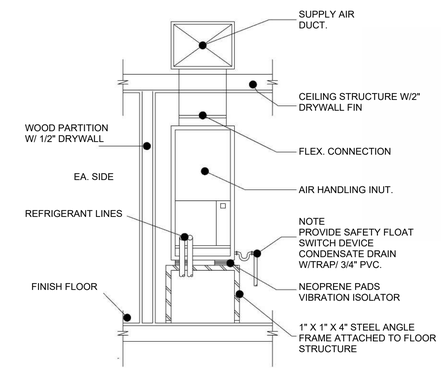
SCALE: N.T.S





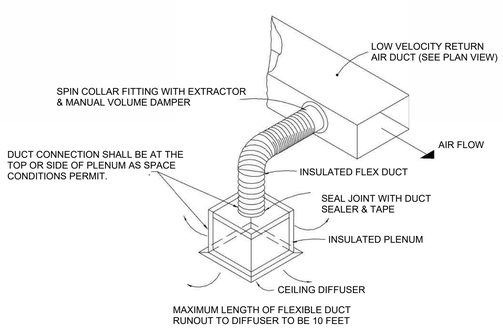
5 CONDENSATE TRAP DETAIL

SCALE: N.T.S



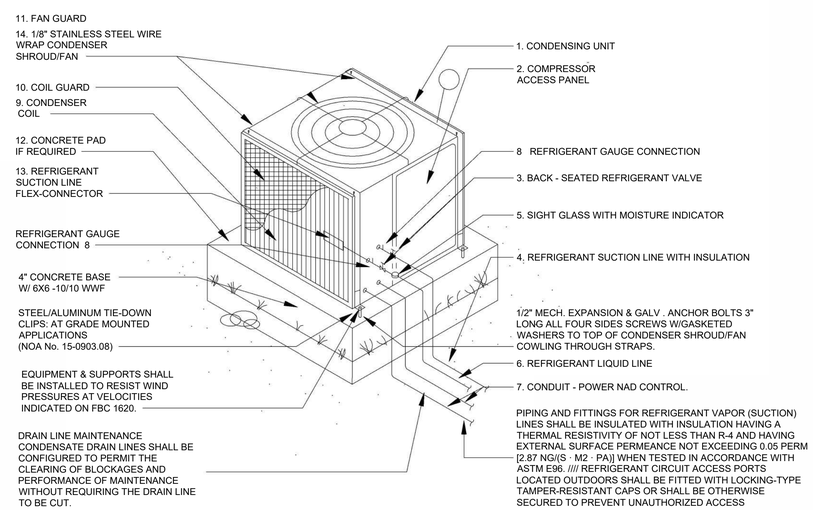
3 AHU MOUNTING DETAIL

SCALE: N.T.S



4 FLEXIBLE DUCT CONNECTIONS DETAIL

SCALE: N.T.S



CONDENSER

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M-1.1

PLUMBING FIXTURES NOTES

1. BATH TUB AND SHOWERS GLASS ENCLOSURES, IF APPLICABLE, ARE TO BE OF TEMPERED GLASS.
2. BATHROOM FINISHED FLOORS TO BE IMPERVIOUS MATERIAL,
3. ALL PLUMBING FIXTURES TO COMPLY WITH TABLE 46R-2 OF SFBC.
4. SHOWER HEAD TO HAVE ANTISCALD VALVE.

PLUMBING NOTES:

1. ALL CLEANOUTS UP TO GRADE OR FLUSH TO WALL
2. NO VENT STACK SHALL PASS THROUGH ROOF CRICKEET OR VALLEY.
3. SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO F.B.C (LATES ED.)
4. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH FBC 2014 PLUMBING CODE.
5. ALL PLUMBING FIXTURES SHALL MEET THE REQ. OF FBC 2014 PLUMBING.

PLUMBING NOTES:

1.0 GENERAL

1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED INSTALL IN ACCORDANCE WITH HE FLORIDA BUILDING CODE AND LOCAL ORDINANCES.

1.2 SCOPE OF WORK:
PROVIDE THE FOLLOWING COMPLETE SYSTEMS
A. INSTALL LAVATORY, TOILET AND INSTALL SHOWER
B. INSTALL SINK W/NEW FAUCET.

1.3 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED.

1.4 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURE, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION, COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.

1.6 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

2.0 MATERIALS

2.1 PROVIDE SHUT- OFF VALVES FOR EACH FIXTURE AND AIR CHAMBERS WHERE SHOWN AND WHERE REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.

2.2 PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS, USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEN FROM PIPING AND SLABS TO PREVENT CORROSION.

2.3.1 DOMESTIC COLD AND HOT WATER: COPPER TUBING TYPE "K" OR "L" WITH SOLDER JOINTS, WOG BRONZE VALVES 125 P.S.I MIN. PROVIDE PRE-MOLDED FIBERGLASS INSULATION FOR HOT WATER LINES.

2.3.2 SANITARY WASTE AND VENT:CAST IRON PIPING UNDER SLABS, CAST IRON NO-HUB OR COPPER D.W.V. ABOVE TO P.V.C. DRAIN PIPE AND FITTINGS MAY BE USED WHEN ALLOWED BY THE LOCAL JURISDICTION.

2.3.3 A/C CONDENSATE: P.V.C. SCHEDULE 40, PIPE AND FITTINGS.

2.3.4 ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

2.3 PIPING

2.3.1 DOMESTIC COLD AND HOT WATER: COPPER TUBING TYPE "K" OR "L" WITH SOLDER JOINTS, WOG BRONZE VALVES 125 P.S.I MIN. PROVIDE PRE-MOLDED FIBERGLASS INSULATION FOR HOT WATER LINES.

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2.3.4 ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

NOTES:

1. ANTI-SCALE VALVES FOR TUB/SHOWER REQUIRED
2. VACUUM BREAKER VALE FOR BIDET REQUIRED
3. PROVIDE SHUT OFF VALVES FOR EACH FIXTURE AND WATER HAMMER ARRESTORS AT QUICK CLOSING VALVES
4. MINIMUM SIZE OF ALL PLUMBING DRAIN LINE BELOW FLOOR 2"
5. HOT WATER HEATER TO BE SIZE PER TABLE 5 HID-FHA
6. ALL WATER PIPING LINES THROUGH ATTIC.
7. ALL FIXTURE AND FAUCETS SHALL COMPLY WITH THE FLORIDA BUILDING CODE WATER CONSERVATION STANDARDS.

NOTE: ALL AUTOMATIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE. PRESSURE RELIEF LINE IS 3/4" AND FINISH 6" ABOVE THE FLOOR STORAGE CAPACITY FOR 3 BEDROOM & 2.5 BATHROOM IS 50 GAL. AND MAY VARY WITH EACH INDIVIDUAL MANUFACTURER. ALL WATER PIPING LINE THROUGH ATTIC.

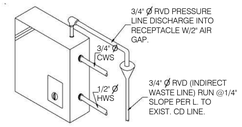
HAMMER ARRESTOR:

- AMTROL, MODEL 500
- INSTALL IN ACC. LOCATION.
- CONNECTION SIZE: 1/2" NPT
- HEIGHT: 4-1/2"
- DIAMETER: 3-3/8"
  MAX. PRESSURE: 150 PSI
  MAX. TEMP: 200° F
  MAX. SHOCK PRESSURE: 200 PSI

TO BE INSTALLED IN CWS AND HWS HIGH POINT FOR EACH GROUP OF FIXTURE SERVICING.

LEGEND

O.H - OVER HEAD
U.S - UNDER SLAB
U.G - UNDER GROUND



HOT WATER HEATER DETAIL
N.T.S.

INSTANT EWH.

IN COMPLIANCE F.B.C 2017
SHALL BE "TITAN-SCR3 ELECTRONIC TANKLESS WATER HEATER.

MODELS AS FOLLOW: HWH #1 MODEL N-120, 12,O K2/240 VOLTS

WEIGHT: 9 POUNDS
DIMENSIONS: 7" X 10" 3"
ENERGY EFFICIENCY: UP TO 99.5%

*NO R.V.D OR OVER FLOW REQUIRED AS PER MANUFACTURE SPECS

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GATE VALVE
	SANITARY LINE
	VENT LINE
CD	CONDENSATE LINE
	COLD WATER LINE
	HOT WATER LINE
CO	CLEAN OUT
VTR	VENT THRU ROOF
WCO	WALL CLEANOUTS
	DENOTE POINT OF CONNECTION

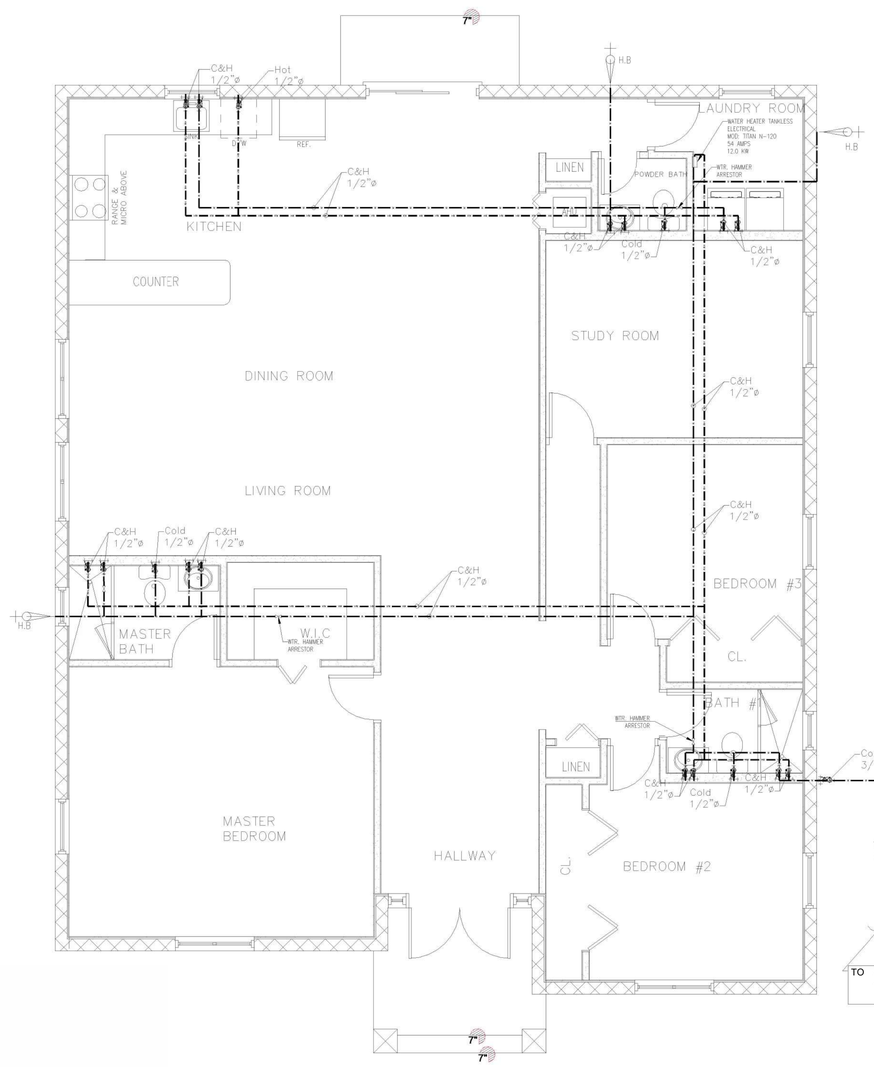
MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURE AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	1.5 GPM @ 60 PSI
LAVATORY, PUBLIC	0.5 GPM @ 80 PSI
LAVATORY, PUBLIC, METERING OR SELF-CLOSING	0.25 GALLONS PER METERING CYCLE
SHOWER HEAD	1.5 GPM @ 80 PSI
SINK FAUCET	1.5 GPM @ 60 PSI
URINAL	1.0 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE

FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS - FBC.P. 406-421
- FBC RESIDENTIAL P 2903.2

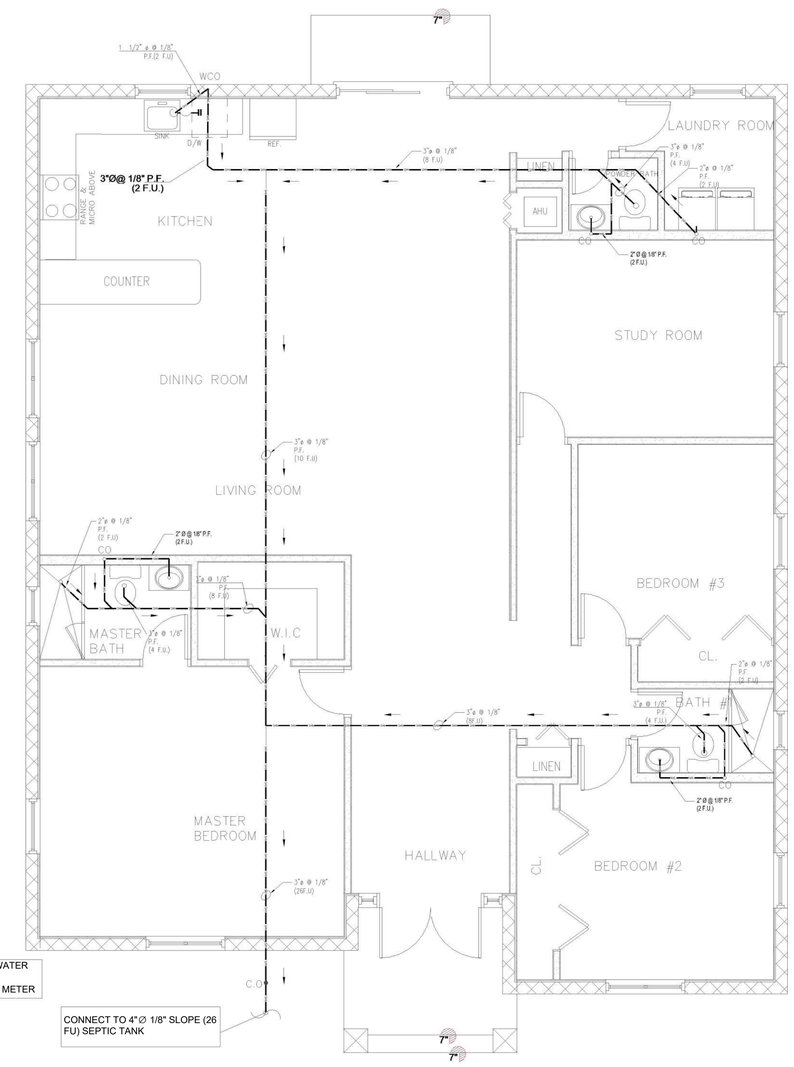
FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	--
BIDET	2"	1/2"	1/2"
LAVATORY	1-1/2"	1/2"	1/2"
TUB	2"	1/2"	1/2"
SHOWER	2"	1/2"	1/2"
KITCHEN SINK	1-1/2"	1/2"	1/2"
DISHWASHER	1" HOSE	--	1/2"
WASHER	2"	1/2"	1/2"
REFRIGERATOR	--	1/2"	--



P1.1 PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

PLUMBING & SEWER NOTES:
NEW SEPTIC TANK INSTALLATION BY OTHERS.



P1 PLUMBING SANITARY PLAN
SCALE: 1/4" = 1'-0"

DRAWING BY:

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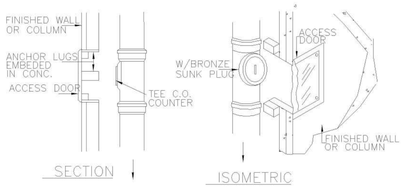
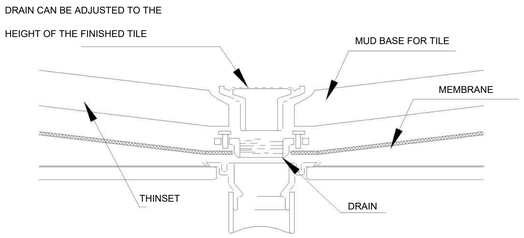


TEE CLEANOUT DETAIL



DRAIN DETAIL

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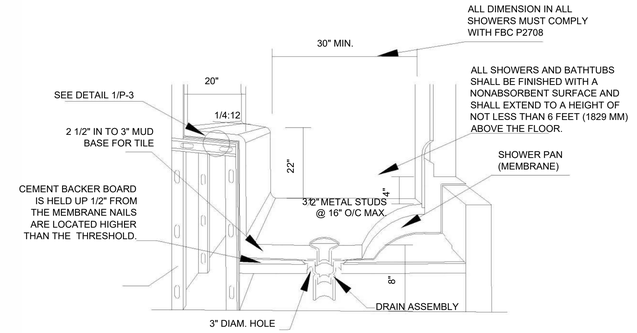
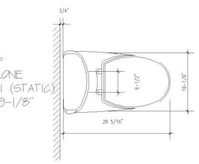
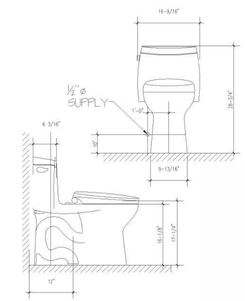


SHOWER DETAIL

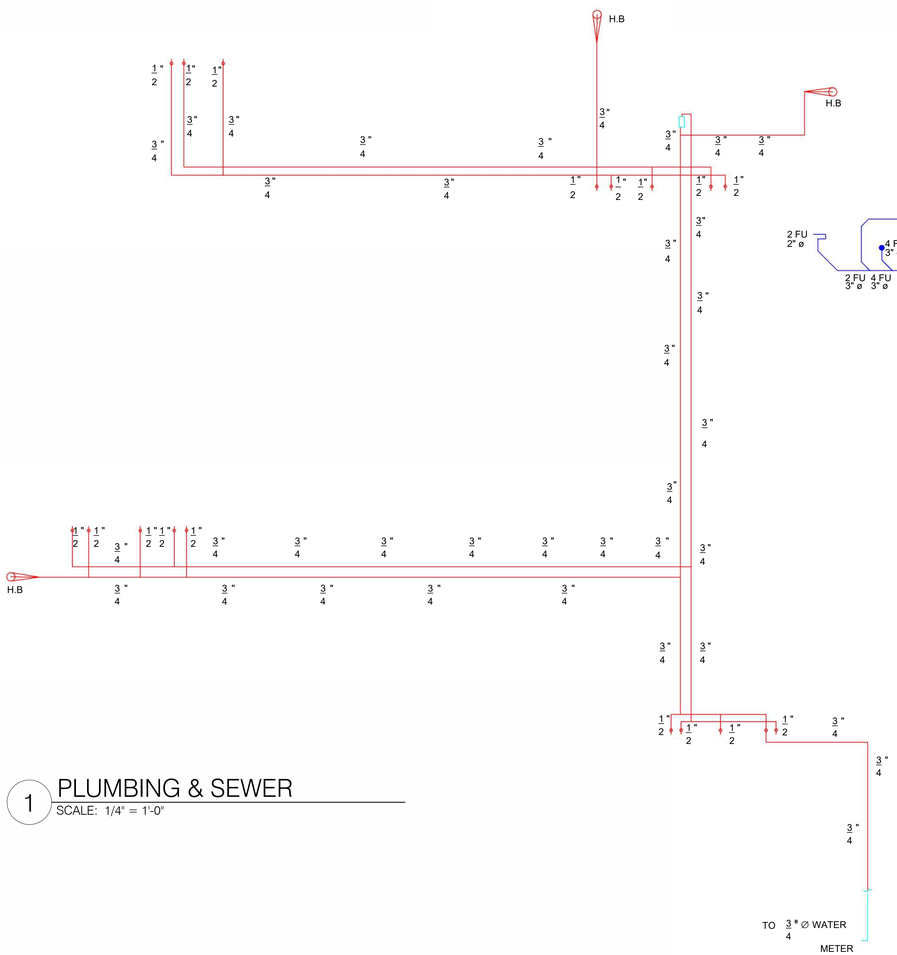
SCALE: N.T.S.

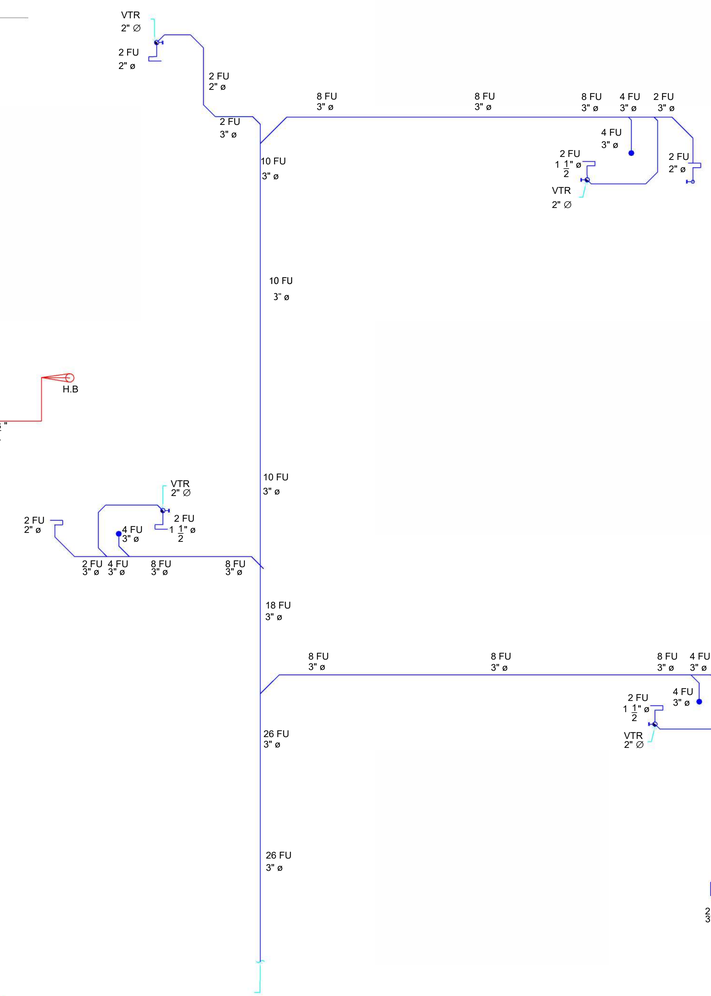
SPECIFICATION:
BRAND= TOTO ULTRAMAX II
MODEL= MS604114 CEF (R) (G)
* WATER USE= 1.28 GPF/4.8LPF
* FLUSH SYSTEM DOUBLE CYCLONE
* MIN. WATER PRESSURE 8 PSI (STATIC)
* WATER SURFACE= 7-1/8" x 9-1/8"
* TRAP DIAMETER= 2-1/8"
* ROUGH-IN= 12"
* TRAP SEAL= 2-1/8"
* MATERIAL VITREOUS CHINA
* SHIPPING WEIGHT= 99 lbs.
. Shipping Dimensions 32"L x 20"W x 17-3/4" H1 x 28-3/4" H2

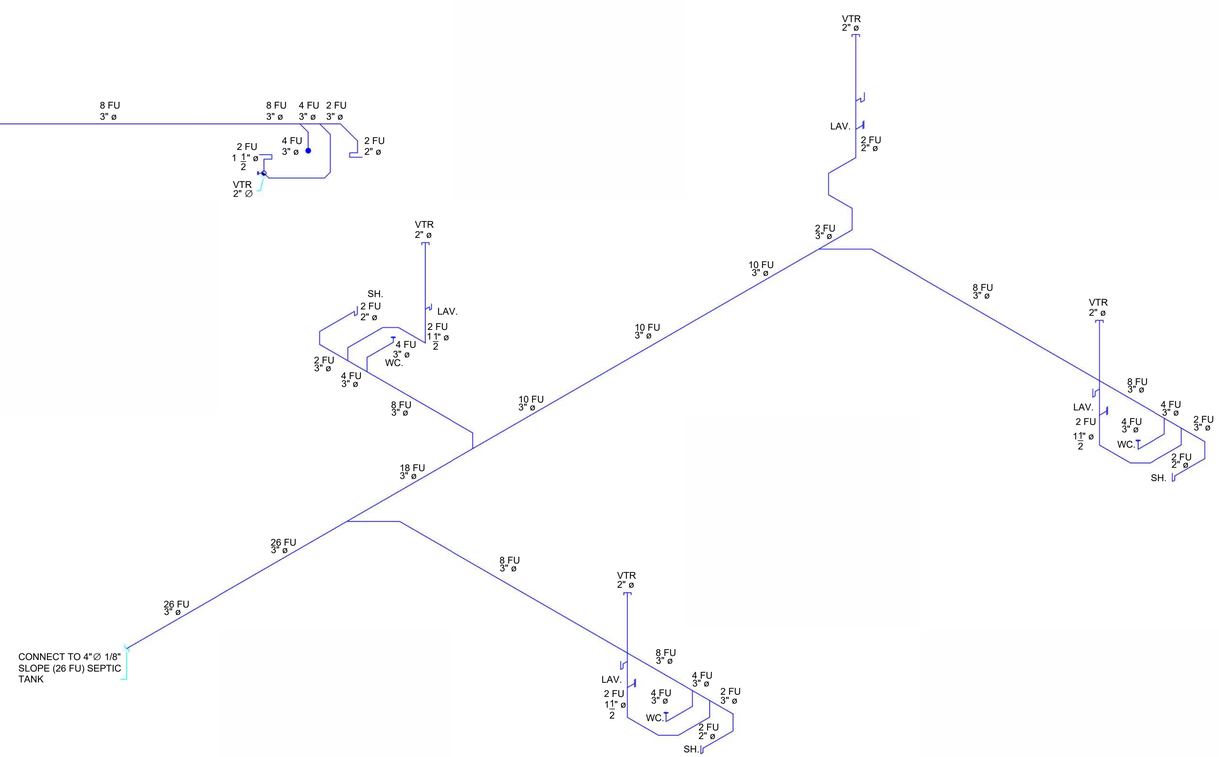




WATER CLOSET DETAIL







1 PLUMBING & SEWER

SCALE: 1/4" = 1'-0"

PLUMBING & SEWER NOTES:
NEW SEPTIC TANK INSTALLATION BY OTHERS.

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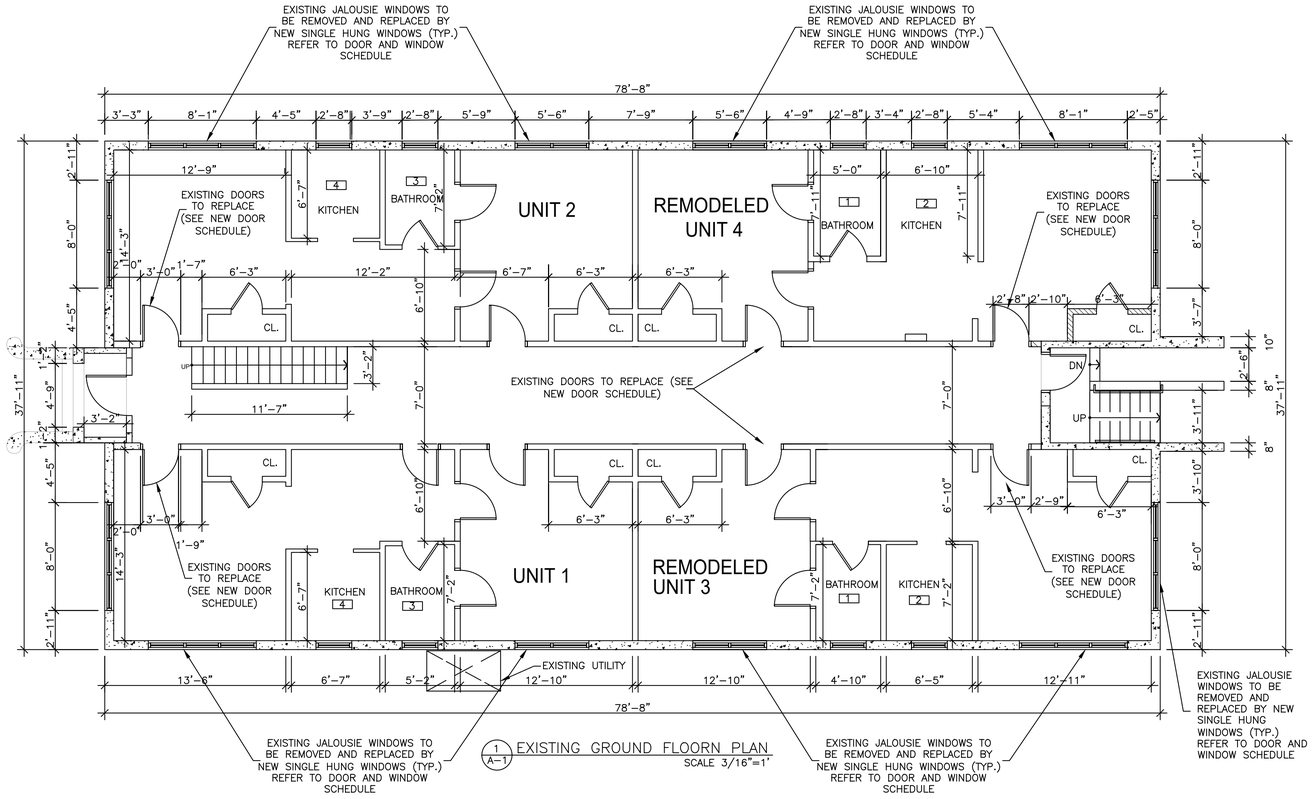


1 A-1 EXISTING GROUND FLOORN PLAN
SCALE 3/16"=1'

MARK	KEYNOTE TEXT
1	UNIT 3 & UNIT 4 REMODELED BATHROOM
2	UNIT 3 & UNIT 4 REMODELED KITCHEN
3	UNIT 1, UNIT 2, UNIT 5, UNIT 6, UNIT 7 & UNIT 8 REPLACE EXISTING BATHROOM
4	UNIT 1, UNIT 2, UNIT 5, UNIT 6, UNIT 7 & UNIT 8 REPLACE EXISTING KITCHEN
5	MINOR REPAIRS OF FLOORS AND CEILINGS THAT ARE SHOWING DAMAGE.
6	REPLACE OF EXISTING WINDOWS & DOOR
7	FLOORS - WOOD/LAMINATE/TILE/VINYL
8	PIPING /SHEET METAL/DUCT WORK/DRAIN/ A/C DRAIN
9	NEW SPLIT A/C / REFRIGERATION/HEATING EQUIPMENT (SEE MECHANICAL PLAN F.M.I.)

EMERGENCY ESCAPE AND RESCUE WINDOWS
SHALL COMPLY WITH FBC R 310.1.1 - 310.1.3

COMPLY WITH FBC R 310.1.1 THROUGH R 310.1.3., EGRESS WINDOWS AS MEANS OF ESCAPE AND RESCUE OPENING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS WITH A MINIMUM NET OPENING OF 5.7 SQ. FT., BEING THE MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH 20 INCHES. EXCEPT AT GRADE FLOOR OPENINGS WHERE SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

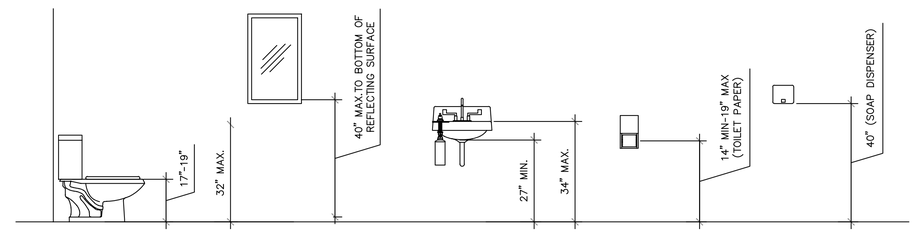
WINDOW OPENING NOTE:
FOR ALL WINDOW GROUP, G.C. SHALL VERIFY WITH MANUFACTURER EXACT MASONRY OPENING REQUIRED PRIOR TO BUILDING WALLS

SCOPE OF WORK

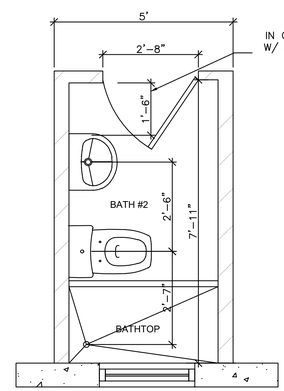
TO REMOVE, TO REPLACE AND MINOR REPAIR OF FLOORS AND CEILINGS THAT ARE SHOWING DAMAGE.

INTERIOR FINISHES CLASSIFICATION NOTE:

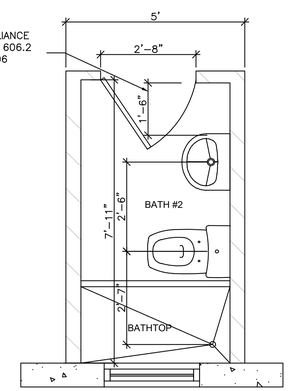
ALL INTERIOR FINISHES TO BE MINIMUM CLASS "C" (FLAMESPREAD 76-200, SMOKE DEVELOPED 0-450 AS NFPA TABLE A.10.2.2.



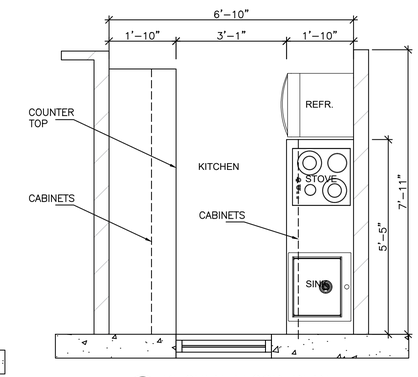
3 A-1 RESTROOM FIXTURE MOUNTING HEIGHTS
SCALE 1/2"=1'



4 A-1 BATHROOM FLOOR PLAN #2
SCALE 1/2"=1'



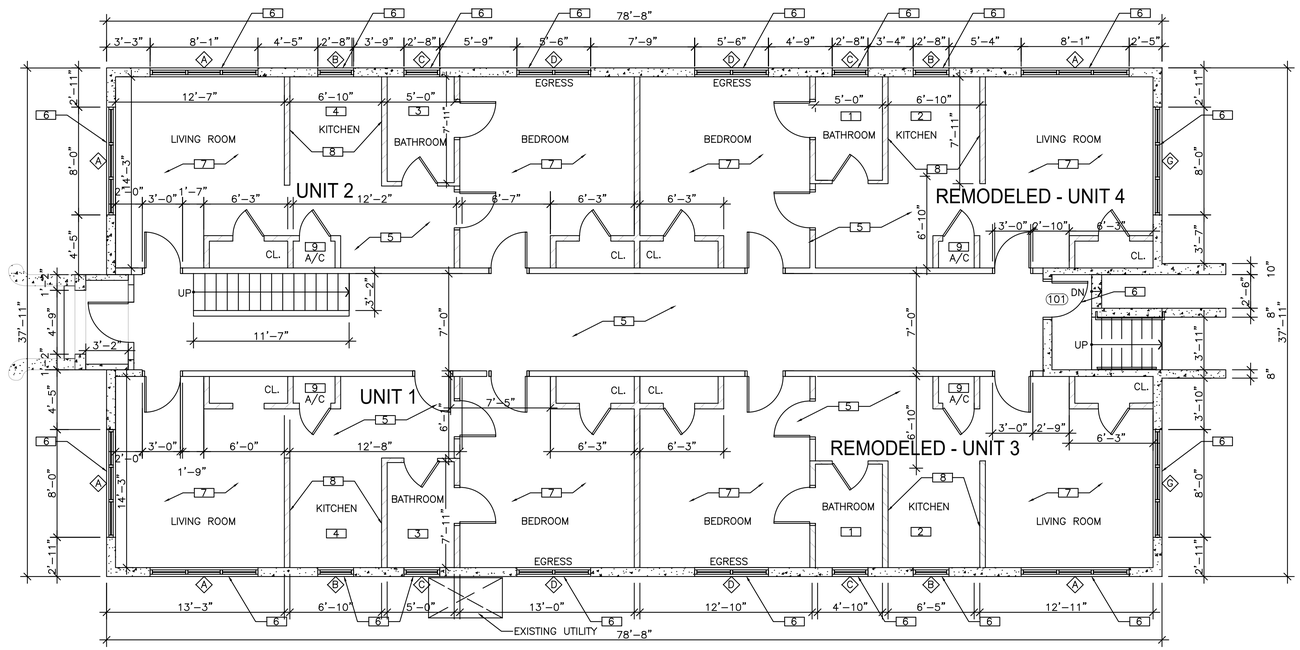
5 A-1 BATHROOM FLOOR PLAN #1
SCALE 1/2"=1'



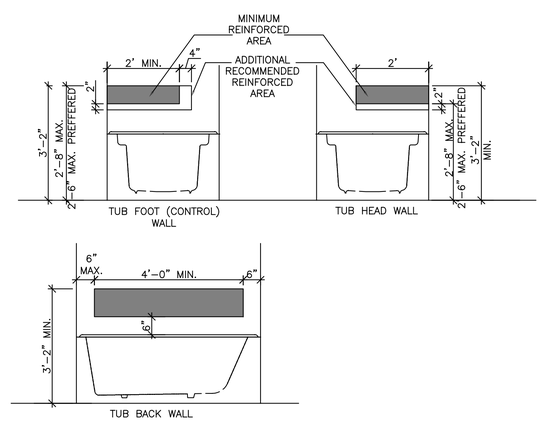
6 A-1 KITCHEN FLOOR PLAN
SCALE 1/2"=1'

BATHROOM CODE NOTE:

ALL UNIT BATHROOMS MUST COMPLY WITH SECTION R307., SECTION P2710. AND SECTION P2713. FBC R. CHAPTER 27. 7TH EDITION 2020

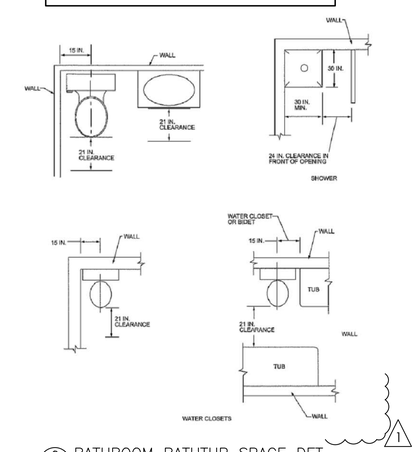


2 A-1 REPLACE OF EXISTING GROUND FLOOR PLAN
SCALE 3/16"=1'



BLOCKING DIMENSIONS INSIDE WALLS (ALL BATHROOMS)
MINIMAL AREAS TO BE REINFORCED
AS PER THE FHA GUIDELINES

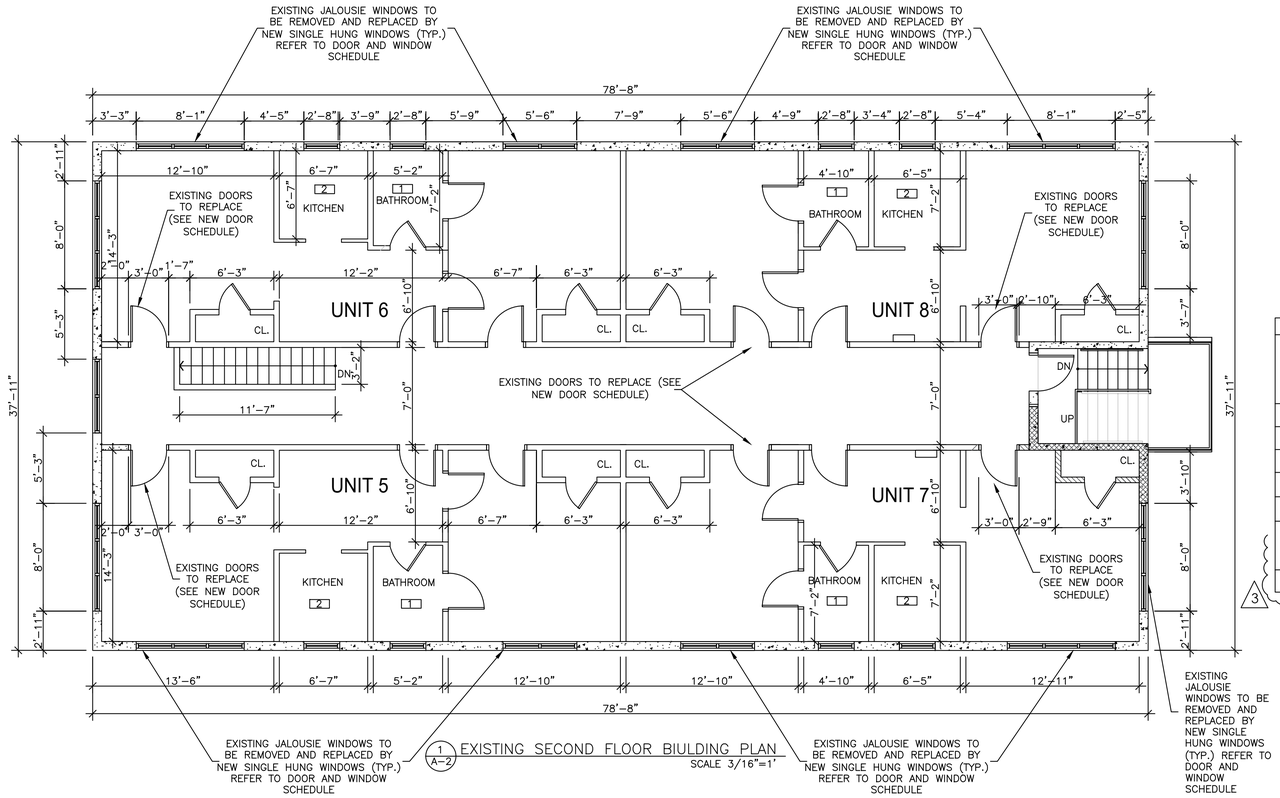
7 A-1 BATHROOM BATHTUP FLOOR PLAN #1
SCALE 1/2"=1'



8 A-1 BATHROOM BATHTUP SPACE DET.
SCALE 1/2"=1'

EXISTING FLOOR & REPLACE OF EXISTING PLANS

A-1



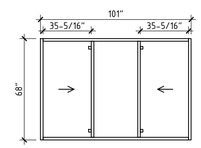
1 A-2 EXISTING SECOND FLOOR BIULDING PLAN
SCALE 3/16"=1'

MARK	KEYNOTE TEXT
1	UNIT 3 & UNIT 4 REMODELED BATHROOM
2	UNIT 3 & UNIT 4 REMODELED KITCHEN
3	UNIT 1, UNIT 2, UNIT 5, UNIT 6, UNIT 7 & UNIT 8 REPLACE EXISTING BATHROOM
4	UNIT 1, UNIT 2, UNIT 5, UNIT 6, UNIT 7 & UNIT 8 REPLACE EXISTING KITCHEN
5	MINOR REPAIRS OF FLOORS AND CEILINGS THAT ARE SHOWING DAMAGE.
6	REPLACE OF EXISTING WINDOWS & DOOR
7	FLOORS - WOOD/LAMINATE/TILE/VINYL
8	PIPING /SHEET METAL/DUCT WORK/DRAIN/ A/C DRAIN
9	NEW SPLIT A/C / REFRIGERATION/HEATING EQUIPMENT (SEE MECHANICAL PLAN F.M.I.)

WINDOWS&DOORS SCHEDULE

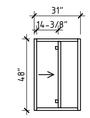
MARK	QTY	TYPE	FRAME SIZE		SITE PRESSURE (PSF)		NOA PRESSURE (PSF)		GLASS COLOR	F.A./ N.O.A.	AREA
			WIDTH	HEIGHT	POS.	NEG.	POS.	NEG.			
A	16	ALUMINUM HORIZONTAL SLIDING WINDOW –L.M.I.	102 3/4"	68 3/4"	40.11	53.48	80	80	CLEAR LAMINATED GLASS	FL # 20359.1	784.90SQ FT
B	8	ALUMINUM HORIZONTAL SLIDING WINDOW –L.M.I.	32"	49"	40.11	43.45	80	80	CLEAR LAMINATED GLASS	FL # 20359.1	87.11SQ FT
C	8	ALUMINUM HORIZONTAL SLIDING WINDOW –L.M.I.	33"	26"	40.11	43.45	80	80	CLEAR LAMINATED GLASS W/ WHITE INTERLAYER	FL # 20359.1	47.67SQ FT
D	8	ALUMINUM HORIZONTAL SLIDING WINDOW –L.M.I.	70"	69"	40.11	43.45	80	80	CLEAR LAMINATED GLASS	FL # 20359.1	268.33SQ FT
E	1	ALUMINUM HORIZONTAL SLIDING WINDOW –L.M.I.	74"	68 3/4"	40.11	43.45	80	80	CLEAR LAMINATED GLASS	FL # 20359.1	35.33SQ FT
F	1	ALUMINUM OUTSWING FRENCH DOOR –L.M.I.	68"	105"	40.11	43.45	80	80	CLEAR LAMINATED GLASS	FL # 27001.1	49.58SQ FT
		ALUMINUM WINDOW WALL SYSTEM –L.M.I.					79.8	79.8	CLEAR LAMINATED GLASS	FL # 27000.1	
									TOTAL		1272.92SQ FT

3



1 WINDOW TYPE 1
SCALE:1/4"=1'-0"

3 WINDOW TYPE 3
SCALE:1/4"=1'-0"



2 WINDOW TYPE 2
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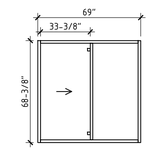

4 WINDOW TYPE 4
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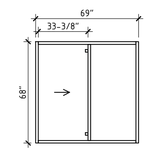
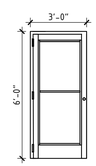
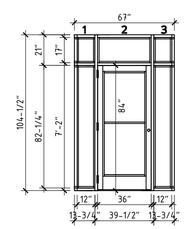


5 WINDOW TYPE 5
SCALE:1/4"=1'-0"

HARDWARE DETAIL



2 DOOR TYPE 2
SCALE:1/4"=1'-0"



1 DOOR TYPE 1
SCALE:1/4"=1'-0"

WINDOW SCHEDULE

MARK	NOMINAL SIZE	TYPE	MATERIAL	FRAME	FINISH	REMARKS/HARDWARE
A	101.0" X 68.0"	1	METAL & GLASS	METAL	MANUFACTURER	NEW WINDOW IMPACT
B	31.0" X 48.0"	2	METAL & GLASS	METAL	MANUFACTURER	NEW WINDOW IMPACT
C	31.0" X 25.0"	3	METAL & GLASS	METAL	MANUFACTURER	NEW WINDOW IMPACT
D	69.0" X 68.375"	4	ALUMINUM & GLASS	ALUM.	MANUFACTURER	NEW WINDOW IMPACT
G	69.0" X 68.0"	5	METAL & GLASS	METAL	MANUFACTURER	NEW WINDOW IMPACT

NOTE:
1. WINDOWS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, NFPA 101, SECTION 72.15 LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

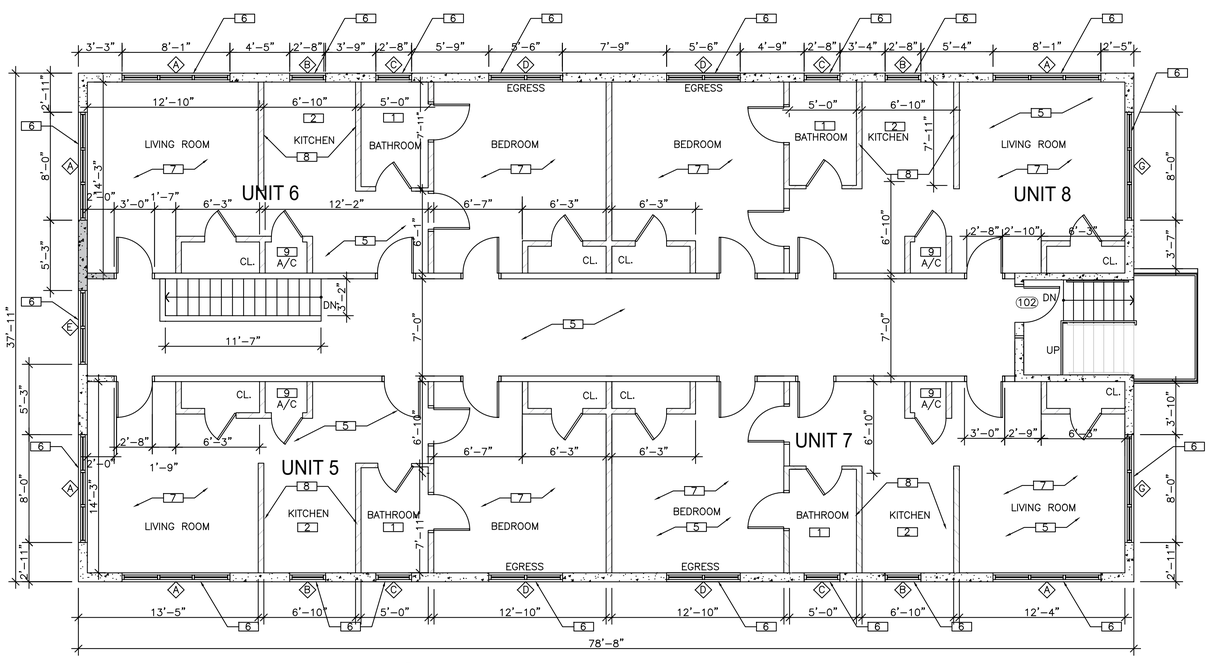
DOOR SCHEDULE

MARK	NOMINAL SIZE	TYPE	MATERIAL	FRAME	FINISH	REMARKS/HARDWARE
101	67" X 104-1/2"	1	METAL & GLASS	METAL	MANUFACTURER	NEW IMPACT DOOR
102	36" X 72"	2	METAL & GLASS	METAL	MANUFACTURER	NEW IMPACT DOOR

NOTE:
1. EXIT DOORS SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE, NFPA 101, SECTION 72.15 LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

WINDOW & DOOR NOTES:

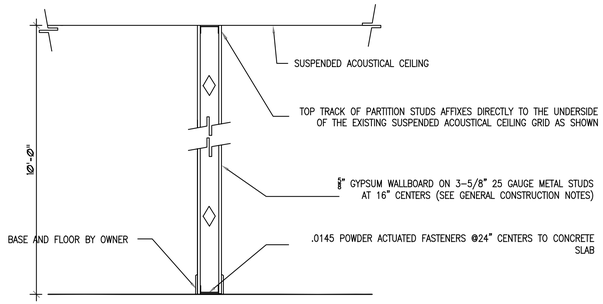
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS.
2. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
3. WINDOWS SHALL COMPLY WITH DADE COUNTY WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE DADE COUNTY APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS.
4. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
5. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING
6. ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3.
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET.
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.



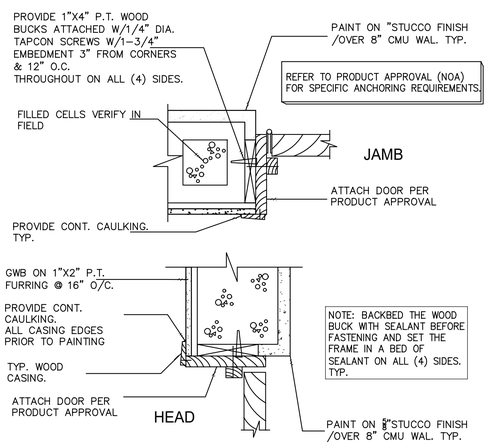
2 A-2 REPLACE OF EXISTING 2ND FLOOR PLAN
SCALE 3/16"=1'

EXISTING FLOOR, REPLACE OF EXISTING PLANS & DOORS-WINDOWS SCHEDULES

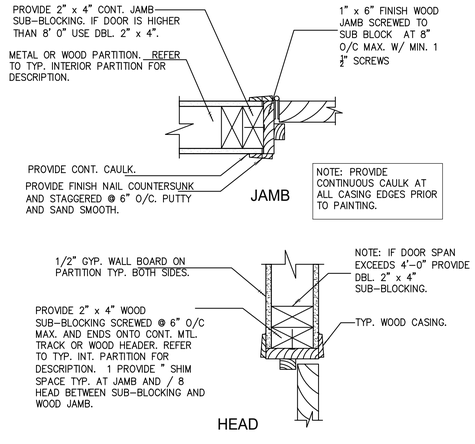
A-2



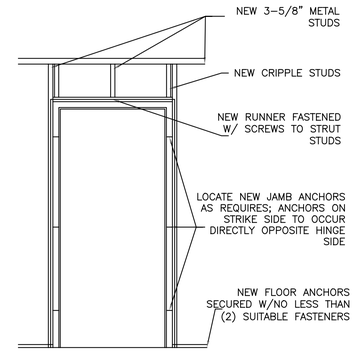
2 A-3 TYPICAL INTERIOR PARITITION
SCALE 3/8"=1' (NON-BEARING, NON-FIRE-RATED)



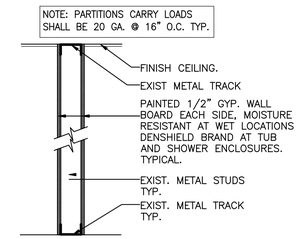
8 A-2 EXTERIOR DOOR JAMB DETAIL
SCALE:1/4"=1'-0"



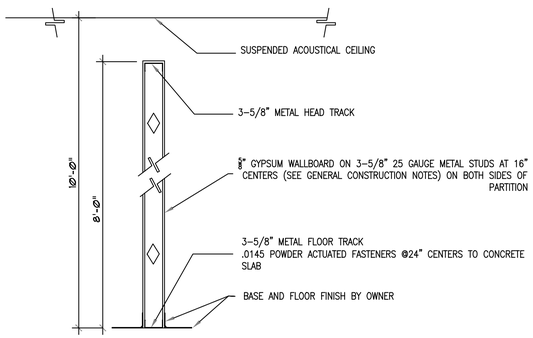
9 A-2 INTERIOR DOOR JAMB DETAIL
SCALE:1/4"=1'-0"



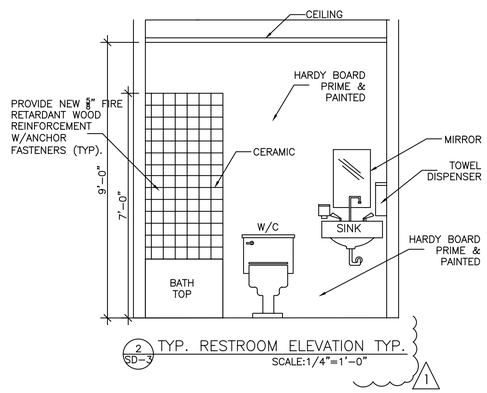
4 A-1 NEW DOOR FRAMING SECTION
SCALE 1/2"=1'



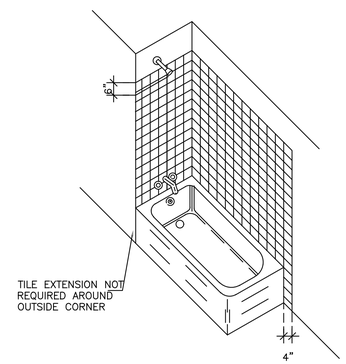
7 A-1 NON-LOAD BEARING NON-FIRE RATED
SCALE 3/16"=1'



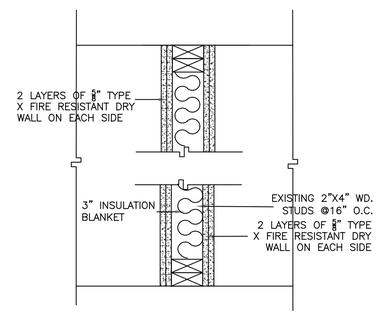
3 A-2 TYPICAL LOW PARITITION
SCALE 3/8"=1' (NON-BEARING, NON-FIRE-RATED)



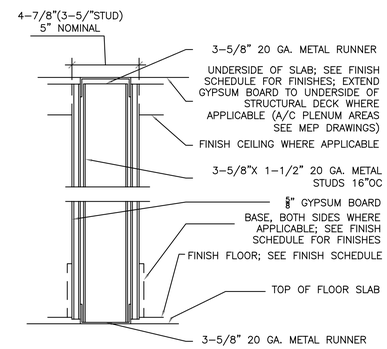
2 SD-3 TYP. RESTROOM ELEVATION TYP.
SCALE:1/4"=1'-0"



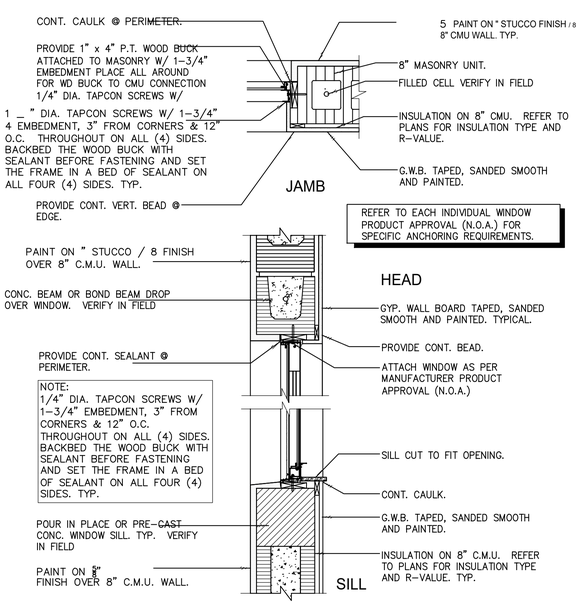
2 SD-3 TILE IN BATH SHOULD BE BROUGHT UP TO THE LEVELS SHOWN (TYP.)
SCALE:1/4"=1'-0"



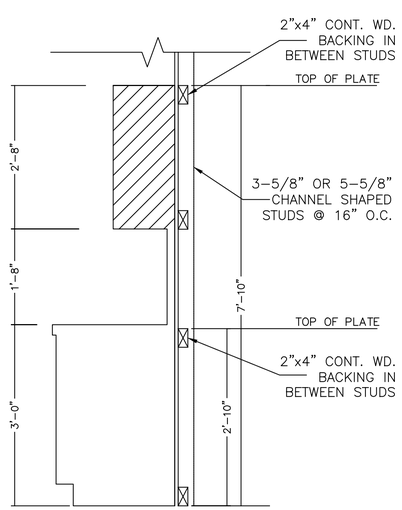
6 A-1 2 HOUR FIRE RATED PARTITION DETAIL
SCALE 1/2"=1'



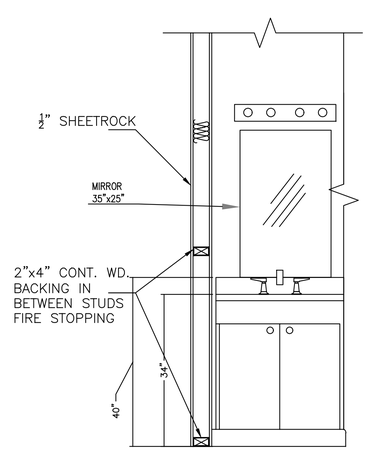
5 A-1 NEW INTERIOR PARTITION
SCALE 1/2"=1'



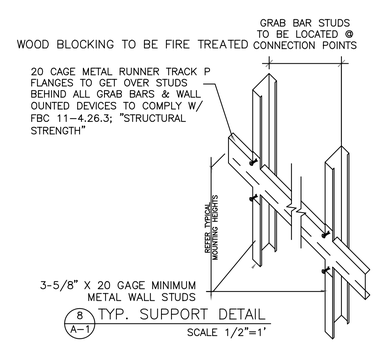
3 A-1 WINDOW JAMB DETAIL
SCALE:1/4"=1'-0"



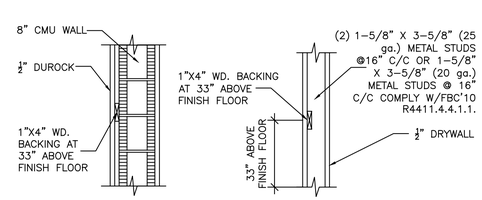
2 SD-2 KITCHEN BACKING DETAIL
SCALE 3/4"=1'



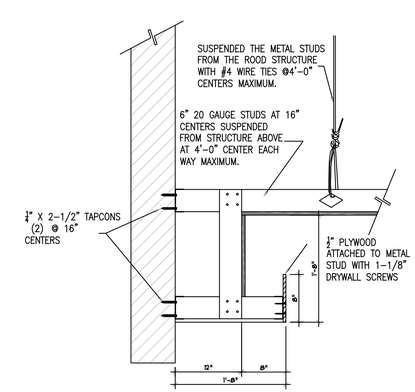
2 SD-2 BATHROOM DETAIL
SCALE 3/4"=1'



8 A-1 TYP. SUPPORT DETAIL
SCALE 1/2"=1'



5 A-2 BATHROOM BACKING DETAIL
SCALE:1/4"=1'-0"



9 A-1 DRYWALL CEILING DETAIL
SCALE: 1"=1'-0"

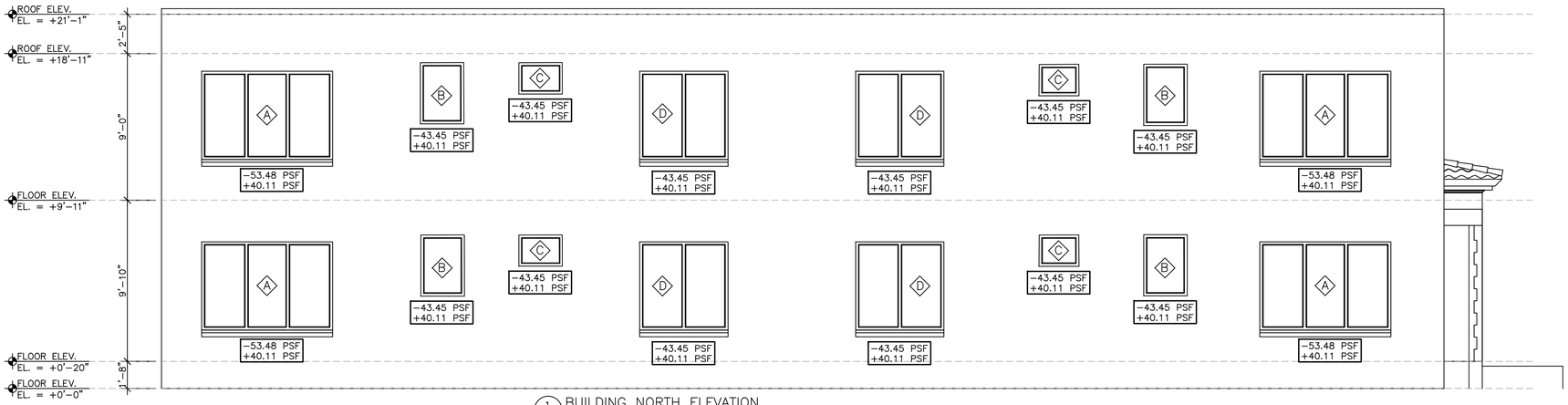
PARTITION NOTES:
TYPICAL NON-LOAD BEARING INTERIOR PARTITIONS TO BE 22 GAGE METAL STUD AT 16" O.C. WITH 2"X4" WOOD STUDS AT EACH SIDE OF DOOR OPENINGS.

PARTITION REINFORCEMENT:
PARTITIONS BEHIND WALL HUNG PLUMBING FIXTURES AND WALL CABINETS, PROVIDE 20 GAGE MTL. STUDS @ 16" O.C. MAX. PER FBC R4411.4.5.1.1. IN ADDITION, PROVIDE 1/2" PLYWOOD BACKING OR HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER FBC 2517.5.1.3.

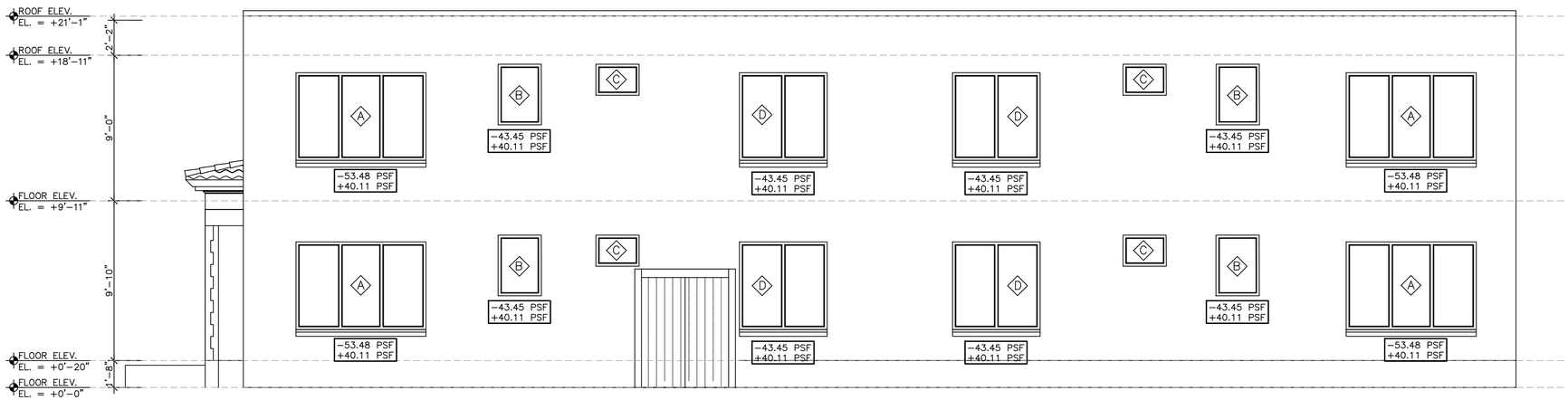
1

DETAILS & NOTES

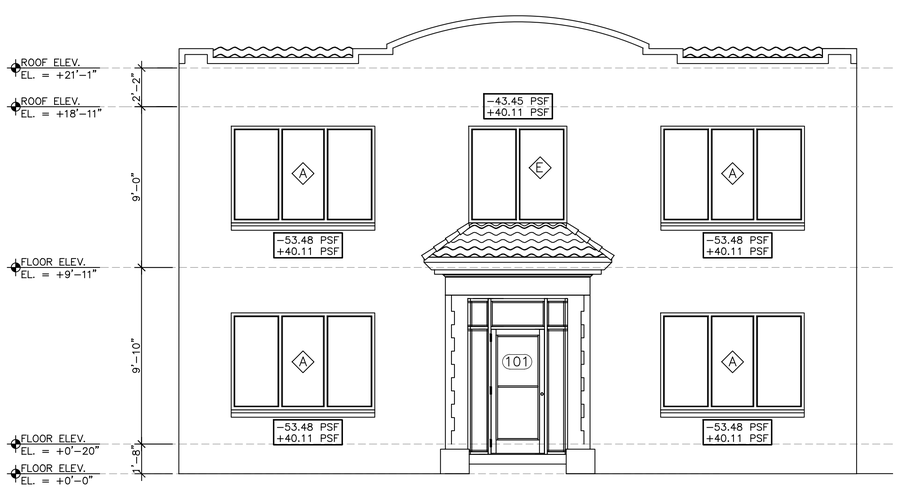
A-3



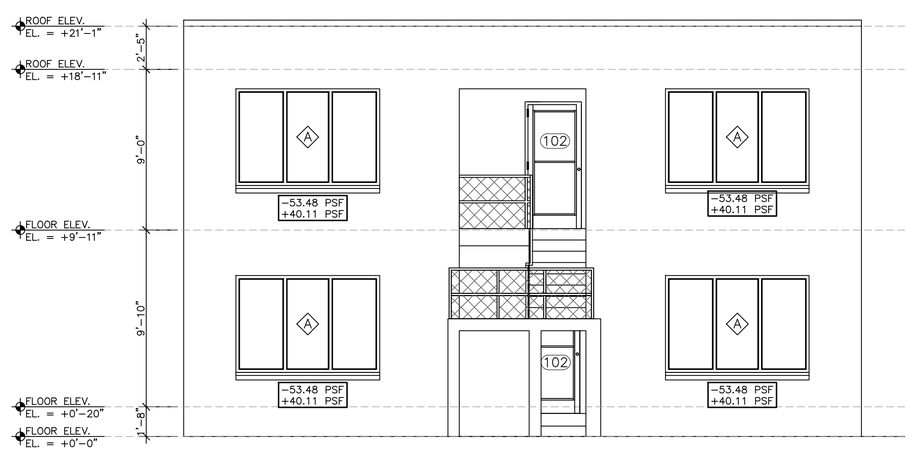
1 A-2 BUILDING NORTH ELEVATION
SCALE:1/4"=1'-0"



1 A-2 BUILDING SOUTH ELEVATION
SCALE:1/4"=1'-0"



1 A-2 BUILDING WEST ELEVATION
SCALE:1/4"=1'-0"



1 A-2 BUILDING EAST ELEVATION
SCALE:1/4"=1'-0"

ELEVATIONS

2

A-4

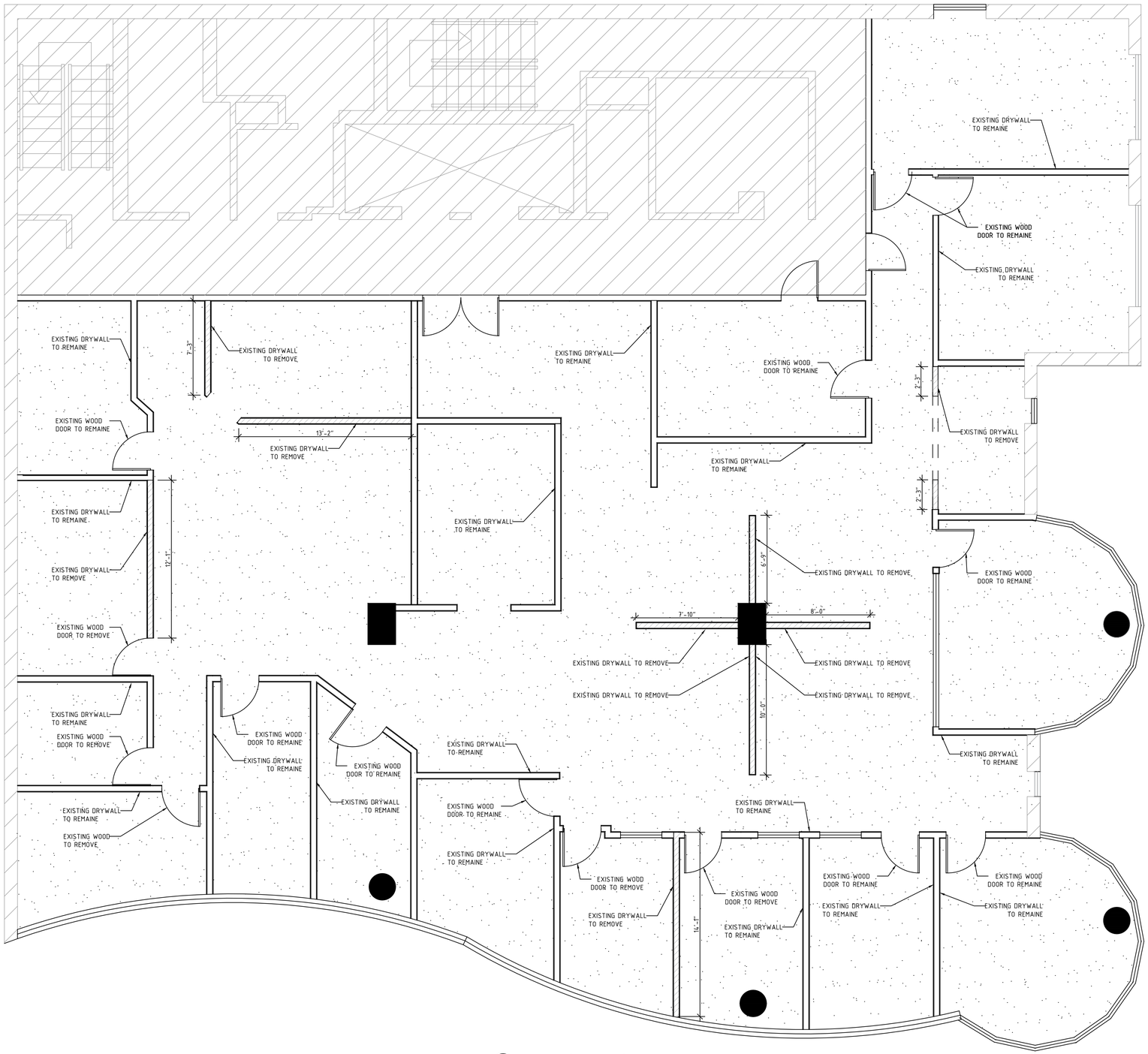
DEMOLITION SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.

GROUND FLOOR & SECOND FLOOR PLANS:
- REMOVE DRYWALLS PARTITIONS
- REMOVE EXISTING DOORS
- MINOR INTERIOR DEMOLITION (DRYWALL & FLOOR CARPET)
- REMOVE EXISTING KITCHEN CABINETS

NOTES:
- NO ALTERATIONS TO THE EXISTING EXTERIOR AREAS OF THE BUILDING
- NO ALTERATIONS TO EXISTING ROOF OF THE BUILDING
- NO STRUCTURAL ALTERATIONS

TERMITE PROTECTION NOTE: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREAMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. SHALL COMPLY WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICESTO COMPLY WITH 2020 FBC B SECTION.

WINDOW GLAZING NOTE:
ALL GLAZING MATERIALS LARGER THAN 9SF. FT. MUST BE CATEGORY II SAFETY GLASS TO COMPLY WITH 2020 FBC 2406.2



1 / A-2 EXISTING (DEMOLITION) PLAN
SCALE:1/4"=1'-0"

Digitally signed by Cesar Castillo, PE
DN: c=US, sn=Castillo, PE, givenName=Cesar, email=ccastillo@panamericanec.com, cn=Cesar Castillo, PE
Date: 2024.05.30 10:20:44 -04'00'
Adobe Acrobat version: 11.0.0

MARK	KEYNOTE TEXT
	EXISTING INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" TO REMAIN.
	EXISTING INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" TO DEMOLISH.
	NEW INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL. STUDS @ 24" O.C. TYP.
	EXISTING 12" MASONRY WALL TO REMAIN (NOT UNDER SCOPE OF WORK).
	EXISTING CARPET TO REMOVE AND REPLACE BY 3120 SHADOW.
	NEW CARPET (3120 SHADOW)TO INSTALL.

FOR REFERENCE ONLY

REVISIONS	BY
1 05/08/2024	BLDG.

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RIVERA DINING GROUP
2800 BISCAYNE BOULEVARD,
MIAMI, FL 33137

PROFESSIONAL SEAL:

LAST DATE REV.:
05-08-2024

EXISTING/
DEMOLITION PLAN

SHEET:

A-2

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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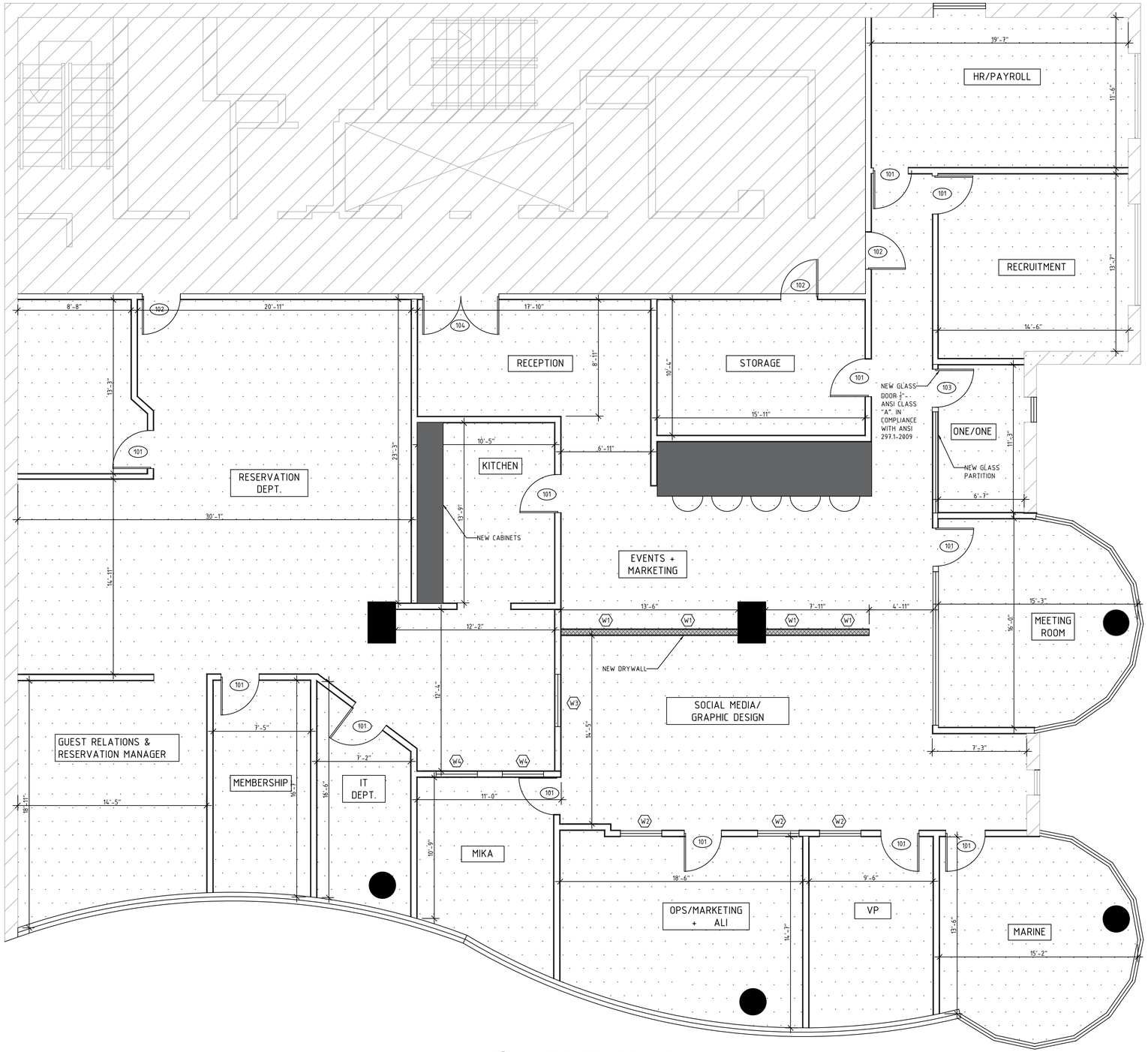
A-2_V2.pdf
Examiner Date Time Stamp Trade Stamp Name
CASTRO, ORESTES 6/4/2024 8:00:33 AM DASB Approved



1 A-3 PROPOSED FLOOR PLAN
SCALE:1/4"=1'-0"

NOTES:

1-NEW GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308.4

2-NEW GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION.

3-NEW GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

4-PROVIDE 3/4" PLYWOOD BACKING AT ALL CABINETRY AND WALL MOUNTED BUILT-INS.

TYPE OF CONSTRUCTION: "TYPE II"
OCCUPANCY: B
BUILDING CODE: FBC 2023, 8TH EDITION (BUILDING)

1 FLOOR PLAN NOTES
SCALE:NTS

WALL AND CEILING FINISHES

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.

PARTITION NOTES:

TYPICAL NON-LOAD BEARING INTERIOR PARTITIONS TO BE 22 GAGE METAL STUD AT 16" O.C. WITH 2"X4" WOOD STUDS AT EACH SIDE OF DOOR OPENINGS.

PARTITION REINFORCEMENT:

PARTITIONS BEHIND WALL HUNG PLUMBING FIXTURES AND WALL CABINETS, PROVIDE 20 GAGE MTL. STUDS @ 16" O.C. MAX. PER FBC R4411.4.5.11. IN ADDITION, PROVIDE 1/2" PLYWOOD BACKING OR HORIZONTAL MEMBER FASTENED TO NO LESS THAN 2 STUDS SHALL BE PROVIDED AT WALL HUNG CABINETS AS PER FBC 2517.5.13.

SHOWER COMPARTMENT FINISH:

SHOWER COMPARTMENT MUST BE FINISHED IN SMOOTH, IMPERVIOUS MATERIALS TO A MINIMUM HEIGHT OF 72 INCHES, PER FBC R307.2. PROVIDE 1/2" DUROCK BOARD AT WET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).

WHERE CERAMIC TILES OCCUR, PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER FBC R702.4.2

NOTES TO PARTITION CONTRACTOR:

PROVIDE 1x4 BACKING FOR THE FOLLOWING:
- TOP KITCHEN CABINETS AT 98" ABOVE FINISHED FLOOR. (COORDINATE W/ VENDOR)
- BOTTOM KITCHEN CABINETS AT 34" ABOVE FINISHED FLOOR. (COORDINATE W/ VENDOR)
- ALL BATHROOM CABINETS AT 34" ABOVE FINISHED FLOOR. (COORDINATE W/ VENDOR)
- ALL CLOSETS AT 98" ABOVE FINISHED FLOOR (FUTURE SHELVING).
- AT WALL MOUNTED TV'S.

WINDOW & DOOR NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS. (IF APPLY)
3. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
4. WINDOWS SHALL COMPLY WITH CITY OF MIAMI WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE CITY OF MIAMI APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS. (IF APPLY)
5. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
6. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3. (IF APPLY)
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET. (IF APPLY)
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.

CABINETRY NOTES:

CABINET HARDWARE TO BE DETERMINED BY INTERIOR DESIGNER.

ALL UPPER CABINETRY ABOVE COUNTERS TO HAVE CONCEALED UNDER MOUNTED LIGHT FIXTURES.

ALL CABINETRY TO BE FACE FRAME WITH PANELING TO BE DETERMINED BY INTERIOR DESIGNER. PROVIDE SHOP DRAWINGS FOR APPROVAL.

DOOR SCHEDULE

MARK	SIZE (WxH)	COUNT	TYPE	ORDER	FRAME MATERIAL	GLASS	GLASING FINISH	REMARKS
FIRST FLOOR								
101	36"x80"	12	1	FIRST FLOOR	WOOD	N/A	N/A	SINGLE
102	36"x80"	3	2	FIRST FLOOR	ALUMINUM	N/A	N/A	SINGLE
103	36"x80"	1	3	FIRST FLOOR	GLASS	CLASS A	LOW-E	SINGLE
104	70"x80"	1	4	FIRST FLOOR	WOOD	N/A	N/A	DOUBLE

WINDOW SCHEDULE

MARK	SIZE (WxH)	COUNT	TYPE	ORDER	FRAME MATERIAL	GLASING FINISH	REMARKS
FIRST FLOOR							
W1	4'-0"x3'-9"	4	1	FIRST FLOOR	ALUMINUM	LOW-E	FIXED
W2	3'-4"x2'-9"	3	2	FIRST FLOOR	ALUMINUM	LOW-E	FIXED
W3	4'-0"x2'-9"	1	3	FIRST FLOOR	ALUMINUM	LOW-E	FIXED
W4	4'-7"x1'-8"	2	4	FIRST FLOOR	ALUMINUM	LOW-E	FIXED

1

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CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Cesar Castillo, PE
DN: c=US, sn=Castillo, PE, givenName=Cesar, email=ccastillo@panamericanec.com, cn=Cesar Castillo, PE
Date: 2024.05.30 10:21:10 -04'00'
Adobe Acrobat version: 11.0.0

REVISIONS	BY
1 05/08/2024	BLDG.

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MIAMI, FL 33137

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
05-08-2024

PROPOSED FLOOR PLAN

SHEET:

A-3

FOR REFERENCE ONLY

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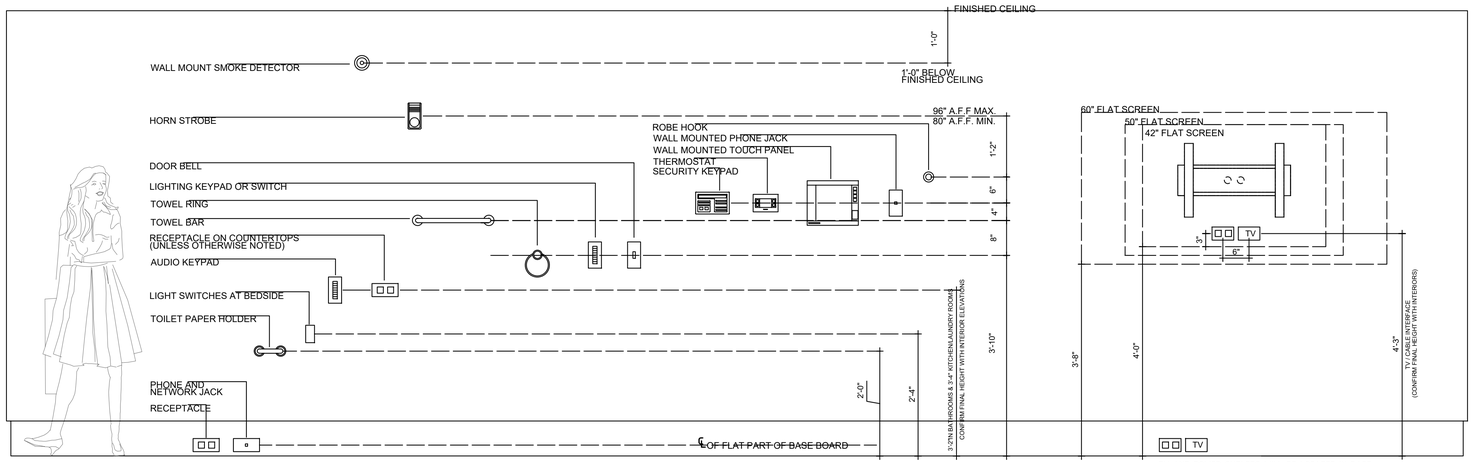
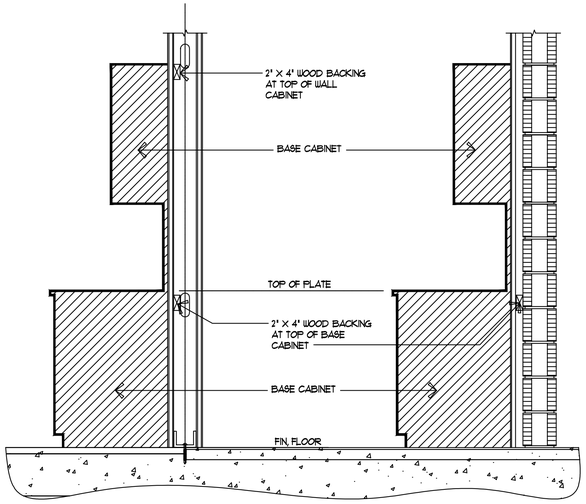


GENERAL NOTES:

1.) DIMENSION ARE NOT TYPICAL FOR ALL DEVICE TYPES; PLEASE CONFIRM ALL PRODUCT DIMENSIONS AND TYPES BEFORE INSTALLATION.
2.) ALL DEVICE LOCATIONS ARE TYPICAL UNLESS OTHERWISE NOTED BY ARCHITECT AND/OR INTERIOR DESIGNER.
3.) ALL FINISHES FOR KEYPADS, RECEPTACLES, SWITCHES AND OUTLETS SHOULD BE WHITE UNLESS OTHERWISE FAUX TO MATCH ADJACENT FINISH MATERIAL.
4.) TYPICAL EXTERIOR DOOR STOP WILL BE A 6", SOLID BRASS, BRITISH STYLE HOOK (CURB) FINISH TO MATCH DOOR HARDWARE.

TV AND POWER OUTLETS WILL BE LOCATED IN BASE BOARD UNLESS REQUESTED BY OWNER OR BAKERS BAY

1 / A-4 TYP. ACCESORY HEIGHTS
SCALE 1"=1'



SECTION VIEW

SECTION VIEW

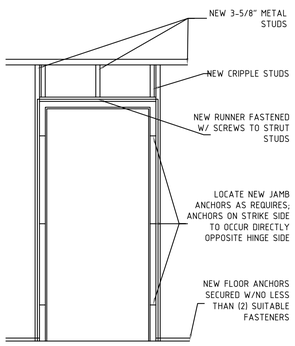
NOTES

PROVIDE BACKINGS FOR WALL CABINETS AGAINST MTL. PARTITIONS AS FOLLOUS:

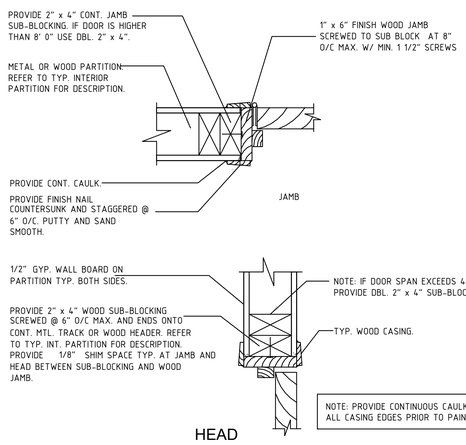
1- A MINIMUM OF 2" X 4" HORIZONTAL WOOD MEMBER SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG AND BASE CABINET AS SHOUN, SECURELY FASTENED TO NOT LESS THAN 2 STUDS

2- PROVIDE DOUBLE MTL. STUDS OR SINGLE 20 GA. MTL. STUDS @ 16" O.C. @ KITCHEN WALL CABINETS & ANY OTHER LOCATION WHERE THERE ARE HUNG CABINETS.

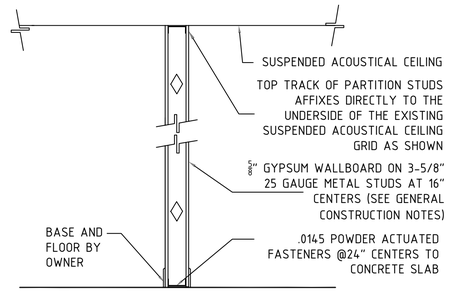
7 / A-4 WOOD BACKING DET.
NTS

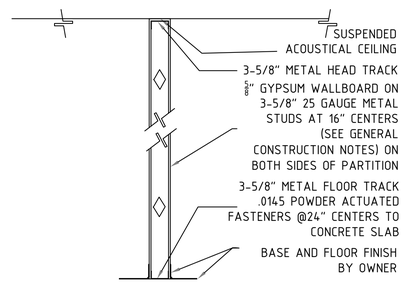


2 / A-4 NEW DOOR FRAMING SECTION SCALE
1/2"=1'

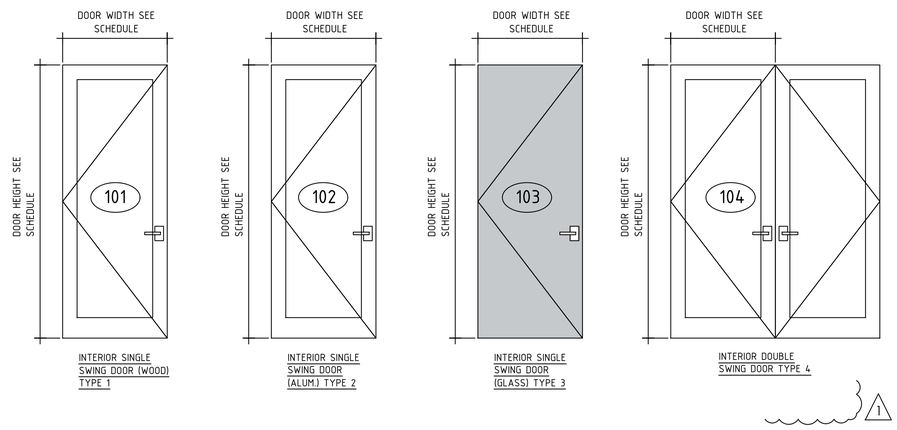


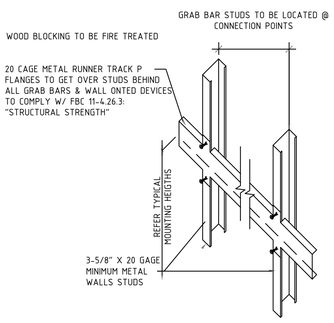
4 / A-4 INTERIOR WOOD DOOR DET
SCALE 3/4"=1'-0"



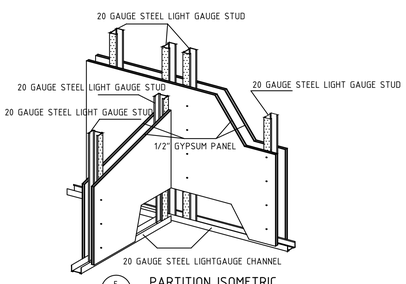


6 / A-4 TYPICAL LOW PARITITION SCALE 3/8"=1'
(NON-BEARING, NON-FIRE-RATED)

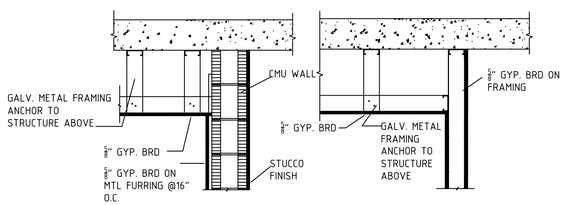




3 / A-4 TYP. SUPPORT DETAIL
SCALE 1/2"=1'

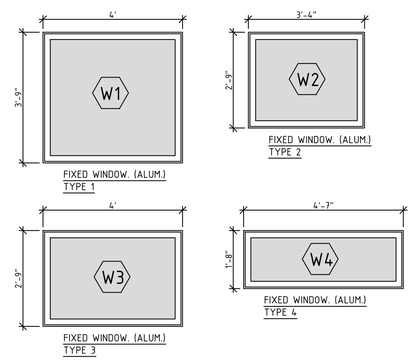


5 / A-4 PARTITION ISOMETRIC
SCALE:1/4"=1'-0"



8 / A-4 TYP. DROP CEILING & CMU WALL DET.
SCALE 3/4"=1'-0"

9 / A-4 TYP. DROP CEILING AT PARTITION
SCALE 3/4"=1'-0"



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RIVERA DINING GROUP 2800 BISCAYNE BOULEVARD, MIAMI, FL 33137

PROFESSIONAL SEAL:

LAST DATE REV.: 05-08-2024

DETAILS

SHEET:

A-4

Miami Dade County Department of Regulatory and Economic Resources - Job Copy
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Electrical Panel: B

Location: ELECTRICAL ROOM
Supply of: Meter Panel
Mounting: Flush
Manufacture:

Rated Voltage: Transformer 220V
Phases: 3
Cabling: 4
Driver type: Way type THHN

Asymmetric breaking capacity: 18kA
Type of electrical network: MCB
Mains power: 35 A
Main circuit breaker power: 40 A
1x40 A

Circuit	Circuit description	Breaker	O.C.P.	AWG	A	B	C	A	B	C	AWG	O.C.P.	Breaker	Circuit description	Circuit
B-1	Lighting 18.00W OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...	770 VA			1155 VA			1-#10, 1-#10,...	**20 A**	1x20 A	Outlet 110V OFFICE	B-2
B-3	Outlet 110V OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...		825 VA			567 VA		1-#10, 1-#10,...	**20 A**	1x20 A	Lighting 18.00W OFFICE	B-4
B-5	Lighting 18.00W OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...			415 VA			660 VA	1-#10, 1-#10,...	**20 A**	1x20 A	Outlet 110V OFFICE	B-6
B-7	Outlet 110V & Lighting...	1x20 A	**20 A**	1-#10, 1-#10,...	395 VA			725 VA			1-#10, 1-#10,...	**20 A**	1x20 A	Outlet 110V & Lighting...	B-8
B-9	Outlet 110V & Lighting...	1x20 A	**20 A**	1-#10, 1-#10,...		549 VA			660 VA		1-#6, 1-#6, 1-#8	**50 A**	1x400 A	Outlet 110V OFFICE	B-10
B-11	Lighting 18.00W OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...			162 VA			324 VA	1-#10, 1-#10,...	**20 A**	1x20 A	Lighting 18.00W OFFICE	B-12
B-13	Outlet 110V OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...	660 VA			990 VA			1-#10, 1-#10,...	**20 A**	1x20 A	Outlet 110V OFFICE	B-14
B-15	Outlet 110V OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...		1650 VA			648 VA		1-#10, 1-#10,...	**20 A**	1x20 A	Lighting 18.00W OFFICE	B-16
B-17	Lighting 18.00W OFFICE	1x20 A	**20 A**	1-#10, 1-#10,...			1337 VA			825 VA	1-#10, 1-#10,...	**20 A**	1x20 A	Outlet GFCI 110V KITCHEN	B-18
B-19	Lighting 18.00W KITCHEN	1x20 A	**20 A**	1-#10, 1-#10,...	162 VA			0 VA			--	**40 A**	x20 A	Spare	B-20,22
B-21	Spare	x20 A	**20 A**	--		0 VA			0 VA						
B-23	Space	--	--	--			--			--	--	--	--	Space	B-24

Total Connected load: 13511 VA

Notes:

Load classification	Connected load	Demand factor	Estimated demand
Lighting 18.00W	4601 VA	125.00%	5751 VA
Outlet 110V	8910 VA	58.08%	5175 VA

Panel totals

Total connected load:	**13511 VA**
Total estimated demand:	**10926 VA**
Total Current Current:	**35 A**
Total Estimated Current Demand:	**29 A**
Neutral power:	**80.00%**

Electrical Panel: C

Location: ELECTRICAL ROOM
Supply of: Meter Panel
Mounting: Flush
Manufacture:

Rated Voltage: Transformer 220V
Phases: 3
Cabling: 4
Driver type: Way type THHN

Asymmetric breaking capacity: 18kA
Type of electrical network: MCB
Mains power: 203 A
Main circuit breaker power: 175 A
1X175 A

Circuit	Circuit description	Breaker	O.C.P.	AWG	A	B	C	A	B	C	AWG	O.C.P.	Breaker	Circuit description	Circuit
C-1	Outlet GFCI 110V BATH	1x20 A	**20 A**	1-#10, 1-#10,...	330 VA			4840 VA			2-#6, 1-#6, 1-#8	**60 A**	2x30 A	Water Heat Pump	C-2,4
C-3	Outlet 110V HALL	1x20 A	**20 A**	1-#10, 1-#10,...		1155 VA			4840 VA						
C-5	Outlet 110V GENERAL	1x20 A	**20 A**	1-#10, 1-#10,...			990 VA			990 VA	1-#10, 1-#10,...	**20 A**	1x20 A	Outlet 110V GENERAL	C-6
C-7	Outlet 110V GENERAL	1x20 A	**20 A**	1-#10, 1-#10,...	990 VA			486 VA			1-#10, 1-#10,...	**20 A**	1x20 A	Lighting 18.00W GENERAL	C-8
C-9	Lighting 18.00W GENERAL	1x20 A	**20 A**	1-#10, 1-#10,...		486 VA			4840 VA		2-#6, 1-#6, 1-#8	**60 A**	2x30 A	Water Heat Pump	C-10,12
C-11	Lighting 18.00W GENERAL	1x20 A	**20 A**	1-#10, 1-#10,...			284 VA			4840 VA					
C-13,1...	HVAC	3x100 A	**300 A**	2 runs of 3-#2/0, 1-#2/0, 1-#4	16800...			581 VA			1-#10, 1-#10,...	**20 A**	1x20 A	SERVER	C-14
						16800 VA			1200 VA		1-#10, 1-#10,...	**20 A**	1x20 A	SERVER	C-16
							16800 VA			--	--	--	--	Space	C-18

Total Connected load: 77279 VA

Notes:

Load classification	Connected load	Demand factor	Estimated demand
HVAC	50400 VA	80.00%	40320 VA
Lighting 18.00W	1369 VA	125.00%	1711 VA
Outlet 110V	6150 VA	61.71%	3795 VA
Water Heat Pump	19360 VA	70.00%	13552 VA

Panel totals

Total connected load:	**77279 VA**
Total estimated demand:	**59378 VA**
Total Current Current:	**203 A**
Total Estimated Current Demand:	**156 A**
Neutral power:	**80.00%**

Electrical Panel: Meter Panel

Location: ELECTRICAL ROOM
Supply of:
Mounting: Flush
Manufacture:

Rated Voltage: Transformer 220V
Phases: 3
Cabling: 4
Driver type: Way type THHN

Asymmetric breaking capacity:
Type of electrical network: MCB
Mains power: 427 A
Main circuit breaker power: 540 A
3x180 A

Circuit	Circuit description	Breaker	O.C.P.	AWG	A	B	C	A	B	C	AWG	O.C.P.	Breaker	Circuit description	Circuit
1,3,5					24024...			4856 VA							2,4,6
	C	3x80 A	**240 A**	2 runs of 3-#1, 1-#1, 1-#4		29321...			4896 VA		3-#6, 1-#6, 1-#8	**60 A**	3x20 A	B	
					24024...			4856 VA							
7,9,11						24000...									8
	A	3x80 A	**240 A**	2 runs of 3-#1, 1-#1, 1-#4	24000...										10
						24000...									12

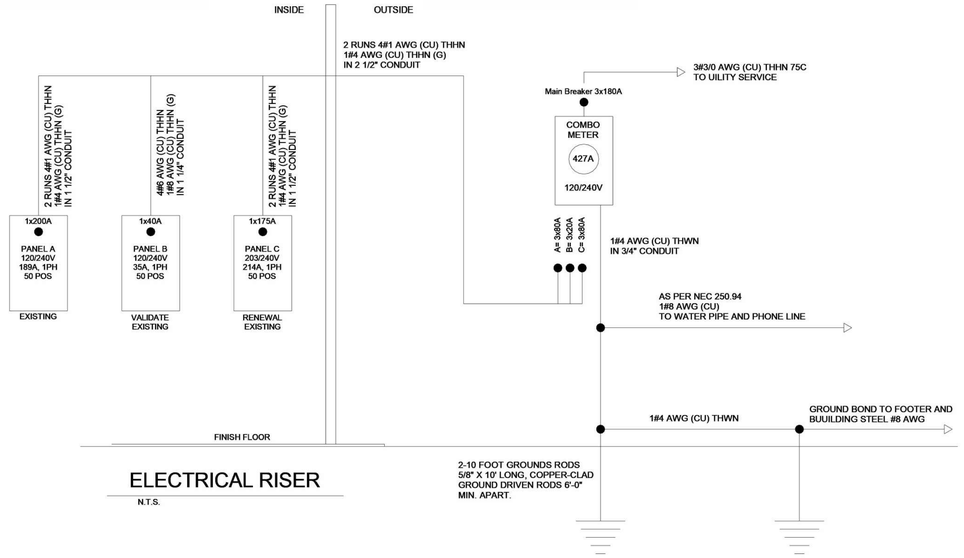
Total Connected load: 162790 VA

Notes:

Load classification	Connected load	Demand factor	Estimated demand
HVAC	50400 VA	80.00%	40320 VA
Power	72000 VA	100.00%	72000 VA
Lighting 18.00W	5970 VA	125.00%	7462 VA
Outlet 110V	15060 VA	54.78%	8250 VA
Water Heat Pump	19360 VA	70.00%	13552 VA

Panel totals

Total connected load:	**162790 VA**
Total estimated demand:	**141584 VA**
Total Current Current:	**427 A**
Total Estimated Current Demand:	**372 A**
Neutral power:	**80.00%**



ELECTRICAL RISER

N.T.S.

SCOPE OF WORK:

-RENEWAL OF THE EXISTING ELECTRICAL SYSTEM AS SHOWN.

SPECIAL NOTE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXITING UNDERGROUND AND ABOVE GROUND IMPROVEMENTS SUCH AS CONDUIT, GAS MAINS, SANITARY SEWER LINES, TV CABLE, TELEPHONE, LATERAL, WATER MAINS, POLES, PIPES, CABLE AND OTHER STRUCTURES FROM INJURY, AND IN CASE OF DAMAGE THEY SHALL BE RESTORED WITHOUT COMPENSATION.

2. HAND-DIG WHERE THERE IS ANY CONFLICT WITH THE EXISTING UNDERGROUND UTILITIES,

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES FOR LOCATION OF THEIR EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THESE UTILITIES FOR THE EXACT DEPTH. CONTACT "SUNSHINE" AT 1-800-432-4770 48 HOURS PRIOR TO DIGGING.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN THEIR EXISTING FACILITIES CONFLICT WITH THE CONSTRUCTION,

5. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTACT/LOCATE OTHER UTILITIES NOT SUBSCRIBING TO "SUNSHINE"

NOTE 1:

THE MINIMUM REQUIREMENTS OF CABLE ARE # 12 AWG AND INSULATED THHN.

NOTE 2:

ALL SWITCHES, RECEPTACLE AND KEY PADS INTENDED TO
BE REACHABLE BY PERSONNEL SHALL BE MOUNTED A MAXIMUM OF 54' A.F.F. UNOBSTRUCTED AND A MAXIMUM
OF 44" AF.F. WHEN OVER A COUNTER COMPLY WITH A.D.A. ACCESSIBILITY GUIDELINES.

NOTE 3:

TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS. IN
ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15-and 20—AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 406.11)

NOTE 4:

ALL CIRCUITS AS PER NEC 2017 EDITION
MUST BE AFCI (ARC—FAULT CIRCUIT-INTERRUPTER) PROTECTION.

NOTE 5:

RECESSED LIGHTING SHOULD COMPLY WITH FBC E402.4.5
REGARDING A SEAL TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES

SAFETY
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION THE FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO THE PUBLIC AND/OR PUBLIC PROPERTY.

2. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES AND WARNING DEVICES SURROUNDING THE AREA OF CONSTRUCTION TO INSURE PUBLIC.

NOTE 6:

ALL RECEPTACLES IN WET AREA SHALL TO BE INSTALLED AS WEATHER — RESISTANT TYPE (WP) ACCORDING TO NEC 406.8(8) (1)

NOTE 7:

ALL NEW OR REWORKED CIRCUITS SHALL BE AFCI PROTECTED

NOTE &:

TAMPER RESISTANT, (NEC 406.12): ALL NEW OR REPLACED OUTLETS SHALL BE TAMPER RESISTANT.

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NOTE 10:

GENERAL NOTE FOR CONTRACTOR:
ALL ABOVE NOTES SHALL BE UNDER THE FBC 2023, WHICH IS TO FOLLOW NEC CODE 2017.

NOTE 11:

ACCORDING TO FBC 2023 - 8th edition SECTION R404.1, NOT LESS THAN 75 % OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH—EFFICACY LAMPS OR NOT LESS THAN 75 % OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY
HIGH—EFFICACY LAMPS.

NOTE 12:

PROVIDE 4 CONDUCTORS TO ALL COOKING UNITS AND DRYERS TO COMPLY WITH NEC 2017.

APPLICABLE CODES AND STANDARDS:

1. FLORIDA BUILDING code 2023 - 8th edition.
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5. NFPA 90A, 2012 STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS.
6. NFPA - 101, 2012 LIFE SAFETY CODE.

FOR REFERENCE ONLY

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.: 05/06/24

LOAD SCHEDULE AND ELECTRICAL RISER

E-1

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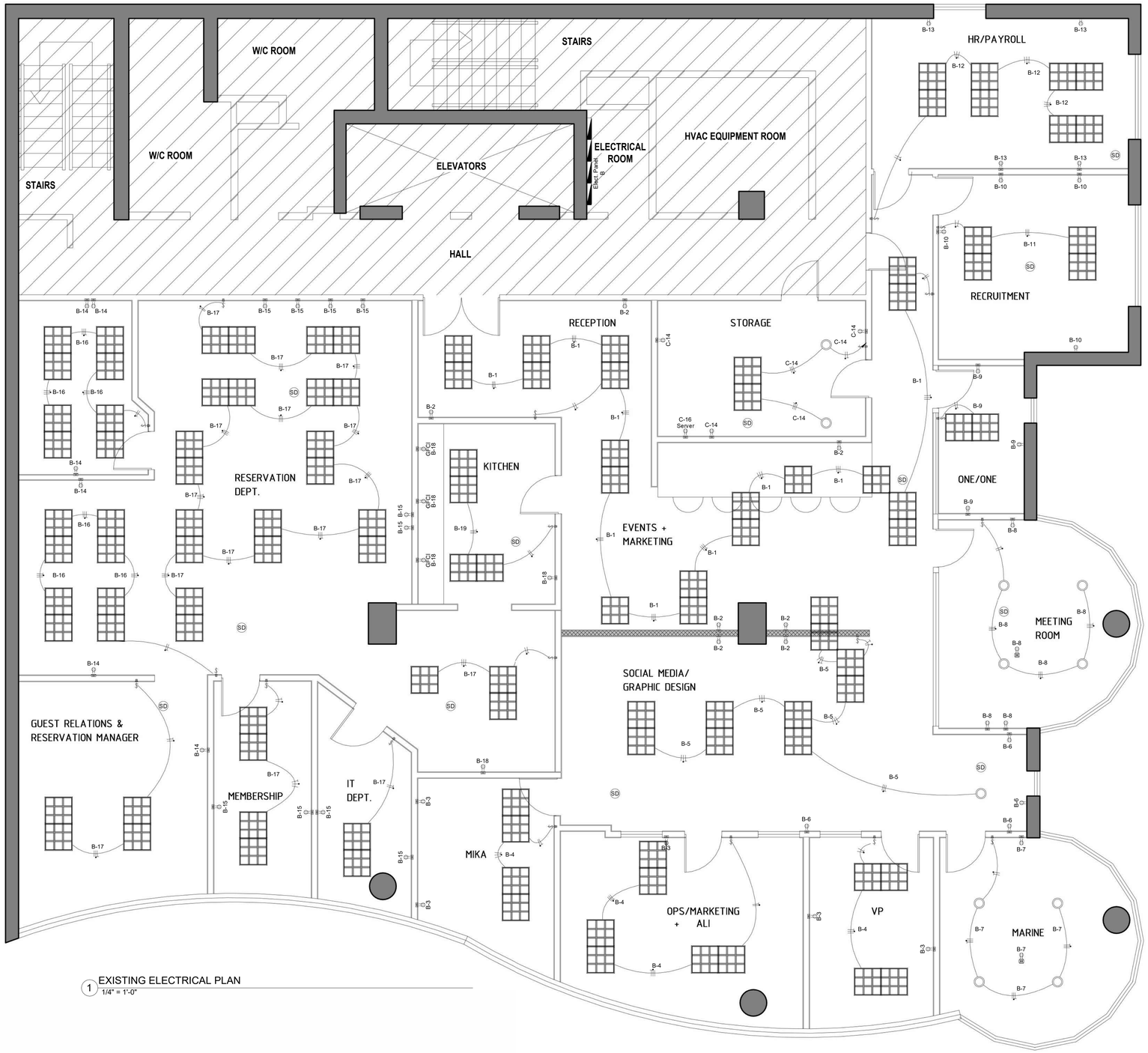

1 EXISTING ELECTRICAL PLAN
1/4" = 1'-0"

SCOPE OF WORK:
-VALIDATE AND RENEWAL OF THE EXISTING ELECTRICAL SYSTEM AS SHOWN.

SPECIAL NOTE TO CONTRACTOR

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PLAN LEGEND

- Single Plug
- Outlet 110V
- Outlet 220V
- Special Plug
- Existing Lighting 24x24 inches
- Existing Lighting 48x24 inches
- Lighting 18W
- Wall mounted Lighting 18W
- Ligth Switch
- Smoke Detector
- Carbon Monoxide Detector
- Existing Ceiling Diffuser Square 24x24 inches
- Existing Ceiling Return Air Square 24x24 inches
- Existing Ceiling Square 24x24 inches
- Wire typ.: Phase - Neutral - to Earth

FOR REFERENCE ONLY

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PROFESSIONAL SEAL:
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.: 04/16/24

ELECTRICAL PLAN

1 OF 1

E-2

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NOTE: THE CONDENSATE DRAIN ON THE ROOF, THE PIPE IS PVCØ1" AND RUN TO EXISTING RAINWATER DRAIN	NOTE: THE BATHROOM EXHAUST DUCT TERMINATION POINT SHALL TERMINATE A MINIMUM OF 3 FT FROM ANY OPERABLE BUILDING OPENING AND 10 FEET FROM MECHANICAL AIR INTAKES. ACCORDING FCM 2023 501.3.1
NOTE: NO FIRE ALARM SYSTEM IN THIS BUILDING, SMOKE DETECTOR SHALL HAVE AN ACTIVE VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION.	NOTE: NEW DUCT SHALL HAVE A SMOOTH INTERIOR FINISH.
NOTE: PROVIDE FLOAT SWITCH IN CONDENSATE DRAIN AUXILIARY CONNECTION. SWITCH SHALL STOP UNIT IF ACTIVATED.	NOTE: (1) AN ANCHOR BOLT WITH A MINIMUM OF 500 POUNDS PULL-OUT RESISTANCE SHALL SECURE THE AIR CONDITIONING CONDENSER UNIT FROM WITHIN THE UNIT THROUGH TO THE CONCRETE SLAB ON WHICH THE UNIT RESTS. ALL AIR HANDLE UNITS SHALL BE MECHANICALLY ATTACHED TO OTHER AIR DISTRIBUTION SYSTEM COMPONENTS. AIR HANDLING UNITS LOCATED OUTSIDE THE CONDITIONED SPACE SHALL BE SEALED TO 100 PERCENT CLOSURE USING APPROVED CLOSURE SYSTEMS CONFORMING TO THE APPROVED CLOSURE AND MECHANICAL APPLICATION REQUIREMENTS OF SECTION 603.3 OF FMC.
NOTE: EXISTING PERMANENT GUARDRAILS AND NOR PERMANENT ACCESS LADDER FOR EXISTING RTU AC UNIT, PER FBC 2023 MECHANICAL 304.11, AND 306.5 CODE CRITERIA.	
NOTE: ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW, IF NECESSARY.	

SCOPE OF WORK:

-VALIDATE OF THE EXISTING HVAC SYSTEM AS SHOWN.
-VALIDATE REFLECTED CEILING PLAN AS SHOWN.

SYSTEM-GENERAL NOTES:

1. GENERAL
1.1. ALL WORK SHALL BE DONE IN ACCORDING WITH THE FLORIDA BUILDING CODE 2023 8th EDITION AND WITH ALL APPLICABLE REGULATIONS.
1.2. DRAWINGS: REFERS TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK.
1.3. ARRANGE AND PAY FOR ALL PERMIT LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
1.4. GUARANTEE: THE COMPLETE INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIALS AND LABOR, COMPRESSORS SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS.

2. GENERAL SHOP DRAWINGS.
2.1. CONTRACTOR SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: FANS, AIR OUTLETS, AC UNITS. NO WORK SHALL PROCEED WITHOUT APPROVED OF THESE SUBMITTALS.

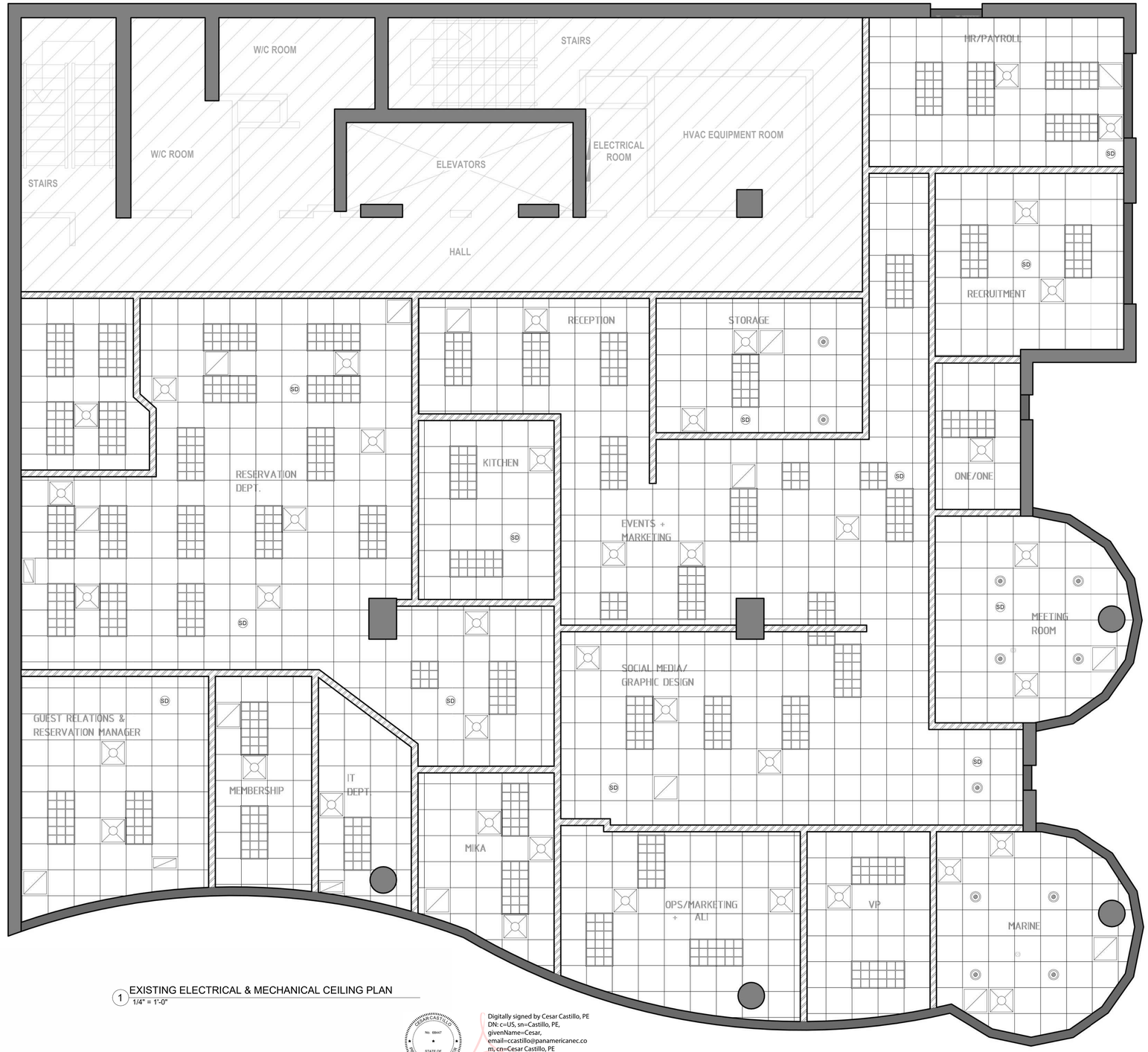
3. GENERAL NOTES:
3.1. DUCTWORK SHALL BE 1 1/2" THICK R6. 3 POUNDS PER CUBIC FOOT DENSITY FIBERGLASS WITH VAPOR BARRIERS. UNLESS OTHERWISE SPECIFIED. DUCTWORK SHALL BE FABRICATE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & ACCORDING TO "ASHRAE" & "SMACNA" STANDARDS. DUCT DIMENSIONS ARE IN INCHES AND CORRESPOND TO INSIDE DIMENSION WITH X HEIGHT. DUCT SYSTEM SHALL COMPLY W/ "NFPA" STD No. 90A AND/ OR 90B. DUCTWORK AND COMPONENTS SHALL BE CLASS 1 MATERIALS IN ACCORDANCE WITH U.L. 181 TESTS.
3.2. COORDINATE LOCATIONS. SIZES & OPENINGS W/OTHER TRADES ON THE JOB. A/C CONTRACTOR SHALL PROVIDE THE COMPLETE DUCT SYSTEM WITH TURNING VANES AT ELBOWS. SPLITTERS & DAMPERS, AS REQUIRED.
3.3. DIFFUSERS SHALL BE SELECTED, LOADED AND BALANCED IN ORDER THAT THEY DELIVER THE REQUIRED (FMT) THE ENTIRE ROOM EVENLY & DRAFT FREE TO MAINTAIN THE FOLLOWING DESIGN CONDITIONS:

INSIDE	OUTSIDE	RELATIVE HUMIDITY
COOLING - 76 DB	91 DB - 79	50 % TO 60 %
HEATING - 72 DB	45 DB	

3.4. ALL FAN UNITS, MOTORS, COMPRESSORS, ETC. SHALL BE INSULATED, AS REQUIRED TO OPERATE QUIETLY SO THAT NO OBJECTIONABLE SOUND WILL BE HEARD IN THE HABITABLE SPACE DUE TO AIR VELOCITY, MOTOR HUM, VIBRATION, OR MECHANICAL MOVEMENT.
3.5. A/C SYSTEM SHALL HAVE DISPOSABLE AIR FILTERS LOCATED AS REQUIRED FOR EASY ACCESSIBILITY.
3.6. A/C SYSTEM SHALL BE CONTROLLED BY A THERMOSTAT, MOUNT THERMOSTAT 5'-0" ABOVE FINISHED FLOOR. U.O.N.
3.7. ALL GRILLES & DIFFUSERS TO BE ALUMINUM CONSTRUCTION. DIFFUSERS SHALL HAVE HIDDEN OPPOSED BLADE DAMPERS. PROVIDE GASKETS ON ALL GRILLES & DIFFUSERS. THE GRILLES & DIFFUSERS COLORS SHALL BE DECIDED BY AOR/EOR.
3.8. UNDERCUT DOORS, 1" A.F.F. AS INDICATED.
3.9. ALL REFRIGERANT PIPING SHALL BE COOPER - HARD-DRAWN TYPE L - ACR TYPE. DEHYDRATED & SEALED. ALL FITTINGS SHALL BE WROUGHT COPPER ALL JOINTS SHALL BE MADE WITH HIGH TEMPERATURE BRAZING ALLOY OF NOT LESS THAN 5% SILVER. PIPING INSULATION NOT LESS THAN 3/4" THICK "ARM". LIQUID & SUCTION LINES SHALL BE SIZED ACCORDING TO EQUIPMENT MANUFACTURER'S RECOMMENDATIONS FOR EQUIVALENT LENGTH OF PIPING RUN FOR CONNECTED TONNAGE. ALL PIPING ACCESSORIES SHALL BE CONSTRUCTED AS SUGGESTED BY EQUIPMENT MANUFACTURER. ALL PIPING SHALL BE EVACUATED PER GOOD PIPING PRACTICE BEFORE START-UP. PROVIDE FILTER/DRYER AND SIGHT GLASS ON LIQUID LINE.

PLAN LEGEND

- Single Plug
- Outlet 110V
- Outlet 220V
- Special Plug
- Existing Lighting 24x24 inches
- Existing Lighting 48x24 inches
- Lighting 18W
- Wall mounted Lighting 18W
- Ligth Switch
- Smoke Detector
- Carbon Monoxide Detector
- Existing Ceiling Diffuser Square 24x24 inches
- Existing Ceiling Return Air Square 24x24 inches
- Existing Ceiling Square 24x24 inches
- Wire typ.: Phase - Neutral - to Earth



1 EXISTING ELECTRICAL & MECHANICAL CEILING PLAN
1/4" = 1'-0"

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PROFESSIONAL SEAL:
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
04/16/24

ELECTRICAL & MECHANICAL CEILING PLAN

1 OF 2

E-3

FOR REFERENCE ONLY

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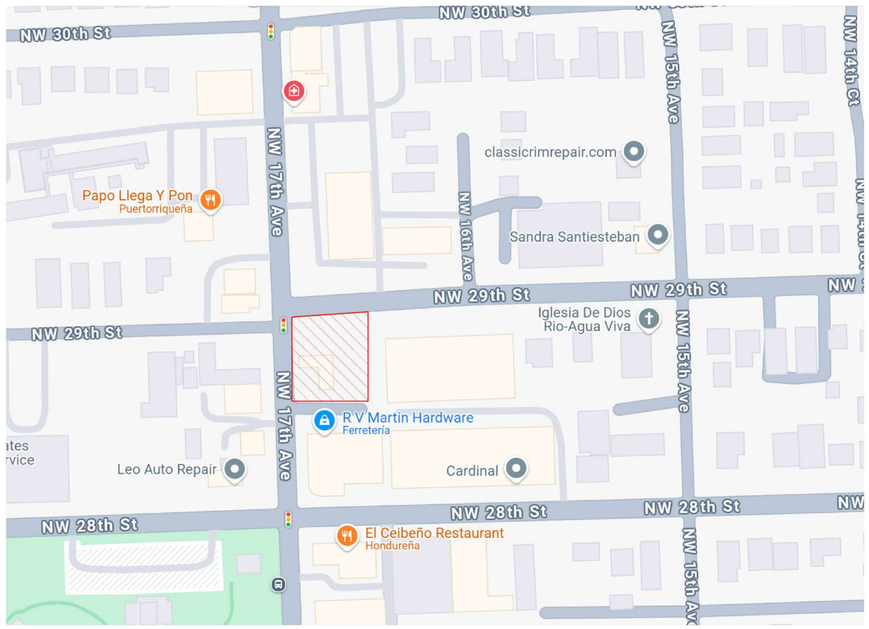
NEW CAR WASH AND 1 STORY ADDITION

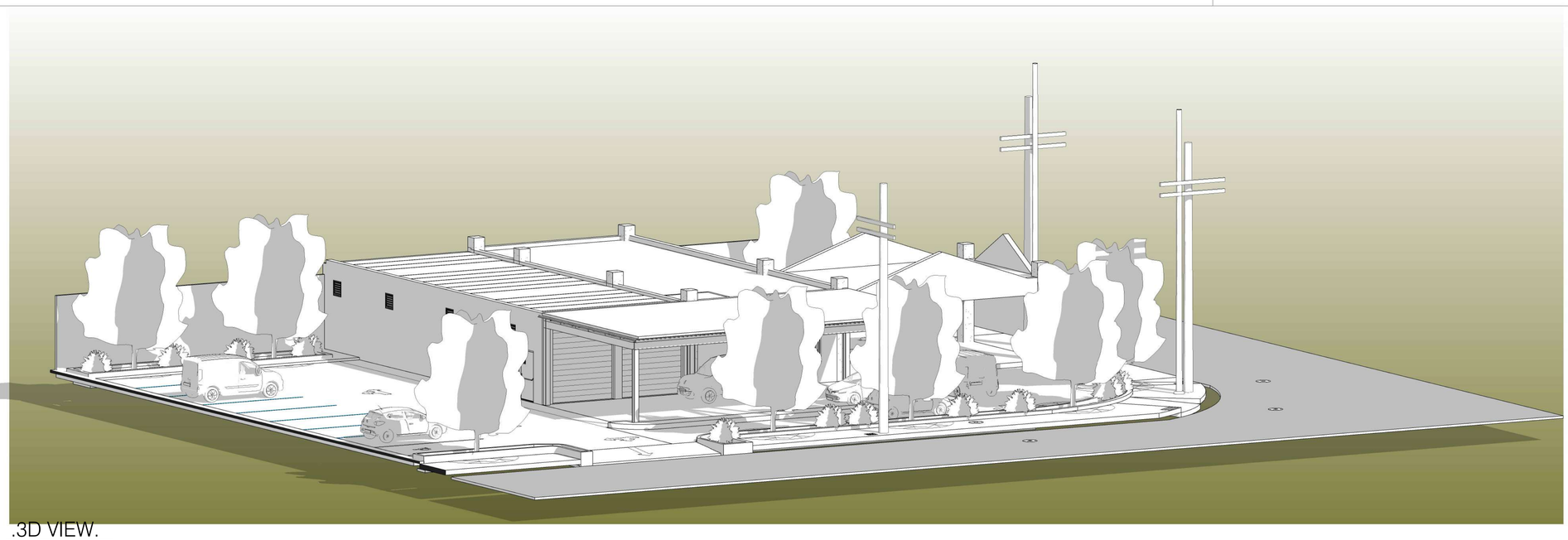


KEY PLAN
SCALE: N.T.S.

SCOPE OF WORK:

SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.

- NEW STEEL STRUCTURE.
- NEW 1 STORY ADDITION.
- NEW PARKING LOST SPACES.
- NEW LANDSCAPING.
- EXISTING SIGNS TO BE LEGALIZED.
- EXISTING OFFICE REMODELING LEGALIZED.
- 1 WARRANT FOR THE CAR WASH USE.
- 2 WAIVERS- NON CONFORMING SITE IMPROVEMENT-WAIVERS.
- NEW 5' HEIGHT CMU WALL.



.3D VIEW.
SCALE: N.T.S.

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2023 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRELY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
5. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE COMERCIAL 2023, 8TH EDITION.
NEC - NATIONAL ELECTRIC CODE
FBC - PLUMBING CODE 2023, 8TH EDITION.
FBC - MECHANICAL CODE 2023, 8TH EDITION.

LEGAL DESCRIPTION

FOLIO: #34-2116-006-0140

LOT 10, 11, 12 AND 13 BLOCK, "RAMICO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: AE

ELEVATION: 9.00 NGVD

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23 23	S-0.3	STRUCTURAL SECTION

REVISIONS	BY

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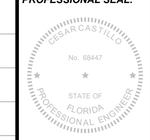
PROJECT:
2865 NW 17 th AVENUE, MIAMI, FLORIDA 33142

DIRECTION:
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:



DRAWING TITLE:
COVER PAGE

LAST DATE REV.:
11/01/24

G-0.00

GENERAL NOTES:

1. THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE AGREEMENTS TO BE MADE BETWEEN THE GENERAL CONTRACTOR AND PARTIES DESIGNATED BY HIM.

2. THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.

3. THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.

4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF ROSH ALL APPLICABLE BUILDING CODES AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.

5. ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.

6. THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN PLUMBING FIXTURES AND FITTINGS. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEST TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.

7. EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, SUBCONTRACTORS, AND ALL PARTIES ENGAGED IN PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

8. EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.

9. ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY WATER TOILET FACILITIES, FENCING, BARRICADES, SECURITY AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND OWNER.

10. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR ANY COSTS CAUSED BY DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.

12. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER HE SHALL NOTIFY THE GENERAL CONTRACTOR OF SUCH BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

13. ALL WORK SHALL BE GUARANTEED BY SUBCONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.

14. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FRAMEWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ANCHORAGES, RAILINGS, WOOD FENCES, WINDOWS, ALUMINUM AND GLASS SLIDING DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINETRY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

15. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES, IN ACCORDANCE WITH APPLICABLE CODES, AND AS SHOWN ON RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.

16. DRYWALL WORK SHALL INCLUDE THE FURNISHINGS & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS. PRODUCTS OF U.S. GYPSUM OR EQUAL AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FURRING. THE INTERIOR OF WOOD EXTERIOR WALLS, AND INTERIOR PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE OR MOISTURE RESISTANT AS REQ'D. BY CONDITIONS SHOWN), OF THICKNESS SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-MOUNT CABINETS PRIOR TO INSTALLING WALLBOARD JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED AND PRODUCED BY U.S. GYPSUM AFTER COMPLETION OF SPACKLING. APPLY BY SPRAY OR ROLLER TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT, SMOOTH OR KNOCK DOWN TEXTURED AS INDICATED ON PLANS.

17. ALL FINISHES SHALL BE SELECTED BY OWNER AND/OR DESIGNER, UNLESS OTHERWISE PROVIDED IN AGREEMENT.

18. CAULKING SHALL BE BY TREMOR OR EQUAL SILICON-TYPE PRODUCT AND SHALL BE APPLIED AT ALL JUNCTIONS OF WALL AND WINDOW AND DOOR FRAMES WITH ABUTTING WALL SURFACES TO PROVIDE A WEATHERTIGHT WATER-RESISTANT INSTALLATION.

19. INTERIOR PAINTED GYP. WALL BD. SURFACES SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF WALL PAINT AS SELECTED AND APPROVED BY OWNER. INTERIOR WOOD TRIM AND DOORS SHALL RECEIVE ONE COAT ENAMEL UNDERCOAT AND FINISH COAT OF SEMI-GLOSS ENAMEL. INTERIOR AND EXTERIOR FERROUS METAL EXPOSED TO VIEW SHALL RECEIVE TWO COATS RUST-INHIBITIVE PAINT. ALL PAINT TO BE PRODUCTS OF SHERWIN WILLIAMS, BENJAMIN MOORE OR EQUAL. EXTERIOR STUCCO SHALL RECEIVE TWO COATS PAINT. COLOR AS SELECTED BY OWNER OR ARCHITECT.

20 . DIMENSIONING NOTES:

A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD, AND DOES NOT INCLUDE DANISH MATERIALS, AP

B. DIMENSIONS NOTED "CLEAR" OR "CL" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.

AC. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE DESIGNER, UNLESS NOTED ±.

D. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.

E. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.

F. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT OR GENERAL CONTRACTOR.

G.DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.

21. IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER AS TO INTENT AND EXECUTION.

22. THE WORK TO BE PERFORMED CONSIST OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.

23. WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS.

24. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.

25. THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

26. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.

27. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

28. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS, CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

29. PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.

30. COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES AS NECESSARY.

31. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER/LANDLORD.

32. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.

33. OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.

34. PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE DESIGNER AND STRUCTURAL ENGINEER.

35. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS.

36. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.

37. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.

38. NEW WALLS, CEILINGS, AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.

39. GENERALS:

A) SUB-CONTRACTORS MUST VISIT SITE, VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS;
B) MUST REPORT VIA RFIS TO THE DESIGN PROFESSIONAL ANY/ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY BIDDING DURING AND AFTER SITE SURVEY FOR THE COMPLETION OF THE WORK BASED ON THE OUTLINED DESIGN INTENT. C)SUB-CONTRACTORS MUST BE RESPONSIBLE FOR THE COMPLETE REVIEW OF THE ENTIRE SET, ALL NOTES AND SPECIFICATIONS.
D) MUST BE REMAIN RESPONSIBLE TO BUILD THE PROJECT PER CODE WHEN UNFORESEEN CONDITIONS ARISE OR OUTLINED SCOPE DOES NOT SPECIFICALLY ADDRESS CONDITION (SEE NOTE "B" ABOVE".
E) CONTRACTOR FAILURE TO FULFILL THE SCOPE OF WORK IN ACCORDANCE WITH THE OUTLINE OF THESE DOCUMENTS AND/OR THE REQUIREMENTS OF THESE GOVERNING NOTES SHALL BE RESPONSIBLE FOR ALL NECESSARY CORRECTIONS AT THEIR EXPENSE AND AT A TIMELINE DEEMED BY THE CONTRACTUAL PARTY.

40. PERMITS:

A) CONTRACTOR SHALL SECURE AND PAY ALL NECESSARY PERMITS REQUIRED, AND HIRE PLANS RUNNER TO EXPEDITE THE PROCESS.
B) OWNER SHALL IN ADDITION PAY ALL LAWFUL FEES AND PERMITS FOR PLUMBING, ELECTRICAL AND MECHANICAL WORK.
C) CONTRACTOR SHALL MAKE ALL INQUIRES TO PERMIT STATUS AND SUBMIT A REPORT TO DESIGN TEAM.
D) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLAN & DOCUMENT RUNNING BETWEEN ALL PARTIES DURING THE PROJECT PROCESS.
E) ANY WORK PERFORMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND PROPER REVIEW AND APPROVAL BY THE AUTHORITY HAVING JURISDICTIONS AT THE SOLE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND NOT THAT OF THE DESIGN PROFESSIONAL.

ESCAPE NOTES:

WINDOWS SUBMIT DADE COUNTY APPROVAL NUMBER PRIOR TO INSTALLATION NFPDA 101 REQUIREMENTS FOR MEANS OF ESCAPE: 21-223(C).
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF OPENING SHALL BE MORE THAN 44" OF THE FLOOR.

(D) COMPONENTS OF MEANS OF ESCAPE:
21-2.4 DOORS.
21-2.4.1.
NO DOORS IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF SECTION 515 OF THIS CODE.
21-2.4.4
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

WALL AND FLOOR FINISHES (FBC)
1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION, RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE COMPARTMENT FLOOR AND THE DRAIN.

IMPERVIOUS FINISHES

417.4.2 WALL AREA.
THE WALL AREA ABOVE BUILT-IN TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED OF SMOOTH, NONCORROSIVE AND NONABSORBENT WATERPROOF MATERIALS TO A HEIGHT NOT LESS THAN 6 FT. (1829 mm) ABOVE THE ROOM FLOOR LEVEL, AND NOT LESS THAN 70" (1778 mm) WHERE MEASURED FROM THE COMPARTMENT FLOOR AT THE DRAIN. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

417.5 SHOWER FLOORS OR RECEPTACLES.
FLOOR SURFACES SHALL BE CONSTRUCTED OF IMPERVIOUS, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS.

WALL AND FLOOR FINISHES (FBC)

1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
BATHROOMS IMPERVIOUS

PER 307.2
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" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. USE DUROCK OR CEMENTITIOUS BOARD ON THE SHOWERS WALLS.

WALL COVERING BACKER BOARDS

R702.4.2.
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

INSULATION MATERIALS

ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED OF NOT MORE THAN 450.

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

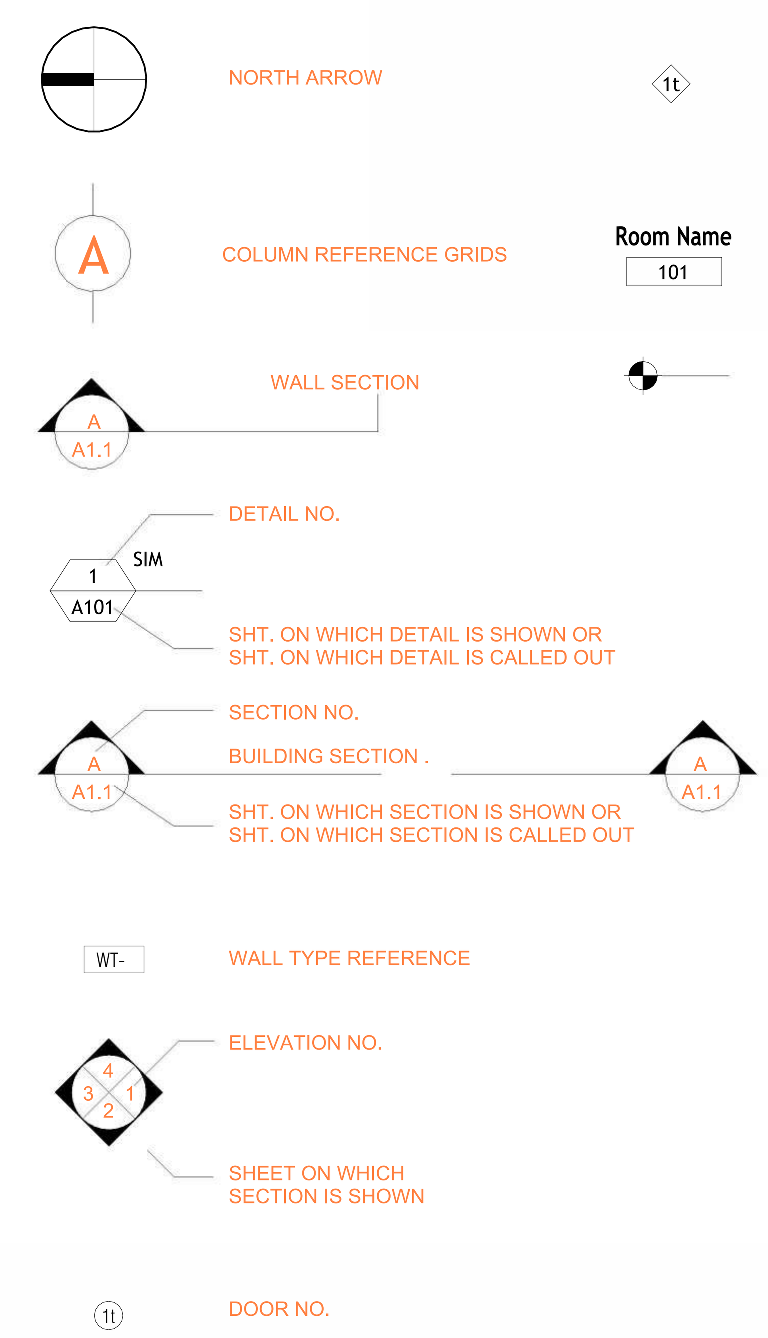
SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

WINDOW & DOOR NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS.
3. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
4. WINDOWS SHALL COMPLY WITH DADE COUNTY WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE DADE COUNTY APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
6. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3.
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET.
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.

WINDOW & DOOR NOTES:
ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED. INTERIOR GLAZING USED FOR GUARDRAILS SHALL BE LAMINATED GLASS.

SAFETY GLAZING SHALL BE IN COMPLIANCE WITH FBC-R308.3 & FBC-R308.4, AND PROVIDED AS FOLLOWS WHERE REQUIRED:
1. DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
2. SLIDING GLASS DOORS: CAT II
3. GLAZING ADJACENT TO DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
(WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, AND WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR)
4. GLAZING IN WET SURFACE: CAT II
(WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F.)
6. GLAZING IN GUARDS AND RAILINGS: CAT II
7. ADJACENT TO STAIRS AND RAMPS: CAT II
(WITHIN 36" HORIZONTALLY AND LESS THAN 36" VERTICALLY)
8. ADJACENT TO THE BOTTOM OF STAIR LANDING: CAT II
(WHEN BOTTOM OF GLAZING IS LESS THAN 36" ABOVE THE LANDING, AND LESS THAN 60 INCHES HORIZONTALLY FROM THE BOTTOM THREAD)
9. GLAZING IN WINDOWS: CAT II (GLASS > 9 S.F.)
(GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS WHERE THE PANE IS LARGER THAN 9 S.F.; THE BOTTOM OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

A	ANCHOR	HT	HEIGHT
ACOUS	ACOUSTICAL	H	HIGH
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACP	ACOUSTICAL CEILING PANEL	HB	HOSE BIBB
AL OR ALUM	ALUMINUM	IN	INCH
A.F.F	ABOVE FINISH FLOOR	I.D.	INTERIOR DIMENSION
ANOD.	ANODIZE	INSUL	INSULATION
BD	BOARD	INTER	INTERMEDIATE
B.F.F	BELOW FINISH FLOOR	JAN	JANITOR
BLKG	BLOCKING	MANUF	MANUFACTURE
BLK	BLOCK	MAT	MATERIAL
CER	CERAMIC	MAX	MAXIMUM
CEM	CEMENT	MIN	MINIMUM
C.F.V	CONTRACTOR FIELD VERIFY	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
C.J	CONTROL JOINT	NEOPR	NEOPRENE
COL	COLUMN	O.D.	OUTSIDE DIMENSION
CONC	CONCRETE	O.C.	ON CENTER
COVER'G	COVERING	O.S.	OVERFLOW SCUPPERS
DBL	DOUBLE	PTN	PARTITION
DIM	DIMENSION	PJ	PANEL JOINT
DTL OR DTLS	DETAILS	L.P	LIGHT POLE
E.A	EACH	PLYWD	PLYWOOD
ELECT OR ELEC	ELECTRICAL	PNL	PANEL
EL.	ELEVATION	PLAM	PLASTIC LAMINATE
ELEV	ELEVATOR	P.T	PRESSURE TREATED
EXH	EXHAUST	REINF	REINFORCING
EXT.	EXTERIOR	REQ'D	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXP.	EXPASION	R.D.	ROOF DRAIN
F.D	FLOOR DRAIN	SHT	SHEET
F.D	FLOOR DRAIN	S.S	STAINLESS STEEL
F.E	FIRE EXTINGUISHER	STL	STEEL
F.D	FLOOR DRAIN	STD	STANDARD
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.O.I.C	FURNISHED BY OWNER	SIM	SIMILAR
	INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
FLUOR	FLUORESCENT	STRUCT	STRUCTURE
FIN.	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	P.H.	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP. BD	GYPSUM BOARD	VCT	VINYL COMPOSITION
GALV.	GALVANIZED		TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST.	VESTIBULE
HM	HOLLOW METAL		



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DIRECTION:
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
ABBREVIATIONS

LAST DATE REV.:
11/05/24

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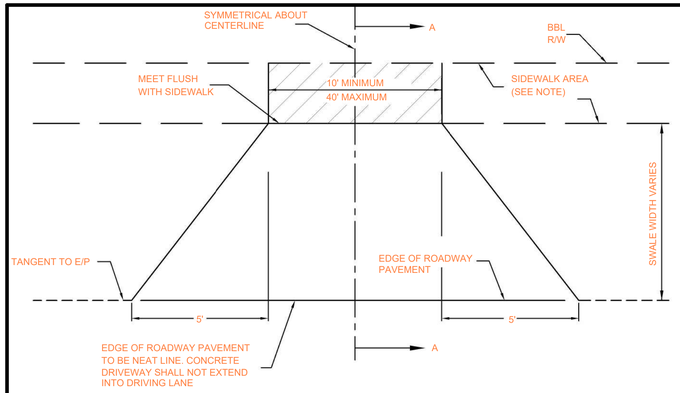
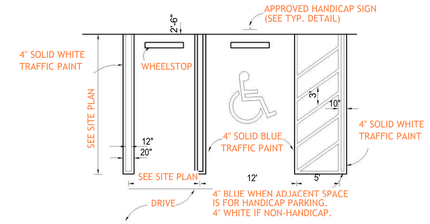


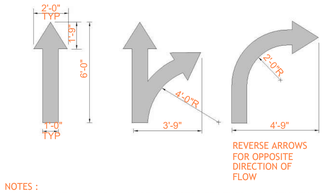
1 STANDARD R-16 DETAIL
SCALE: N.T.S.

NOTES:

1. MINIMUM CONCRETE DRIVEWAY DESIGN SHALL INCLUDE 8" PORTLAND CEMENT CONCRETE (3000 PSI) AND 12" STABILIZED SUBBASE.
2. EXTEND CONCRETE PAVEMENT TO BBL WHERE SIDEWALK DOES NOT EXIST.
3. CONSTRUCT 6" CONCRETE SIDEWALK WHERE SIDEWALK EXISTS WITHIN LIMIT OF DRIVEWAY.
4. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF MIAMI DEPARTMENT OF RESILIENCE AND PUBLIC WORKS.
5. ALL CONSTRUCTION SHALL CONFORM TO STANDARDS OF THE DRPW AND OWNER SHALL MAINTAIN THE DRIVEWAY APPROACH WITHIN THE PUBLIC RIGHT OF WAY.
6. DRIVEWAY WIDTH TO COMPLY WITH DEPARTMENT OF RESILIENCE AND PUBLIC WORKS BULLETIN No. 28.



2 HANDICAP & STANDARD PARKING DETAIL
N.T.S.



NOTES :
ALL PAVEMENT MARKING SHALL BE REFLECTORIZED THERMOPLASTIC, EXCEPT FOR PARKING STALL LINES WICH AREA PERMITTED TO BE FDOT APPROVED PAINT. ALL REGULATORY SIGNS SHALL BE MADE OF HIGH INTENSITY REFLECTIVE MATERIALS (3M DIAMOND GRADE OR EQUIVALENT) AND SHALL CONFORM TO THE USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.

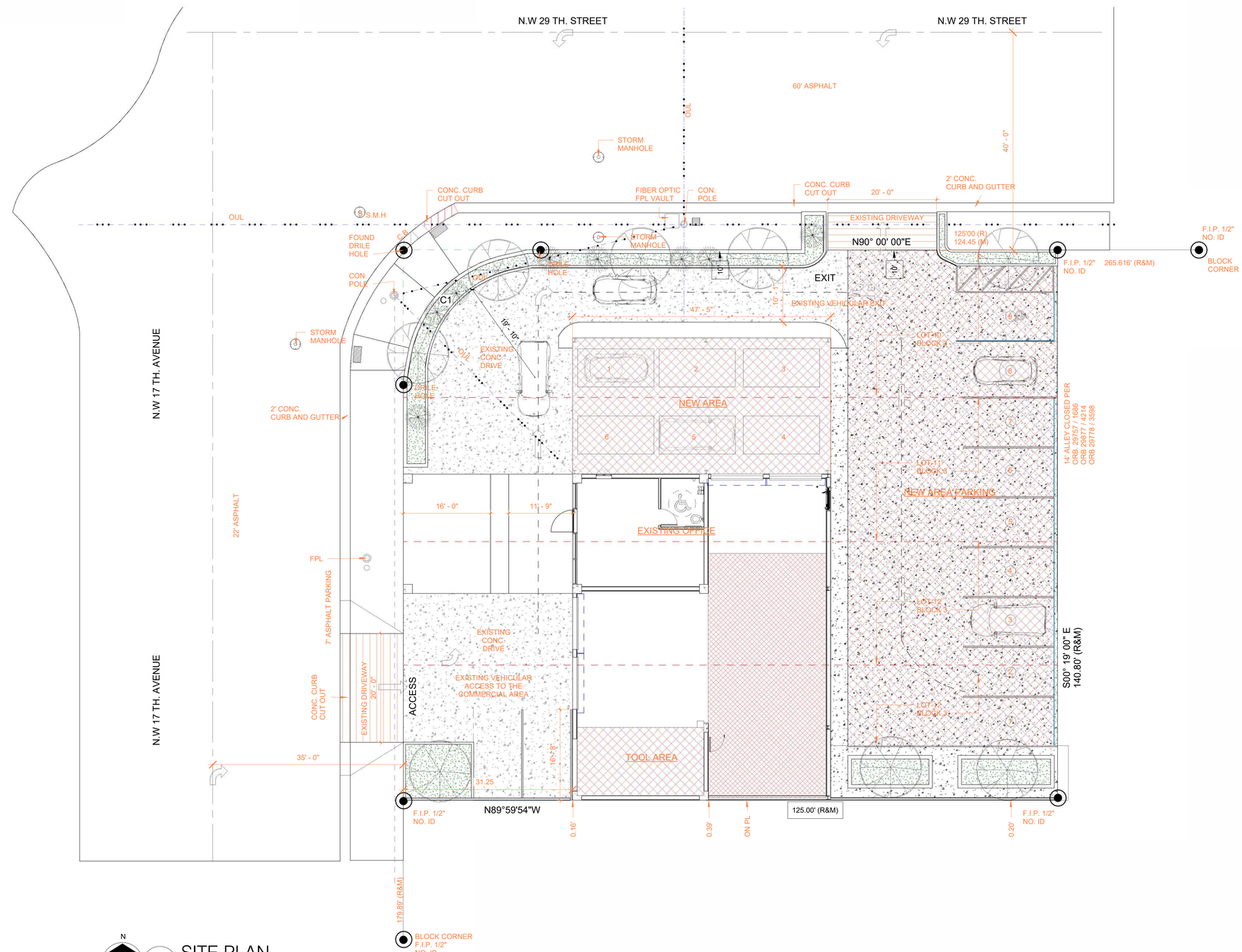
3 TYPICAL DIRECTIONAL ARROWS DETAILS
N.T.S.

SITE DATA	
LEGAL DESCRIPTION	LOT 10, 11, 12 AND 13 BLOCK, "RAMICO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, AT PAGE 74, OF THE PUBLIC...
PROPERTY ADDRESS	2865 NW 17TH, AVENUE, MIAMI, FLORIDA 33142.
SCOPE OF WORK	NEW STEEL STRUCTURE (TRELLIS), NEW 1 STORY ADDITION, NEW PARKING LOTS SPACES, NEW LANDSCAPING, EXISTING SIGNS TO BE LEGALIZED, EXISTING OFFICE REMODELING TO BE LEGALIZED.
OCCUPANCY TYPE	
CONSTRUCTION TYPE	

ZONING DATA	
PER MIAMI 21 ARTICLE 5, T6-8-O	REQUIRED / ALLOWED
FLOOD ZONE	AE
BASE FLOOD ELEVATION	9.00 NGVD
MIN. FLOOD ELEVATION (NGVD):	8.48 (L.F ELEVATION)
LOT. AREA:	12,961 SF. +/- 0.3 ACRES +/-

BUILDING DISPOSITION		
LOT COVERAGE		
PER MIAMI 21 ARTICLE 5, T6-8-O	REQUIRED / ALLOWED	PROVIDED
A. LOT AREA	5,000 SF. MIN.; 40,000 SF. MAX.	12,961 SF.
B. LOT WIDTH	50 FT. MIN.	79.67 FT.
C. LOT COVERAGE		
1-8 STORIES	80% MAX.	50,81%
D. FLOOR LOT RATIO (FLR)	5/25% ADDITIONAL PUBLIC BENEFIT	
E. FRONTAGE AT FRONT SETBACK	70% MIN.	N/A
F. OPEN SPACE REQUIREMENTS	10% LOT. AREA MIN.	14,25%
F. DENSITY	150 DU/ACRE MAX.	45 DU / N/A
BUILDING SETBACK		
PER MIAMI 21 ARTICLE 5, T6-8-O	REQUIRED / ALLOWED	PROVIDED
A. PRINCIPAL FRONT	10 FT. MIN.; 20 FT. MIN. ABOVE 8TH STORY	10 FT.
B. SECONDARY FRONT	10 FT. MIN.; 20 FT. MIN. ABOVE 8TH STORY	10 FT.
C. SIDE	0 FT. MIN.; 30 FT. MIN. ABOVE 8TH STORY	0 FT.
D. FLOOR LOT RATIO (FLR)	0 FT. MIN.; 30 FT. MIN. ABOVE 8TH STORY	0 FT.
BUILDING CONFIGURATION		
FRONTAGE		
PER MIAMI 21 ARTICLE 5, T6-8-O	REQUIRED / ALLOWED	PROVIDED
A. COMMON LAWN	PROHIBITED	N/A
B. PORCH & FENCE	PROHIBITED	N/A
C. TERRACE OR L.C.	PROHIBITED	N/A
D. FORECOUNT	PERMITTED	N/A
E. STOOP	PERMITTED	N/A
F. SHOPFRONT	PERMITTED (T6-8 L & T6-8 O)	APPLIES
G. GALLERY	PERMITTED BY SPECIAL AREA PLAN	N/A
H. ARCADE	PERMITTED BY SPECIAL AREA PLAN	N/A
BUILDING HEIGHT		
PER MIAMI 21 ARTICLE 5, T6-8-O	REQUIRED / ALLOWED	PROVIDED
A. MIN. HEIGHT	2 STORIES	1 STORY
B. MAX. HEIGHT	8 STORIES	1 STORY
C. MAX. BENEFIT HEIGHT	4 STORIES ABUTTING AL TRANSECT ZONES EXCEPT T3.	1 STORY
GROUND FLOOR (A/C):		460.80 SF.
GROUND FLOOR (NON-A/C):		3297.00 SF.
TOTAL:		3757.80 SF.

AREAS SCHEDULE	
EXISTING AREAS	SF.
A/C	
EXISTING OFFICE	460.80 SF.
NON A/C	
EXISTING MINORS REPAIR AREAS	847.79 SF.
EXISTING OPEN AREA	666.32 SF.
NEW AREAS	SF.
A/C	
N/A	N/A
NON A/C	
NEW MINORS REPAIR AREAS	1,267.69 SF.
NEW CARWASH	1,181.18 SF.
NEW PARKING LOT AREA	2,829.25 SF.
TOTAL (A/C):	460.80 SF.
TOTAL (NON-A/C):	3,297.00 SF.
GRAND TOTAL:	11,010.83 SF.



N

1 SITE PLAN
SCALE: 1" = 10'-0"

REVISIONS	BY

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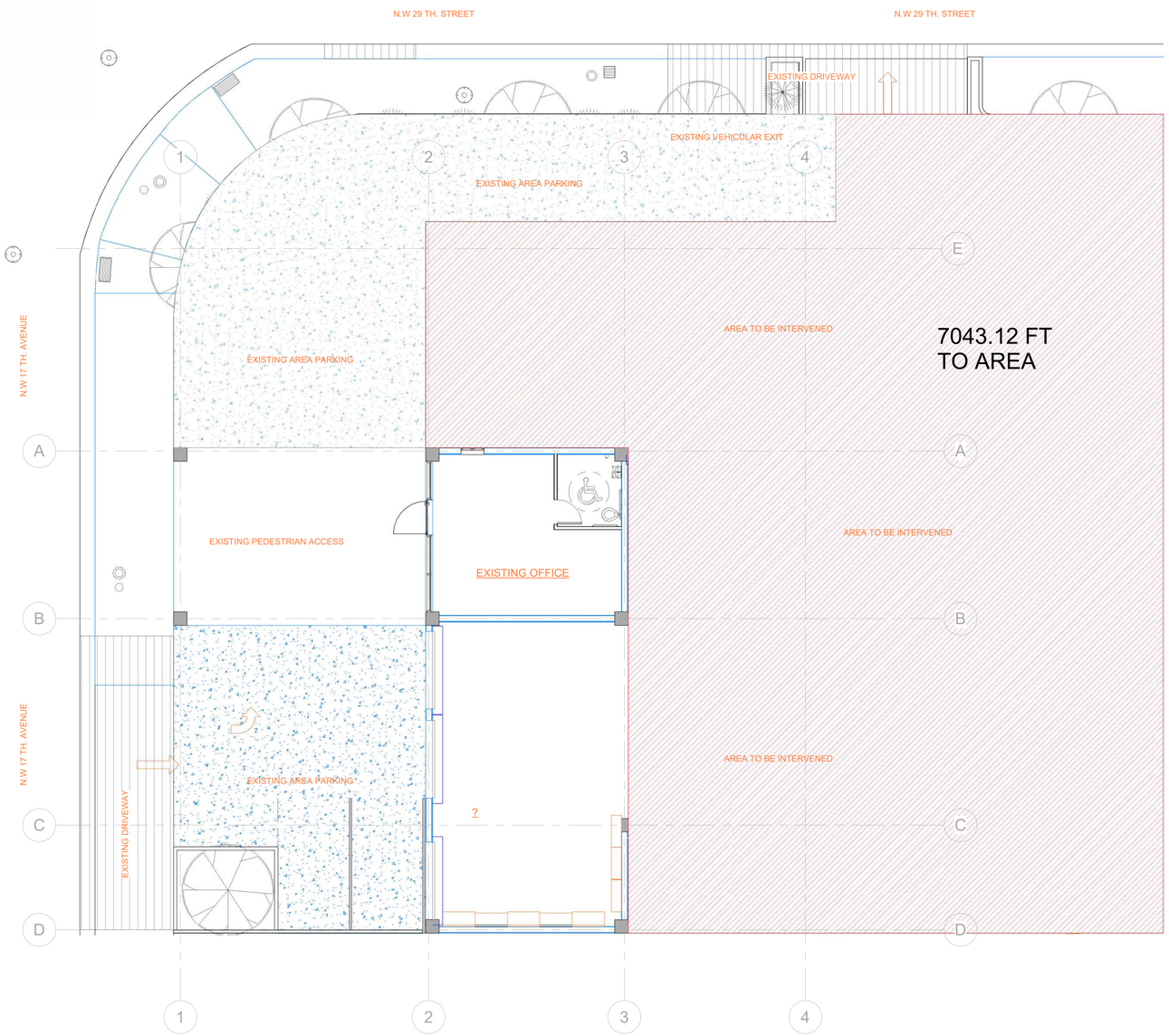
DIRECTION: 2865 INVESMENT, LLC.

PROFESSIONAL SEAL:

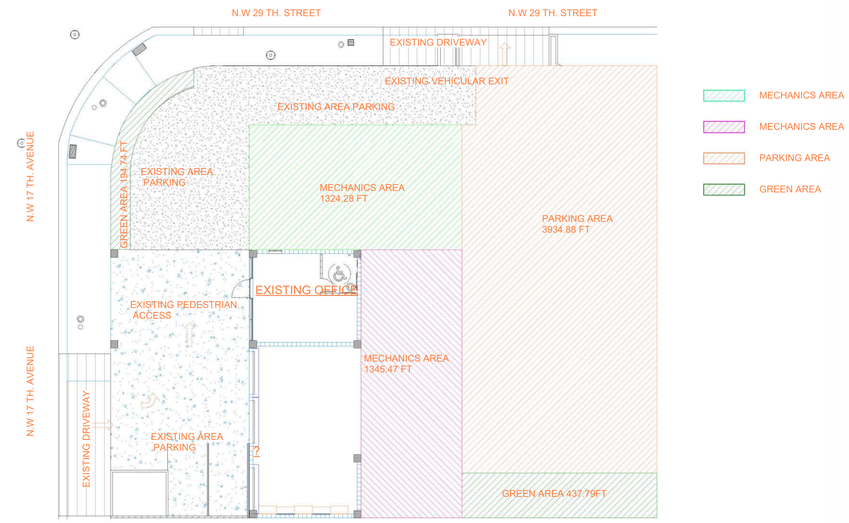
DRAWING TITLE: PROPOSED SITE PLAN

LAST DATE REV.: 10/31/24

SP-1.0



1 EXISTING BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING BUILDING PLAN AREA
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2023 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRELY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
5. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE COMERCIAL 2023, 8TH EDITION.
NEC - NATIONAL ELECTRIC CODE
FBC - PLUMBING CODE 2023, 8TH EDITION.
FBC - MECHANICAL CODE 2023, 8TH EDITION.

SCOPE OF WORK:

NEW STEEL STRUCTURE (TRELLIS), NEW 1 STORY ADDITION, NEW PARKING LOTS SPACES, NEW LANDSCAPING, EXISTING SIGNS TO BE LEGALIZED, EXISTING OFFICE REMODELING TO BE LEGALIZED.

LEGAL DESCRIPTION

FOLIO: #34-2116-006-0140

LOT 10, 11, 12 AND 13 BLOCK, "RAMICO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE: AE

ELEVATION: 9.00 NGVD

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DIRECTION:
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PROFESSIONAL SEAL:

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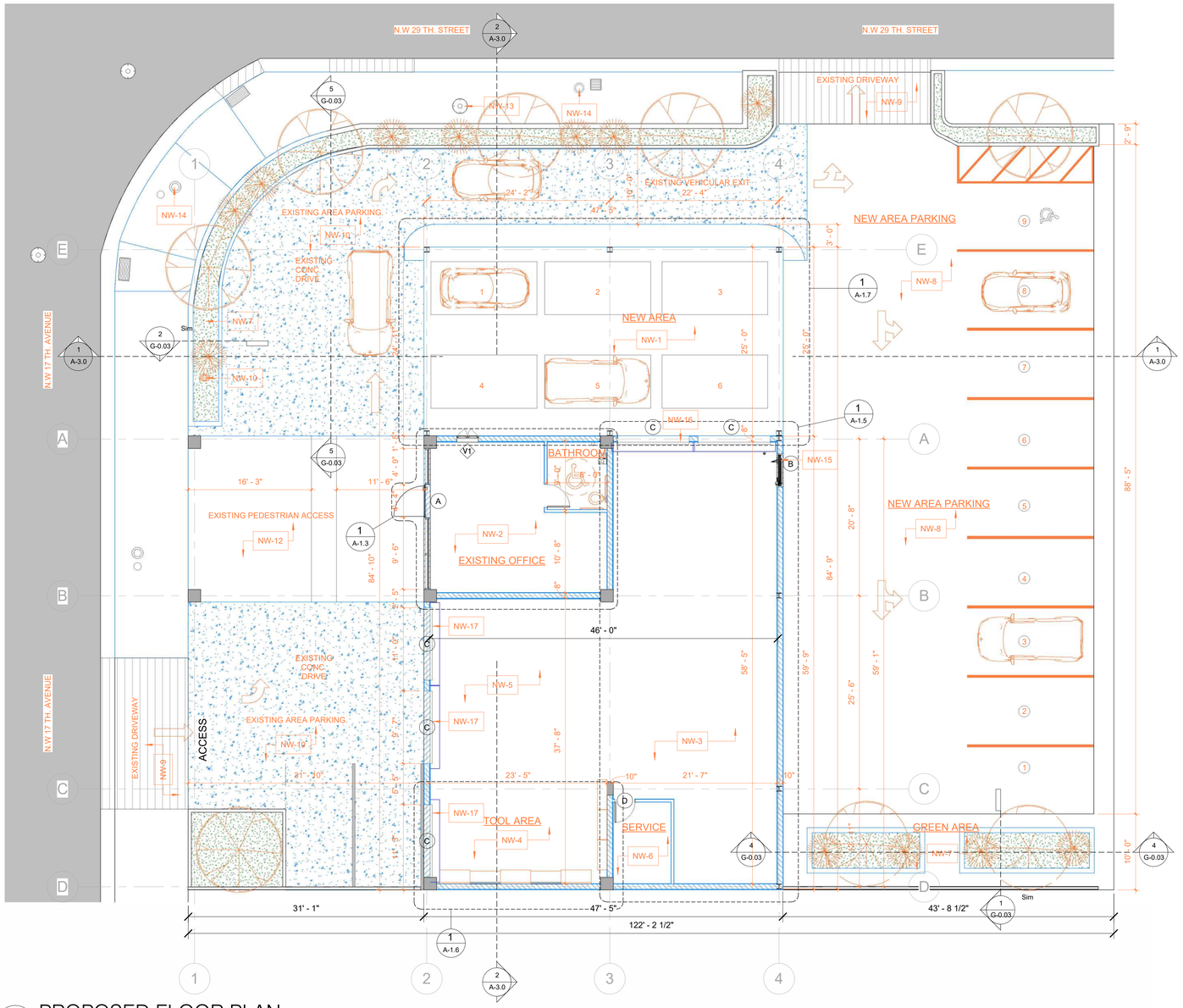
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
EXISTING FLOOR PLAN

LAST DATE REV.:
11/05/24

A-0.00



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES:

1-NEW WALL & CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX OF NOT GREATER THAN 200 & A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 -FBC 2023, 8TH EDITION (RESIDENTIAL) 302.9.

2-ALL NEW INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKED DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84 OR UL723 .FBC 2023, 8TH EDITION (RESIDENTIAL) 302.10.1.

3-NEW GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308.4.

4-NEW GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION.

5-NEW SHOWER DOOR SHALL HAVE A MIN. CLEAR UNOBSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 8TH ED 2023 (PLUMBING) 417.2.

6-NEW GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308 TYP.

7-FLOOD MATERIAL NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0 'NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0.).

8-ALL UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0'NGVD)". (ASCE 24-14 CH. 5.0.).

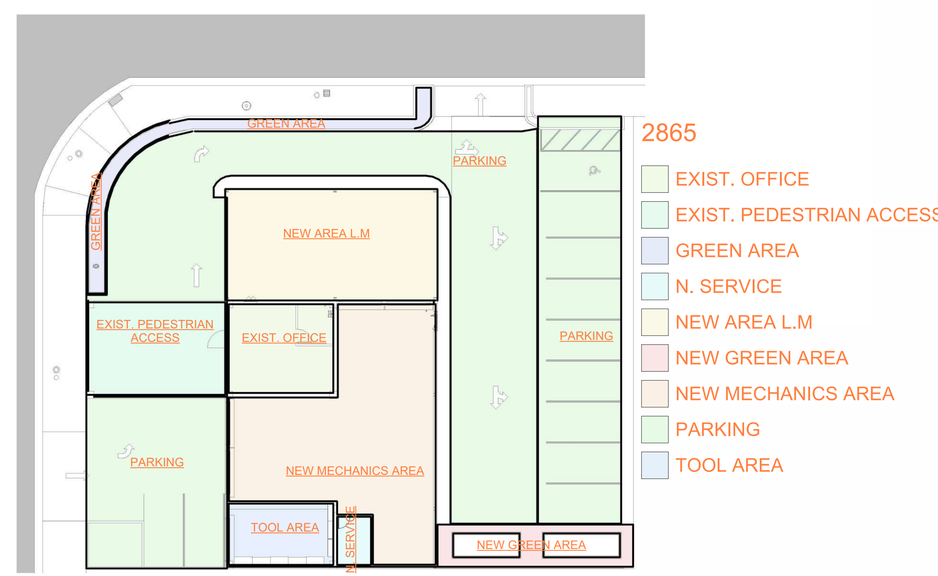
9-FLOOD RESISTANT DESIGN AND CONSTRUCTION: CAT II AS PER ASCE 24-05 TABLE 1-1.

10-NEW GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

11-PROVIDE 3/4" PLYWOOD BACKING AT ALL CABINETRY AND WALL MOUNTED BUILT-INS.

12-TERMITE PROTECTION NOTE: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREAMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. SHALL COMPLY WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICESTO COMPLY WITH 2023 FBC B SECTION.

MARK	KEINOTE TEXT
NW- 1	NEW AREA L.M
NW- 2	EXISTING OFFICE
NW- 3	NEW MECHANICS AREA
NW- 4	NEW TOOL AREA
NW- 5	EXISTING MECHANICS AREA
NW- 6	NEW SERVICE
NW- 7	NEW GREEN AREA
NW- 8	NEW AREA PARKING
NW- 9	EXISTING DRIVEWAY
NW-10	EXISTING AREA PARKING
NW-11	NEW FIRE HYDRANT
NW-12	EXISTING PEDESTRIAN ACCESS
NW-13	EXISTING STORM MANHOLE
NW-14	EXISTING CON. POLE
NW-15	NEW DOOR
NW-16	NEW DOOR ACCESS
NW-17	NEW DOOR ACCESS



2 CAR WASH-AREA
SCALE: 1/16" = 1'-0"

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DIRECTION:
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:

DRAWING TITLE:
GROUND FLOOR PLAN

LAST DATE REV.:
11/05/24

A-1.0

DOOR SCHEDULE

TYPE MARK	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPR. NUMBER	Comments
A	4' - 4"	7' - 1 1/2"									
B	4' - 5"	7' - 0"									
C	9' - 7"	<varia>	0' - 3"								
D	2' - 8"	7' - 0"	0' - 2"								
E	3' - 0"	6' - 8"	0' - 2"								

Grand total: 10

WINDOW SCHEDULE

TYPE MARK	SIZE WIDTH	SIZE HEIGTH	TYPE	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL Sill	GLAZING TYPE	HEAD HEIGTH	Required Pressures (POS / NEG.)	Approved Pressures (POS / NEG.)	PRODUCT PPR. NO.	COMMMENTS
V1	2' - 10"	3' - 0"								6' - 0"				
V2	0' - 0"	0' - 0"	Ruskin-HZ700MD Extreme Performance Louver [AMCA 540/AMCA 550] Miami Dade Approved											
V3	0' - 0"	0' - 0"	Ruskin-HZ700 Extreme Performance Louver [AMCA 540/AMCA 550]											

Room Finish Schedule

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
1	TOOL AREA	CONCRETE FLOOR		PAINT			
2		CONCRETE FLOOR		PAINT			
3	EXISTING OFFICE	VINYL		PAINT			
4	NEW AREA LIGHT MECHANICS	CONCRETE FLOOR		PAINT			
5	NEW AREA PARKING	CONCRETE FLOOR		PAINT			
6	NEW AREA	CONCRETE FLOOR					
7	SERVICE	VINYL		PAINT			
8	GREEN AREA	GREEN-CONCRETE					
9	BATHROOM						

SAFETY / EGRESS DOOR NOTES

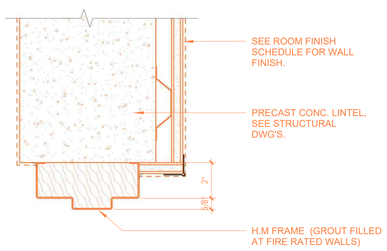
NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

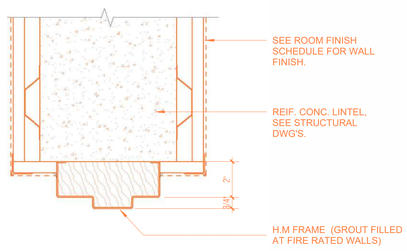
NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT. 22-2.2.3. (C)

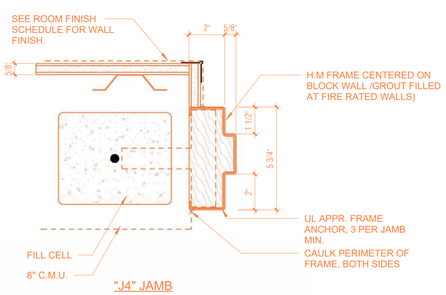
SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).



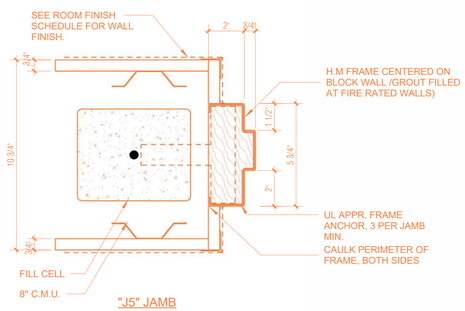
"H4" HEAD



"H5" HEAD



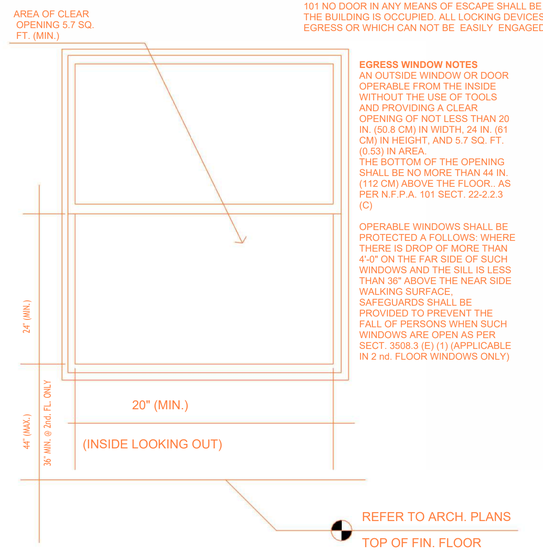
"J4" JAMB



"J5" JAMB

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED.
OF NFPA.
101 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED



EGRESS WINDOW NOTES
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA.
THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR.. AS PER N.F.P.A. 101 SECT. 22-2.2.3 (C)

OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS: WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2 nd. FLOOR WINDOWS ONLY)

4 DOOR JAMB & HEAD DTL3
SCALE: 3" = 1'-0"

3 DOOR JAMB & HEAD DTL 2
SCALE: 3" = 1'-0"

2 EGRESS WINDOW DETAIL
SCALE: 1/4" = 1'-0"

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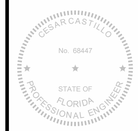
PROFESSIONAL SEAL:



DRAWING TITLE:
DETAILS & SCHEDULES

LAST DATE REV.:
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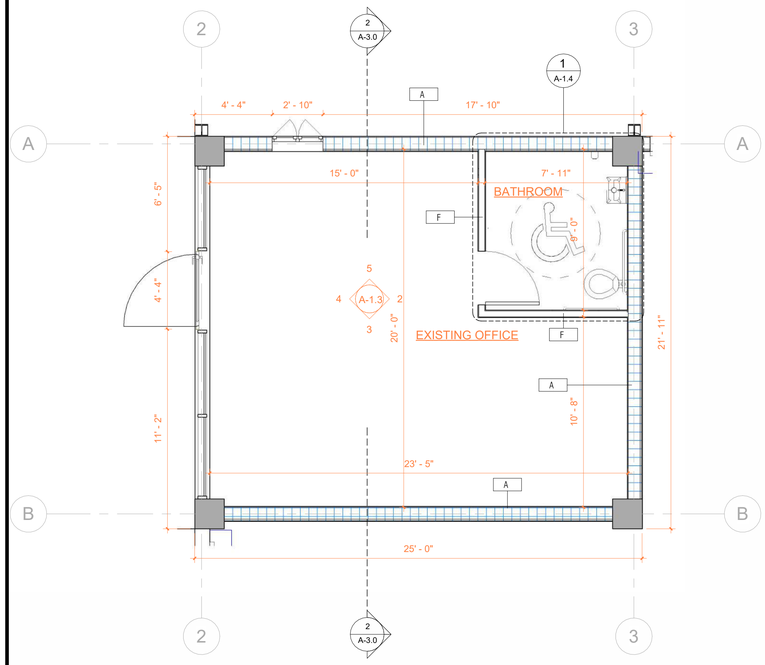
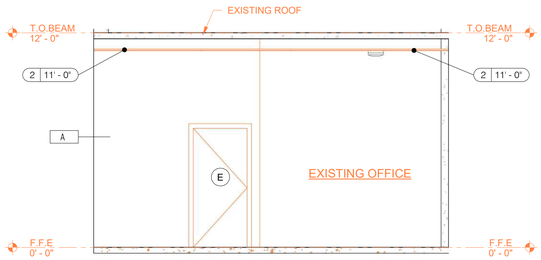
A-1.2

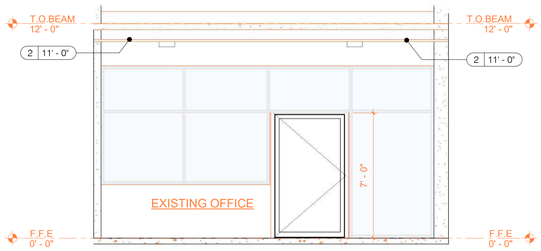


1 EXISTING OFICCE
SCALE: 1/4" = 1'-0"

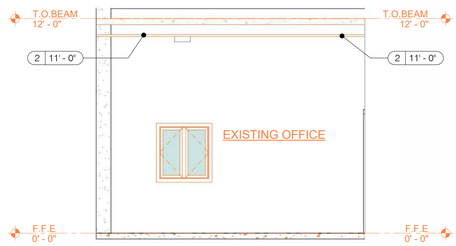


2 ELEVATION OFICCE A
SCALE: 1/4" = 1'-0"

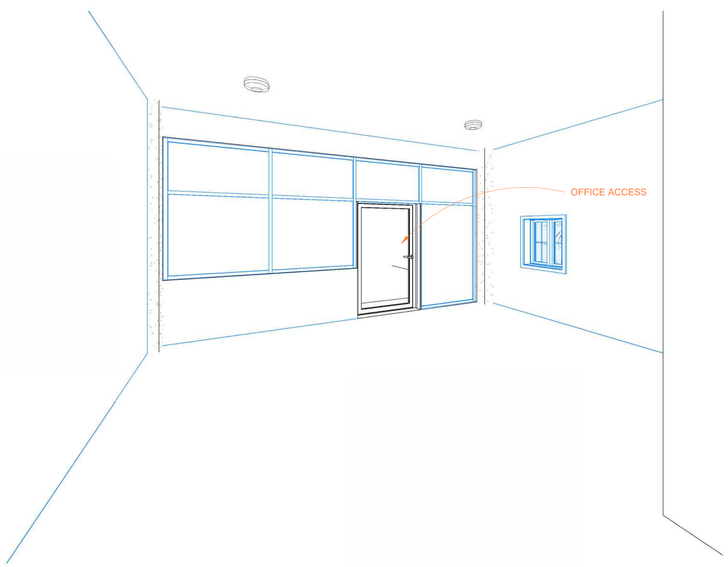
3 ELEVATION OFICCE B
SCALE: 1/4" = 1'-0"



4 ELEVATION OFICCE C
SCALE: 1/4" = 1'-0"



5 ELEVATION OFICCE D
SCALE: 1/4" = 1'-0"



OFICCE
SCALE: N.T.S.

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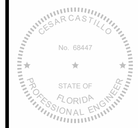

DRAWING TITLE:
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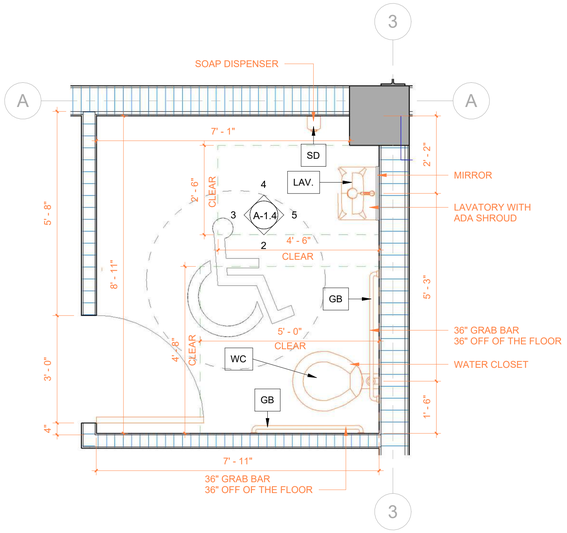
LAST DATE REV.:
03/13/25

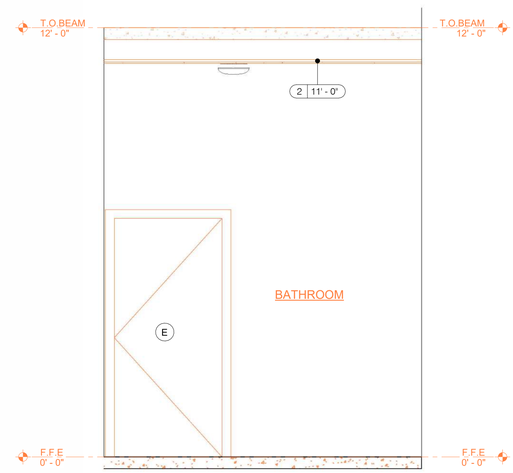
A-1.3



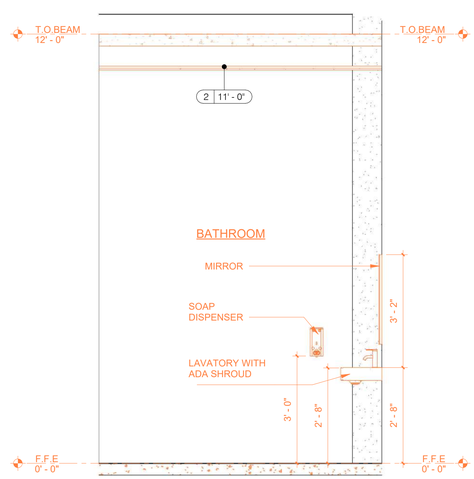
SD	SOAP DISPENSER
LAV.	LAVATORY
WC	WATER CLOSET
PH	TOILER PAPER DISPENSER
M.	MIRROR
GB	GRAB BAR

1 BATHROOM-OFICCE
SCALE: 1/2" = 1'-0"

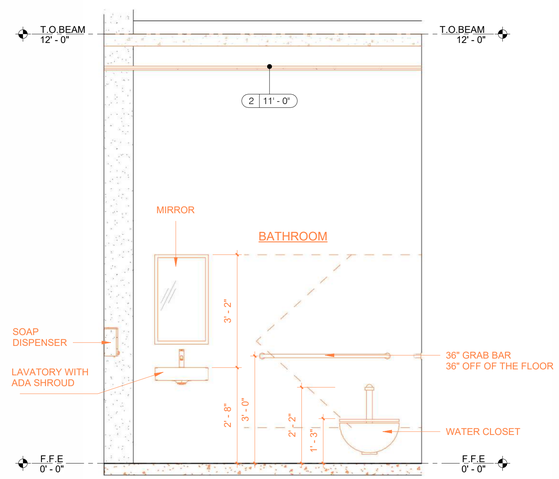
2 ELEVATION BATHROOM A
SCALE: 1/2" = 1'-0"



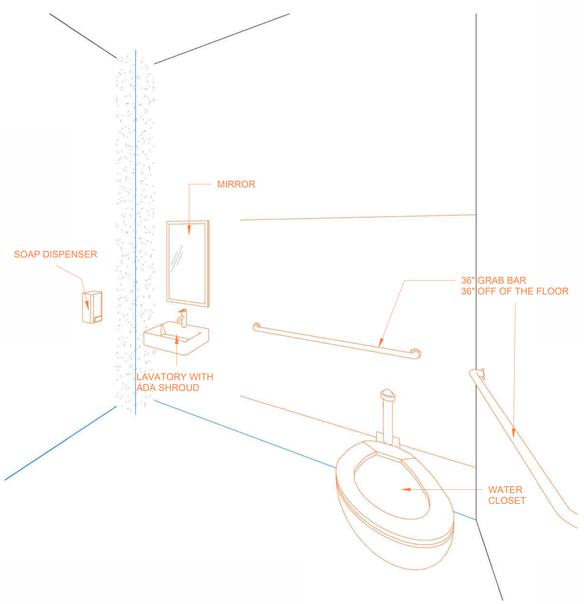
3 ELEVATION BATHROOM B
SCALE: 1/2" = 1'-0"



4 ELEVATION BATHROOM C
1/2" = 1'-0"



5 ELEVATION BATHROOM D
1/2" = 1'-0"



6 BATHROOM-OFICCE
SCALE:

REVISIONS	BY

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No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LAST DATE REV.:
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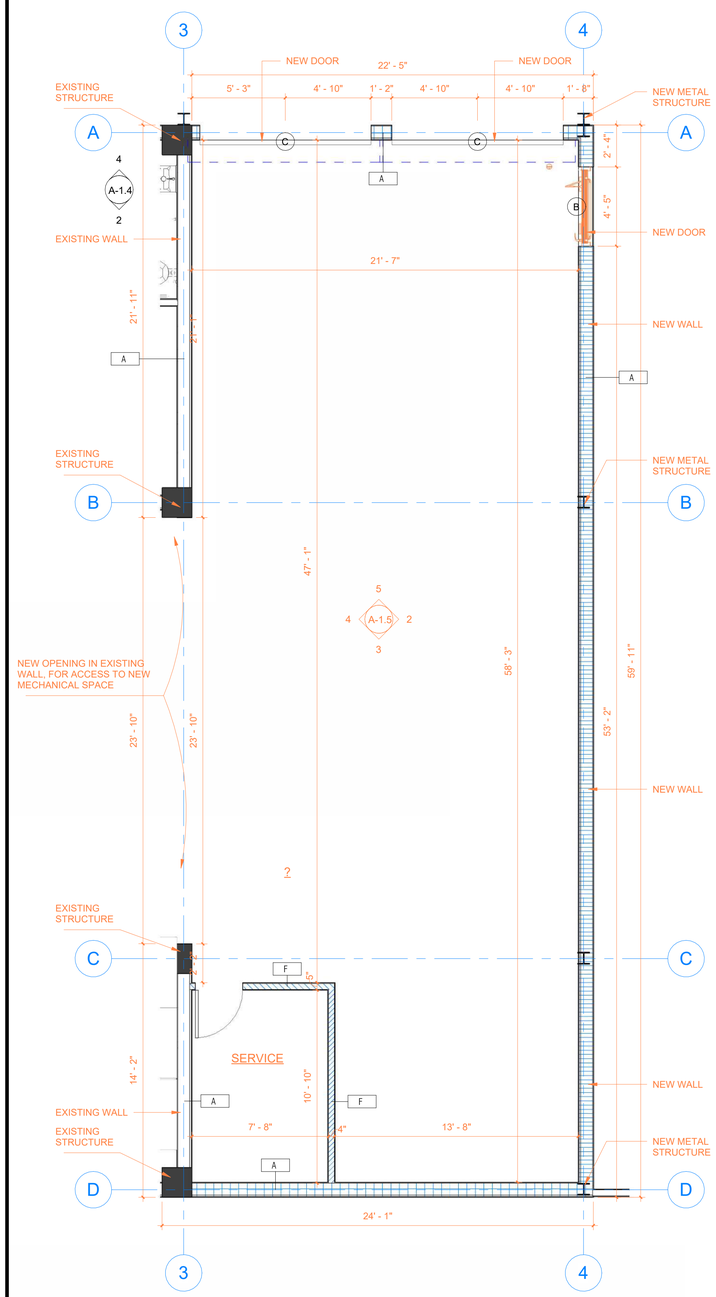
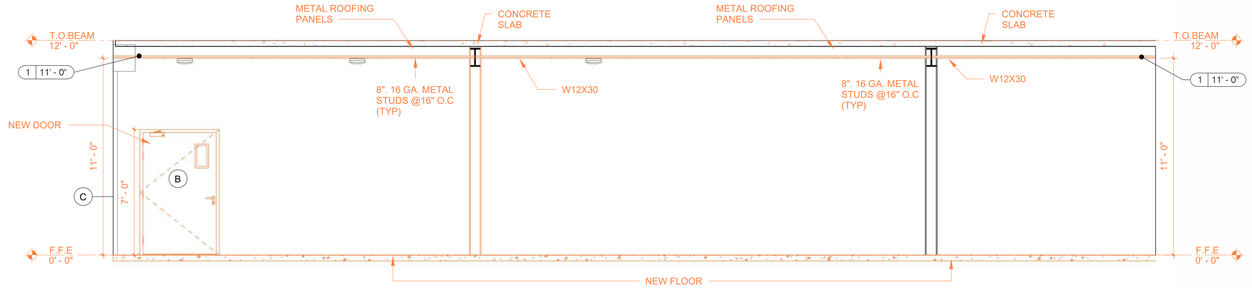
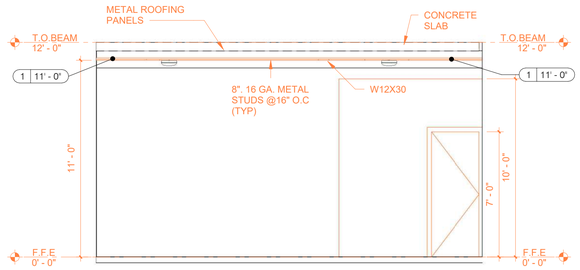
A-1.4



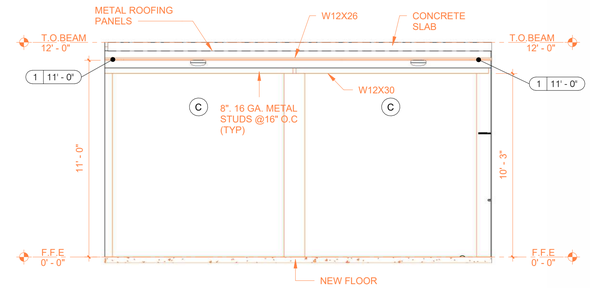
1 MECHANICAL AREA
SCALE: 1/4" = 1'-0"



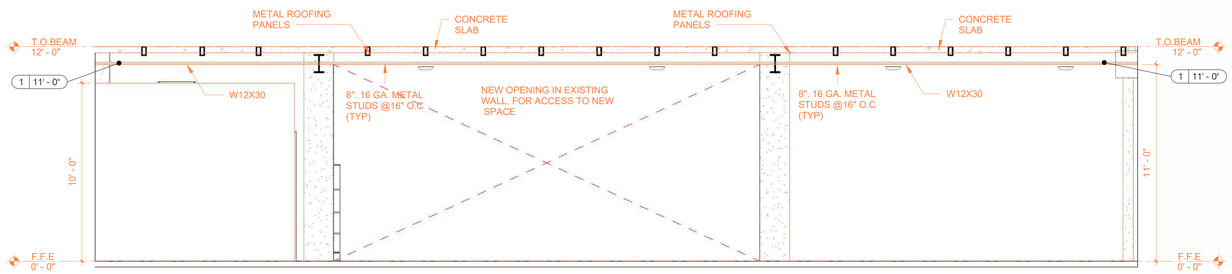
2 INTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0"



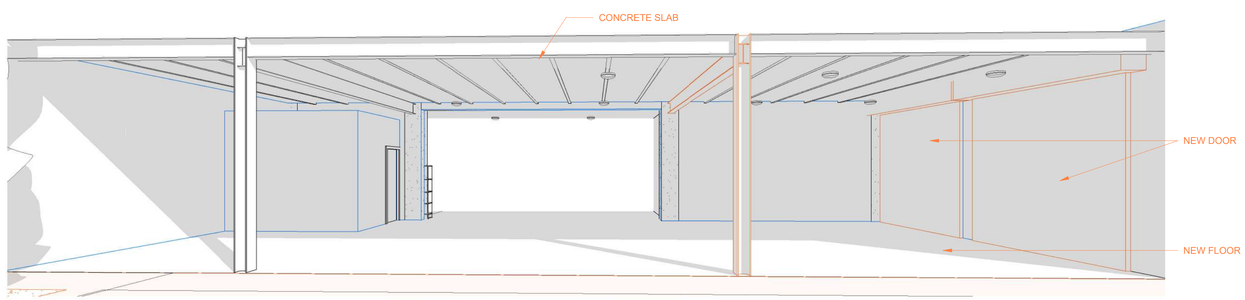
3 INTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION 4
SCALE: 1/4" = 1'-0"



4 INTERIOR ELEVATION 3
SCALE: 1/4" = 1'-0"



6 SECTION A
SCALE:

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2865 INVESMENT, LLC.

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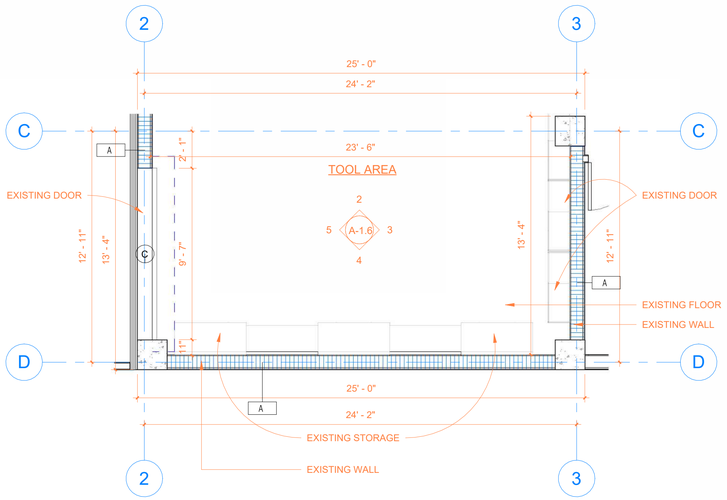
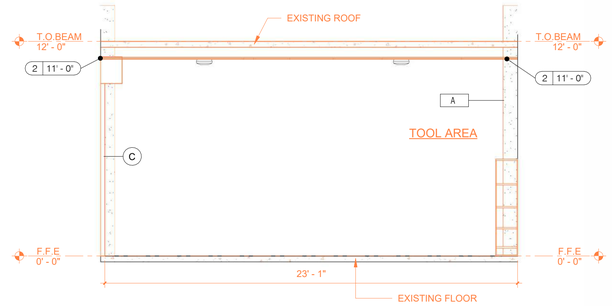
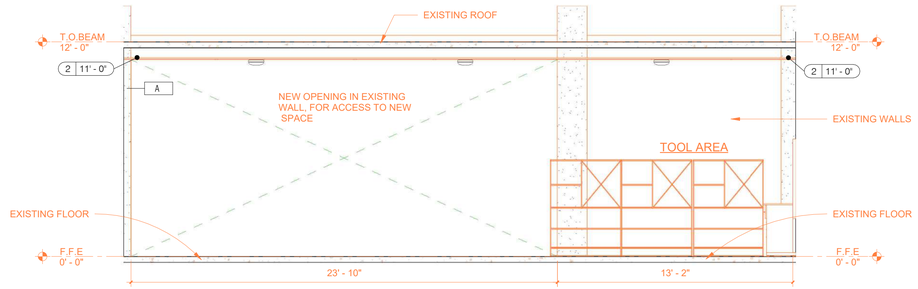
A-1.5



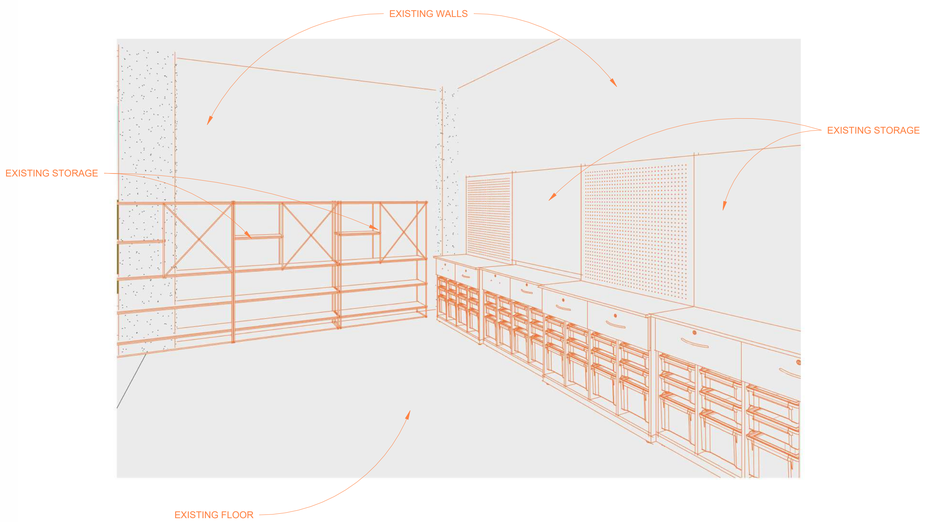
1 EXINTING TOOL AREA
SCALE: 1/4" = 1'-0"



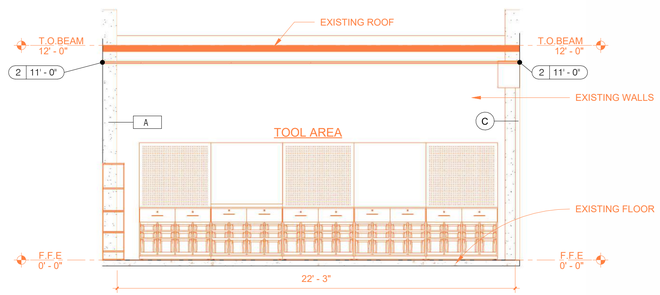
2 INTERIOR ELEVATION 1.
SCALE: 1/4" = 1'-0"



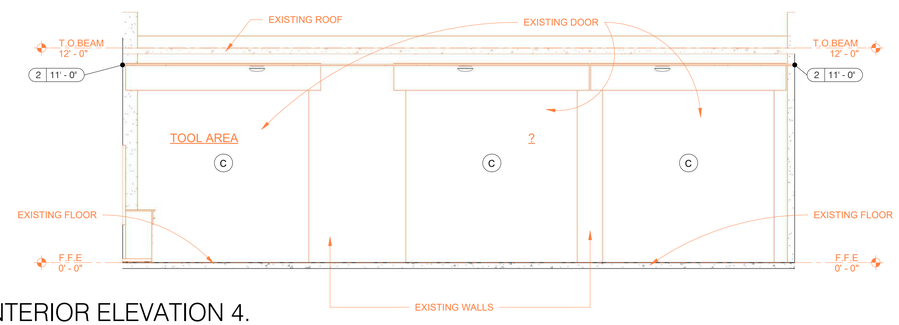
3 INTERIOR ELEVATION 2.
SCALE: 1/4" = 1'-0"



6 3D VIEW EXISTING TOOL AREA
SCALE:



4 INTERIOR ELEVATION 3.
SCALE: 1/4" = 1'-0"



5 INTERIOR ELEVATION 4.
SCALE: 1/4" = 1'-0"

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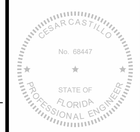

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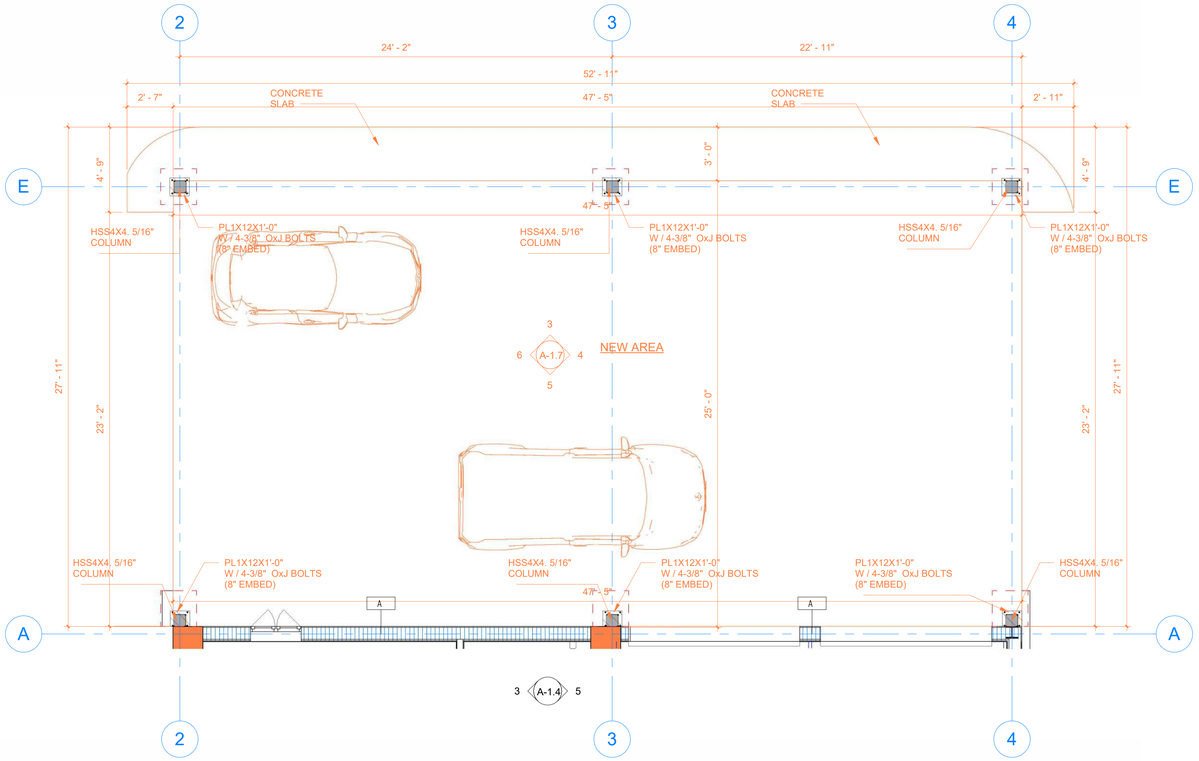
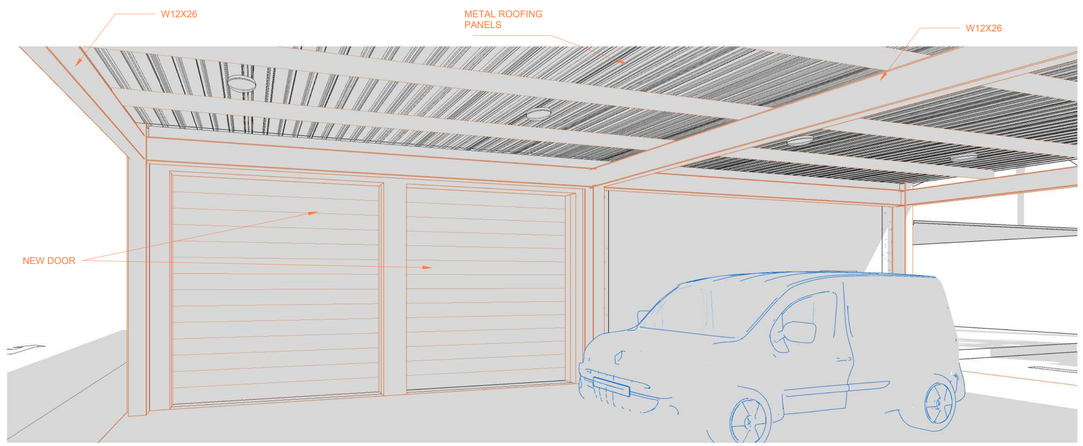
LAST DATE REV.:
12/20/24

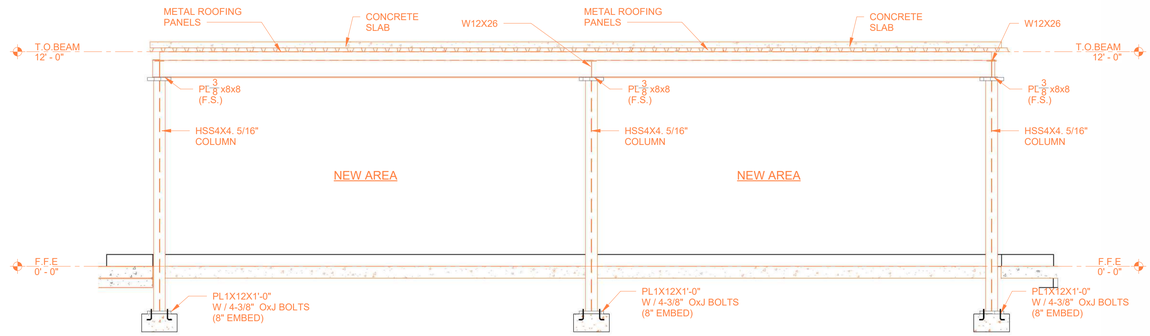
A-1.6



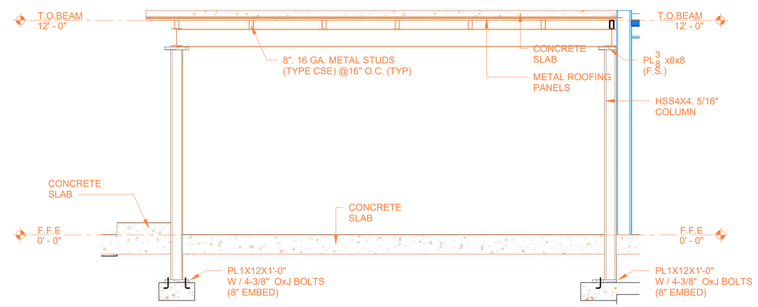
1 NEW MECHANICAL AREA OPENED
SCALE: 1/4" = 1'-0"



2 3D VIEW MECHANICAL AREA OPENED
SCALE:



3 ELEVATION 1
SCALE: 1/4" = 1'-0"



4 ELEVATION 2
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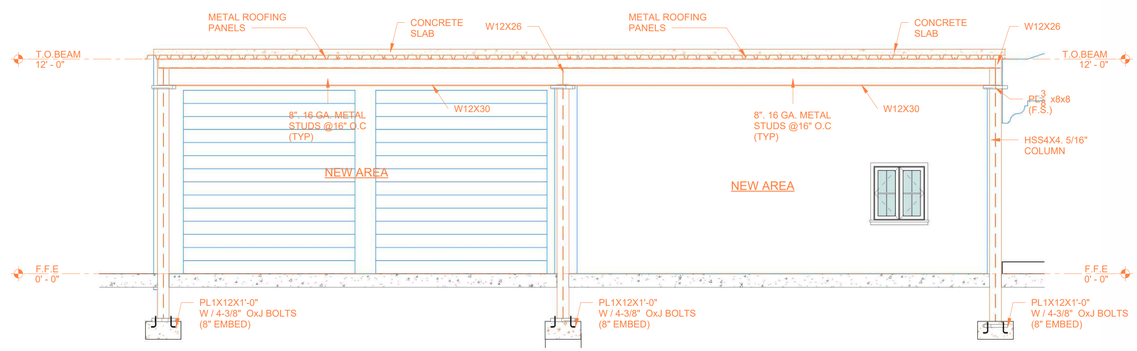
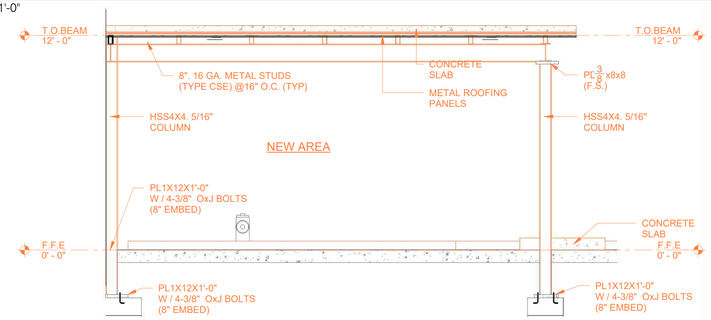


5 ELEVATION 3
SCALE: 1/4" = 1'-0"



6 ELEVATION 4
SCALE: 1/4" = 1'-0"

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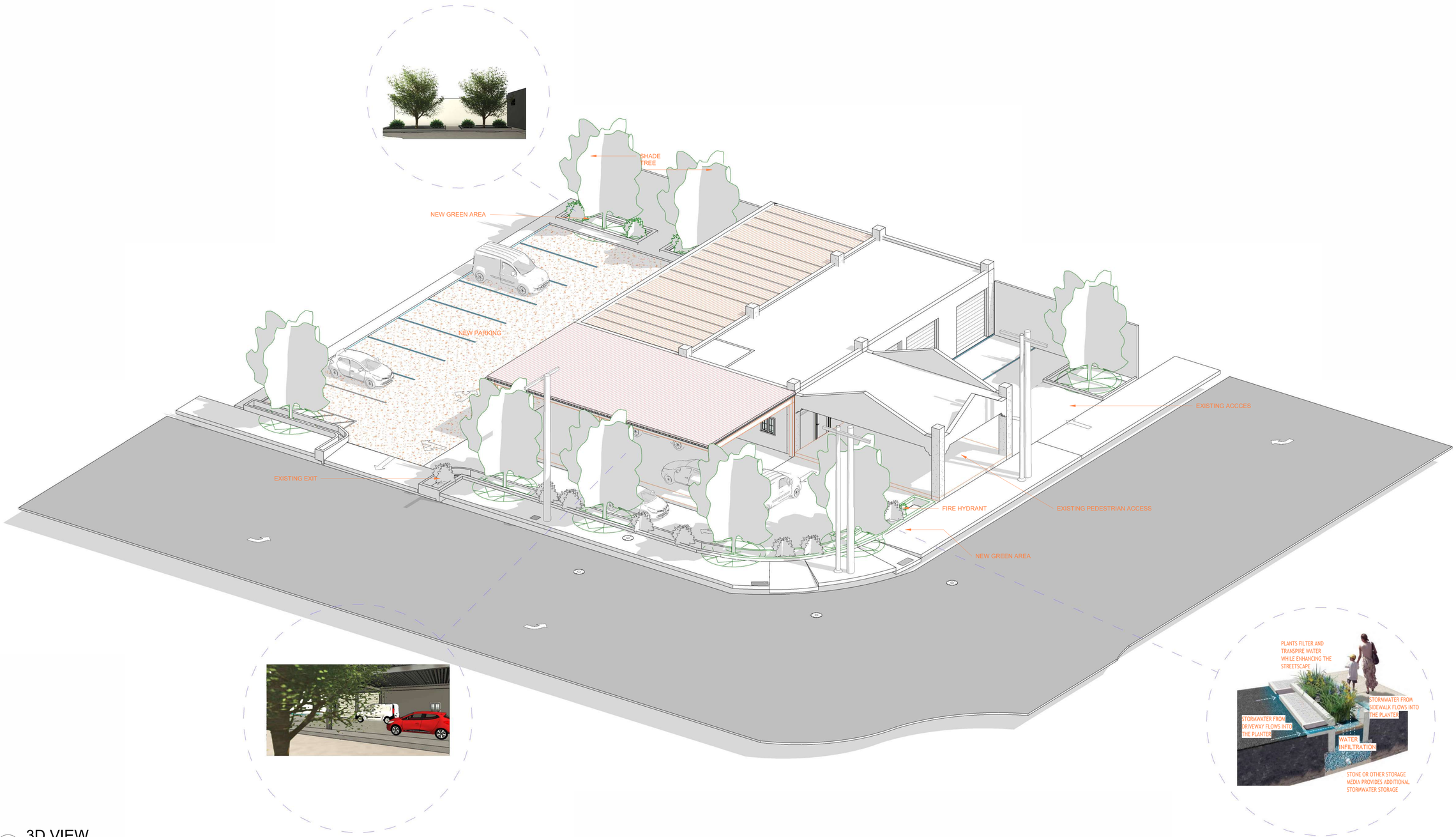
PROFESSIONAL SEAL:

DRAWING TITLE:
ENLARGED

LAST DATE REV.:
12/26/24

A-1.7



1 3D VIEW

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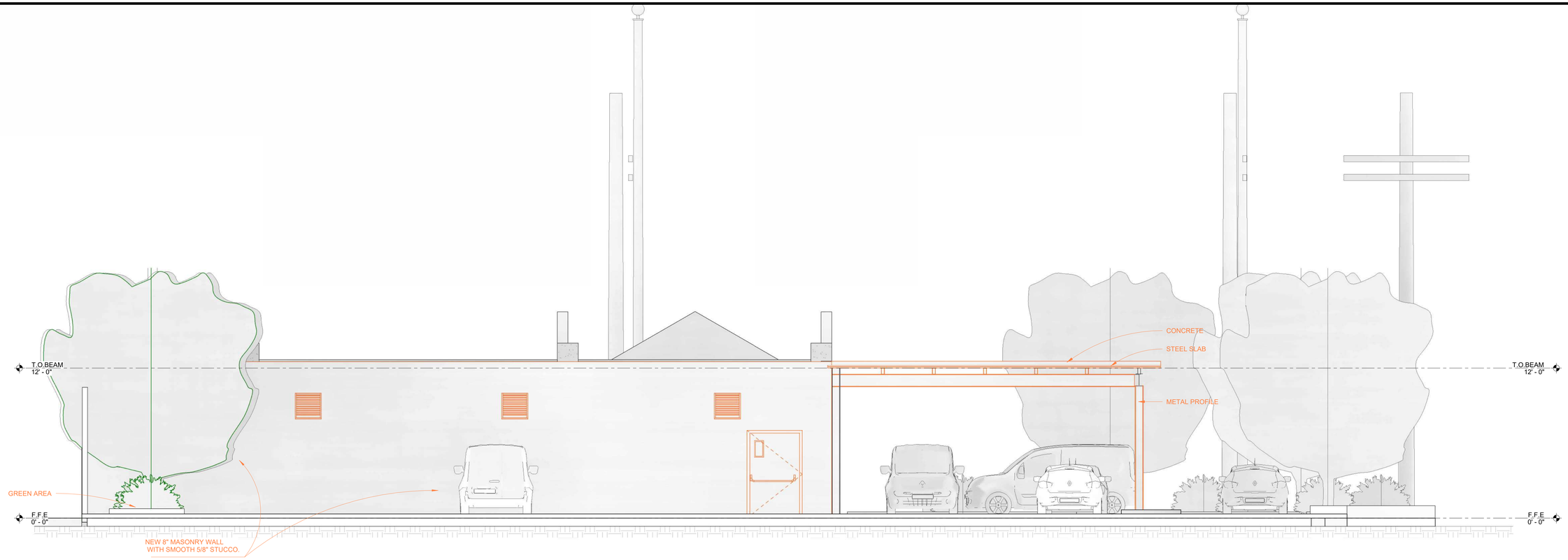
PROFESSIONAL SEAL:

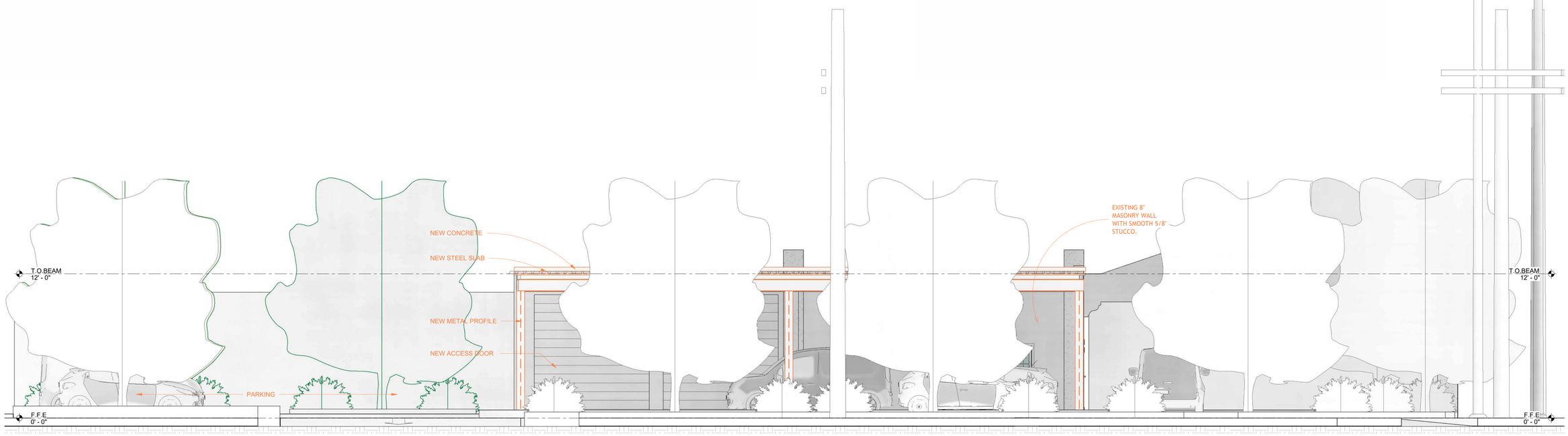
DRAWING TITLE:
3D VIEW

LAST DATE REV.:
12/20/24

A-1.8



1 EAST ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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FLORIDA 33142

DIRECTION:
2865 INVESMENT, LLC.

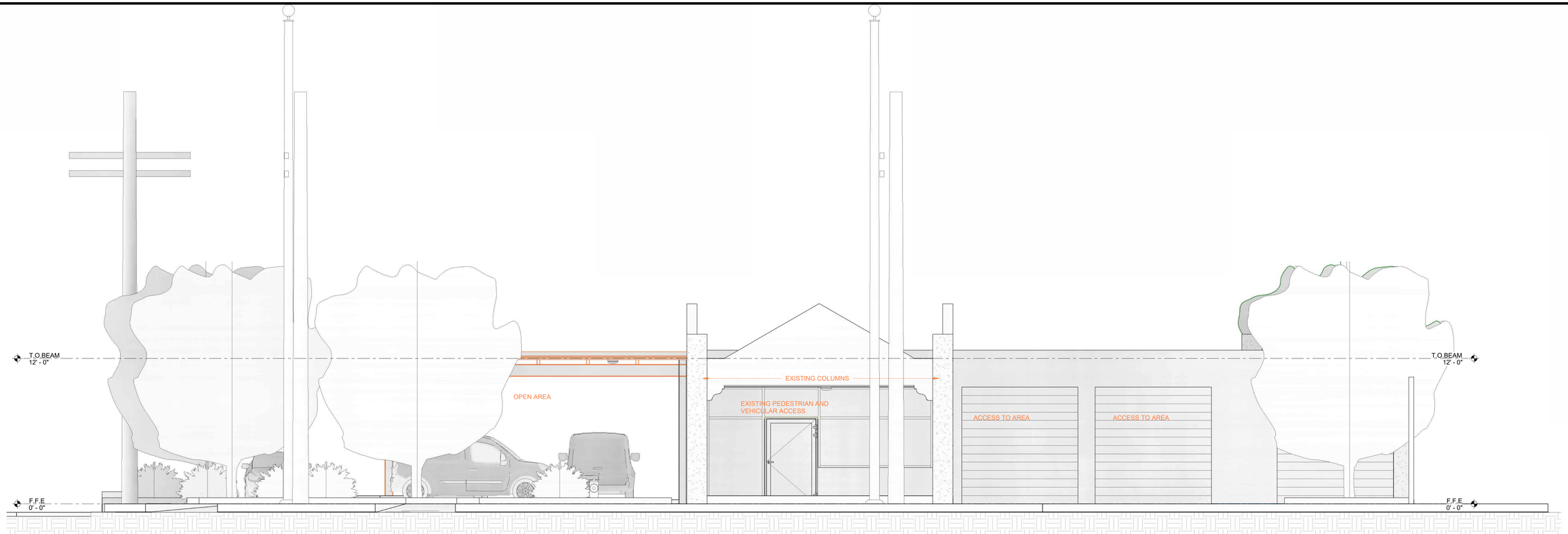
PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

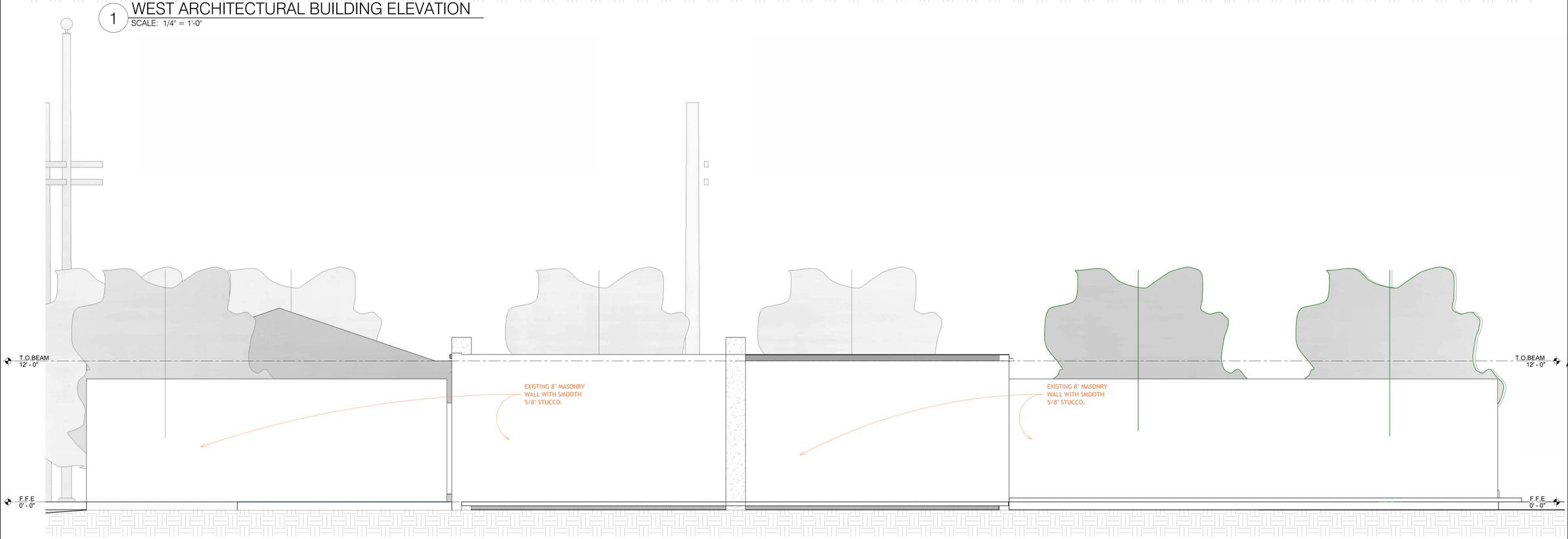
DRAWING TITLE:
ARCHITECTURAL
BUILDING
ELEVATION

LAST DATE REV.:
11/05/24

A-2.0



1 WEST ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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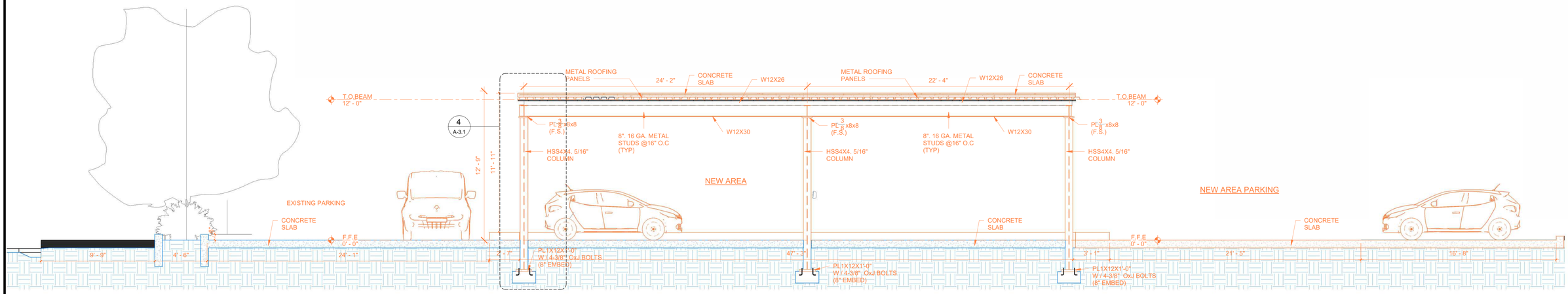
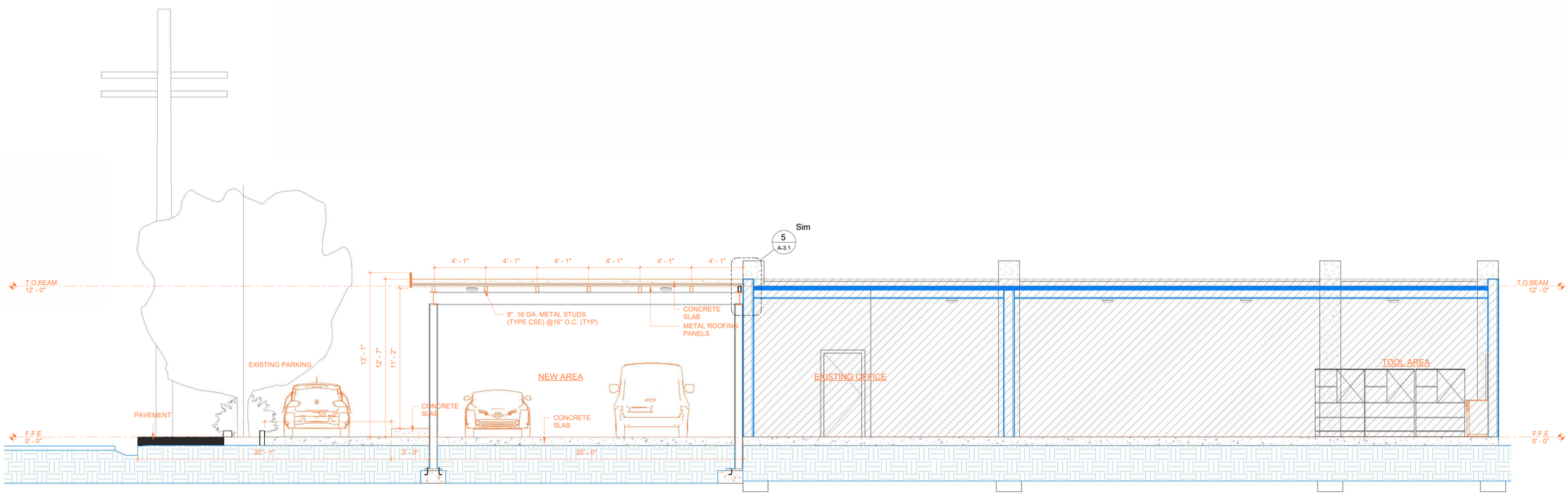
DRAWING TITLE:
ARCHITECTURAL
BUILDING
ELEVATION

LAST DATE REV.:
11/05/24

A-2.1



1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

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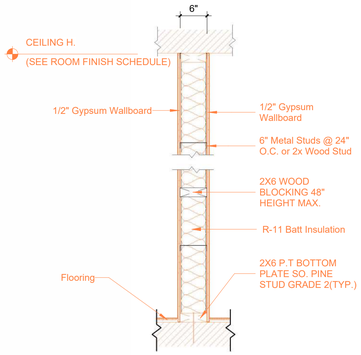
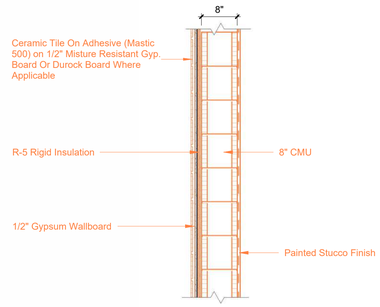
DRAWING TITLE:
SECTION

LAST DATE REV.:
11/01/24

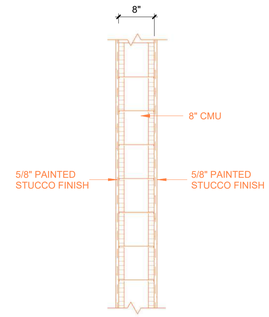
A-3.0



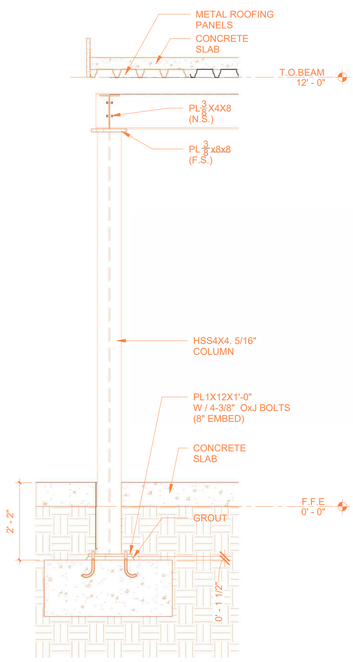
A-3.1 1 WALL TYPE
3/4" = 1'-0"



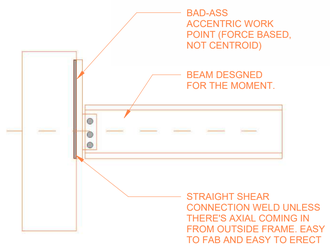
A-3.1 2 WALL TYPE
3/4" = 1'-0"



A-3.1 3 WALL TYPE
3/4" = 1'-0"



4 SECTION 1
1/2" = 1'-0"



5 WALL TO CEILING UNION
1/4" = 1'-0"

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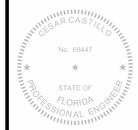

DRAWING TITLE:
SECTION WALL

LAST DATE REV.:
11/05/24

A-3.1

STRUCTURAL GENERAL NOTES

CODE:

1. FLORIDA BUILDING CODE 2023 8TH EDITION.

2. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318-11 ("ACI").

3. AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES". 2016.

4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" FOURTEENTH EDITION.

MATERIALS:

UNLESS OTHERWISE NOTED ON DRAWINGS:

1. STRUCTURAL STEELS:

ALL ROLLED SHAPED	ASTM A572, GRADE 50
ALL PLATES AND CONNECTION MATERIAL	ASTM A36
ALL HOLLOW STRUCTURAL SECTIONS	ASTM A500, GRADE B
ANCHOR RODS, U.O.N.	ASTM F1554, GRADE 36

2. CAST-IN-PLACE CONCRETE:

FOUNDATION	5 KSI NORMAL WT.
SLAB-ON-GRADE	5 KSI NORMAL WT.
FORMED SLAB	5 KSI NORMAL WT.
COLUMNS AND BEAMS	5 KSI NORMAL WT.

3. REINFORCEMENT:

DEFORMED BARS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM 185
WELDED REINFORCEMENT	ASTM A706

4. WELDING ELECTRODES: E70XX LOW HYDROGEN

5. BOLTING MATERIALS: ASTM A325 OR A490 (U.O.N.)

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.

2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

3. PRIOR TO START OF CONSTRUCTION , THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.

4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVE, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

6. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONAL INFORMATION.

7. DO NOT CUT OR ALTER ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER.

8. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS. SEE CONSTRUCTION DOCUMENTS.

9. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S AND ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHOD OF CONSTRUCTION.

10. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DIRING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREET, BUILDING AND STRUCTURES.

11. ALL EXISTING DIMENSION AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWING SHALL BE VERIFIED BY FIELD MEASUREMENTS, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

12. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. PRIOR TO PREPARATION OF SHOP DRAWINGS, CONTRACTOR SHALL VERIFY AND/OR DETERMINE SIZE, LOCATION, CONFIGURATION, ETC. OF EXISTING STRUCTURE EVERY PLACE WHERE NEW WORK IS ABOUT, ATTACH, CLEAR, ETC. NOTIFY ENGINEER IN WRITING OF ANY AND ALL CONDITION WHICH DIFFER FROM THOSE SHOWN ON DRAWINGS.

13. REUSE OF SALVAGE MATERIALS IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN WRITING.

DESIGN LOADS:

WIND LOADS:

1. DESIGN PRESSURE VARIES WITH DIRECTION OF APPLICATION DUE TO DIFFERENT SHAPE FACTORS, NUMBERS SHOWN REPRESENT MAXIMUM GROSS VALUES.

2. WIND DESIGN CRITERIA (ASCE 7-16):
   a. WIND SPEED 175 MPH
   b. BUILDING CATEGORY II
   c. TOPOGRAPHIC FACTOR KZT = 1.O
   d. EXPOSURE "D"
   e. DIRECTIONALITY FACTOR Kd = 0.85

3.

LIVE/DEAD LOADS:	DEAD LOADS:	LIVE LOADS:
GROUND FLOOR	10 PSF	40 PSF
SECOND FLOOR	20 PSF	40 PSF
ROOF	25 PSF	30 PSF
STAIRS	20 PSF	100 PSF
TERRACE	20 PSF	100 PSF
BALCONY	20 PSF	100 PSF

FOUNDATIONS:

1. BASED OF THE GEOTECHNICAL REPORT MADE BY:

   DYNATECH ENGINEERING CORP. DATED MARCH 30, 2021.

2. THE ENTIRE STRUCTURE SHALL BE SUPPORTED BY 14" DIAMETER AUGER-CAST PILES WITH 30'-0" MINIMUM PENETRATION BELOW EXISTING GRADE SURFACE. DESIGN LOADS FOR THESE PILES SHALL BE AS FOLLOWS:

   COMPRESSION = 35 TONS
   TENSION = 15 TONS
   LATERAL = 2 TONS

3. CENTERLINE OF PILES SHALL HAVE A MAXIMUM TOLERANCE OF 2" W/ RESPECT TO THE LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL FURNISH AN AS-DRIVEN SURVEY OF THE PILES NOTING THEIR DEVIATION FROM THE SPECIFIED LOCATION PRIOR TO SUBMITTING FOUNDATION (GRADE BEAMS) REINFORCEMENT SHOP DRAWINGS. ANY PILES THAT DO NOT MEET THE ABOVE CRITERIA MAY REQUIRE REDESIGN AND REVISIONS TO THESE PLANS.

4. THE SEQUENCE OF PILE INSTALLATION SHALL BE SUCH THAT ADJACENT PILES SHOW NO EVIDENCE OF DISTURBANCE. NO PILES SHALL BE PLACED WITHIN 5 FEET OF ADJACENT PILES UNTIL THE GROUT IN THE EXISTING PILES HAS SET FOR 3 DAYS, UNLESS OTHERWISE DIRECTED BY THIS ENGINEER.

5. THE INSTALLATION OF PILLING SHALL BE CONTINUOUSELY INSPECTED BY THE GEOTECHNICAL ENGINEER WHO PREPARED THE SOILS REPORT OF BY THEIR REPRESENTATIVE UNDER THE GEOTECHNICAL ENGINEER'S DIRECT SUPERVISION. THEY SHALL VERIFY THAT THE PILING HAS BEEN INSTALLED TO THE DEPTH AND SIZE SPECIFIED USING THE PRESCRIBED METHODS OF INSTALLATION.

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-05/318R-05) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (A.C.I. 315R-94).

2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).

3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A COMPRESSIVE STRENGTH AT 28 DAYS OF F'c=5,000 PSI FOUNDATION F'c=5.000 PSI SLUMP 3" MIN. TO 5" MAX. SUBMIT DESIGN MIX FOR REVIEW.

4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING AS PER ASTM A-615 GRADE 60, FABRICATION IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.

5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOUNDATIONS:		BEAMS:	
BOTTOM	3"	BOTTOM	2 1/2"
TOP	2"	TOP	2 1/2"
SIDES	2"	SIDES	2 1/2"
SLABS ON GRADE:		**INTERIOR STRUCTURAL SLAB:**	
BOTTOM	2"	BOTTOM	2"
TOP	2"	TOP	2"
SIDES	2"	SIDES	2"
COLUMNS/WALLS:		**EXTERIOR STRUCTURAL SLAB:**	
TOP	2"	BOTTOM	2"
SIDES	2"	TOP	2"
		SIDES	2"

6. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY ADDITION BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.

7. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWING ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.

8. CONCRETE DESIGN MIXED SHALL BE PREPARED ACCORDING WITH THE ACI-318 ARTICLE 5.3 OR 5.4 AND SUBMITTED FOR REVIEW AT LEAST 7 DAYS PRIOR TO THE START OF CONCRETE WORK.

9. ALL SLEEVES AND PENETRATION SHALL BE PROVIDED BY THE SUB-CONTRACTOR REQUIRING THE OPENING.

10. ALL SLABS SHALL BE FINISHED BY ACI-301 UNLESS OTHERWISE NOTED IN ARCHITECTURAL PLANS.

INSPECTION AND TESTING:

1. ALL WORK ON THIS CONTRACT SHALL BE SUBJECT TO INSPECTION AND TESTING, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TESTING AGENCY TO PERFORM THE FOLLOWING INSPECTION AND TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PRIOR NOTICE FOR COMPLETION OF SUCH.

2. CONCRETE:

A. THE FOLLOWING ITEMS SHALL BE INSPECTED: ALL REINFORCING STEEL, AND CONCRETE PLACEMENT.

B. THE FOLLOWING TEST SHALL BE MADE PER BUILDING CODE AND ACI REQUIREMENTS, SLUMP, COMPRESSION STRENGTH (CYLINDERS), TEMPERATURE, AIR ENTRAINMENT WHEN REQUESTED BY ENGINEER.

3. STEEL:

A. ALL FIELD WELDING SHALL BE VISUALLY INSPECTED FIELD WELDS SHALL BE TESTED PER AWS D1.1 AS FOLLOWS: ALL PENETRATION WELD SHALL BE ULTRASONICALLY TESTED, 50 PERCENT OF FILLED WELDS SHALL BE TESTED BY DYE PENETRANT OR MAGNETIC PARTICLE.

B. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED.

4. MASONRY WALLS:

A. SPECIAL INSPECTION IS REQUIRED.

DEMOLITION:

1. CONTRACTOR SHALL REPAIR ALL DAMAGE TO STREET, SIDEWALK, UTILITY LINES OR ANY OTHER PUBLIC OR PRIVATE PROPERTIES RESULTING FOR THE EXECUTION OF THE WORK AT NO COST TO THE OWNER OR ENGINEER.

2. THE USE OF EXPLOSIVES IS NOT PERMITTED.

3. CEASE OPERATIONS AND NOTIFY OWNER AND ENGINEER IMMEDIATELY IF SAFETY OR INTEGRITY OF STRUCTURE APPEARS TO BE ENDANGERED. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.

4. NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY PORTION OF EXISTING STRUCTURE WHICH IS NOT TO BE DEMOLISHED IS DAMAGED. CONTRACTOR SHALL PAY FOR ALL REPAIR COST, INCLUDING DESIGN AND INSPECTION EXPENSES.

5. DO NOT CUT OR ALTER ANY STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD UNLESS INDICATED ON THE STRUCTURAL DRAWINGS.

MASONRY WALLS:

1. ALL REINFORCED MASONRY WALLS SHALL BE PROVIDED WITH #9 DUR-O-WALL LADDER TYPE HORIZONTAL REINFORCEMENT AT 1'-4" VERTICALLY LAPPED 71/2" AND EXTENDED AT "T" AND "L" INTERSECTIONS. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.

2. CONCRETE MASONRY UNITS: ASTMC90, GRADE B-1, MODULAR, MINIMUM NET COMPRESSIVE STRENGTH AT 28 DAYS = 1500 PSI.

3. MORTAR: ASTM C270, TYPE S. MORTAR ALL FACE SHELLS, AND CROSS SHELLS AROUND ALL GROUT FILLED CELLS WITH A MINIMUM STRENGTH 2000 PSI (USE PORTLAND TYPE CEMENT).

4. DENOTES BEARING CONC. BLOCK WALL. INSTALL BLOCK BEFORE ADJACENT COLUMNS AND BEAMS.

5. JOINT REINFORCING LADDER TYPE: 9 GAGE LONGITUDINAL WIRE, 9 GAGE CROSS WIRE. "DUR-O-WALL" OR EQUAL AT 16" C/C.

6. GROUT: ASTM C476. COARSE GROUT. SLUM 8" MINIMUM PLUS/MINUS 11" MAXIMUM COMPRESSIVE STRENGTH AT 28 DAYS - 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.

7. STRUCTURAL CONCRETE MASONRY SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.

8. ANY MASONRY OPENINGS BETWEEN 3 AND 8 FT, IN WIDTH SHALL HAVE VERTICAL BARS IN CONCRETE FILLED CELLS ON EACH SIDE OF OPENING AS INDICATED IN THE FOUNDATION PLAN (AND ANY OTHER FLOOR IF APPLICABLE). THESE REBARS SHALL BE HOOKED AT THE FOUNDATION AND AT THE TIE BEAM AND LAPPED 48 BAR DIAMETER MINIMUM.

9. PLACE ALL MASONRY UNITS IN RUNNING BOND.

10. PROVIDE KNOCK-OUTS AT BASE OF ALL CELLS CONTAINING REINFORCING.

11. MAXIMUM POUR LIFT = 4'-0"

12. INTERSECTING WALLS:
    BONDED AT LOCATIONS WHERE THEY MEET OR INTERSECT BY THE FOLLOWING METHOD: FIFTY PERCENT OF THE UNITS AT THE INTERSECTION SHALL BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON THE UNIT BELOW.

13. VERTICAL REINFORCEMENT SHALL BE SPLICED 48 BAR DIAMETER MINIMUM.

14. PROVIDE VERTICAL REINFORCEMENT AS INDICATED ON FOUNDATION PLAN AT EACH SIDE OF WALL OPENING AND AT INTERSECTION WALLS.

15. SPECIAL INSPECTION IS REQUIRED.

16. AT INTERSECTION WITH THE COLUMNS, MASONRY WALLS SHALL BE EXTENDED 8" AT EVERY OTHER BLOCK SO THAT THEY OVERLAP WITH THE COLUMN.

TERMITE PROTECTION:

1. CONTRACTOR TO PROVIDE A CERTIFICATE FROM A LICENSED PEST CONTROL COMPANY STATING:

   "THE BUILDING ADDITION HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

2. CONTRACTOR SHALL PROVIDE TERMITE PROTECTION STATEMENT, FBC 2023 8TH EDITION, SECTION 1816.1 AND FBC R318.1.

MISCELLANEOUS:

1. PROVIDE ADEQUATE BARRICADES TO PREVENT THE ENTRY OF PEDESTRIANS INTO WORK AREA.
2. WINDOWS & DOORS, RAILINGS, FENCES, FACADE LOUVERS AND POOLS ARE UNDER SEPARATE PERMITS.
3. THE BUILDING IS DESIGNED IN ACCORDANCE WITH ASCE 24, PILE OR COLUMN FOUNDATION AND BUILDING OR STRUCTURE TO BE ATTACHED THERETO IS DESIGNED TO BE ANCHORED TO RESIST FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND FLOOD LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS, AND OTHER LOAD REQUIREMENTS OF CHAPTER 16.2.3. FOR BREAKAWAY WALLS DESIGNED TO HAVE A RESISTANCE OF MORE THAN 20 PSF (0.96 KN/M2) DETERMINED USING ALLOWABLE STRESS DESIGN.
4. THE BREAKAWAY WALL IS DESIGNED IN ACCORDANCE WITH ASCE 24. FBC 1612.5.2 (2.2)
5. 16"x8" ALUMINUM FLOOD VENTS. 12" MAX FROM GRADE ON EITHER SIDE. REFER TO FLOOD VENT CALCULATIONS, CONFIRM PERCENT OPEN PRIOR TO ORDERING.

WOOD NOTES:

1. ALL WOOD IN CONTACT W/CONCRETE, MASONRY OR LATH SHALL BE PRESSURE TREATED AS PER "AMERICAN WOOD-PRESERVERS ASSOCIATION".

2. STRUCTURAL LUMBER SHALL HAVE A MINIMUM ALLORABLE BENDING STRES OF 1,100 P.S.I. FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 1, NON-DENSE OR APPROVAL EQUAL. LUMBER SHALL BE FREE OF WARP THAT CAN NOT BE CORRECTED BY BRIDGING AND NAILING.

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No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
STRUCTURAL NOTES

LAST DATE REV.:
11/05/24

S-0.0

GENERAL NOTES:

- DRAWINGS COMPLY WITH CODES AND REGALATIONS OF N.F.P.A; ASCE 16 AND F.B.C 2023 UPDATE EDITION.
- THESE DRAWINGS FOLLOW SECTION 3.3, PLANS AND SPECIFICATIONS, CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS, AND BRIDGES - AISC 15 th EDITION

MATERIALS: (STEEL)

- W SHAPES ASTM A992 G50
- PLATES AND BARS ASTM A36
- STRUCTURAL HSS ASTM A500
- MISCELLANEOUS PIPES ASTM A53
- ANCHOR BOLTS ASTM A307
- CONNECTION BOLTS ASTM A325
- NUST ASTM A563
- WASHERS ASTM F436
- HEADED STUDS AS PER ASTM A108

WELDING:

- AS PER A.W.S. D1.1 (E70XX)

CLEANING:

- SSPC/SP2 "HAND TOOL CLEANING"

FINISH:

- O.C.S. RED PRIMER (U.N.O)

NOTES:

- ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE FABRICATION.
- GROUT BY OTHERS.

FOR APPROVAL ONLY:

ENGINEER / ARCHITECT / GENERAL CONTRACTOR NOTE:

- PLEASE NOTE THAT ALL CLOUDED DIMENSIONS SHALL BE FURNISH AND/OR FIELD VERIFIED BEFORE FABRICATION.
- IF NO DIMENSIONS ARE FURNISHED UPON APPROVAL, AN R.F.I. WILL BE SENT AND THE PROJECT WILL BE PLACED ON HOLD, UNTIL THE REQUIRED INFORMATION IS RECEIVED AND VERIFIED.

RAILING GENERAL NOTES:

1- NO SPLICES SHALL BE PERMITTED IN ANY STEEL OR ALUMINUM MEMBER.

2- NON - SHRINKING EPOXY GROUP SHALL BE NON-METALLIC, SHRINKAGE RESISTANT, PREMIXED NON CORROSIVE, NON STAINING PRODUCTS CONTAINING SELECTED SILICA SAND, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER REDUCING AGENT IN COMPLIANCE WITH CE-CRD-C621.

3- AVOID FIELD WELDING WHEREVER POSSIBLE AFTER ERECTION, WHERE CONNECTIONS AND ABRADED AREAS WHERE SHOP COATING HAS BEEN DAMAGE, SPOT AND PRIME AREAS USING THE SAME MATERIALS USED IN SHOP COATS.

4- SET ALL MEMBERS IN SUCH A WAY THAT THEIR FINAL LOCATION, LEVEL, PLUMPNESS AND ALL ALIGNMENT FALL WITHIN THE TOLERANCES PRESCRIBED BY THE A.I.S.C. CODE LATEST EDITION.

5- CODES USED: F.O.B. 2001 EDITION, ALUMINUM DESIGN MANUAL, STEEL CONSTRUCTION MANUAL, HILTI PRODUCT TECHNICAL GUIDE No.1

STRUCTURAL NOTES ON STEEL AL RAILINGS:

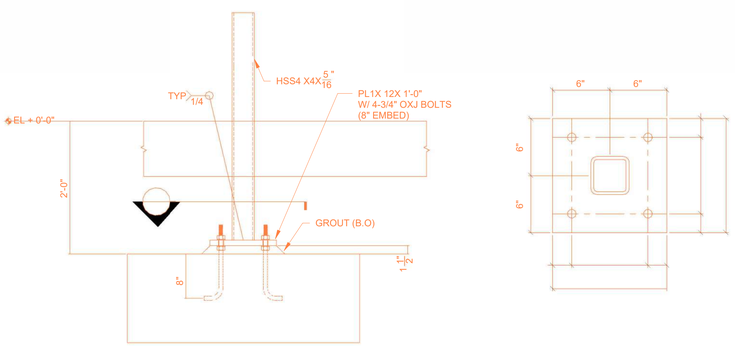
1- STRUCTURAL STEEL SHALL CONFORM WITH THE A.I.S.C. "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING" , LATEST EDITION.

2- WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST REVISED CODE OF THE " AMERICA WELDING SOCIETY" A.W. D.1.1. WELDING SHALL BE PERFORMED USING E70XX LOW HYDROGEN ELECTRODES, UNLESS OTHERWISE NOTED, AND SHALL BE PROTECTED FROM MOISTURE.

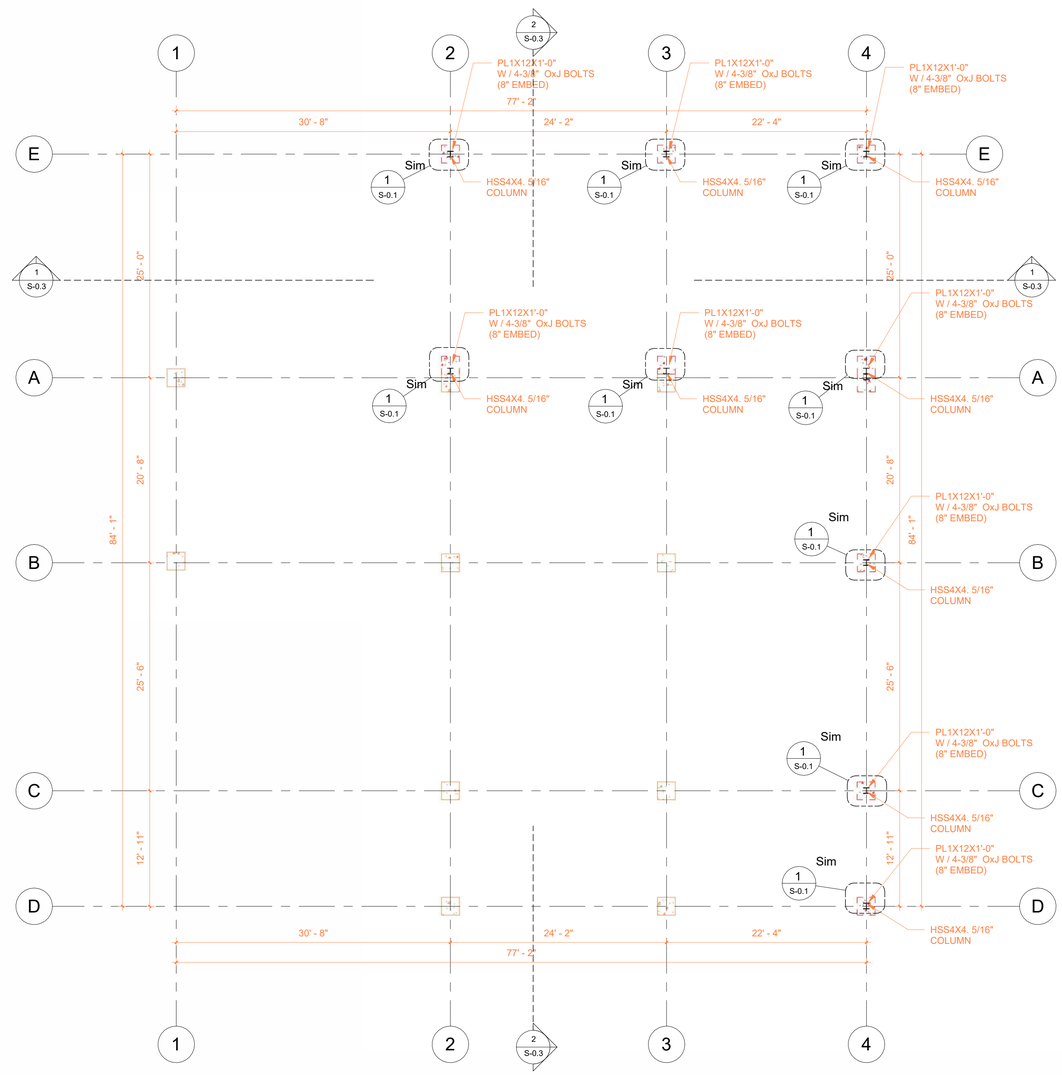
3- STEEL COLUMNS AND STRINGERS SHALL BE Fy= 46 KSI INCLUDING CAPS AND BASE PLATES UNLESS OTHERWISE NOTED.

4- STRUCTURAL STEEL SHAPES SHALL BE A.S.T.M. A-36

5- STRUCTURAL STEEL TUBING SHALL BE A.S.T.M. A500 GRADE B FY= 46 KSI



1 SECTION A
6" = 1'-0"



2 STRUCTURAL PLAN FOOTING
SCALE: 1/8" = 1'-0"

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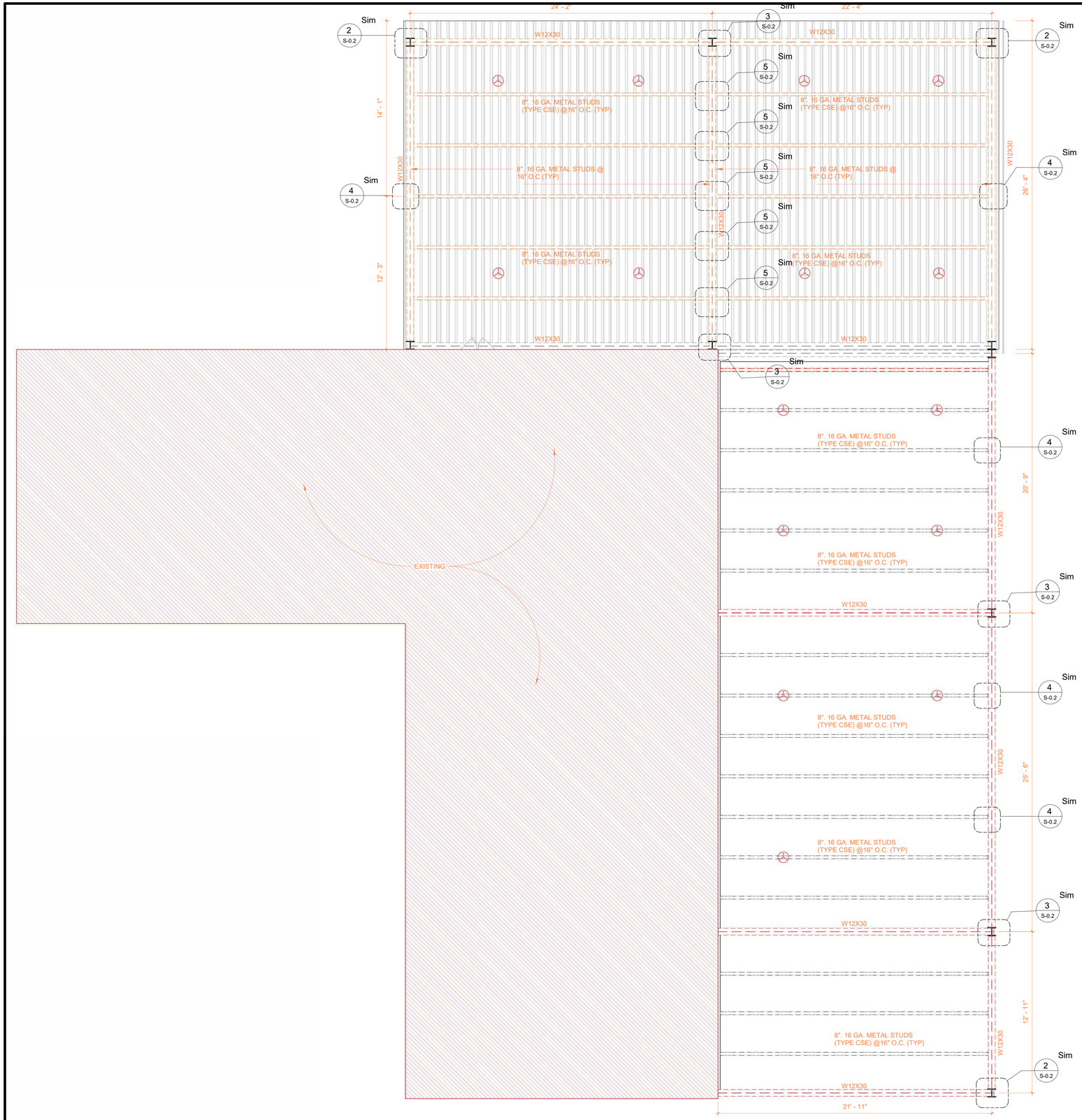
DIRECTION:
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:

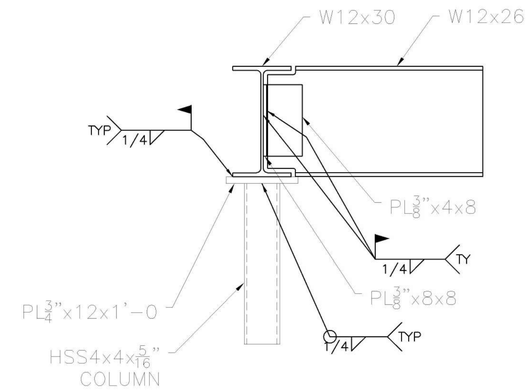
DRAWING TITLE:
STRCUTURAL PLAN FOOTING

LAST DATE REV.:
11/05/24

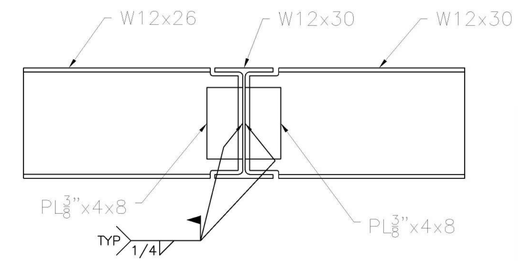
S-0.1



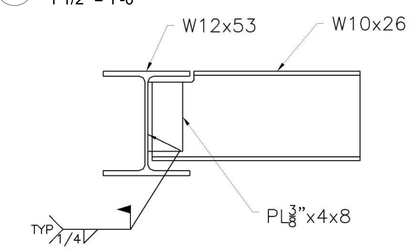
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



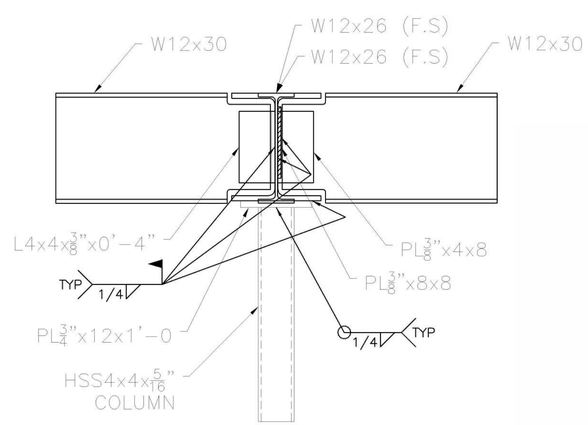
2 S1
1 1/2" = 1'-0"



3 S2
1 1/2" = 1'-0"



4 S3
1 1/2" = 1'-0"



5 S4
1 1/2" = 1'-0"

CEILING LEGEND

MATERIAL

CEILING MATERIAL

1 | 9'-0"

CEILING HEIGHT

1. CEILING.

1. ACEROLIT ROOF

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

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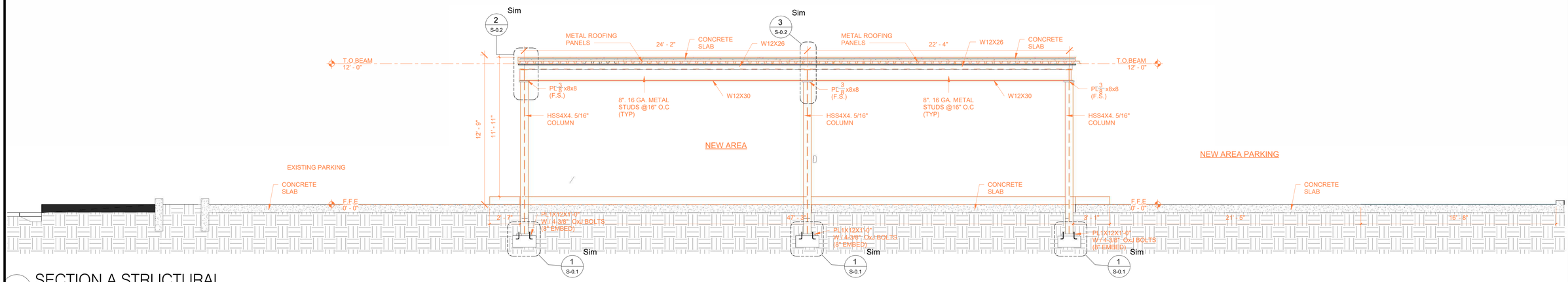
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:

DRAWING TITLE:
BEAM-FRAMING ROOF PLAN

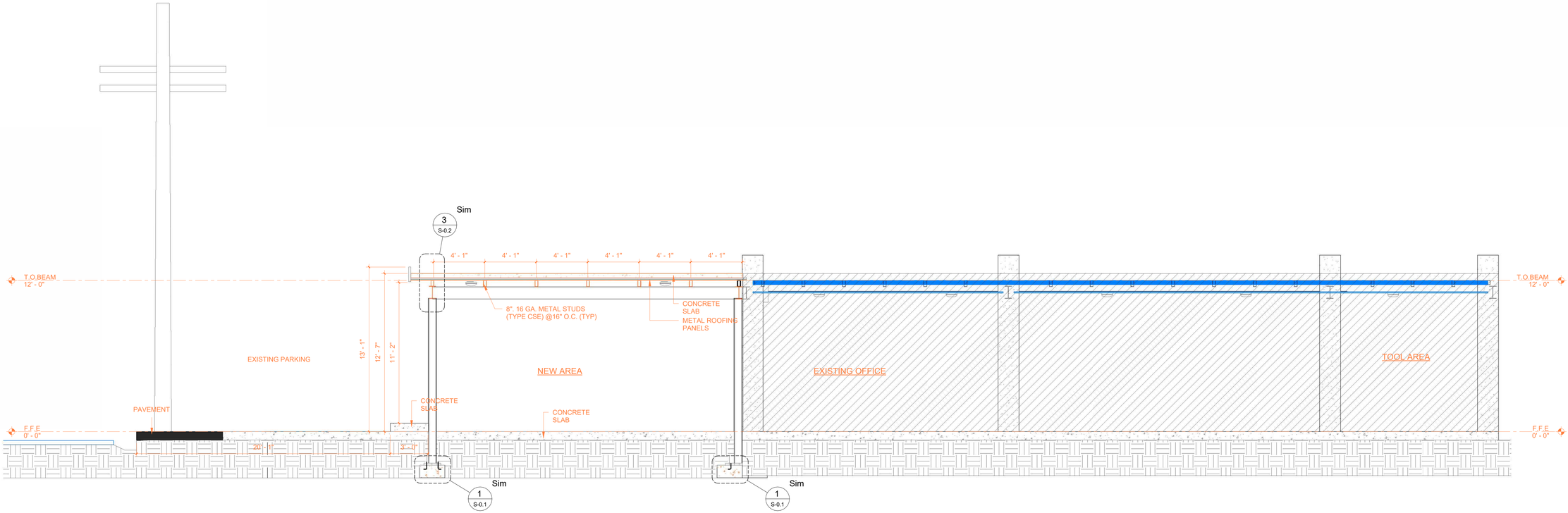
LAST DATE REV.:
11/05/24

S-0.2



1 SECTION A STRUCTURAL

SCALE: 1/4" = 1'-0"



2 SECTION B STRUCTURAL

1/4" = 1'-0"

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DIRECTION:
2865 INVESMENT, LLC.

PROFESSIONAL SEAL:

DRAWING TITLE:
STRUCTURAL SECTION

LAST DATE REV.:
11/05/24

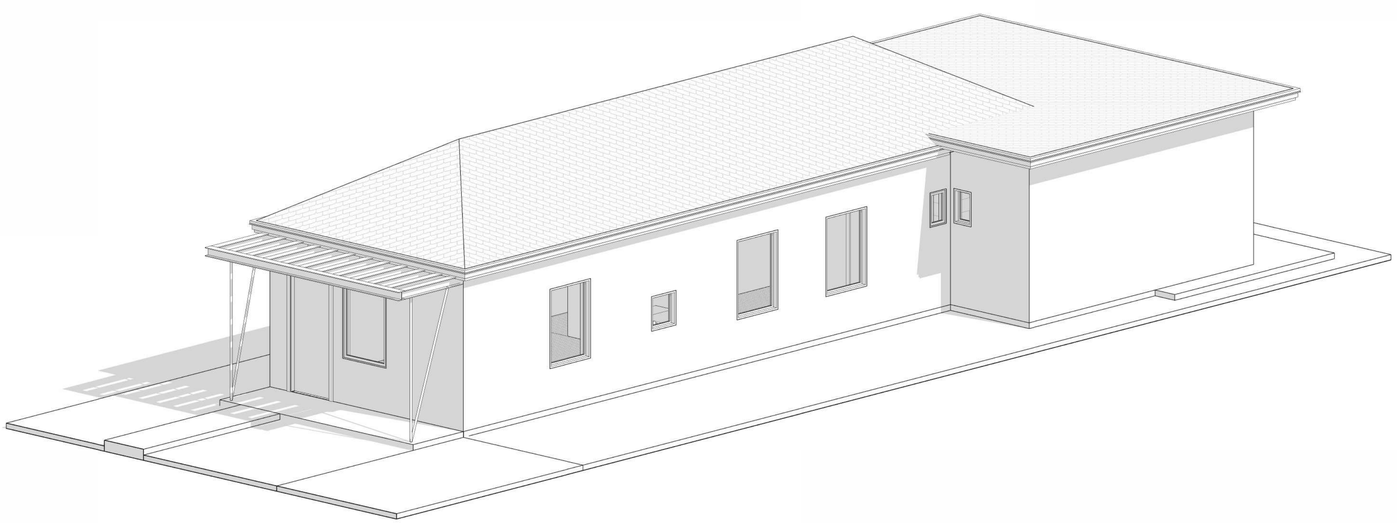
S-0.3

EXISTING SINGLE RESIDENCE TO BE LEGALIZED

1559 NW 70th STREET MIAMI, FL 33147

LOCATION

SCALE: N.T.S.



3D VIEW

SCALE: N.T.S.

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2017 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
5. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
6. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION.

SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.

GROUND FLOOR :

- EXISTING SINGLE RESIDENCE TO BE LEGALIZED

SCOPE OF WORK: THIS JOB CONSISTS ON THE FOLLOWING.

- EXISTING SINGLE RESIDENCE TO BE LEGALIZED

NORTH ARROW

WT- MOB. TAG

A COLUMN REFERENCE GRIDS

Room Name 101 ROOM NAME ROOM NO

A A1.1 SECTION

1 SIM A101 DETAIL NO.

SHT. ON WHICH DETAIL IS SHOWN OR SHT. ON WHICH DETAIL IS CALLED OUT

A A1.1 SECTION NO.

BUILDING SECTION . A A1.1

SHT. ON WHICH SECTION IS SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT

1t WALL TYPE REFERENCE

4 3 1 2 ELEVATION NO.

SHEET ON WHICH SECTION IS SHOWN

11 DOOR NO.

SHEET INDEX

SHEET SORT	SHEET NUMBER	SHEET NAME
1	G-0.00	COVER
2	G-0.01	GENERAL NOTES
3	A-1.0	SITE PLAN
4	A-1.2	FLOOR PLAN
5	A-1.3	ROOF PLAN
6	A-1.4	ENLARGED KITCHEN
7	A-1.5	ENLARGED BATHROOM
8	A-1.6	DETAILS & SCHEDULES
9	A-1.7	DETAILS & SCHEDULES
10	A-1.8	ELEVATION
11	A-1.9	SECTION

REVISIONS	BY

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PROJECT: EXISTING SINGLE RESIDENCE TO BE LEGALIZED

ADDRESS: 1559 NW 70th STREET MIAMI, FL 33147

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWING TITLE:

COVER

LAST DATE REV.: 01/23/25

G-0.00

GENERAL NOTES:

1. THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE AGREEMENTS TO BE MADE BETWEEN THE GENERAL CONTRACTOR AND PARTIES DESIGNATED BY HIM.

2. THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.

3. THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.

4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF ROSH ALL APPLICABLE BUILDING CODES AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.

5. ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.

6. THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN PLUMBING FIXTURES AND FITTINGS. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEST TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.

7. EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, SUBCONTRACTORS, AND ALL PARTIES ENGAGED IN PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

8. EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.

9. ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY WATER TOILET FACILITIES, FENCING, BARRICADES, SECURITY AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND OWNER.

10. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR ANY COSTS CAUSED BY DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.

12. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER HE SHALL NOTIFY THE GENERAL CONTRACTOR OF SUCH BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

13. ALL WORK SHALL BE GUARANTEED BY SUBCONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.

14. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FRAMEWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ANCHORAGES, RAILINGS, WOOD FENCES, WINDOWS, ALUMINUM AND GLASS SLIDING DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINETRY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

15. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES, IN ACCORDANCE WITH APPLICABLE CODES, AND AS SHOWN ON RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.

16. DRYWALL WORK SHALL INCLUDE THE FURNISHINGS & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS. PRODUCTS OF U.S. GYPSUM OR EQUAL AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FURRING. THE INTERIOR OF WOOD EXTERIOR WALLS, AND INTERIOR PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE OR MOISTURE RESISTANT AS REQD. BY CONDITIONS SHOWN), OF THICKNESS SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-MOUNT CABINETS PRIOR TO INSTALLING WALLBOARD JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED AND PRODUCED BY U.S. GYPSUM AFTER COMPLETION OF SPACKLING. APPLY BY SPRAY OR ROLLER TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT, SMOOTH OR KNOCK DOWN TEXTURED AS INDICATED ON PLANS.

17. ALL FINISHES SHALL BE SELECTED BY OWNER AND/OR DESIGNER, UNLESS OTHERWISE PROVIDED IN AGREEMENT.

18. CAULKING SHALL BE BY TREMOR OR EQUAL SILICON-TYPE PRODUCT AND SHALL BE APPLIED AT ALL JUNCTIONS OF WALL AND WINDOW AND DOOR FRAMES WITH ABUTTING WALL SURFACES TO PROVIDE A WEATHERTIGHT WATER-RESISTANT INSTALLATION.

19. INTERIOR PAINTED GYP. WALL BD. SURFACES SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF WALL PAINT AS SELECTED AND APPROVED BY OWNER. INTERIOR WOOD TRIM AND DOORS SHALL RECEIVE ONE COAT ENAMEL UNDERCOAT AND FINISH COAT OF SEMI-GLOSS ENAMEL. INTERIOR AND EXTERIOR FERROUS METAL EXPOSED TO VIEW SHALL RECEIVE TWO COATS RUST-INHIBITIVE PAINT. ALL PAINT TO BE PRODUCTS OF SHERWIN WILLIAMS, BENJAMIN MOORE OR EQUAL. EXTERIOR STUCCO SHALL RECEIVE TWO COATS PAINT. COLOR AS SELECTED BY OWNER OR ARCHITECT.

20 . DIMENSIONING NOTES:

A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD, AND DOES NOT INCLUDE DANISH MATERIALS, AP

B. DIMENSIONS NOTED "CLEAR" OR "CL" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.

AC. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE DESIGNER, UNLESS NOTED ±.

D. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.

E. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.

F. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT OR GENERAL CONTRACTOR.

G.DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.

21. IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER AS TO INTENT AND EXECUTION.

22. THE WORK TO BE PERFORMED CONSIST OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.

23. WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS.

24. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.

25. THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

26. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.

27. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

28. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS, CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

29. PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.

30. COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES AS NECESSARY.

31. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER/LANDLORD.

32. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.

33. OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.

34. PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE DESIGNER AND STRUCTURAL ENGINEER.

35. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS.

36. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.

37. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.

38. NEW WALLS, CEILINGS, AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.

39. GENERALS:

A) SUB-CONTRACTORS MUST VISIT SITE, VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS;
B) MUST REPORT VIA RFIS TO THE DESIGN PROFESSIONAL ANY/ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY BIDDING DURING AND AFTER SITE SURVEY FOR THE COMPLETION OF THE WORK BASED ON THE OUTLINED DESIGN INTENT. C)SUB-CONTRACTORS MUST BE RESPONSIBLE FOR THE COMPLETE REVIEW OF THE ENTIRE SET, ALL NOTES AND SPECIFICATIONS.
D) MUST BE REMAIN RESPONSIBLE TO BUILD THE PROJECT PER CODE WHEN UNFORESEEN CONDITIONS ARISE OR OUTLINED SCOPE DOES NOT SPECIFICALLY ADDRESS CONDITION (SEE NOTE "B" ABOVE'.
E) CONTRACTOR FAILURE TO FULFILL THE SCOPE OF WORK IN ACCORDANCE WITH THE OUTLINE OF THESE DOCUMENTS AND/OR THE REQUIREMENTS OF THESE GOVERNING NOTES SHALL BE RESPONSIBLE FOR ALL NECESSARY CORRECTIONS AT THEIR EXPENSE AND AT A TIMELINE DEEMED BY THE CONTRACTUAL PARTY.

40. PERMITS:

A) CONTRACTOR SHALL SECURE AND PAY ALL NECESSARY PERMITS REQUIRED, AND HIRE PLANS RUNNER TO EXPEDITE THE PROCESS.
B) OWNER SHALL IN ADDITION PAY ALL LAWFUL FEES AND PERMITS FOR PLUMBING, ELECTRICAL AND MECHANICAL WORK.
C) CONTRACTOR SHALL MAKE ALL INQUIRES TO PERMIT STATUS AND SUBMIT A REPORT TO DESIGN TEAM.
D) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLAN & DOCUMENT RUNNING BETWEEN ALL PARTIES DURING THE PROJECT PROCESS.
E) ANY WORK PERFORMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND PROPER REVIEW AND APPROVAL BY THE AUTHORITY HAVING JURISDICTIONS AT THE SOLE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND NOT THAT OF THE DESIGN PROFESSIONAL.

WALL AND FLOOR FINISHES (FBC)
1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION, RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE COMPARTMENT FLOOR AND THE DRAIN.

IMPERVIOUS FINISHES

417.4.2 WALL AREA.
THE WALL AREA ABOVE BUILT-IN TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED OF SMOOTH, NONCORROSIVE AND NONABSORBENT WATERPROOF MATERIALS TO A HEIGHT NOT LESS THAN 6 FT. (1829 mm) ABOVE THE ROOM FLOOR LEVEL, AND NOT LESS THAN 70" (1778 mm) WHERE MEASURED FROM THE COMPARTMENT FLOOR AT THE DRAIN. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

417.5 SHOWER FLOORS OR RECEPTACLES.
FLOOR SURFACES SHALL BE CONSTRUCTED OF IMPERVIOUS, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS.

WALL AND FLOOR FINISHES (FBC)

1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
BATHROOMS IMPERVIOUS

PER 307.2
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" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. USE DUROCK OR CEMENTITIOUS BOARD ON THE SHOWERS WALLS.

WALL COVERING BACKER BOARDS

R702.4.2.
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

INSULATION MATERIALS

ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED OF NOT MORE THAN 450.

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

WINDOW & DOOR NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS.
3. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
4. WINDOWS SHALL COMPLY WITH DADE COUNTY WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE DADE COUNTY APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
6. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3.
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET.
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.

WINDOW & DOOR NOTES:
ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED. INTERIOR GLAZING USED FOR GUARDRAILS SHALL BE LAMINATED GLASS.

SAFETY GLAZING SHALL BE IN COMPLIANCE WITH FBC-R308.3 & FBC-R308.4, AND PROVIDED AS FOLLOWS WHERE REQUIRED:
1. DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
2. SLIDING GLASS DOORS: CAT II
3. GLAZING ADJACENT TO DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
(WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, AND WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR)
4. GLAZING IN WET SURFACE: CAT II
(WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F.)
6. GLAZING IN GUARDS AND RAILINGS: CAT II
7. ADJACENT TO STAIRS AND RAMPS: CAT II
(WITHIN 36" HORIZONTALLY AND LESS THAN 36" VERTICALLY)
8. ADJACENT TO THE BOTTOM OF STAIR LANDING: CAT II
(WHEN BOTTOM OF GLAZING IS LESS THAN 36" ABOVE THE LANDING, AND LESS THAN 60 INCHES HORIZONTALLY FROM THE BOTTOM THREAD)
9. GLAZING IN WINDOWS: CAT II (GLASS > 9 S.F.)
(GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS WHERE THE PANE IS LARGER THAN 9 S.F.; THE BOTTOM OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

A	ANCHOR	HT	HEIGHT
ACOUS	ACOUSTICAL	H	HIGH
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACP	ACOUSTICAL CEILING PANEL	HB	HOSE BIBB
AL OR ALUM	ALUMINUM	IN	INCH
A.F.F	ABOVE FINISH FLOOR	I.D.	INTERIOR DIMENSION
ANOD.	ANODIZE	INSUL	INSULATION
BD	BOARD	INTER	INTERMEDIATE
B.F.F	BELOW FINISH FLOOR	JAN	JANITOR
BLKG	BLOCKING	MANUF	MANUFACTURE
BLK	BLOCK	MAT	MATERIAL
CER	CERAMIC	MAX	MAXIMUM
CEM	CEMENT	MIN	MINIMUM
C.F.V	CONTRACTOR FIELD VERIFY	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
C.J	CONTROL JOINT	NEOPR	NEOPRENE
COL.	COLUMN	O.D.	OUTSIDE DIMENSION
CONC	CONCRETE	O.C.	ON CENTER
COVER'G	COVERING	O.S.	OVERFLOW SCUPPERS
DBL	DOUBLE	PTN	PARTITION
DIM	DIMENSION	PJ	PANEL JOINT
DTL OR DTLS	DETAILS	LP	LIGHT POLE
E.A	EACH	PLYWD	PLYWOOD
ELECT OR ELEC	ELECTRICAL	PNL	PANEL
EL.	ELEVATION	PLAM	PLASTIC LAMINATE
ELEV	ELEVATOR	P.T	PRESSURE TREATED
EXH	EXHAUST	REINF	REINFORCING
EXT.	EXTERIOR	REQ'D	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXP.	EXPASION	R.D.	ROOF DRAIN
F.D	FLOOR DRAIN	SHT	SHEET
F.D	FLOOR DRAIN	S.S	STAINLESS STEEL
F.E	FIRE EXTINGUISHER	STL	STEEL
F.D	FLOOR DRAIN	STD	STANDARD
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.O.I.C	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	SIM	SIMILAR
FLUOR	FLUORESCENT	SPEC'S	SPECIFICATIONS
FIN.	FINISH	STRUCT	STRUCTURE
GA	GAUGE	SC	SOLID CORE WOOD
GWB	GYPSUM WALL BOARD	P.H.	TELEPHONE
GYP. BD	GYPSUM BOARD	TEMP	TEMPERED
GALV.	GALVANIZED	VCT	VINYL COMPOSITION TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST.	VESTIBULE
HM	HOLLOW METAL		

NORTH ARROW

WT- MOB. TAG

A COLUMN REFERENCE GRIDS

Room Name 101 ROOM NAME ROOM NO

SECTION
A A1.1

DETAIL NO.
1 SIM A101
SHT. ON WHICH DETAIL IS SHOWN OR
SHT. ON WHICH DETAIL IS CALLED OUT

SECTION NO.
A A1.1
BUILDING SECTION .
A A1.1
SHT. ON WHICH SECTION IS SHOWN OR
SHT. ON WHICH SECTION IS CALLED OUT

1t WALL TYPE REFERENCE

4 1 3 2 ELEVATION NO.
SHEET ON WHICH
SECTION IS SHOWN

1t DOOR NO.

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DRAWING TITLE:

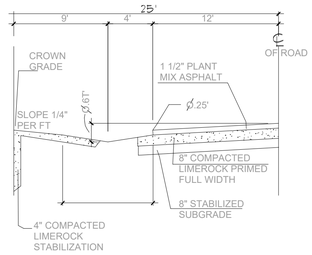
GENERAL NOTES

LAST DATE REV.: 01/23/25

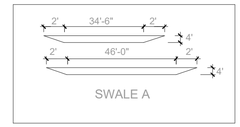
G-0.01

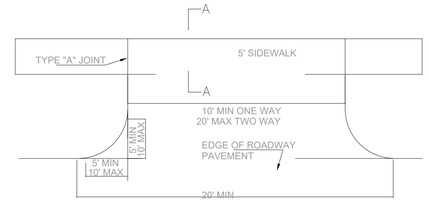
NOTE: MATCH EXISTING GRADE ELEVATIONS OF ADJACENT PROPERTIES

DRIVE WAY TYP SWALE SECTION

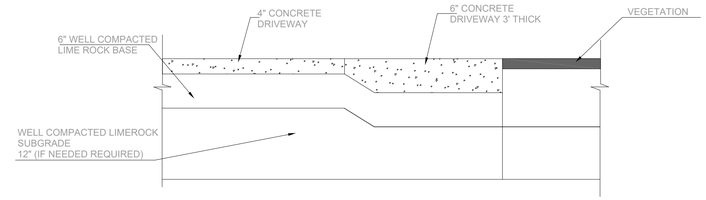


RETENTION SECTIONS





DETAIL



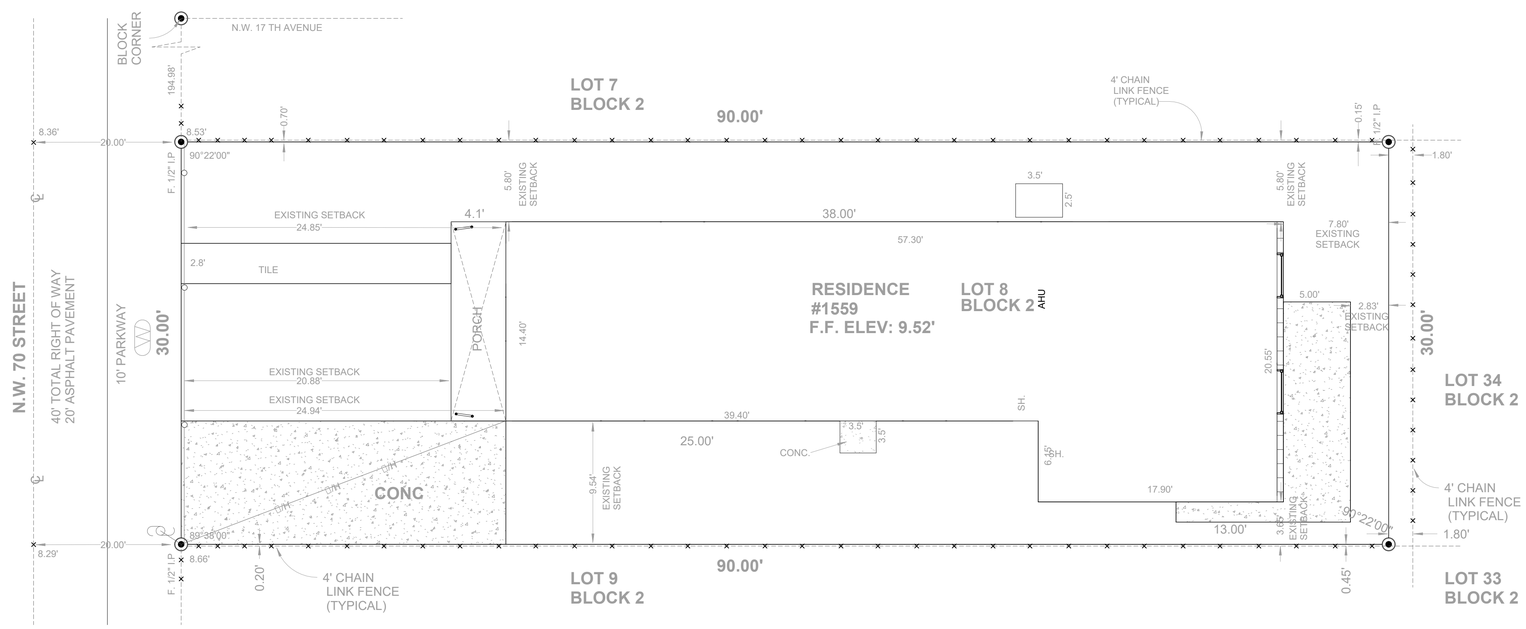
SECTION A-A'

DRIVEWAY TIPSWALE SECTION

SCALE: N.T.S.

DRIVEWAY DETAIL

SCALE: N.T.S.



1 SITE PLAN

3/16" = 1'-0"

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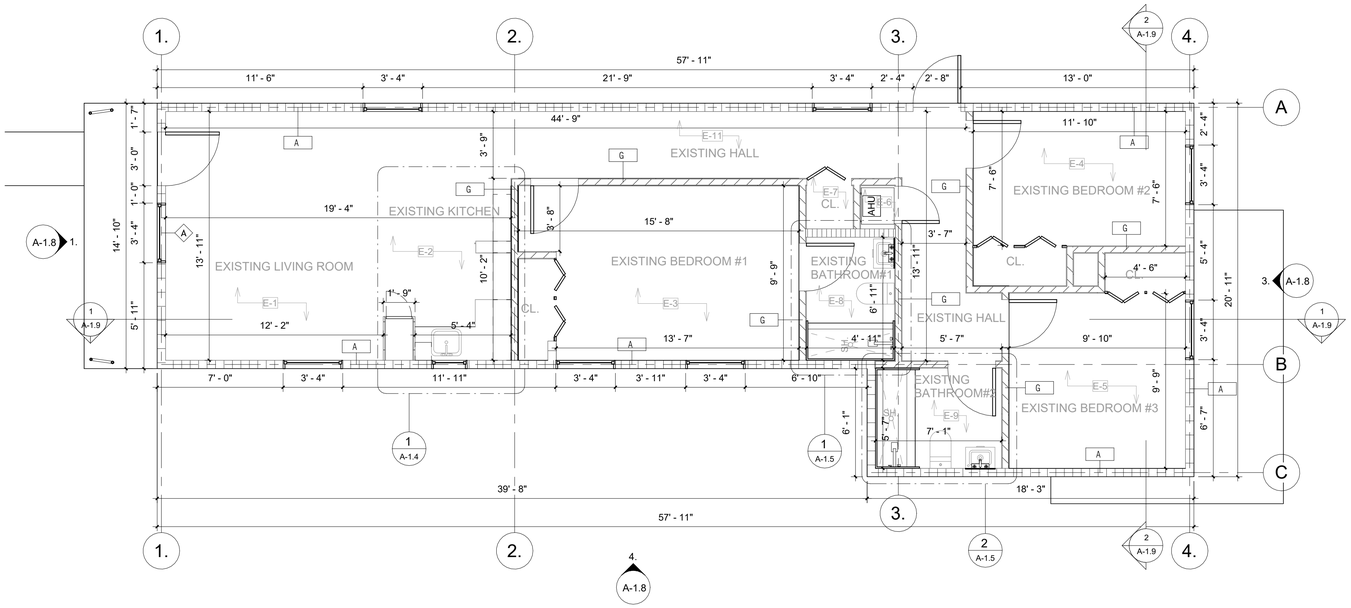
DRAWING TITLE:

SITE PLAN

LAST DATE REV.:

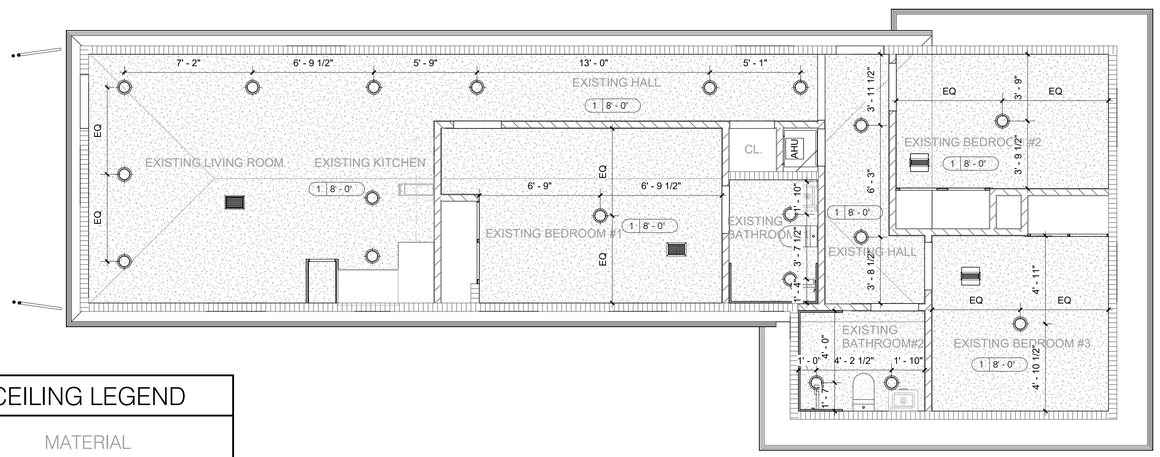
01/22/25

A-1.0



1 EXISTING FLOOR PLAN TO BE LEGALIZED

SCALE: 1/4" = 1'-0"



CEILING LEGEND

MATERIAL

CEILING MATERIAL

1 | 9'-0"

CEILING HEIGHT

1. PAINTED GYPSUM BOARD CEILING.

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

3 EXISTING CEILING PLAN TO BE LEGALIZED

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1-EXISTING WALL & CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX OF NOT GREATER THAN 200 & A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 -FBC 2023, 8TH EDITION (RESIDENTIAL) 302.9.

2-ALL EXISTING INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKED DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84 OR UL723 .FBC 2023, 8TH EDITION (RESIDENTIAL) 302.10.1.

3-EXISTING GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308.4.

4-EXISTING GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION.

5-EXISTING SHOWER DOOR SHALL HAVE A MIN. CLEAR UNOBSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 8TH ED 2023 (PLUMBING) 417.2.

6-EXISTING GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308 TYP.

7-FLOOD MATERIAL NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0 'NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0.).

8-ALL UTILITIES, EQUIPMENT AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0'NGVD)". (ASCE 24-14 CH. 5.0.).

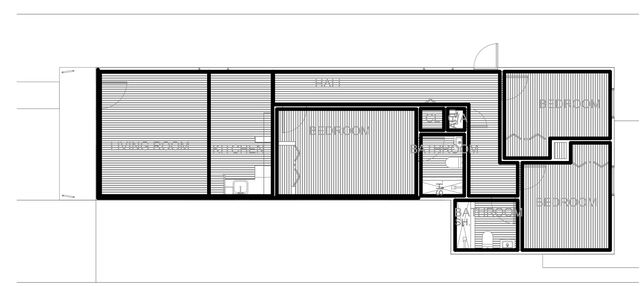
9-FLOOD RESISTANT DESIGN AND CONSTRUCTION: CAT II AS PER ASCE 24-05 TABLE 1-1.

10-EXISTING GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

11-PROVIDE 3/4" PLYWOOD BACKING AT ALL CABINETRY AND WALL MOUNTED BUILT-INS.

12-TERMITE PROTECTION NOTE: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED. SHALL COMPLY WITH FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TO COMPLY WITH 2023 FBC B SECTION.

MARK	KEYNOTE TEXT
E - 1	EXISTING LIVING ROOM
E - 2	EXISTING KITCHEN
E - 3	EXISTING BEDROOM #1
E - 4	EXISTING BEDROOM #2
E - 5	EXISTING BEDROOM #3
E - 6	EXISTING A/C
E - 7	EXISTING CL
E - 8	EXISTING BATHROOM #1
E - 9	EXISTING BATHROOM #2
E - 11	EXISTING HALL



BATHROOM
BEDROOM
C/A
CL
HALL
KITCHEN
LIVING ROOM

2 AREA DIAGRAM

1/8" = 1'-0"

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LAST DATE REV.: 01/22/25

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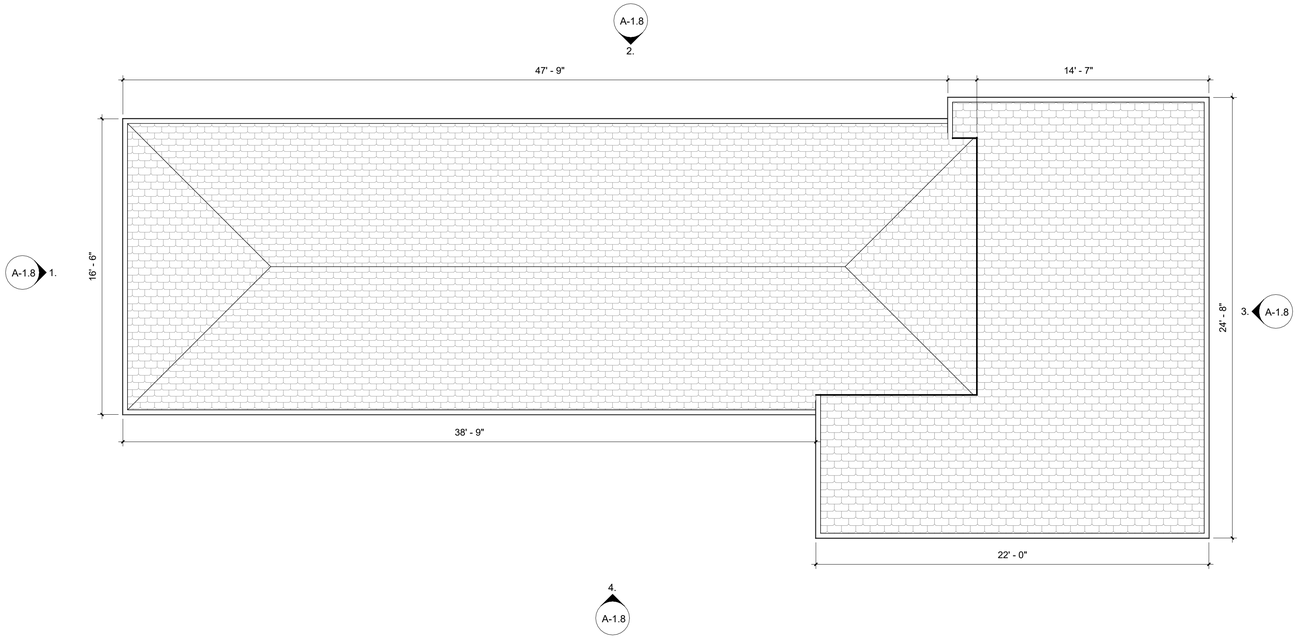

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

SECURITY NOTES:

APPLICABLE ITEMS FBC 2023 EXT'G
RE: INTRUSION AND BURGLARY SECURITY

1.) ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.

2.) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANCES OR LOCKING AUXILIARY.

3.) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.

4.) HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5.) JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

6.) SINGLE SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.

7.) GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 'S STANDARD 2971.

8.) VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE 'S STANDARD 2971.

9.) SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG 'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

10.) FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

11.) DOOR AND WINDOWS BY CARADCO PRODUCTS (OR EQUAL).

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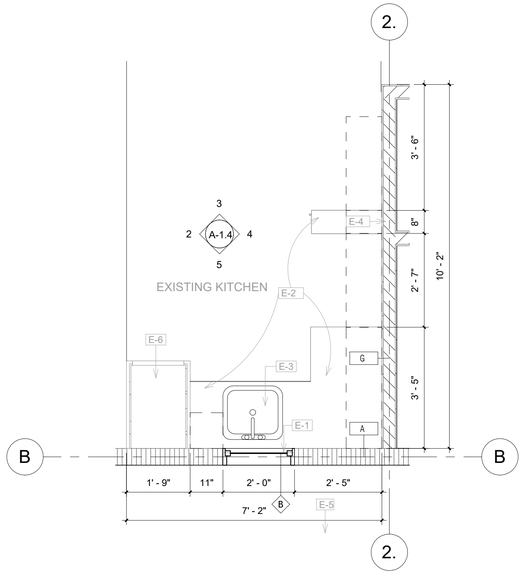
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
ROOF PLAN

LAST DATE REV.:
01/29/25

A-1.3



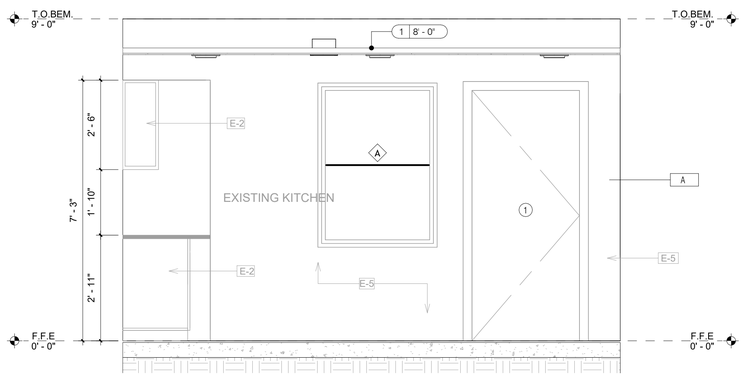
1 ENLARGED KITCHEN

1/2" = 1'-0"

MARK	KEYNOTE TEXT
E-1	EXISTING WINDOW
E-2	EXISTING STORAGE
E-3	EXISTING SINK
E-4	EXISTING WALL INTERIOR
E-5	EXISTING WALL EXTERIOR
E-6	EXISTING PANTRY

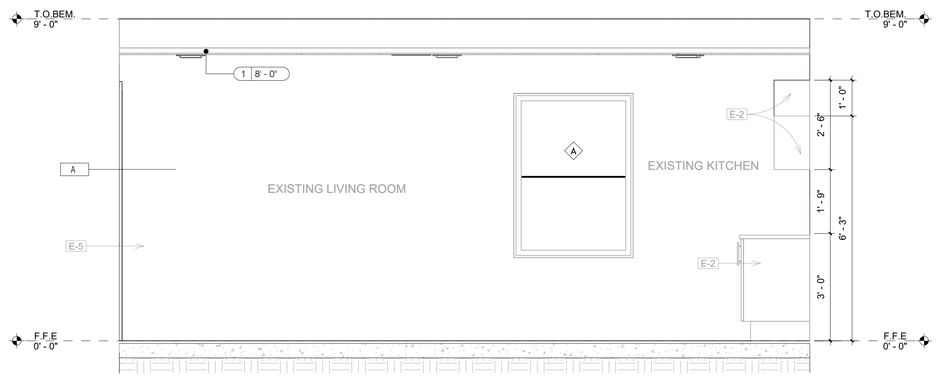
3D VIEW- KITCHEN.

SCALE: N.T.S.



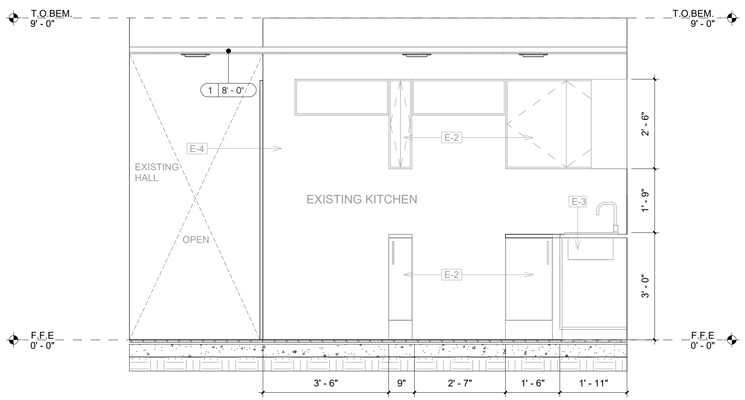
2 ELEVATION A

SCALE: 1/2" = 1'-0"



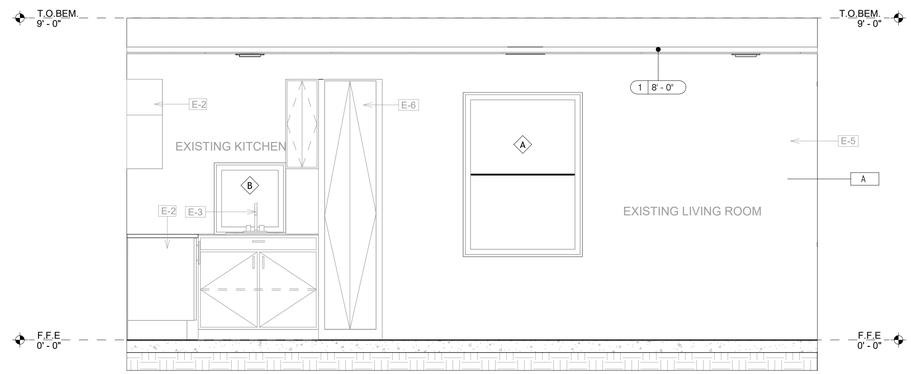
3 ELEVATION B

SCALE: 1/2" = 1'-0"



4 ELEVATION C

SCALE: 1/2" = 1'-0"



5 ELEVATION D

SCALE: 1/2" = 1'-0"

REVISIONS	BY

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PROJECT:

EXISTING SINGLE RESIDENCE TO BE LEGALIZED

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PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

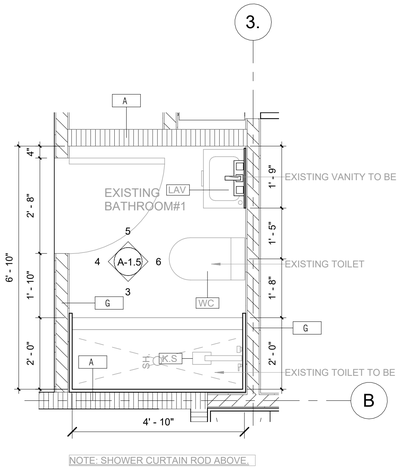
DRAWING TITLE:

ENLARGED KITCHEN

LAST DATE REV.:

01/22/25

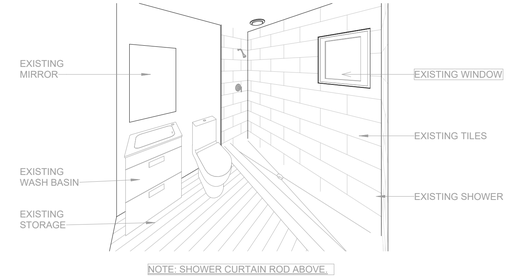
A-1.4



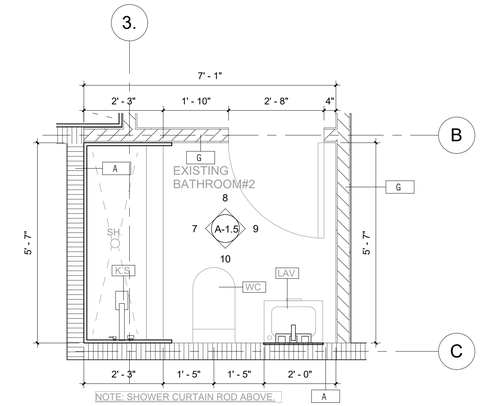
1 FLOOR PLAN - BATHROOM #1
SCALE: 1/2" = 1'-0"

3D VIEW- BATHROOM#1
SCALE: N.T.S.

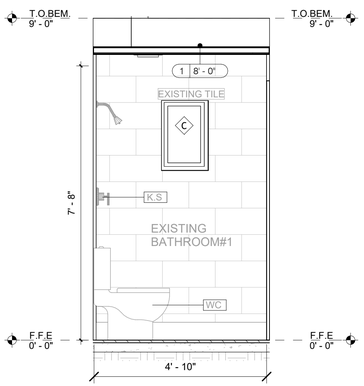
LAV.	EXISTING WASH BASIN
WC	EXISTING WATER
SH	EXISTING SHOWER
K.S	EXISTING KEY SHOWER



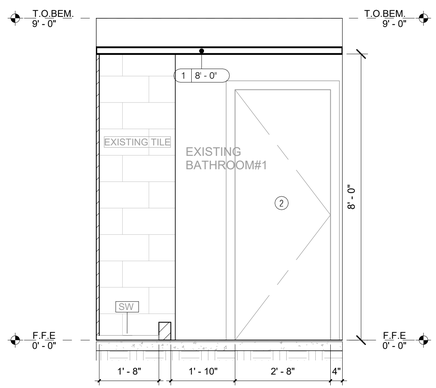
3D VIEW - BATHROOM #2
SCALE: N.T.S.



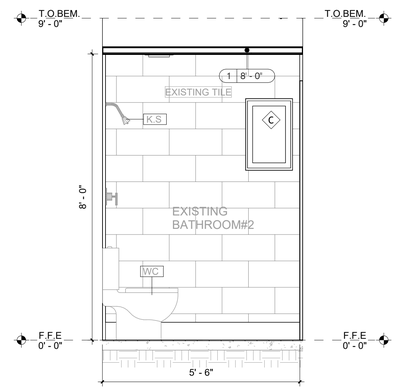
2 FLOOR PLAN - BATHROOM #2
SCALE: 1/2" = 1'-0"



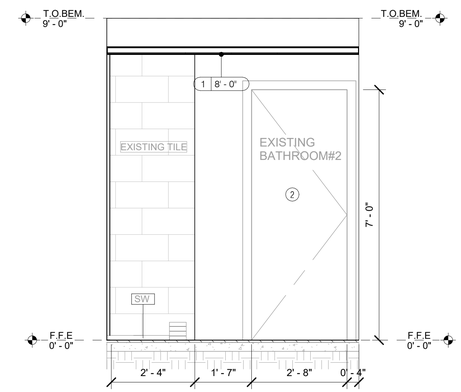
3 ELEVATION A.
SCALE: 1/2" = 1'-0"



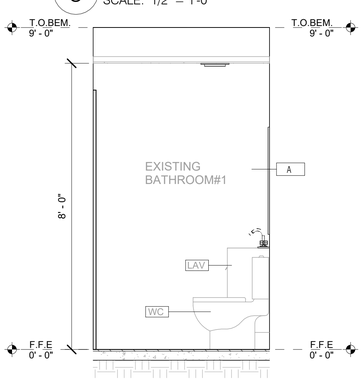
4 ELEVATION B.
SCALE: 1/2" = 1'-0"



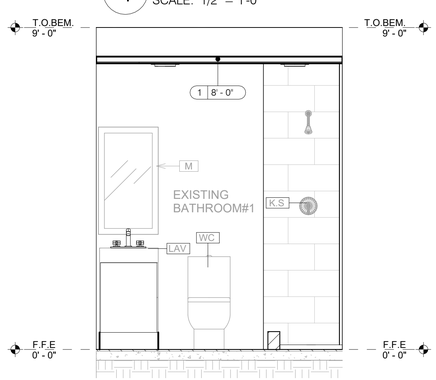
7 ELEVATION E
SCALE: 1/2" = 1'-0"



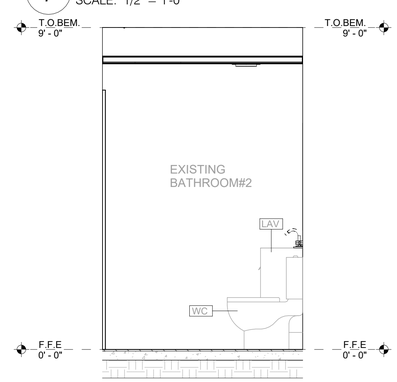
8 ELEVATION F
SCALE: 1/2" = 1'-0"



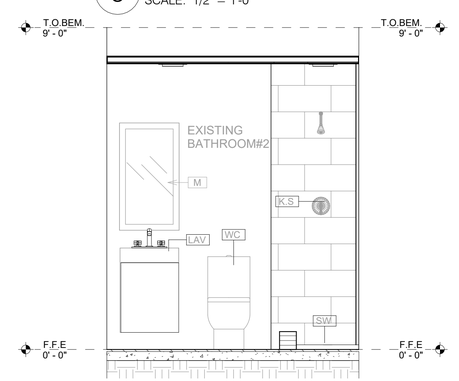
5 ELEVATION C.
SCALE: 1/2" = 1'-0"



6 ELEVATION D.
SCALE: 1/2" = 1'-0"



9 ELEVATION G
1/2" = 1'-0"



10 ELEVATION H
SCALE: 1/2" = 1'-0"

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PROFESSIONAL SEAL:
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWING TITLE:
ENLARGED BATHROOM

LAST DATE REV.:
01/22/25

A-1.5

DOOR SCHEDULE

TYPE MARK	Door SIZE WIDTH	Door SIZE HEIGHT	Door SIZE THICKNESS	Door MATERIAL	Door FINISH	Frame MATERIAL	Frame FINISH	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPR. NUMBER	Comments
1	3' - 0"	7' - 0"	0' - 2"	WOOD	PAINT	WOOD	PAINT				
2	2' - 8"	7' - 0"	0' - 2"	WOOD	PAINT	WOOD	PAINT				
3	2' - 6"	7' - 0"	0' - 1 1/2"	WOOD	PAINT	WOOD	PAINT				
4	2' - 1"	7' - 0"	0' - 2"	WOOD	PAINT	WOOD	PAINT				
5	2' - 1"	7' - 0"	0' - 1 1/2"	WOOD	PAINT	WOOD	PAINT				

Grand total: 15

WINDOW SCHEDULE

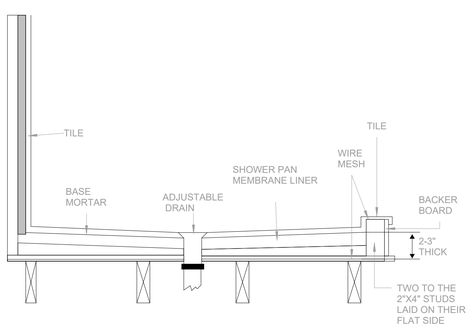
TYPE MARK	SIZE WIDTH	SIZE HEIGTH	TYPE	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL Sill	GLAZING TYPE	HEAD HEIGTH	Required Pressures (POS / NEG.)	Approved Pressures (POS / NEG.)	PRODUCT PPR. NO.	COMMMENTS
A	3' - 4"	4' - 7"		ALUMINUM					TINTED/IMPACT PROTECTION TYPE A	<varies>				
B	2' - 0"	2' - 0"		ALUMINUM					TINTED/IMPACT PROTECTION TYPE A	4' - 11 1/2"				
C	1' - 4"	2' - 0"		ALUMINUM					TINTED/IMPACT PROTECTION TYPE A	6' - 9"				

WALL SCHEDULE

IMAGE	TAGS	TYPE	STRUCTURAL MATERIAL	TOP WIDTH	WIDTH	ASSEMBLY DESCRIPTION	COMMENTS
	G	4" Framing-Gypsum Board	Metal Stud Layer		0' - 5"	Exterior Walls	
	A	Generic - 6" Masonry	Concrete Masonry Units		0' - 5 1/2"	Exterior Walls	

Room Finish Schedule

ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
1	EXISTING LIVING ROOM	CERAMIC	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
2	EXISTING KITCHEN	CERAMIC	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
3	EXISTING HALL	CERAMIC	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
4	EXISTING BEDROOM #1	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
5	EXISTING BEDROOM #2	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
6	EXISTING BEDROOM #3	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
7	EXISTING BATHROOM#2	CERAMIC	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
8	EXISTING BATHROOM#1	CERAMIC	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
9	CL.	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
10	CL.	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
11	CL.	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	
12	CL.	WOOD	SMOOTH / PAINT	SMOOTH / PAINT	8' - 0"	



SHOWER DETAIL
SCALE: N.T.S.

SAFETY / EGRESS DOOR NOTES

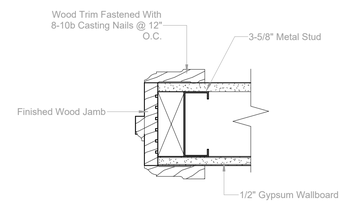
NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

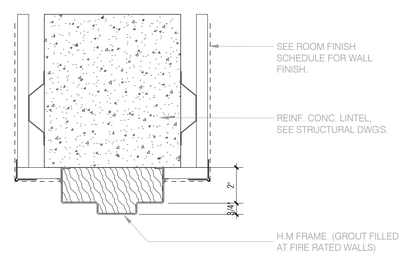
NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

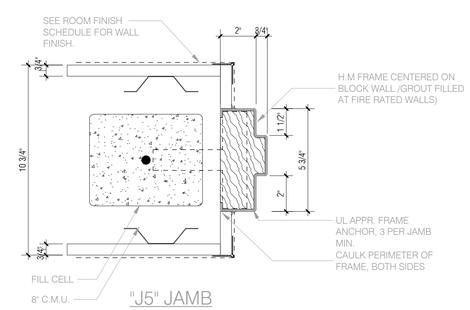
SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).



DOOR JAMB SIDE DETAIL
SCALE: N.T.S.

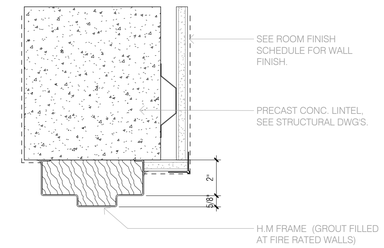


"H5" HEAD

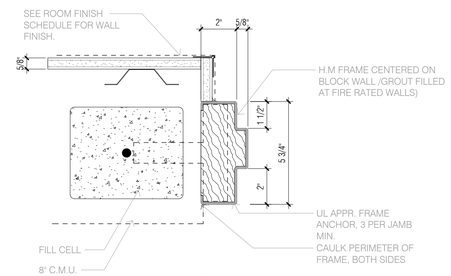


"J5" JAMB

DOOR JAMB & HEAD DTL 2
SCALE: N.T.S.



"H4" HEAD

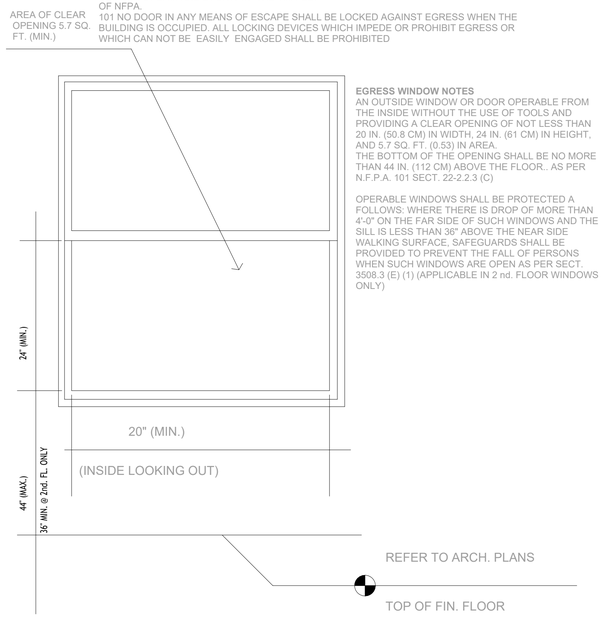


"J4" JAMB

DOOR JAMB & HEAD DTL3
SCALE: N.T.S.

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN A EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA.
101 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CAN NOT BE EASILY ENGAGED SHALL BE PROHIBITED



EGRESS WINDOW NOTES
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA.
THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR.. AS PER N.F.P.A. 101 SECT. 22-2.2.3 (C)

OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS: WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2 nd. FLOOR WINDOWS ONLY)

EGRESS WINDOW DETAIL
SCALE: N.T.S.

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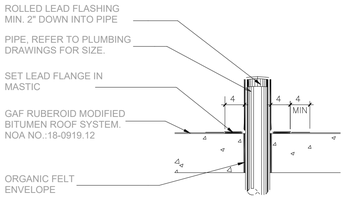
PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

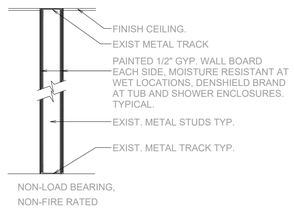
DRAWING TITLE: DETAILS & SCHEDULES

LAST DATE REV.: 01/23/25

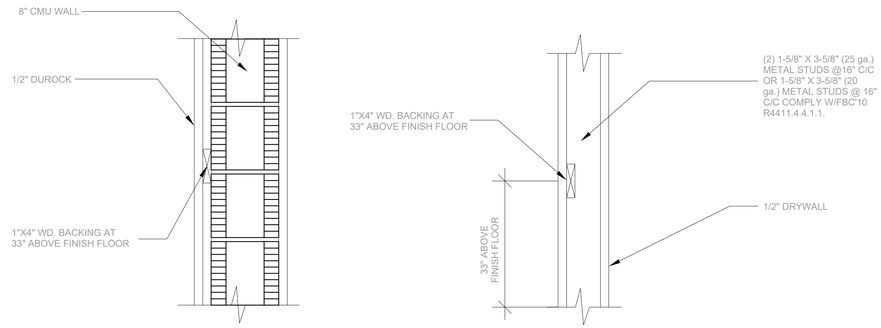
A-1.6



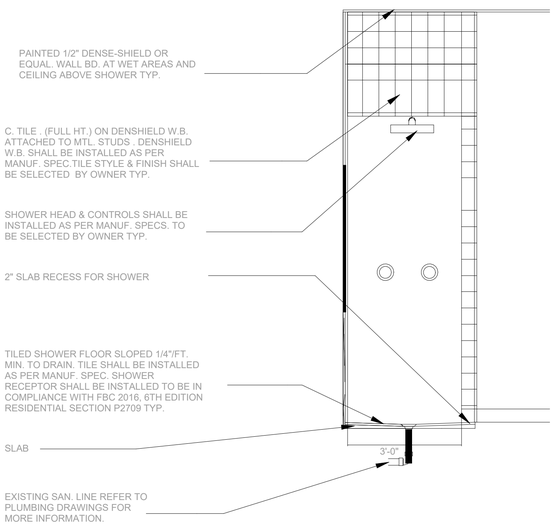
1 PIPE PENETRATION DETAIL
SCALE: 12" = 1'-0"



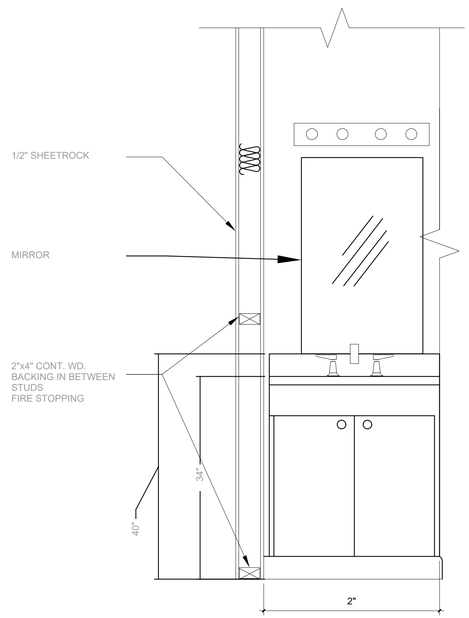
2 EXISTING INTERIOR WALL DETAIL
SCALE: 12" = 1'-0"



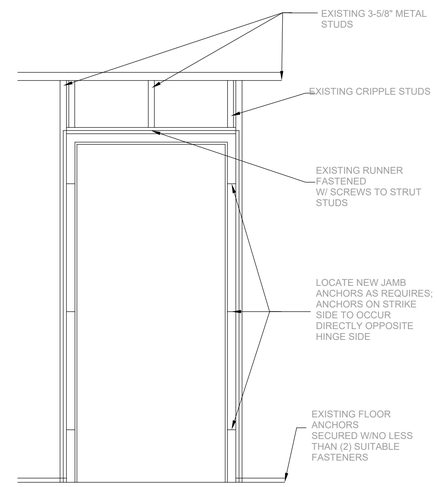
3 BATHROOM BACKING DETAIL
SCALE: 12" = 1'-0"



4 TYP. EXISTING SHOWER DETAIL
SCALE: 12" = 1'-0"



5 TYP. EXISTING BATHROOM DETAIL
SCALE: 12" = 1'-0"



6 TWO SIDED LIGHT COVE DETAIL
SCALE: 12" = 1'-0"

REVISIONS	BY

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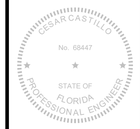
PROFESSIONAL SEAL:



DRAWING TITLE:
DETAILS & SCHEDULES

LAST DATE REV.:
01/25/25

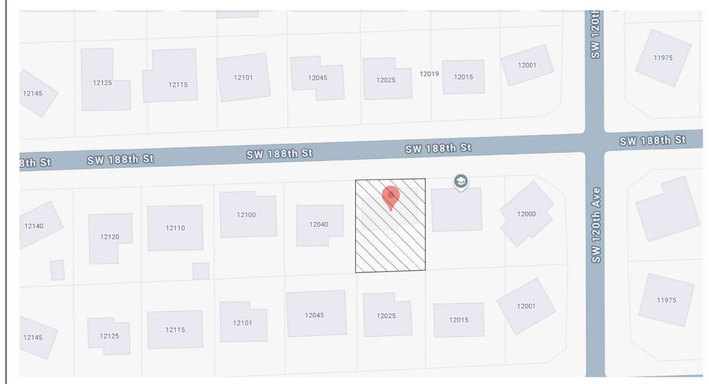
A-1.7

NEW SINGLE FAMILY NEW 2 STORY ADDITION

12020 SW 188TH ST. MIAMI, FL 33177. EE.UU.

EAST VIEW

WEST VIEW



LOCATION

GENERAL NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE FLORIDA BUILDING CODE 2017 AND AMENDMENTS THERE TO, AND ANY OTHER APPLICABLE CODES IN FORCE.
2. BUILDER SHALL BE REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. DO NOT SCALE DRAWINGS. GO BY DIMENSIONS ONLY.
3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES
4. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
5. BUILDER IS RESPONSIBLE FOR ADEQUATE MATERIAL DURING CONSTRUCTION.
6. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH MATERIALS WITH OWNER.

BUILDING CODE:

FBC - FLORIDA BUILDING CODE 2023, 8TH EDITION.
FBC - FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION.
NEC - NATIONAL ELECTRIC CODE
FBC - PLUMBING CODE 2023, 8TH EDITION.
FBC - MECHANICAL CODE 2023, 8TH EDITION.

USE AND OCCUPANCY CLASSIFICATION:

TYPE OF CONSTRUCTION:

SCOPE OF WORK:

NEW 2 - STORY ADDITION

LEGAL DESCRIPTION

FLOOD ZONE:

ELEVATION:

SHEET INDEX

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2	C-1.01	SITE PLAN
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4	A-1.2	PROPOSED FIRTS FLOOR PLAN
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30	E104	LIGHTING PLANS

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
11/05/22

G-000

GENERAL NOTES

GENERAL NOTES:

1. THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE AGREEMENTS TO BE MADE BETWEEN THE GENERAL CONTRACTOR AND PARTIES DESIGNATED BY HIM.

2. THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.

3. THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.

4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF ROSH ALL APPLICABLE BUILDING CODES AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.

5. ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR "APPROVED EQUAL" PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.

6. THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN PLUMBING FIXTURES AND FITTINGS. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BEST TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.

7. EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, SUBCONTRACTORS, AND ALL PARTIES ENGAGED IN PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

8. EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS TO OBTAIN, AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.

9. ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY WATER TOILET FACILITIES, FENCING, BARRICADES, SECURITY AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND OWNER.

10. EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR ANY COSTS CAUSED BY DEFECTIVE OR LIMITED WORK SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.

12. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER HE SHALL NOTIFY THE GENERAL CONTRACTOR OF SUCH BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

13. ALL WORK SHALL BE GUARANTEED BY SUBCONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.

14. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FRAMEWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ANCHORAGES, RAILINGS, WOOD FENCES, WINDOWS, ALUMINUM AND GLASS SLIDING DOORS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINETRY. THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DOCUMENTS.

15. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES, IN ACCORDANCE WITH APPLICABLE CODES, AND AS SHOWN ON RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.

16. DRYWALL WORK SHALL INCLUDE THE FURNISHINGS & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS. PRODUCTS OF U.S. GYPSUM OR EQUAL AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FURRING. THE INTERIOR OF WOOD EXTERIOR WALLS, AND INTERIOR PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE OR MOISTURE RESISTANT AS REQ'D. BY CONDITIONS SHOWN), OF THICKNESS SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-MOUNT CABINETS PRIOR TO INSTALLING WALLBOARD JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED AND PRODUCED BY U.S. GYPSUM AFTER COMPLETION OF SPACKLING. APPLY BY SPRAY OR ROLLER TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT, SMOOTH OR KNOCK DOWN TEXTURED AS INDICATED ON PLANS.

17. ALL FINISHES SHALL BE SELECTED BY OWNER AND/OR DESIGNER, UNLESS OTHERWISE PROVIDED IN AGREEMENT.

18. CAULKING SHALL BE BY TREMOR OR EQUAL SILICON-TYPE PRODUCT AND SHALL BE APPLIED AT ALL JUNCTIONS OF WALL AND WINDOW AND DOOR FRAMES WITH ABUTTING WALL SURFACES TO PROVIDE A WEATHERTIGHT WATER-RESISTANT INSTALLATION.

19. INTERIOR PAINTED GYP. WALL BD. SURFACES SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF WALL PAINT AS SELECTED AND APPROVED BY OWNER. INTERIOR WOOD TRIM AND DOORS SHALL RECEIVE ONE COAT ENAMEL UNDERCOAT AND FINISH COAT OF SEMI-GLOSS ENAMEL. INTERIOR AND EXTERIOR FERROUS METAL EXPOSED TO VIEW SHALL RECEIVE TWO COATS RUST-INHIBITIVE PAINT. ALL PAINT TO BE PRODUCTS OF SHERWIN WILLIAMS, BENJAMIN MOORE OR EQUAL. EXTERIOR STUCCO SHALL RECEIVE TWO COATS PAINT. COLOR AS SELECTED BY OWNER OR ARCHITECT.

20 . DIMENSIONING NOTES:

A. HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF STUD TO FACE OF STUD, AND DOES NOT INCLUDE DANISH MATERIALS, AP

B. DIMENSIONS NOTED "CLEAR" OR "CL" MUST BE PRECISELY MAINTAINED. THOSE NOTED "HOLD" SHALL NOT VARY FROM STATED DIMENSION.

AC. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE DESIGNER, UNLESS NOTED ±.

D. DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF THE EXTERIOR WINDOW FRAMES, UNLESS OTHERWISE NOTED.

E. VERTICAL DIMENSIONS ARE FROM THE TOP OF THE FLOOR SLAB DATUM LINE, ESTABLISHED BY THE CONTRACTOR SUBJECT TO THE ACCEPTANCE OF THE OWNER OR ARCHITECT, UNLESS OTHERWISE NOTED.

F. DO NOT SCALE DRAWINGS. IF ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE CONSENT OF THE ARCHITECT OR GENERAL CONTRACTOR.

G.DIMENSIONS MARKED V.I.F. SHALL BE "VERIFIED" IN FIELD BY THE CONTRACTOR.

21. IN THE CASE OF CONFLICT BETWEEN WRITTEN NOTES/SPECIFICATIONS AND THE DRAWINGS, THE NOTES/SPECIFICATIONS GOVERN. DETAILS SHALL GOVERN GENERAL DRAWINGS. DRAWINGS AND SPECIFICATIONS ARE CORRELATIVE. ANY WORK AND MATERIALS SHOWN ON EITHER SHALL BE EXECUTED BY THE CONTRACTOR. ANY UNRESOLVED CONFLICT BETWEEN DOCUMENTS SHALL BE RESOLVED BY THE DESIGNER AS TO INTENT AND EXECUTION.

22. THE WORK TO BE PERFORMED CONSIST OF FURNISHING ALL SUPERVISION, PLANT LABOR, MATERIALS, TRANSPORTATION AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN, AND EQUIPMENT REQUIRED FOR THE BUILD OUT OF THE TENANT IMPROVEMENTS DEPICTED HEREIN. IN ADDITION, THIS INCLUDES THE CONCEALED REROUTING OF ANY PIPING, WIRING, DUCTING, ETC., IN THE WALLS, CEILING OR FLOORS BEING WORKED IN OR REMOVED AND WORK NOT SHOWN HEREIN WHICH IS REQUIRED BY THE CITY AUTHORITIES TO OBTAIN FINAL INSPECTION AND APPROVAL BY THE CITY, ALSO INCLUDING PATCHING, REPAINTING, ETC., OF ALL SURFACES BROKEN INTO OR MARRED BY THESE INSTALLATIONS, ETC.

23. WHEN PORTIONS OF THIS PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR, RATHER THAN THE ARCHITECT, IS SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS WHO SHALL BE ENGINEERS OF RECORD FOR SUCH SYSTEMS.

24. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE FIELD CONDITIONS ARE NOT IDENTICAL TO THE CONTRACT DOCUMENTS, BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION. WHERE CONSTRUCTION DETAILS ARE SHOWN FOR SPECIFIC LOCATIONS, THEY SHALL ALSO APPLY TO SIMILAR CONDITIONS THROUGHOUT, WHETHER SPECIFICALLY MENTIONED IN THE DRAWINGS OR NOT.

25. THE CONTRACTOR SHALL EXAMINE, READ, AND BE THOROUGHLY FAMILIAR WITH THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR SHOULD BE IN DOUBT AS TO THEIR INTENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.

26. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT.

27. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

28. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF DEBRIS, CONDUCT OPERATIONS AS TO ENSURE THE LEAST INCONVENIENCE TO THE GENERAL PUBLIC. COMPLY WITH APPLICABLE CODES AND ORDINANCES FOR SAFETY. SCHEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED, DAMAGE TO EXISTING WORK OUTSIDE OF THE PROJECT AREA WILL NOT OCCUR, AND TO COMPLY WITH THE BUILDING OWNER'S REQUIREMENTS.

29. PROTECT AND KEEP SAFE ALL PRODUCTS UNDER THIS CONTRACT THAT ARE STORED ON THE SITE.

30. COORDINATE ACCESS TO BUILDING WITH AND PROVIDE FOR BUILDING SECURITY AS REQUIRED. PROVIDE ADEQUATE PROTECTION OF EXISTING AREAS; UTILIZE TEMPORARY ENCLOSURES AS NECESSARY.

31. SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS, UNLESS OTHERWISE APPROVED BY THE BUILDING OWNER/LANDLORD.

32. COORDINATE THE TRADES, CRAFTS, AND SUBCONTRACTS AS REQUIRED.

33. OBTAIN FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. VERIFY IN THE FIELD DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR DUE TO REASONABLE MODIFICATIONS CAUSED BY DISCREPANCIES.

34. PERFORM CUTTING AND PATCHING AS REQUIRED TO CONSTRUCT AND COMPLETE WORK OF THIS PROJECT. CUTTING OF STRUCTURAL MEMBERS REQUIRES PRIOR APPROVAL OF THE DESIGNER AND STRUCTURAL ENGINEER.

35. ITEMS OF EQUIPMENT, FIXTURES, AND MATERIALS NOT DEFINITELY SPECIFIED HEREIN, BUT NECESSARY FOR COMPLETION OF THE WORK, SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS.

36. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE FOR THE SERVICE REQUIRED AND COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE BUILDING.

37. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS PRIOR TO ORDERING PRODUCTS TO ENSURE PROPER SIZE AND FIT.

38. NEW WALLS, CEILINGS, AND FLOORS INTERSECTING EXISTING WALLS, CEILINGS, AND FLOORS SHALL BE FLUSH, CLEAN AND LEVEL. ALL TIE-INS SHALL BE ADEQUATELY SECURE FOR STRUCTURAL INTEGRITY AND SAFETY.

39. GENERALS:

A) SUB-CONTRACTORS MUST VISIT SITE, VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS;
B) MUST REPORT VIA RFIS TO THE DESIGN PROFESSIONAL ANY/ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY BIDDING DURING AND AFTER SITE SURVEY FOR THE COMPLETION OF THE WORK BASED ON THE OUTLINED DESIGN INTENT. C)SUB-CONTRACTORS MUST BE RESPONSIBLE FOR THE COMPLETE REVIEW OF THE ENTIRE SET, ALL NOTES AND SPECIFICATIONS.
D) MUST BE REMAIN RESPONSIBLE TO BUILD THE PROJECT PER CODE WHEN UNFORESEEN CONDITIONS ARISE OR OUTLINED SCOPE DOES NOT SPECIFICALLY ADDRESS CONDITION (SEE NOTE "B" ABOVE".
E) CONTRACTOR FAILURE TO FULFILL THE SCOPE OF WORK IN ACCORDANCE WITH THE OUTLINE OF THESE DOCUMENTS AND/OR THE REQUIREMENTS OF THESE GOVERNING NOTES SHALL BE RESPONSIBLE FOR ALL NECESSARY CORRECTIONS AT THEIR EXPENSE AND AT A TIMELINE DEEMED BY THE CONTRACTUAL PARTY.

40. PERMITS:

A) CONTRACTOR SHALL SECURE AND PAY ALL NECESSARY PERMITS REQUIRED, AND HIRE PLANS RUNNER TO EXPEDITE THE PROCESS.
B) OWNER SHALL IN ADDITION PAY ALL LAWFUL FEES AND PERMITS FOR PLUMBING, ELECTRICAL AND MECHANICAL WORK.
C) CONTRACTOR SHALL MAKE ALL INQUIRES TO PERMIT STATUS AND SUBMIT A REPORT TO DESIGN TEAM.
D) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLAN & DOCUMENT RUNNING BETWEEN ALL PARTIES DURING THE PROJECT PROCESS.
E) ANY WORK PERFORMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND PROPER REVIEW AND APPROVAL BY THE AUTHORITY HAVING JURISDICTIONS AT THE SOLE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND NOT THAT OF THE DESIGN PROFESSIONAL.

ESCAPE NOTES:

WINDOWS SUBMIT DADE COUNTY APPROVAL NUMBER PRIOR TO INSTALLATION NFPDA 101 REQUIREMENTS FOR MEANS OF ESCAPE: 21-223(C).
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF OPENING SHALL BE MORE THAN 44" OF THE FLOOR.

(D) COMPONENTS OF MEANS OF ESCAPE:
21-2.4 DOORS.
21-2.4.1.
NO DOORS IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF SECTION 515 OF THIS CODE.
21-2.4.4
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.

WALL AND FLOOR FINISHES (FBC)
1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION, RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE COMPARTMENT FLOOR AND THE DRAIN.

IMPERVIOUS FINISHES

417.4.2 WALL AREA.
THE WALL AREA ABOVE BUILT-IN TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED OF SMOOTH, NONCORROSIVE AND NONABSORBENT WATERPROOF MATERIALS TO A HEIGHT NOT LESS THAN 6 FT. (1829 mm) ABOVE THE ROOM FLOOR LEVEL, AND NOT LESS THAN 70" (1778 mm) WHERE MEASURED FROM THE COMPARTMENT FLOOR AT THE DRAIN. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

417.5 SHOWER FLOORS OR RECEPTACLES.
FLOOR SURFACES SHALL BE CONSTRUCTED OF IMPERVIOUS, NONCORROSIVE, NONABSORBENT AND WATERPROOF MATERIALS.

WALL AND FLOOR FINISHES (FBC)

1204.2 SURROUNDING MATERIALS.
THE WALLS AND FLOORS OF ALL REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR.

1204.3 SHOWERS.
SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
BATHROOMS IMPERVIOUS

PER 307.2
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" (IN.) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN. USE DUROCK OR CEMENTITIOUS BOARD ON THE SHOWERS WALLS.

WALL COVERING BACKER BOARDS

R702.4.2.
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

INSULATION MATERIALS

ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED OF NOT MORE THAN 450.

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

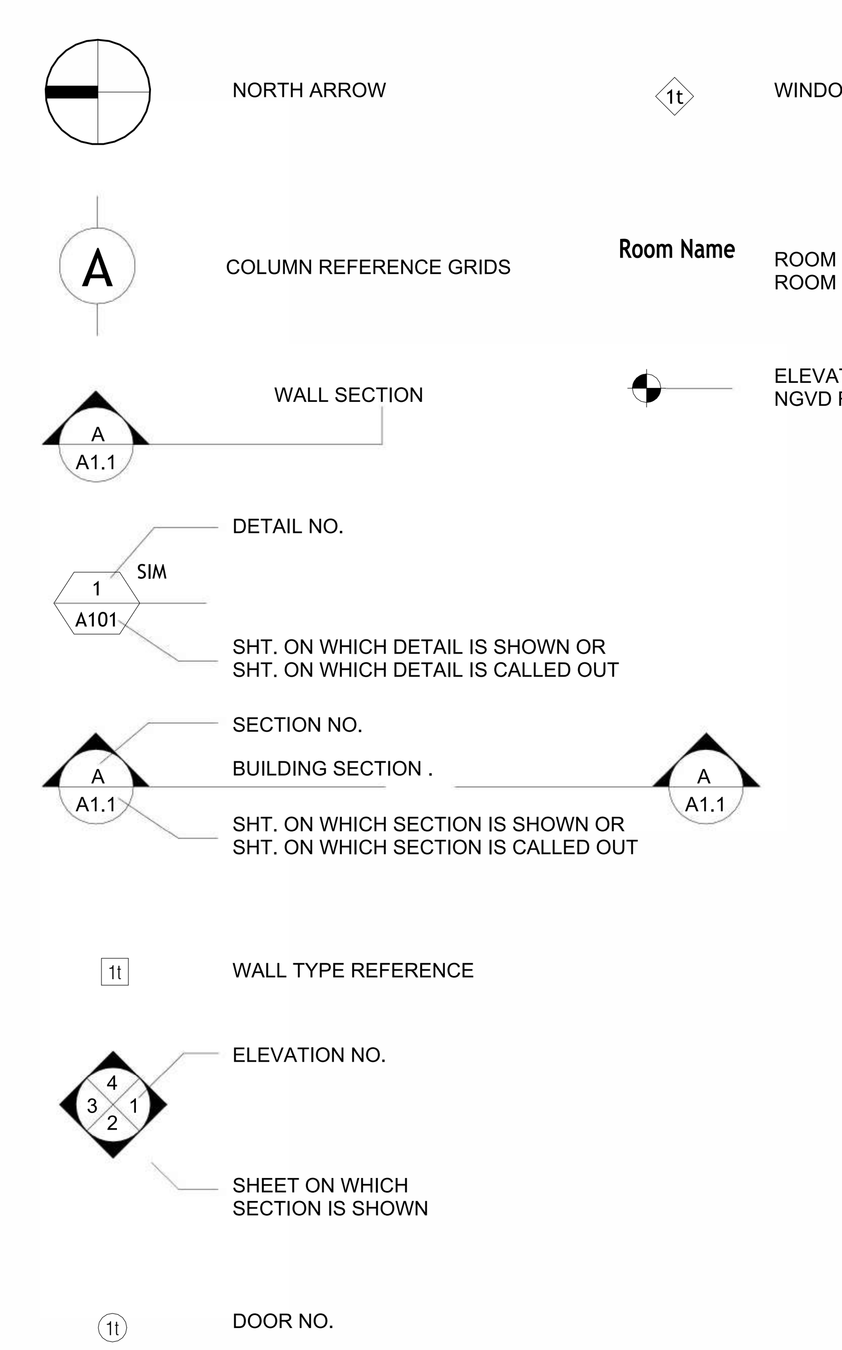
SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

WINDOW & DOOR NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SECURE ARCHITECT'S APPROVAL PRIOR TO ORDERING WINDOWS.
2. ALL DIMENSIONS AND MASONRY OPENINGS SHALL BE VERIFIED WITH MANUFACTURER PRIOR TO COMPLETING THE MASONRY WORK ON THE OPENINGS.
3. WINDOW & EXTERIOR DOOR CONTRACTOR SHALL OBTAIN AND PAY FOR SEPARATE PERMIT.
4. WINDOWS SHALL COMPLY WITH DADE COUNTY WIND AND IMPACT REQUIREMENTS. CONTRACTOR SHALL ESTIMATE DADE COUNTY APPROVED 'IMPACT' WINDOWS AS BASE BID AND APPROVED STANDARD WINDOWS.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE FBC & LOCAL ORDINANCES.
6. ALL EXTERIOR DOORS WITH GLAZING AND SIDELIGHTS SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.6.2 - ANY GLAZING ADJACENT WITHIN 48 INCHES OF A DOOR IN THE CLOSED POSITION SHALL BE CAT II SAFETY GLASS, PER FBC R4410.2.4.3.
7. ALL DOOR HARDWARE SHALL BE LEVEL TYPE, STYLE AND FINISH AS SELECTED BY OWNER.
8. PROVIDE 1"X4" P.T. WD. BUCK, EMBED WITH CAULK AND SECURE WITH HILTI PINS CRS 099-112 HC AT 12" O.C. , 3" FROM TOP & BOTTOM. OR PER MANUF. APPROVED ASSEMBLY.
9. BATHROOM DOORS SHALL BE THE TYPE THAT ALLOW OPENING FROM OUTSIDE IN CASE OF AN EMERGENCY. CLOSET LATCHES SHALL BE THE TYPE THAT CHILDREN CAN OPEN FROM INSIDE THE CLOSET.
10. EXTERIOR THRESHOLD SHALL BE WATERTIGHT.

WINDOW & DOOR NOTES:
ALL EXTERIOR WINDOWS AND DOORS SHALL BE IMPACT RATED. INTERIOR GLAZING USED FOR GUARDRAILS SHALL BE LAMINATED GLASS.

SAFETY GLAZING SHALL BE IN COMPLIANCE WITH FBC-R308.3 & FBC-R308.4, AND PROVIDED AS FOLLOWS WHERE REQUIRED:
1. DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
2. SLIDING GLASS DOORS: CAT II
3. GLAZING ADJACENT TO DOORS: CAT I (GLASS < 9 S.F.) OR CAT II (GLASS > 9 S.F.)
(WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, AND WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR)
4. GLAZING IN WET SURFACE: CAT II
(WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F.)
6. GLAZING IN GUARDS AND RAILINGS: CAT II
7. ADJACENT TO STAIRS AND RAMPS: CAT II
(WITHIN 36" HORIZONTALLY AND LESS THAN 36" VERTICALLY)
8. ADJACENT TO THE BOTTOM OF STAIR LANDING: CAT II
(WHEN BOTTOM OF GLAZING IS LESS THAN 36" ABOVE THE LANDING, AND LESS THAN 60 INCHES HORIZONTALLY FROM THE BOTTOM THREAD)
9. GLAZING IN WINDOWS: CAT II (GLASS > 9 S.F.)
(GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANELS WHERE THE PANE IS LARGER THAN 9 S.F.; THE BOTTOM OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

A	ANCHOR	HT	HEIGHT
ACOUS	ACOUSTICAL	H	HIGH
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACP	ACOUSTICAL CEILING PANEL	HB	HOSE BIBB
AL OR ALUM	ALUMINUM	IN	INCH
A.F.F	ABOVE FINISH FLOOR	I.D.	INTERIOR DIMENSION
ANOD.	ANODIZE	INSUL	INSULATION
BD	BOARD	INTER	INTERMEDIATE
B.F.F	BELOW FINISH FLOOR	JAN	JANITOR
BLKG	BLOCKING	MANUF	MANUFACTURE
BLK	BLOCK	MAT	MATERIAL
CER	CERAMIC	MAX	MAXIMUM
CEM	CEMENT	MIN	MINIMUM
C.F.V	CONTRACTOR FIELD VERIFY	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
C.J	CONTROL JOINT	NEOPR	NEOPRENE
COL	COLUMN	O.D.	OUTSIDE DIMENSION
CONC	CONCRETE	O.C.	ON CENTER
COVER'G	COVERING	O.S.	OVERFLOW SCUPPERS
DBL	DOUBLE	PTN	PARTITION
DIM	DIMENSION	PJ	PANEL JOINT
DTL OR DTLS	DETAILS	L.P	LIGHT POLE
E.A	EACH	PLYWD	PLYWOOD
ELECT OR ELEC	ELECTRICAL	PNL	PANEL
EL.	ELEVATION	PLAM	PLASTIC LAMINATE
ELEV	ELEVATOR	P.T	PRESSURE TREATED
EXH	EXHAUST	REINF	REINFORCING
EXT.	EXTERIOR	REQ'D	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXP.	EXPASION	R.D.	ROOF DRAIN
F.D	FLOOR DRAIN	SHT	SHEET
F.D	FLOOR DRAIN	S.S	STAINLESS STEEL
F.E	FIRE EXTINGUISHER	STL	STEEL
F.D	FLOOR DRAIN	STD	STANDARD
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	SECT	SECTION
F.O.I.C	FURNISHED BY OWNER	SIM	SIMILAR
	INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
FLUOR	FLUORESCENT	STRUCT	STRUCTURE
FIN.	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	P.H.	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GYP. BD	GYPSUM BOARD	VCT	VINYL COMPOSITION
GALV.	GALVANIZED		TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST.	VESTIBULE
HM	HOLLOW METAL		



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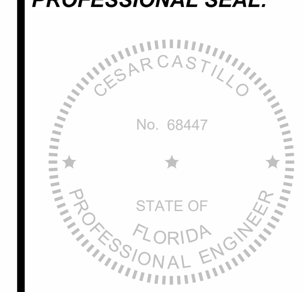
1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

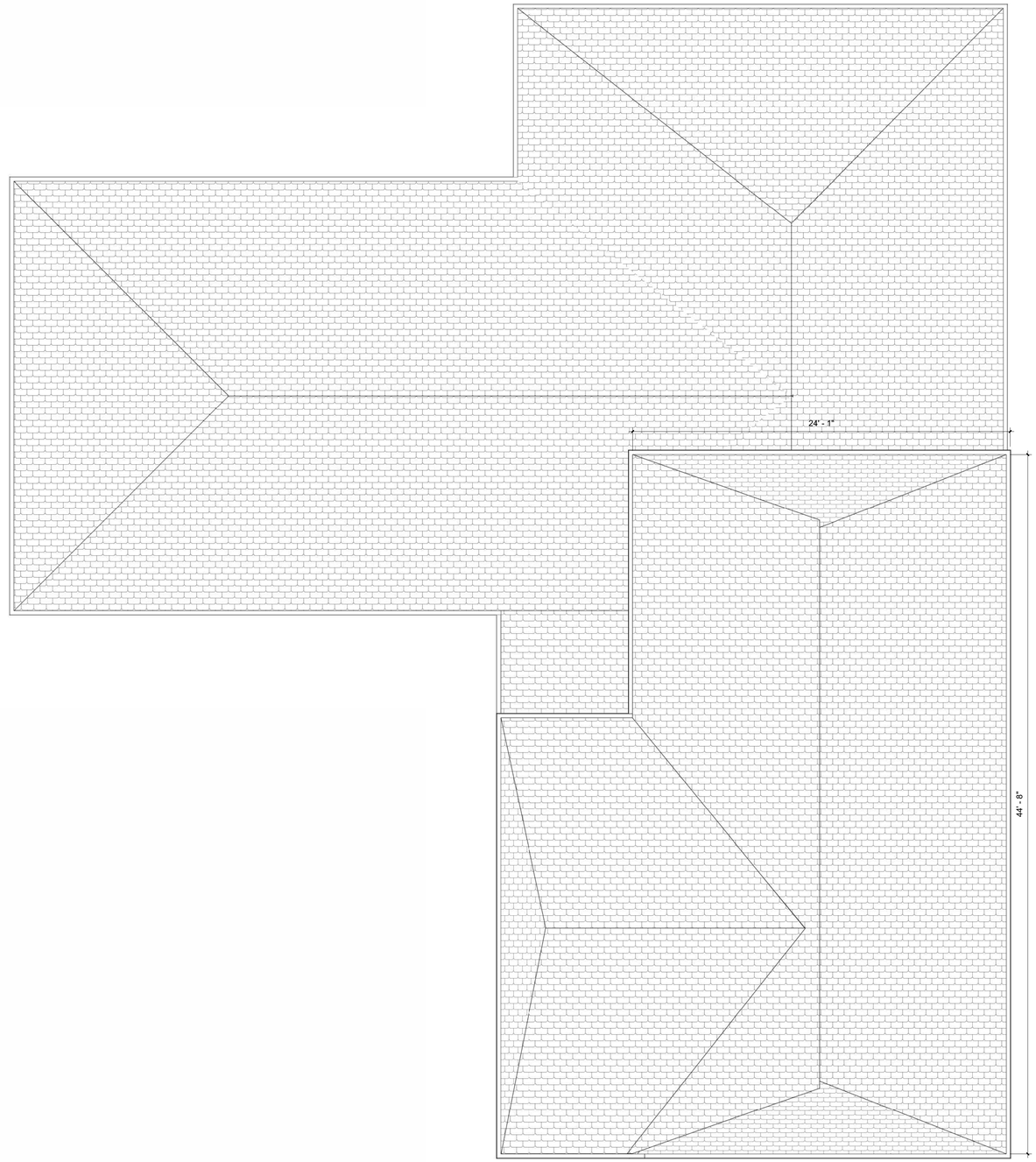


LAST DATE REV.:
09/02/24

G100.1

SITE DATA		
LEGAL DESCRIPTION		
PROPERTY ADDRESS		
SCOPE OF WORK	NEW ADDITION - ONE STORY RESIDENCE	
OCCUPANCY TYPE		
CONSTRUCTION TYPE		
ZONING DATA		
PER MIAMI 21 ARTICLE 5, T6-8-O	**REQUIRED / ALLOWED**	
FLOOD ZONE		
BASE FLOOD ELEVATION		
MIN. FLOOD ELEVATION (NGVD):		
LOT. AREA:		
BUILDING DISPOSITION		
LOT COVERAGE		
PER MIAMI 21 ARTICLE 5, T6-8-O	**REQUIRED / ALLOWED**	**PROVIDED**
A. LOT AREA		
B. LOT WIDTH		
C. LOT COVERAGE		
1-8 STORIES		
D. FLOOR LOT RATIO (FLR)		
E. FRONTAGE AT FRONT SETBACK		
F. OPEN SPACE REQUIREMENTS		
F. DENSITY		
BUILDING SETBACK		
PER MIAMI 21 ARTICLE 5, T6-8-O	**REQUIRED / ALLOWED**	**PROVIDED**
A. PRINCIPAL FRONT	10 FT. MIN.; 20 FT. MIN. ABOVE 8TH STORY	10 FT.
B. SECONDARY FRONT	10 FT. MIN.; 20 FT. MIN. ABOVE 8TH STORY	10 FT.
C. SIDE	0 FT. MIN.; 30 FT. MIN. ABOVE 8TH STORY	0 FT.
D. FLOOR LOT RATIO (FLR)	0 FT. MIN.; 30 FT. MIN. ABOVE 8TH STORY	0 FT.
BUILDING CONFIGURATION		
FRONTAGE		
PER MIAMI 21 ARTICLE 5, T6-8-O	**REQUIRED / ALLOWED**	**PROVIDED**
A. COMMON LAWN	PROHIBITED	N/A
B. PORCH & FENCE	PROHIBITED	N/A
C. TERRACE OR L.C.	PROHIBITED	N/A
D. FORECOUNT	PERMITTED	N/A
E. STOOP	PERMITTED	N/A
F. SHOPFRONT	PERMITTED (T6-8 L & T6-8 O)	APPLIES
G. GALLERY	PERMITTED BY SPECIAL AREA PLAN	N/A
H. ARCADE	PERMITTED BY SPECIAL AREA PLAN	N/A
BUILDING HEIGHT		
PER MIAMI 21 ARTICLE 5, T6-8-O	**REQUIRED / ALLOWED**	**PROVIDED**
A. MIN. HEIGHT	2 STORIES	1 STORY
B. MAX. HEIGHT	8 STORIES	1 STORY
C. MAX. BENEFIT HEIGHT	4 STORIES ABUTTING AL TRANSECT ZONES EXCEPT T3.	1 STORY
GROUND FLOOR (A/C):		
GROUND FLOOR (NON-A/C):		
TOTAL:		

AREAS SCHEDULE	
EXISTING AREAS	**SF.**
A/C	
EXISTING OFFICE	460.80 SF.
NON A/C	
EXISTING MINORS REPAIR AREAS	847.79 SF.
EXISTING OPEN AREA	666.32 SF.
NEW AREAS	**SF.**
A/C	
N/A	N/A
NON A/C	
NEW MINORS REPAIR AREAS	1,267.69 SF.
NEW CARWASH	1,181.18 SF.
NEW PARKING LOT AREA	2,829.25 SF.
TOTAL (A/C):	460.80 SF.
TOTAL (NON-A/C):	3,297.00 SF.
GRAND TOTAL:	**11,010.83 SF.**



2 SITE PLAN
SCALE: 1/4" = 1'-0"

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1 STORY NEW ADDITION

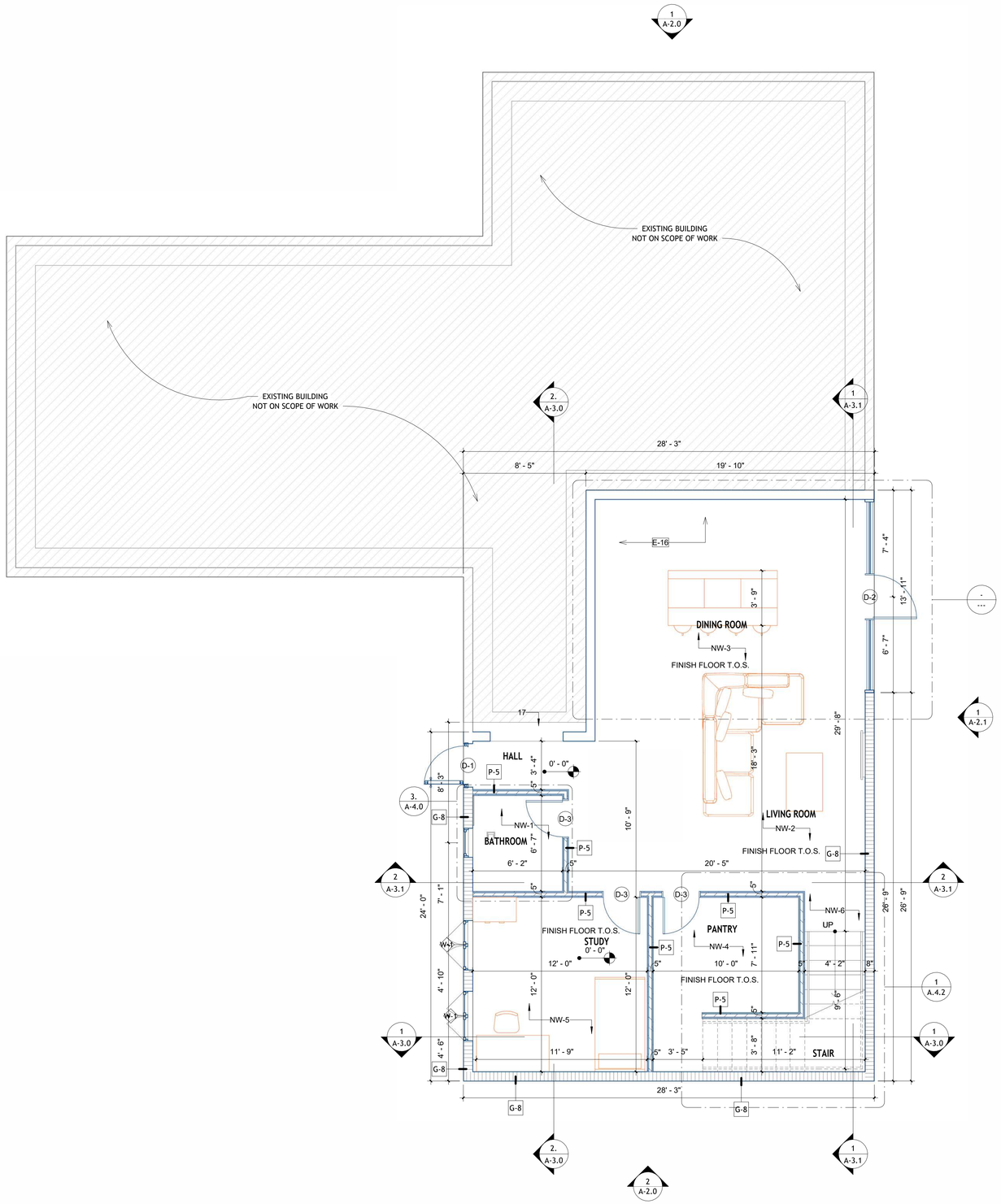
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
11/28/22

C-1.01



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

CONSTRUCTION NOTES:

1-NEW WALL & CEILING FINISHES SHALL HAVE A SPREAD FLAME INDEX OF NOT GREATER THAN 200 & A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 -FBC 2023, 8TH EDITION (RESIDENTIAL) 302.9.

2-ALL NEW INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKED DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84 OR UL723 .FBC 2023, 8TH EDITION (RESIDENTIAL) 302.10.1.

3-NEW GLAZING W/ BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308.4.

4-NEW GLASS PANELS ADJACENT TO DOORS SHALL BE CAT II SAFETY GLASS AS PER FBC 2023, 8TH EDITION.

5-NEW SHOWER DOOR SHALL HAVE A MIN. CLEAR UNOBSTRUCTIVE FINISH WIDTH OF 22" AS PER FBC 8TH ED 2023 (PLUMBING) 417.2.

6-NEW GLAZING @ SHOWER SHALL BE SAFETY GLASS CAT II. AS PER FBC 2023, 8TH EDITION (RESIDENTIAL) 308 TYP.

7-FLOOD MATERIAL NOTE: ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION (BFE+1 FT: 10.0 'NGVD) OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0.).

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10-NEW GLAZING LARGER THAN 9 SQ. FT. SHALL BE CAT II SAFETY GLASS. MANUF. READY FOR INSPECTION TO BE KEPT ON SITE.

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AREA SCHEDULE

Level	Name	Area	Perimeter
F.F.E.	BATHROOM	40 SF	25' - 3 21/32"
F.F.E.	DINING ROOM	249 SF	69' - 2"
F.F.E.	HALL	25 SF	20' - 10 25/32"
F.F.E.	HALL	21 SF	18' - 5 5/8"
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F.F.E.	PANTRY	79 SF	35' - 10"
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Grand total		1740 SF	719' - 10 5/8"

MARK	KEYNOTE TEXT
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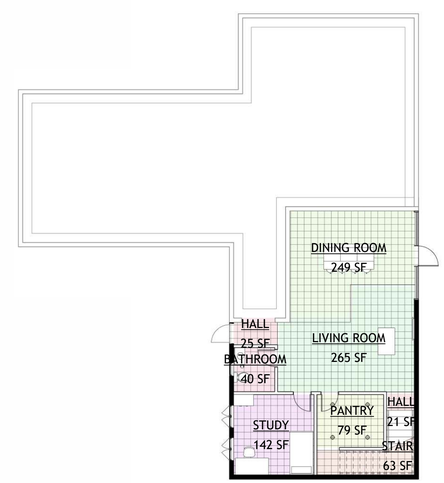

BATHROOM
DINING ROOM
HALL
LIVING ROOM
PANTRY
STAIR
STUDY

2 F.F.E.
SCALE: 3/32" = 1'-0"

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

LAST DATE REV.: 09/15/24

A-1.1

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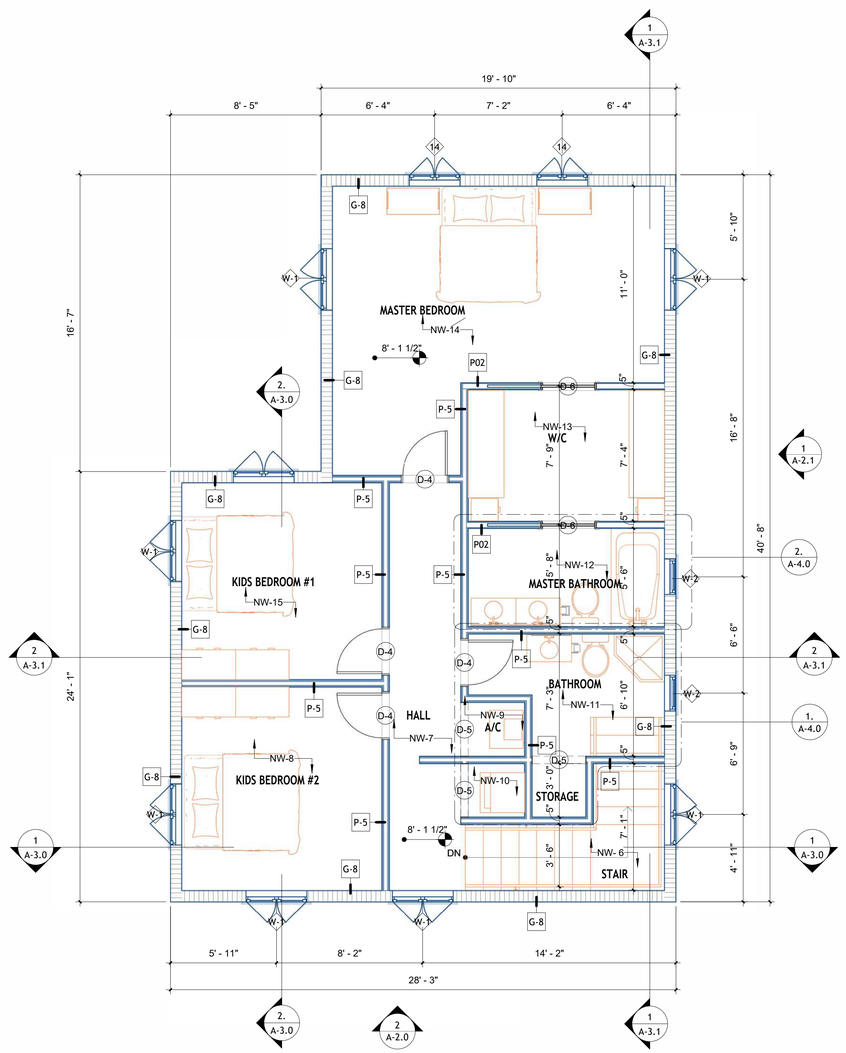

1 PROPOSED FIRTS FLOOR PLAN
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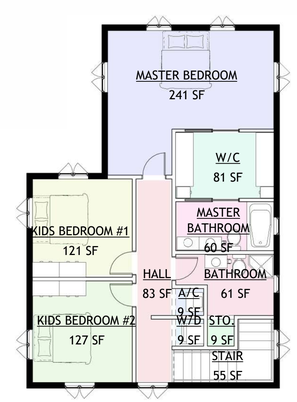

- A/C
- BATHROOM
- HALL
- KIDS BEDROOM #1
- KIDS BEDROOM #2
- MASTER BATHROOM
- MASTER BEDROOM
- STAIR
- STO.
- W/C
- W/D

2 T.O.SLAB
SCALE: 1/8" = 1'-0"

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
09/15/24

A-1.2

CEILING LEGEND

MATERIAL

CEILING MATERIAL

1 | 9'-0"

CEILING HEIGHT

1. PAINTED GYPSUM BOARD CEILING.

NOTES:

SEE INTERIOR FINISH SCHEDULES FOR FINISHES.

SPRINKLER HEADS IN PUBLIC & UTILITY AREA OF THE FIRST FLOOR SHALL BE PLACED AS NOTED ON THE FIRE PROTECTION DRAWINGS.

WALL MOUNT ALL UPPER FLOOR EXIT SIGNS, SEE ELECTRICAL DRAWINGS FOR LOCATION.

SEE ELECTRICAL DRAWINGS FOR LOCATION OF ADDITIONAL WALL-MOUNTED LIGHTING.

FIXTURES

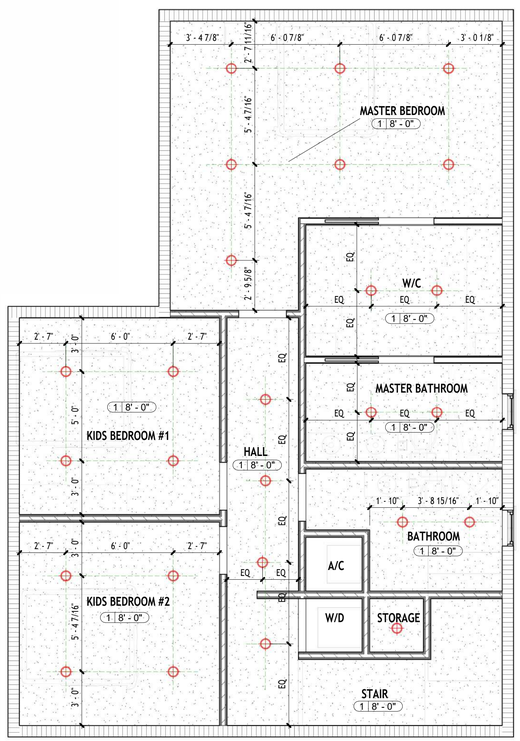
- SURFACE OR RECESS MOUNTED LIGHT FIXTURE
- 48" FLUORESCENT STRIP
- RECESS MOUNTED DOWN LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- "J" BOX
- SURFACE MOUNTED VAPOR PROOF LIGHT FIXTURE
- WALL SCONCE AT A HEIGHT OF 6'-6" FROM F.F. TO CENTER OF FIXTURE
- FAN

NOTES:

1. REFER TO ELECTRICAL ENGINEERS PLANS FOR LIGHTING, FIXTURE SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO MECHANICAL ENGINEERS PLANS FOR SUPPLY AND RETURN DIFFUSER LOCATIONS AND ADDITIONAL INFORMATION.
3. FOR LIGHTS IN EMERGENCY SYSTEM SEE ELECTRICAL DWGS.

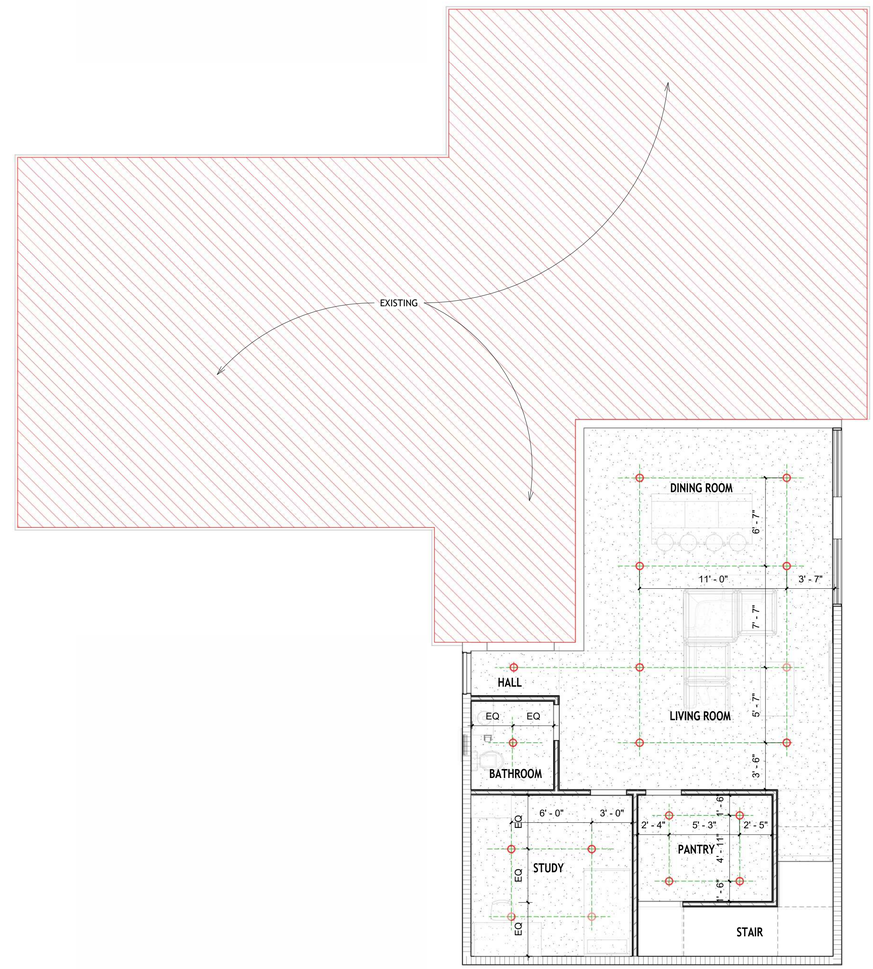
NOTES:

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL & ELECTRICAL DWGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CENTER VANITY LIGHT FIXTURE TO THE COUNTER U.O.N.
3. FIXTURE LOCATION SHALL BE AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
4. DROP CEILING ABOVE KITCHEN CABINETS TO CABINET HEIGHT REFER TO CEILING PLAN AND INTERIOR ELEVATIONS.
5. FOR FIXTURE TYPE & SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL & FIRE PROTECTION DWGS.
6. REFER TO FLOOR PLANS FOR RM. NAMES & RM. NUMBERS.
7. CONTRACTOR SHALL SUBMIT DETAILED SHOP DWGS. & CALCULATIONS, SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER INDICATING COMPLIANCE W/ THE FBC FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING: ATTACHMENT METHOD, FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHER MISC. COMPONENTS AS MAYBE NECESSARY. THE GENERAL COMPOSITION OF THE SYSTEM IS NOTED HEREIN IN THESE DOCUMENTS FOR PRICING PURPOSES ONLY.



2 FIRTS FLOOR ARCHITECTURAL CEILING PLAN

SCALE: 1/4" = 1'-0"



1 GROUND FLOOR ARCHITECTURAL CEILING PLAN

SCALE: 3/16" = 1'-0"

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1 STORY NEW ADDITION

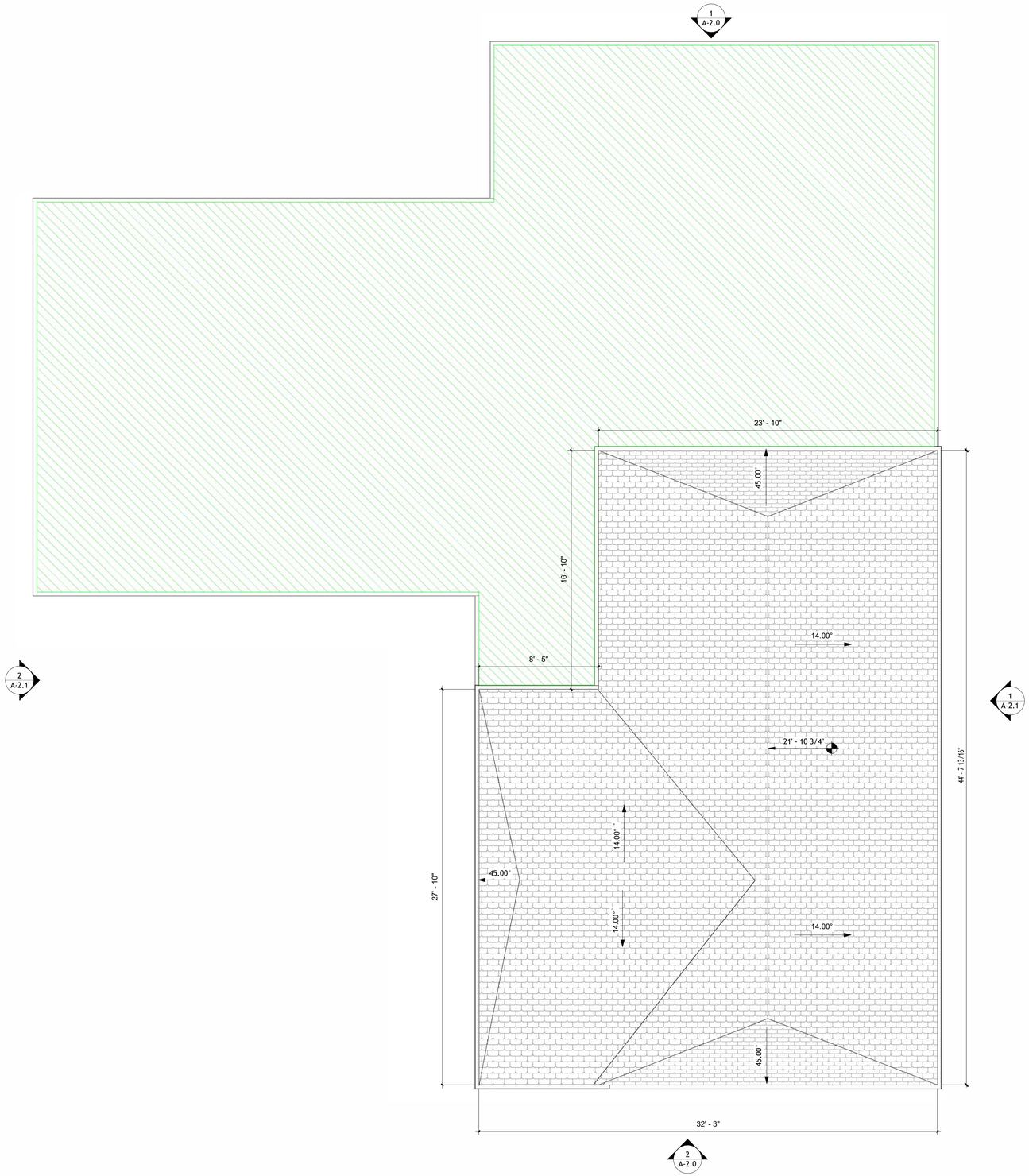
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/24/24

A-1.3



1 SITE PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

SECURITY NOTES:

APPLICABLE ITEMS FBC 2023 EXT'G
RE: INTRUSION AND BURGLARY SECURITY

1.) ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.

2.) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANCES OR LOCKING AUXILIARY.

3.) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.

4.) HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5.) JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

6.) SINGLE SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.

7.) GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 'S STANDARD 2971.

8.) VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 2971.

9.) SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG 'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

10.) FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

11.) DOOR AND WINDOWS BY CARADCO PRODUCTS (OR EQUAL).

STRUCTURAL LOADS

ROOF - DEAD LOADS:

PLYWOOD SHEATHING = 2 PSF: UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.
TOTAL DEAD LOAD FOR ROOF = 15 PSF.

FLOOR & ROOD LIVE LOADS:
ALLOW FOR 25 PSF FOR LIVE LOAD AND 40 PSF FOR FLOOR LIVE LOAD

CEILING DEAD LOADS:
DRYWALL (1/2") = 2.5 PSF, WOOD FURRING SUSPENSION SYSTEM = 2.5 INSULATION,
DUCT WORK, FIXTURES, ETC = 5 PSF. TOTAL LOAD = I - PSF.

WALL INTERIOR - DEAD LOADS:
WOOD OR STEEL STUDS WITH DRYWALL BOTH SIDE, ASSUMING 20% OPENINGS
20% OPENINGS ETC MISC. ELECTRICAL, ETC LOSFF.
TOTAL DEAD LOAD W/ 9' CEILINGS HEIGHT = 90 PLF

WALL EXTERIOR CMU - DEAD LOADS:
8" CMU WITH 25% GROUT FILLED CELLS, 3/4" STUCCO (EXTERIOR), 1/2" DRYWALL
W/ NAILING STRIPS (INTERIOR), MISC. ELECTRICAL, PLUMBING, ETC. 75 PSF
TOTAL DEAD LOAD E/ 9' CEILING HEIGHT = 675 PLF.

MARK	KEYNOTE TEXT
	EXISTING ROOF
	NEW ROOF

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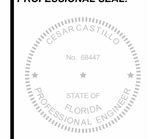
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:



LAST DATE REV.:
10/24/24

A-1.4

DOOR SCHEDULE

TYPE MARK	Door SIZE WIDTH	Door SIZE HEIGHT	Door SIZE THICKNESS	Door MATERIAL	Door FINISH	Frame MATERIAL	Frame FINISH	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPR. NUMBER	Comments
D-1	3' - 0"	7' - 2 3/16"	0' - 3 1/32"								
D-2	3' - 0"	6' - 9"	0' - 1 3/8"								
D-3	2' - 6"	6' - 8"	0' - 1 3/8"								
D-4	2' - 6"	7' - 0"	0' - 1 3/8"								
D-5	0' - 0"	0' - 0"									
D-6	3' - 0"	7' - 0"	0' - 1 3/8"								

Grand total: 14

WINDOW SCHEDULE

TYPE MARK	SIZE WIDTH	SIZE HEIGTH	TYPE	MATERIAL	FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL Sill	GLAZING TYPE	HEAD HEIGTH	Required Pressures (POS / NEG.)	Approved Pressures (POS / NEG.)	PRODUCT PPR. NO.	COMMMENTS
14	2' - 10"	3' - 0"								6' - 11"				
W-1	3' - 5"	4' - 5"								6' - 11"				
W-2	2' - 0"	3' - 6"								<varies>				

WALL SCHEDULE

IMAGE	TAGS	TYPE	STRUCTURAL MATERIAL	TOP WIDTH	WIDTH	ASSEMBLY DESCRIPTION	COMMENTS
	G-8	Generic - 8" Masonry	Concrete Masonry Units		0' - 7 5/8"	Exterior Walls	
	P02	Interior - 4 1/2" Partition	Softwood, Lumber		0' - 4 1/2"	Partitions - Drywall w/ Metal Stud	
	P-5	Interior - 5" Partition (2-hr)	Metal Stud Layer		0' - 5"	Partitions - Drywall w/ Metal Stud	
	CW3	Storefront				Curtain Walls	

Room Finish Schedule

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
1	DINING ROOM	VINYL	PAINTED WOOD	TILE	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
2	LIVING ROOM	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
3	HALL	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
4	BATHROOM	VINYL	PAINTED WOOD	TILE	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
5	STUDY	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
6	PANTRY	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
7	STAIR	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
8	HALL	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
9	KIDS BEDROOM #1	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
10	KIDS BEDROOM #2	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
11	HALL	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
12	BATHROOM	VINYL	PAINTED WOOD	TILE	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
13	STORAGE	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
14	W/D	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
15	A/C	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
16	MASTER BATHROOM	VINYL	PAINTED WOOD	TILE	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
17	W/C	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
18	MASTER BEDROOM	VINYL	PAINTED WOOD	TILE	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT
19	STAIR	VINYL	PAINTED WOOD	PAINT	PAINT SMOOTH	8' - 0"	ALL GYPSUM SMOOTH-COAT & PAINT

FLAME SPREAD AND SMOKE DEVELOPED INDEXES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4. FCB R302.9.

FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1THROUGH R302.10.5. FCB R302.10

SAFETY / EGRESS DOOR NOTES

NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE, EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE, UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF SECTION 515 OF THE FLORIDA BUILDING CODE. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE 1994 ED. OF NFPA 101.

NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

EGRESS WINDOW NOTES:
AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 IN. (50.8 CM) IN WIDTH, 24 IN. (61 CM) IN HEIGHT, AND 5.7 SQ. FT. (0.53) IN AREA. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44 IN. (112 CM) ABOVE THE FLOOR. AS PER N.F.P.A. 101 SECT.
22-2.2.3. (C)

SAFEGUARDS:
OPERABLE WINDOWS SHALL BE PROTECTED A FOLLOWS:
WHERE THERE IS DROP OF MORE THAN 4'-0" ON THE FAR SIDE OF SUCH WINDOWS AND THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36" ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN AS PER SECT. 3508.3 (E) (1) (APPLICABLE IN 2ND FLOOR WINDOWS ONLY).

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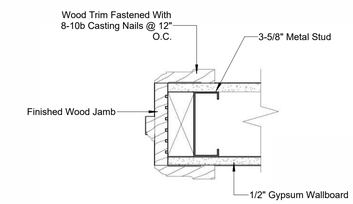
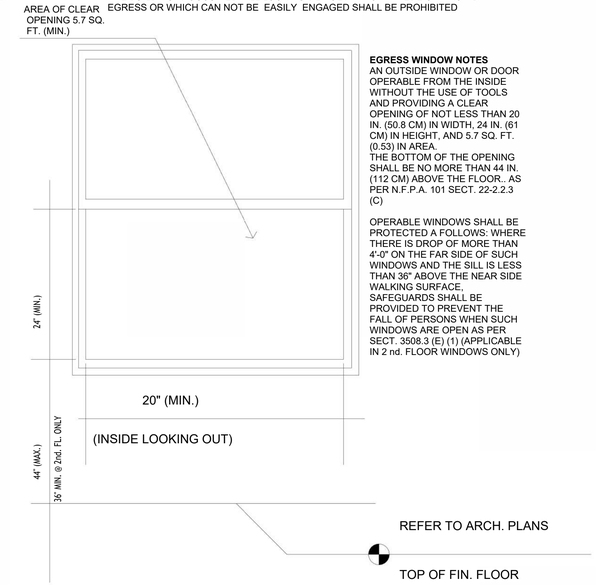


2 DOOR JAMB SIDE DETAIL
SCALE: 3" = 1'-0"



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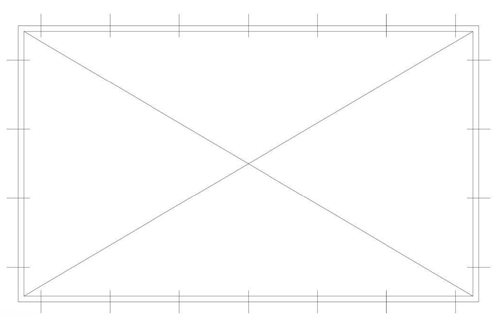
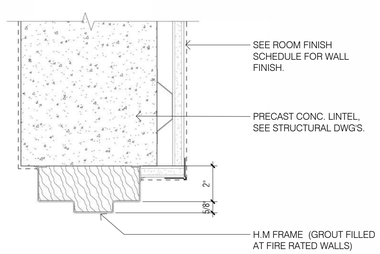
1 EGRESS WINDOW DETAIL
SCALE: 1/4" = 1'-0"



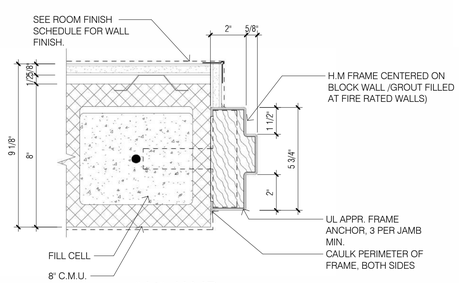
(WINDOW & DOOR OPENINGS 7'-0" WIDE AND LARGER)

2" X 4" P.T. BUCK W/ 1/4"□X 1 1/2" CONC. EMBEDMENT TAPCON W/ 1"□WASHER AT 8" O.C. START 3" FROM CORNERS. BUCKS TO BE FASTENED HORIZONTALLY AND VERTICALLY TO CONCRETE BEAMS AND COLUMNS OR CONCRETE FILLED MASONRY.
G.C. TO COORDINATE OPENING DIMENSIONS AND BUCK FASTENING DETAIL WITH PRODUCT APPROVALS.

3 WINDOW-DOOR OPENINGS
SCALE: 1/4" = 1'-0"

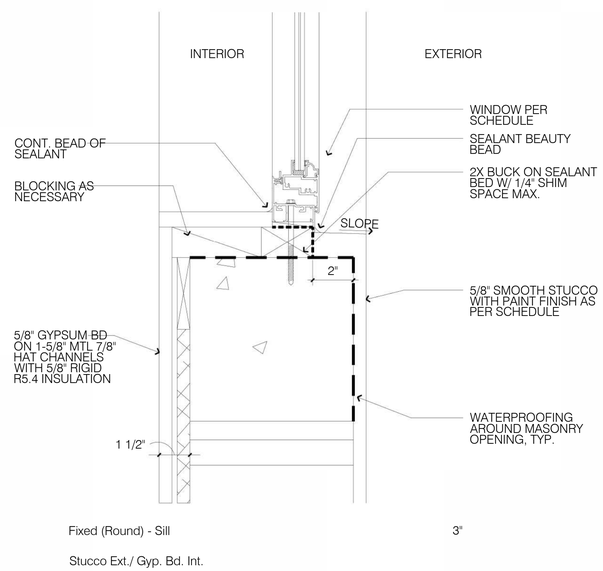


"H4" HEAD

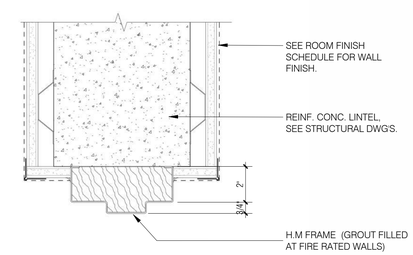


"J4" JAMB

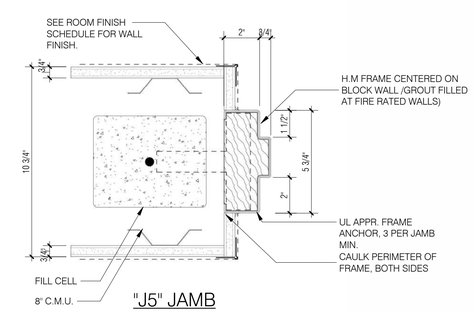
4 DOOR JAMB & HEAD DTL3
SCALE: 3" = 1'-0"



5. WINDOW DETAIL
SCALE: 3/4" = 1'-0"



"H5" HEAD



"J5" JAMB

6 DOOR JAMB & HEAD DTL 2
SCALE: 3" = 1'-0"

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240826- 12020 SW 188TH ST

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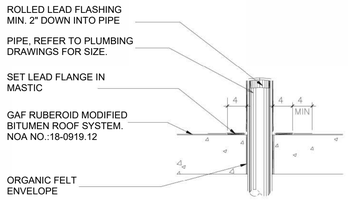
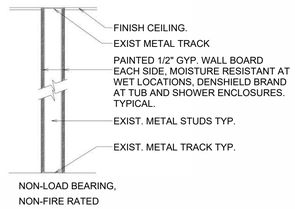
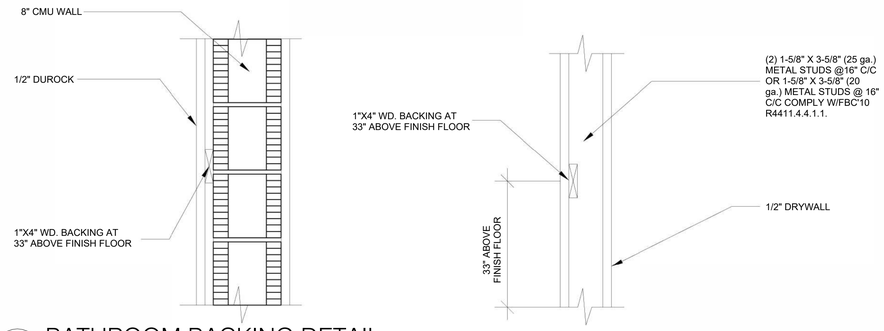
A-1.5



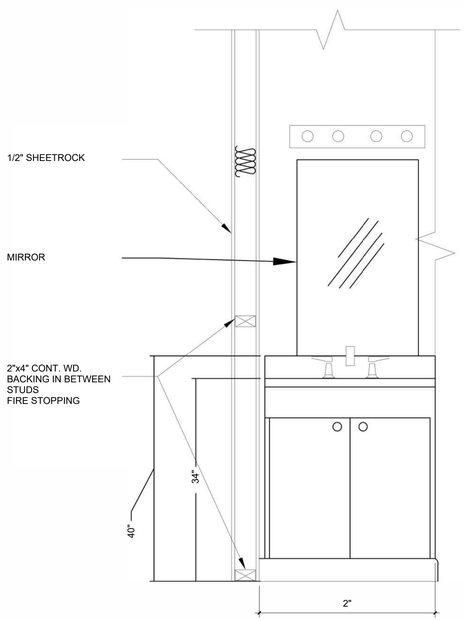
1 PIPE PENETRATION DETAIL
SCALE: 12" = 1'-0"



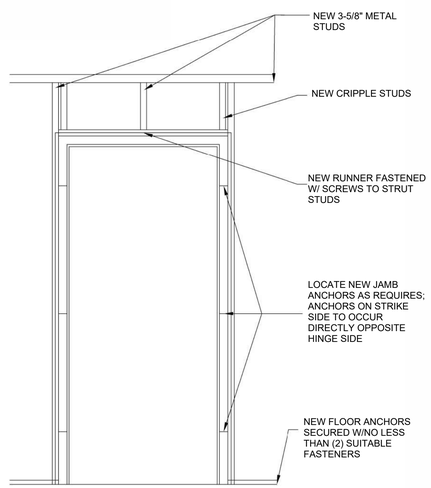
3 INTERIOR WALL DETAIL
SCALE: 12" = 1'-0"



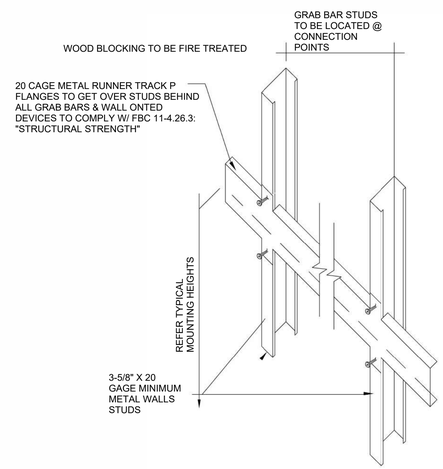
4 BATHROOM BACKING DETAIL
SCALE: 12" = 1'-0"



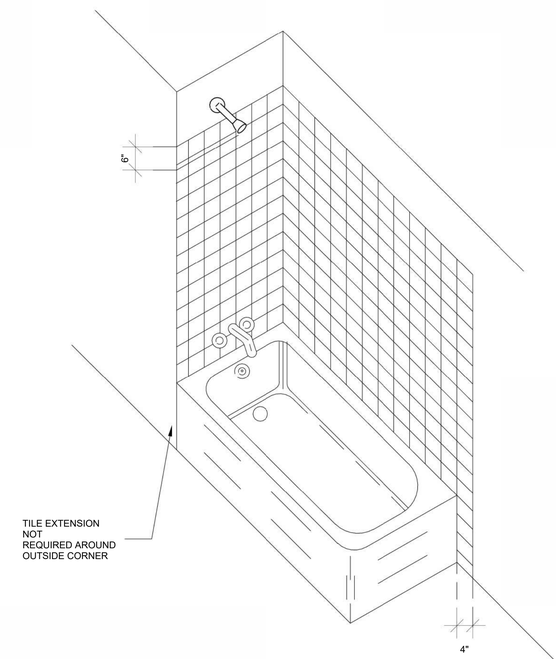
5 TYP. KITCHEN DETAIL
SCALE: 12" = 1'-0"



6 TWO SIDED LIGTH COVE DETAIL
SCALE: 12" = 1'-0"



7 TYP. SUPPORT DETAIL
SCALE: 12" = 1'-0"



8 TILE IN BATH SHOULD BE BROUGHT UP TO THE LEVELS SHOWN (TYP.)
SCALE: 12" = 1'-0"

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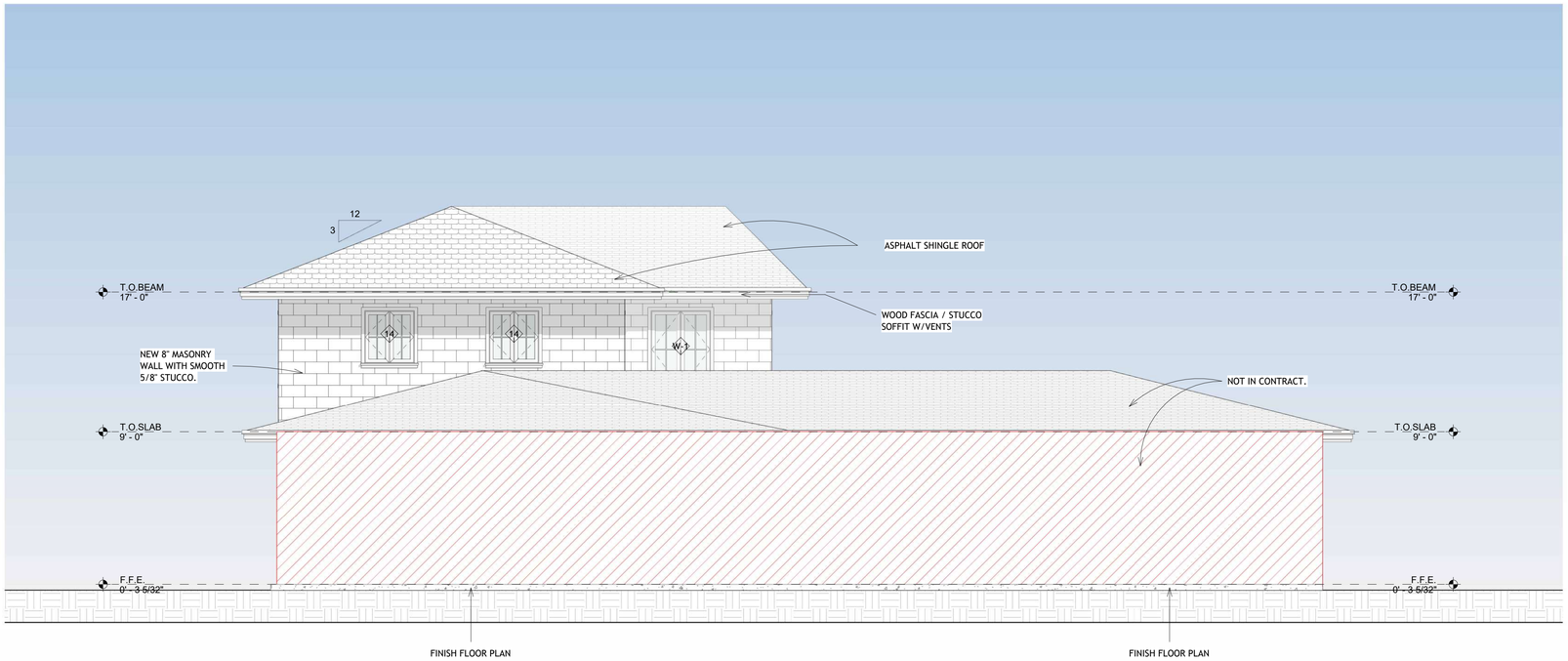
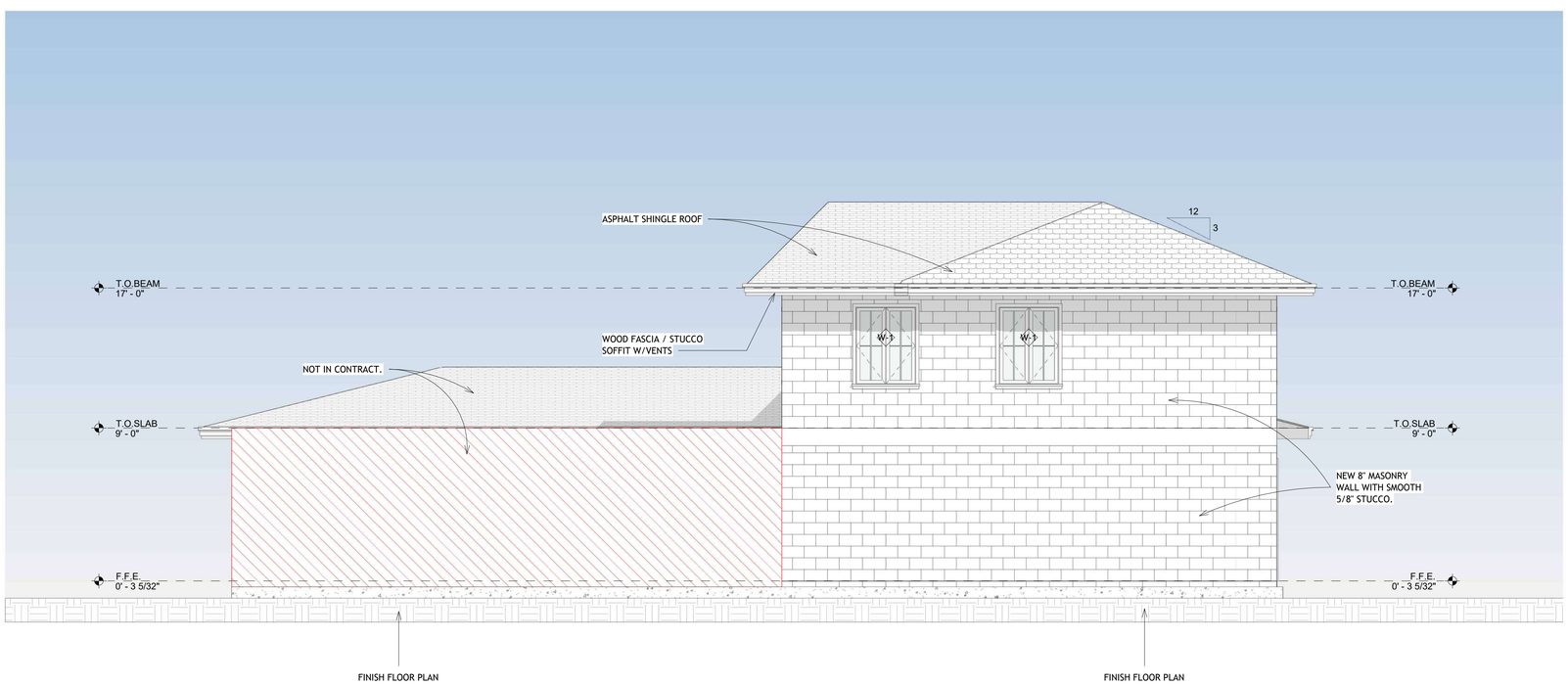
10/28/24

A-1.6



1 NORTH ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING BY:

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1 STORY NEW ADDITION

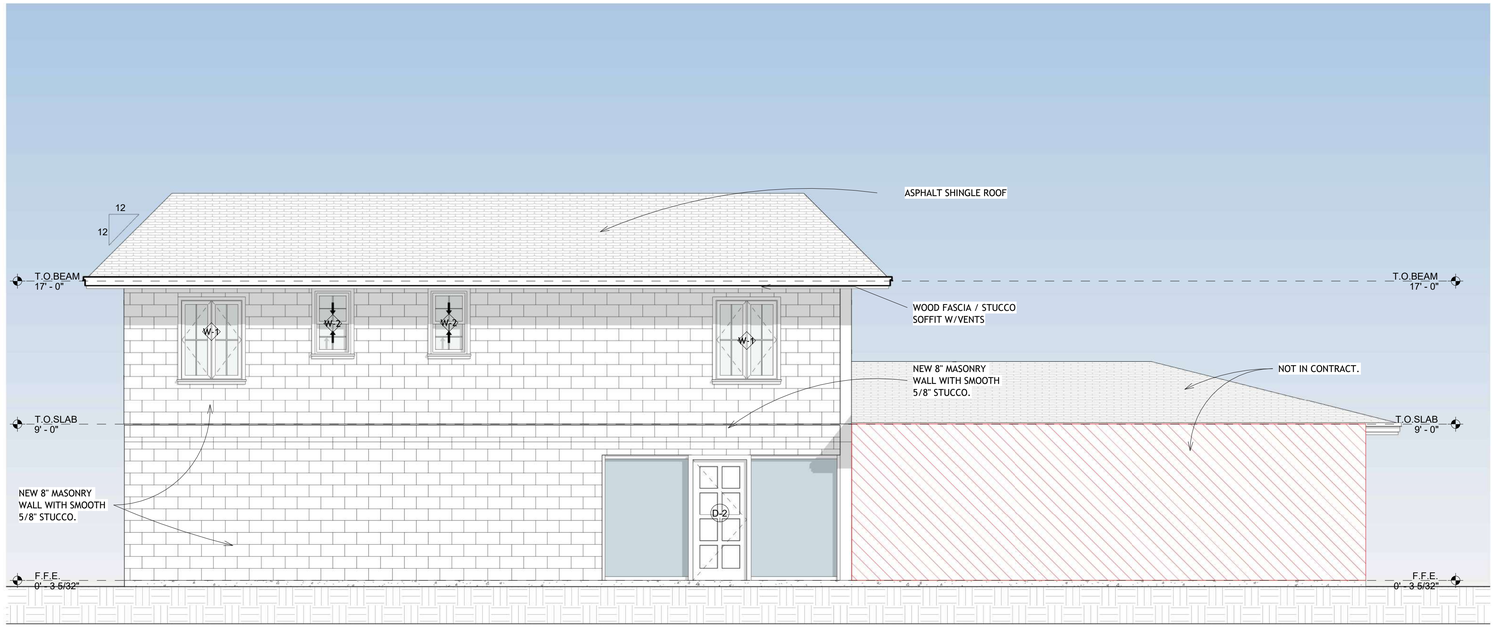
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

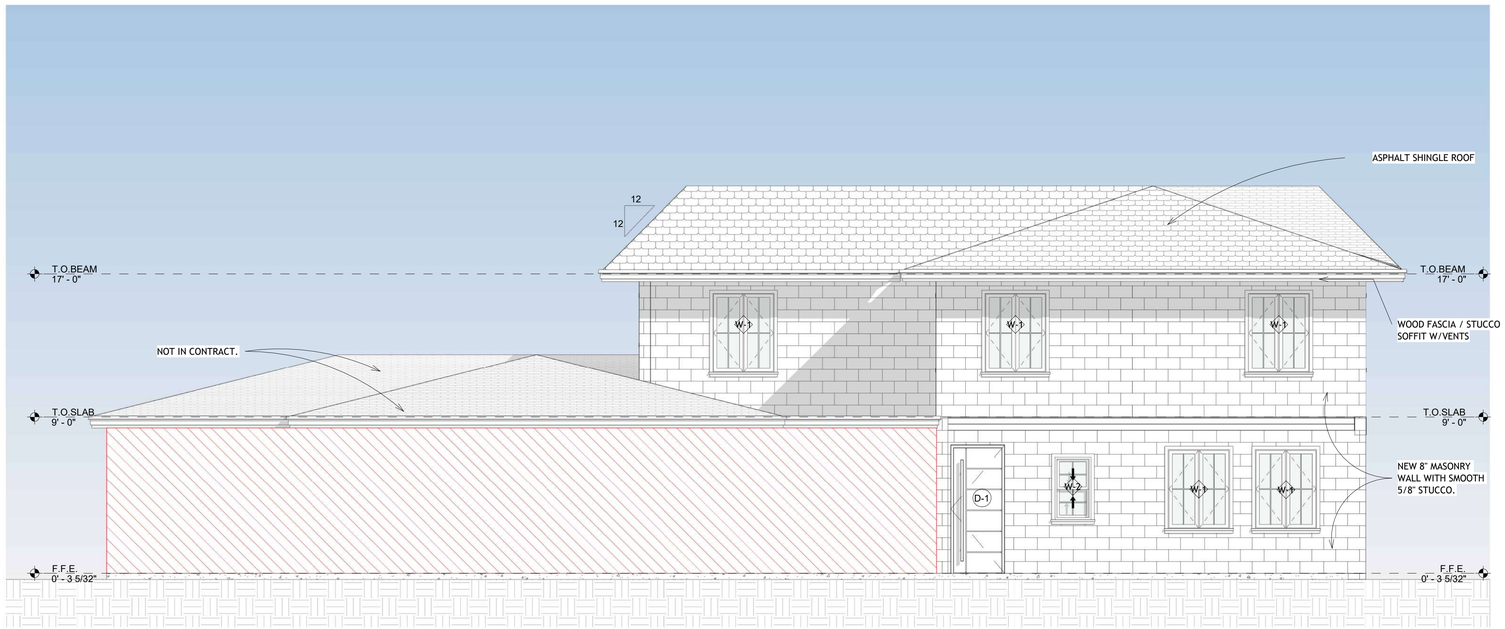
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
03/31/22

A-2.0



1 EAST ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ARCHITECTURAL BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING BY:

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REVISIONS	BY

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1 STORY NEW ADDITION

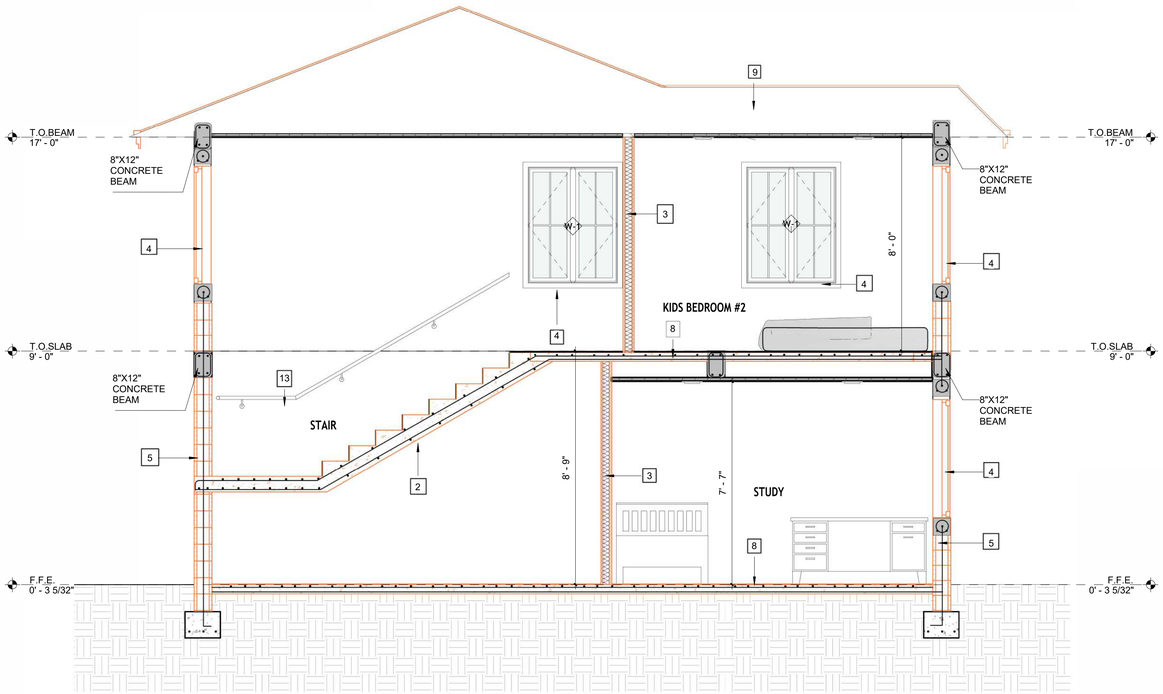
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

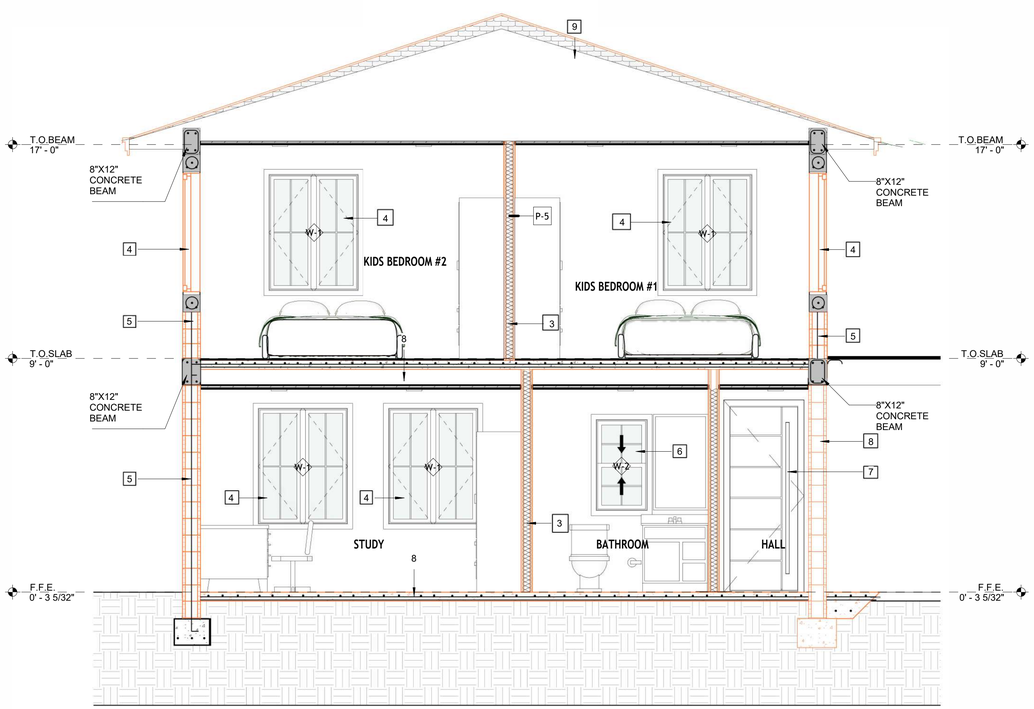
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
03/31/22

A-2.1



1 SECTION 4
SCALE: 3/8" = 1'-0"



2. SECTION 3
SCALE: 3/8" = 1'-0"

SECTION KEY NOTES

2 NEW STAIR

3 NEW INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL.

4 NEW WINDOW 3'-5"

5 NEW 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.

6 NEW WINDOW BATHROOM

7 NEW ACCESS DOOR

8 EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.

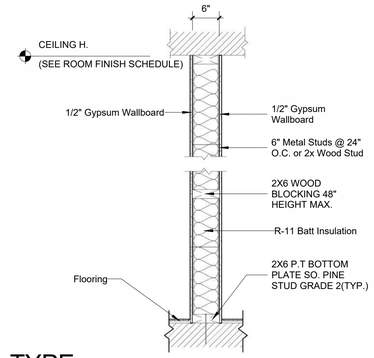
9 PLYWOOD SHEATHING = 2 PSF: UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.

10 NEW DOOR

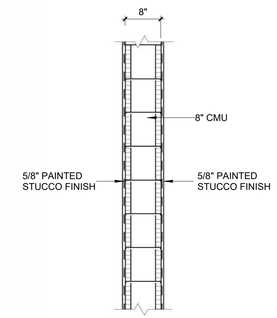
11 NEW DINING ROOM

12 NEW DOOR

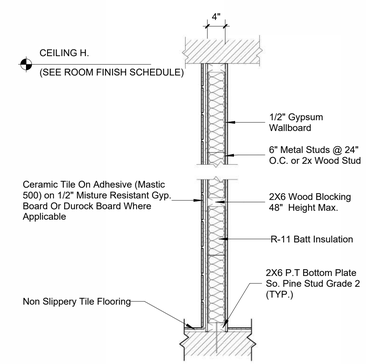
13 HANDRAILS



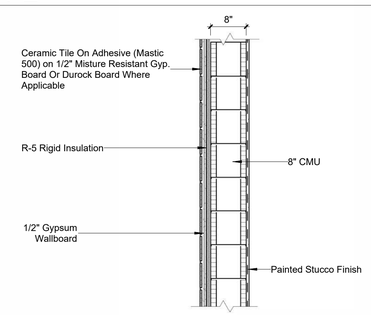
A-3.0 6 WALL TYPE
3/4" = 1'-0"



A-3.0 5 WALL TYPE
3/4" = 1'-0"



A-3.0 4 WALL TYPE
3/4" = 1'-0"



A-3.0 3 WALL TYPE
3/4" = 1'-0"

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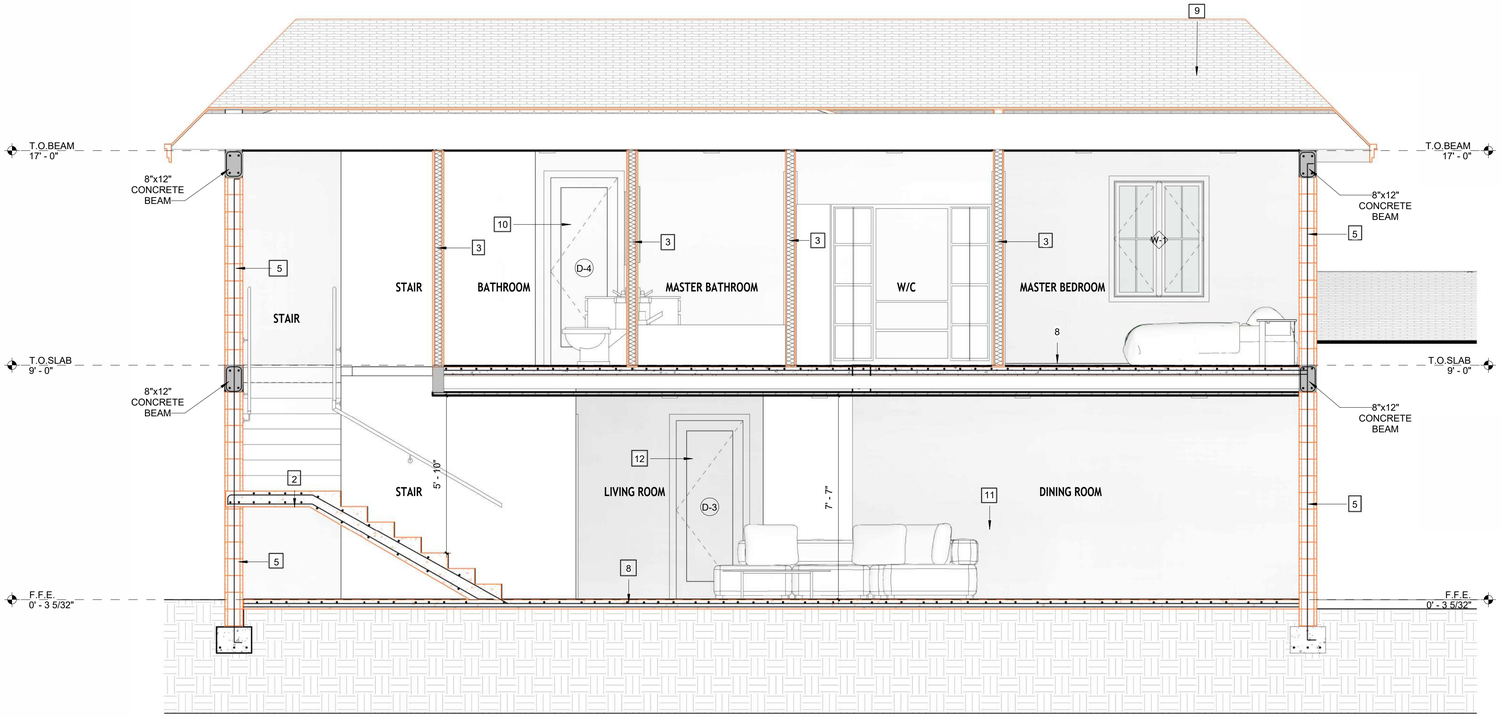
1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

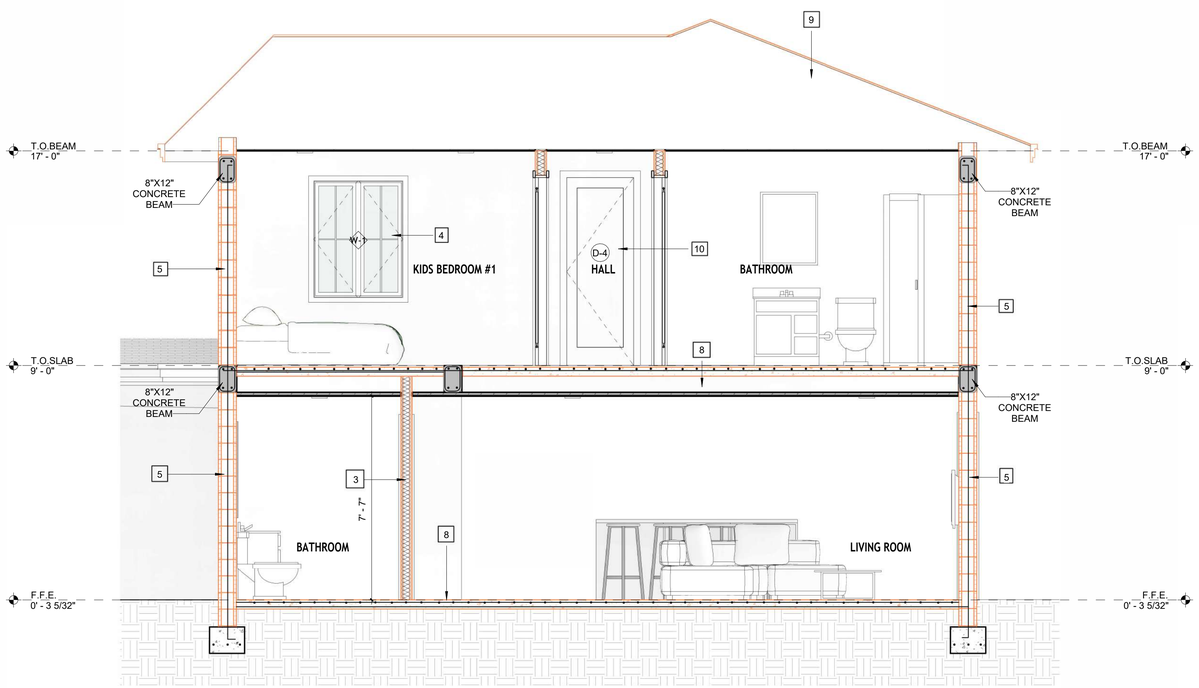
PROFESSIONAL SEAL:

LAST DATE REV.:
11/03/22

A-3.0



1 SECTION 1
SCALE: 3/8" = 1'-0"



2 SECTION 2
SCALE: 3/8" = 1'-0"

SECTION KEY NOTES

2 NEW STAIR

3 NEW INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL.

4 NEW WINDOW 3'-5"

5 NEW 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.

6 NEW WINDOW BATHROOM

7 NEW ACCESS DOOR

8 EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.

9 PLYWOOD SHEATHING = 2 PSF: UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.

10 NEW DOOR

11 NEW DINING ROOM

12 NEW DOOR

13 HANDRAILS

DRAWING BY:

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1 STORY NEW ADDITION

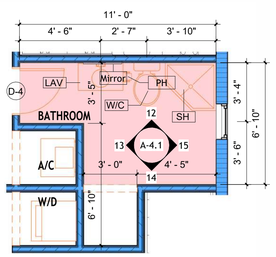
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

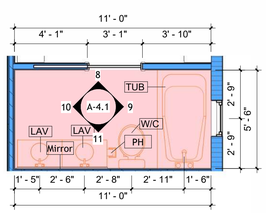
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/24/24

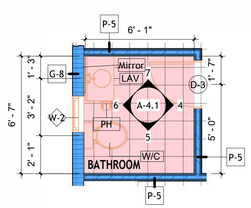
A-3.1



1. L2 - BATHROOM
SCALE: 1/4" = 1'-0"



2. L2 - MASTER BATHROOM
SCALE: 1/4" = 1'-0"



3. L1 - 1/2 BATH
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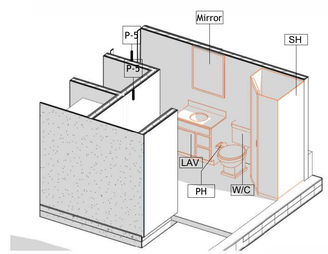
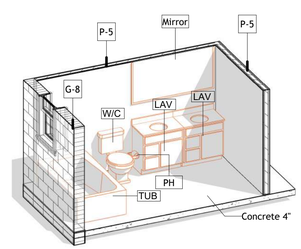
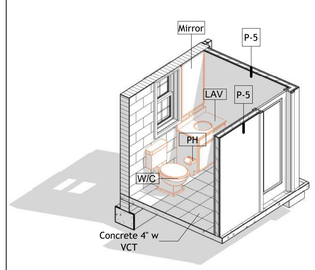


4. BATHROOM.
SCALE:



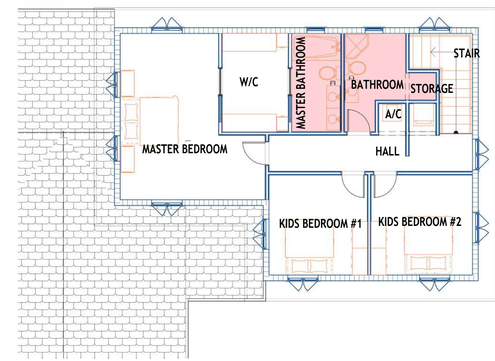
5. MASTER BATHROOM.
SCALE:



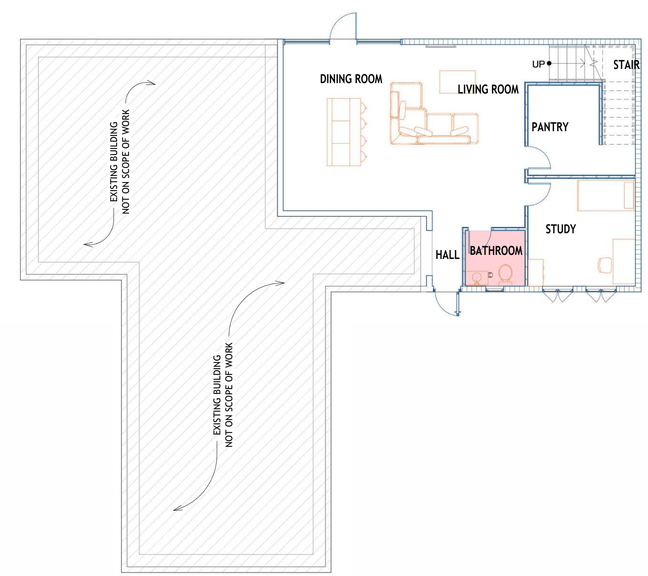
6. BATHROOM
SCALE:

MARK	KEYNOTE TEXT
TUB	BATHTUB
LAV.	WASH BASIN
WC	WATER
PH	TOILER PAPER DISPENSER
M.	MIRROR
K.S	KEY SHOWER
SH	SHOWER

MARK	KEYNOTE TEXT
	EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.
	PARTS THAT WILL BE REMOVED OR REPLACED IN EXISTING AREAS.
	NEW 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.
	NEW INTERIOR PARTITION. 5/8" D.W. BOTH SIDES ON 3-5/8" x 25 GA. MTL.



7. PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



8. PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWING BY:

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
11/03/22

A-4.0

DRAWING BY:

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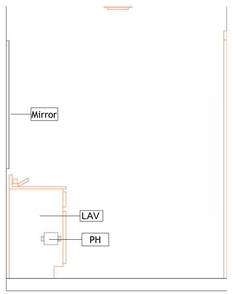
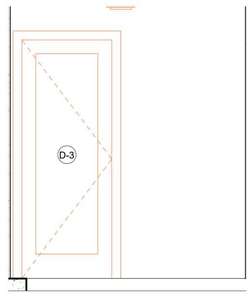
1 STORY NEW ADDITION

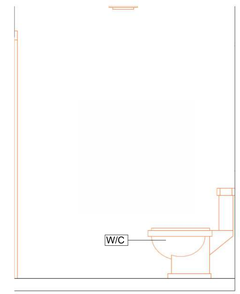
240826- 12020 SW 188TH ST



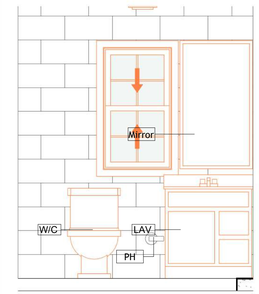
7 BATHROOM ELEVATION A
SCALE: 1/2" = 1'-0"



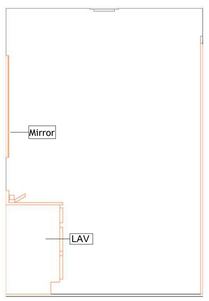
4 BATHROOM ELEVATION B
SCALE: 1/2" = 1'-0"



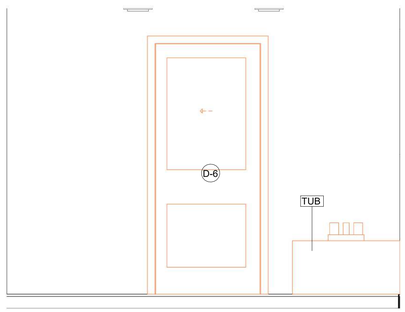
5 BATHROOM ELEVATION C
SCALE: 1/2" = 1'-0"



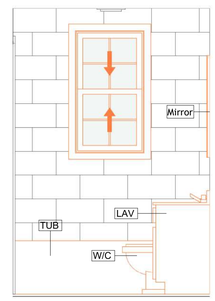
6 BATHROOM ELEVATION D
SCALE: 1/2" = 1'-0"



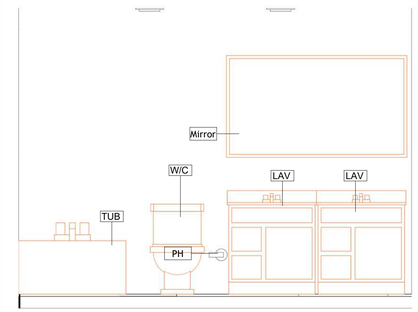
10 BATHROOM #1 ELEVATION A
SCALE: 1/2" = 1'-0"



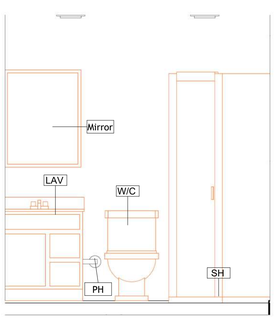
8 BATHROOM #1 ELEVATION B
SCALE: 1/2" = 1'-0"



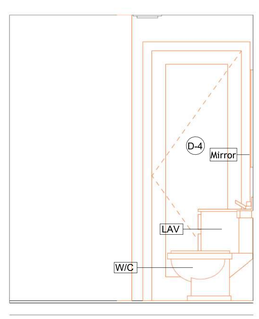
9 BATHROOM #1 ELEVATION C
SCALE: 1/2" = 1'-0"



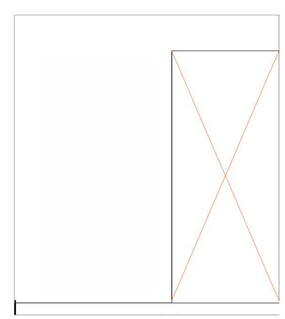
11 BATHROOM #1 ELEVATION D
SCALE: 1/2" = 1'-0"



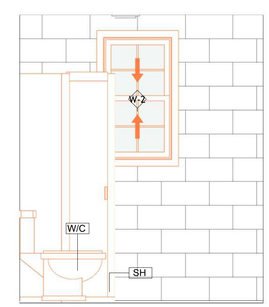
12 BATHROOM ELAVATION A
SCALE: 1/2" = 1'-0"



13 BATHROOM ELEVATION B.
SCALE: 1/2" = 1'-0"



14 BATHROOM ELEVATION C.
SCALE: 1/2" = 1'-0"



15 BATHROOM RLRVATION D.
SCALE: 1/2" = 1'-0"

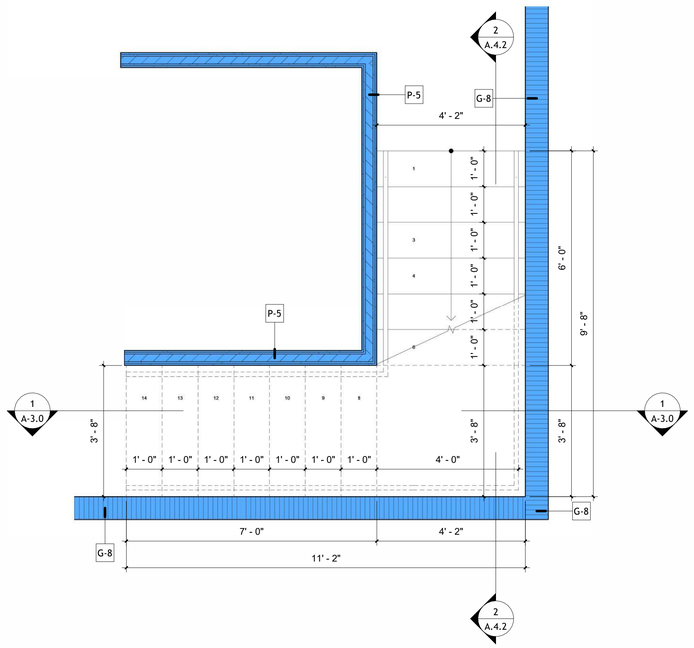
MARK	KEYNOTE TEXT
TUB	BATHTUB
LAV.	WASH BASIN
WC	WATER
PH	TOILER PAPER DISPENSER
M.	MIRROR
K.S	KEY SHOWER
SH	SHOWER

PROFESSIONAL SEAL:

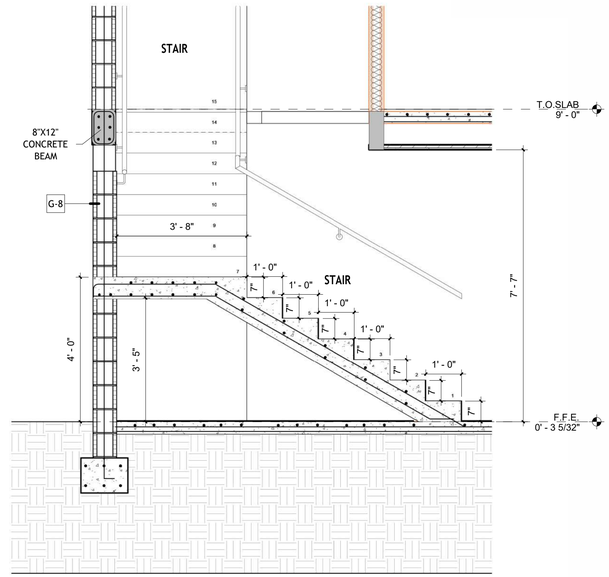
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/28/24

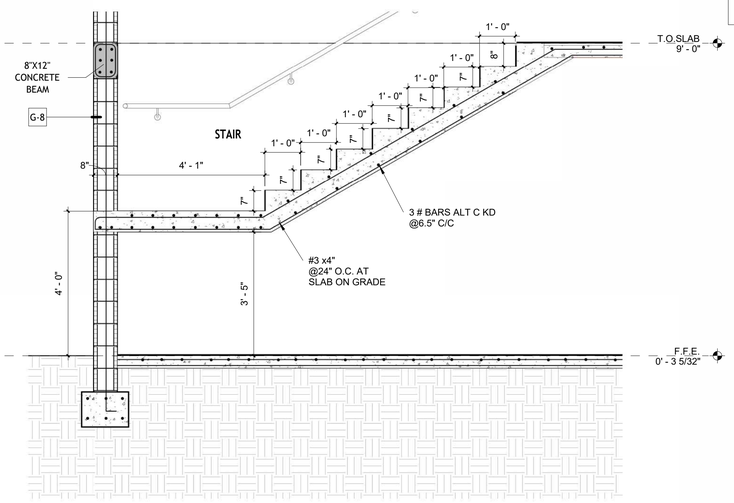
A-4.1



1 L1 - STAIR
SCALE: 1/2" = 1'-0"



2 A.4.2 SECTION 1- STAIR
1/2" = 1'-0"



3 A.4.2 SECTION 2-STAIR
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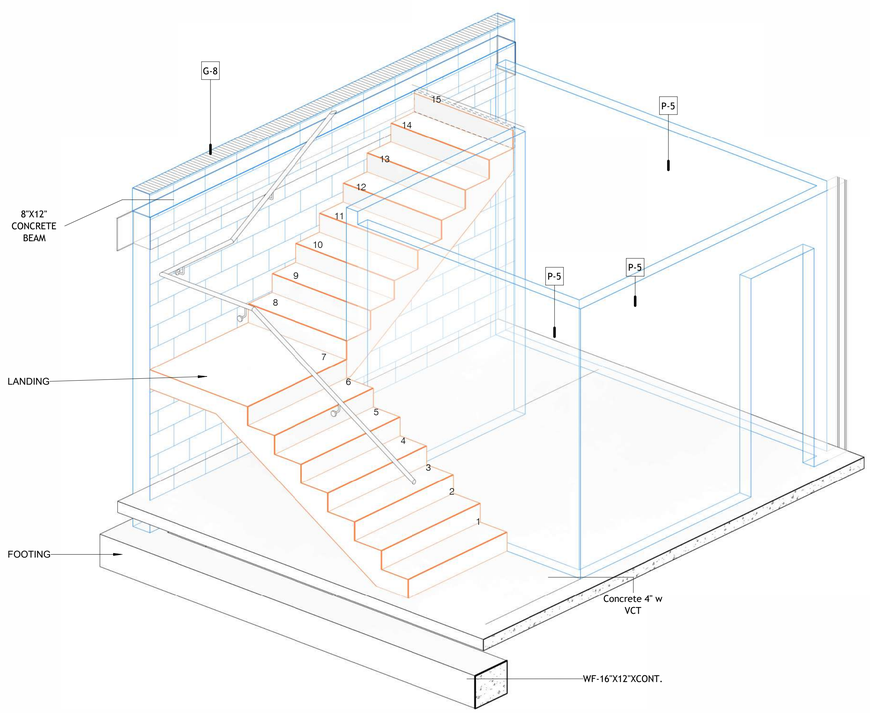
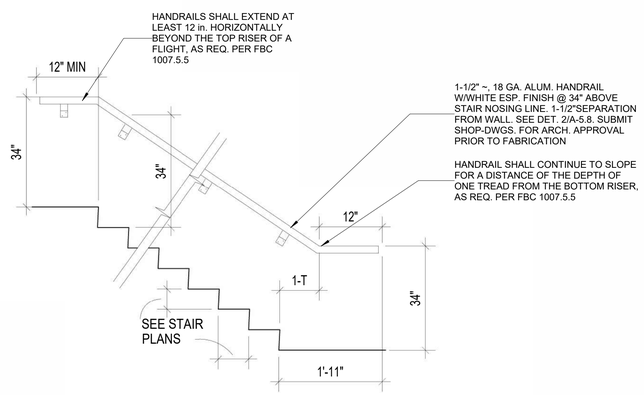
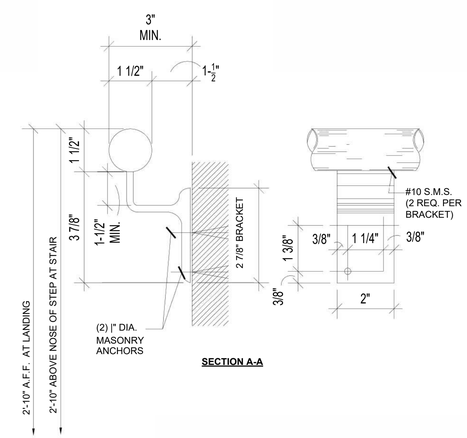


4 STAIR
SCALE:





5 STAIR DETAIL-A
SCALE: 3/4" = 1'-0"

DRAWING BY:

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Phone: (954) 803-8968 - ccastillo@panamericanec.com

1 STORY NEW ADDITION

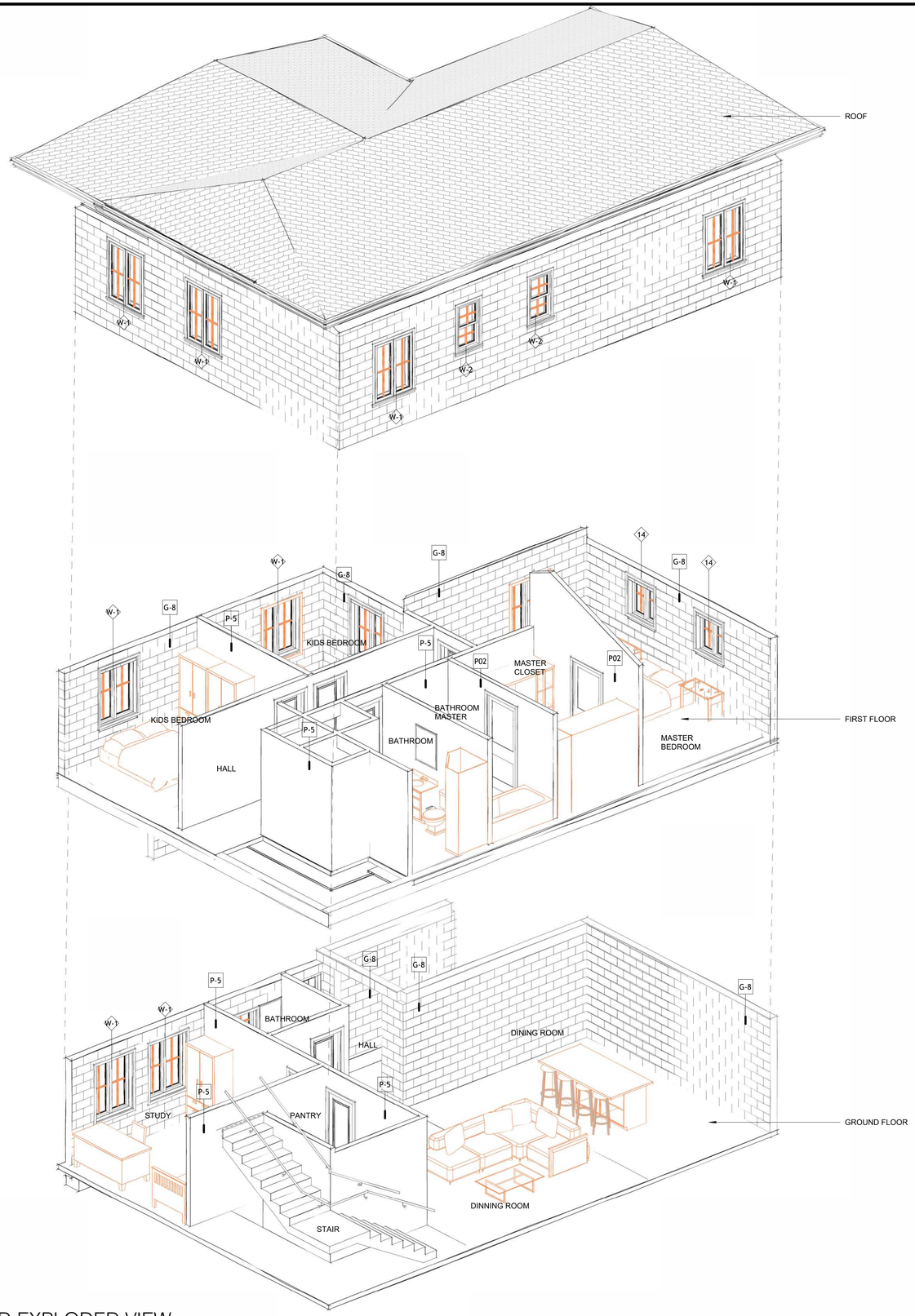
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

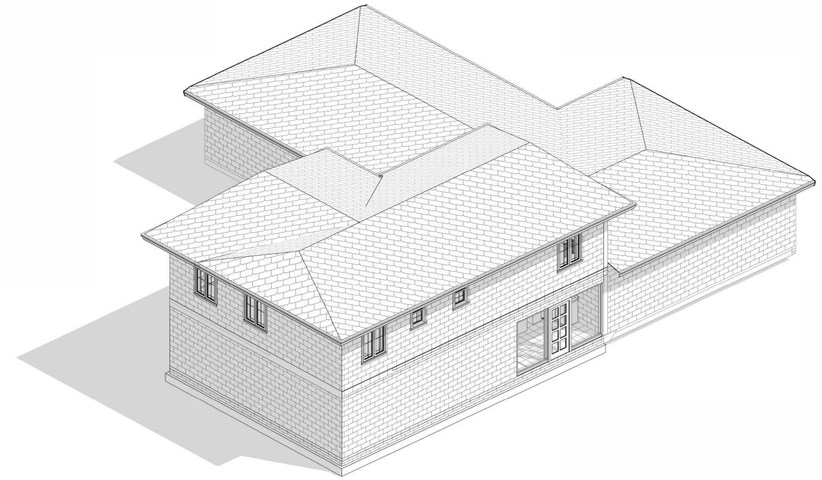
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/30/24

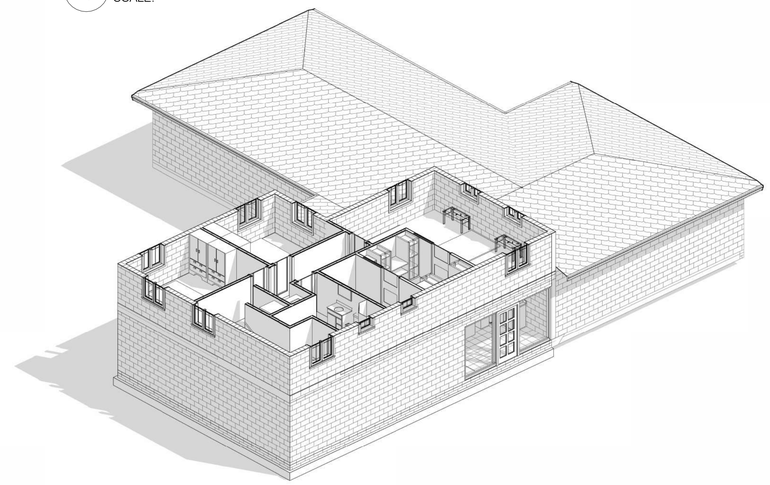
A.4.2



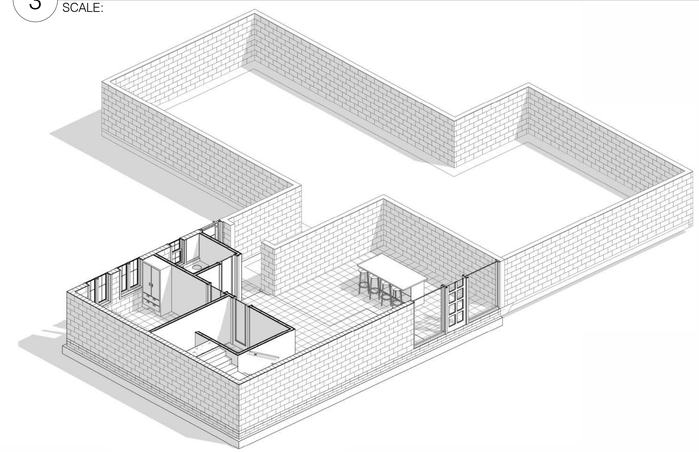
1 3D EXPLODED VIEW
SCALE:



4 3D VIEW
SCALE:



3 FIRST FLOOR
SCALE:



2 GROUND FLOOR
SCALE:

DRAWING BY:

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
04/05/22

A-5.0

I. CODES

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDING-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN". 13TH. EDITION.
2. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-11.
3. AMERICAN FOREST AND PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS". 2013 (NDS).
4. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED MASONRY STRUCTURE" ACI 530-11-
5. FLORIDA BUILDING CODE (F.B.C) 2023-RESIDENTIAL 8TH EDITION WITH LATEST AMENDMENTS AND REVIEWS.

II. MATERIALS

UNLESS OTHERWISE SHOWN OR NOTED OR DRAWINGS.

1. STRUCTURAL STEEL:	ASTM A36
ANCHOR BOLTS. UON.	ASTM A325
2. CAST-IN-PLACE CONCRETE	
FOUNDATION:	3KSI NORMAL WT
SLABS ON GROUND	3KSI NORMAL WT
COLUMNS AND BEAMS	3KSI NORMAL WT
3. REINFORCEMENT:	
DEFORMED BARS	ASTM A615 GRADE 60
WELDED WIRE FABRIC:	ASTM A1185, GRADE 60
4. WELDING ELECTRODES:	A70XX LOW HYDROGEN
5. BOLTING MATERIALS:	ASTM A325 OR A490. UON.
6. FRAMING LUMBER	DOUGLAS FIR OR SOUTHERN
DECKING YELLOW PINE.	

19% MAXIMUM MOISTURE CONTENT
FB= 1200 PSI MINIMUM NOMINAL SIZE DRESSED S4S

III CONCRETE NOTES:

1. REINFORCING STEEL SHALL HAVE A MINIMUM CLEAR COVER AS FOLLOWS. UON
IN DRAWINGS.
CONCRETE POURED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER
#5 OR SMALLER.....1 1/2"
#6 OR LAGER.....2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
COLUMNS (TIES AND MAIN REINF).....1 1/2"
SLAB, WALLS, JOINTS
#11 OR SMALLER.....3/4"
BEAMS (STIRRUPS AND MAIN REINF..... 1 1/2"
CLEAR COVER SHALL BE CLEARLY SHOWN ON ALL REBAR DETAIL DRAWINGS.
2. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING
CONCRETE IF NECESSARY, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
3. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL
OPERATING, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. AS WELL AS THE
STRUCTURAL DRAWINGS. AS WELL AS THE STRUCTURAL DRAWINGS FOT THE
LOCATIONS. NUMBER AND SIZE OF ALL OPENINGS, SLEEVES,ETC., HOWEVER
OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED
ONLY AFTER APPROVAL BY STRUCTURAL ENGINEER IS OBTAINED.
4. LOCATION OFF ALL CONSTRUCTION JOINTS NOT SHOWN IN DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO DETAILS OF REINFORCING. ALL CONSTRUCTION JOINTS TO BE CLEARLY SHOWN IN REBAR
DETAIL DRAWINGS. ENGINEER MAY REQUIRE ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS.
5. CONCRETE FINISH FOR SLAB ON GROUND SHALL BE " LIGHTS BROOM FINISH"
CONCRETE FINISH FOR BEAMS AND COLUMNS SHALL BE "SMOOTH FORM FINISH
ACI 301- 89 (10.2.2)

IV GENERAL

1. NOTE, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWING FOR REVIEW.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFY-ACTIONS ARCHITECTURAL AND MECHANICAL DRAWINGS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO FORMING WORK.
3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.
4. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR WATER/ DAMPROOFING AND FIRE PROOFING DETAILS AND REQUIREMENTS.
5. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY THE ARCHITECT'S OR ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR MEANS OR METHODS OF CONSTRUCTION.
6. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS IF, DURING EXCAVATION OR CONSTRUCTION ACTUAL CONDITIONS ARE DISCOVERED. TO DIFFER FROM THOSE INDICATED ON DRAWINGS ENGINEER SHALL.

V WOOD NOTES:

1. ALL WOOD IN CONTACT W/CONCRETE, MASONRY OR LATH SHALL BE PRESSURE TREATED AS PER " AMERICAN WOOD-PRESERVERS" ASSOCIATIONS.
2. STRUCTURAL LUMBERS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1.100 P.S.I. FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE N° 1, NON-DENSE OR APPROVAL EQUAL. LUMBER SHALL BE FREE OF WARP THAT CAN NOT BE CORRECTED BY BRIDGING AND NAILING.

VI MASONRY:

1. HOLLOW CONCRETE MASONRY SHOWN ON THESE DRAWINGS SHALL BE ASTM C90 ON GRADE N. TYPE I, NORMAL WEIGHT WITH F'mc= 1500 P.S.I.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE TYPE M FOR BELOW F'M= 2000 P.S.I.
3. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476 WITH 2000 P.S.I. STRENGTH AT 28 DAYS. CELLS SHALL BE GROUTED IN INCREMENTS NOT EXCEEDING 4 FEET VERTICALLY AND A SLUMP OF 9" + 1" FILL CELLS BELOW GRADE.
4. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS MINIMUM LAPS SPLICES SHALL BE 48 BARS DIA. AS FOLLOWS.
#3 BARS -1'-6"
#4 BARS -2'-0"
#5 BARS -2'-6"
#6 BARS -3'-0"
5. HORIZONTAL REINFORCING SHALL BE N° 9 GAGE LADDER TYPE OR EQUIVALENT AND SHALL BE PLACED EVERY OTHER COURSE U.O.N.
6. ALL BLOCK SHALL BE PLACED IN RUNNING BOND.
7. REINFORCING SPLICES TO 48 BAR DIAMETERS MINIMUM.
8. A SPECIAL INSPECTOR IS REQUIRED FOR ALL GROUTING.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS WHICH MAY NOT BE IN ACCORDANCE WITH THE DESIGN CONDITIONS AND CRITERIA.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONSTRUCTION SAFETY.

4. REFER TO ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS, SLOPES, STEPS AND RECESSES.

5. REFER TO MECHANICAL AND ELECTRICAL AND ARCHITECTURAL PLANS FOR SIZE AND LOCATIONS OF MECHANICAL SLEEVES AND OPENINGS.

6. SEE SHEET S101 FOR GENERAL NOTES.

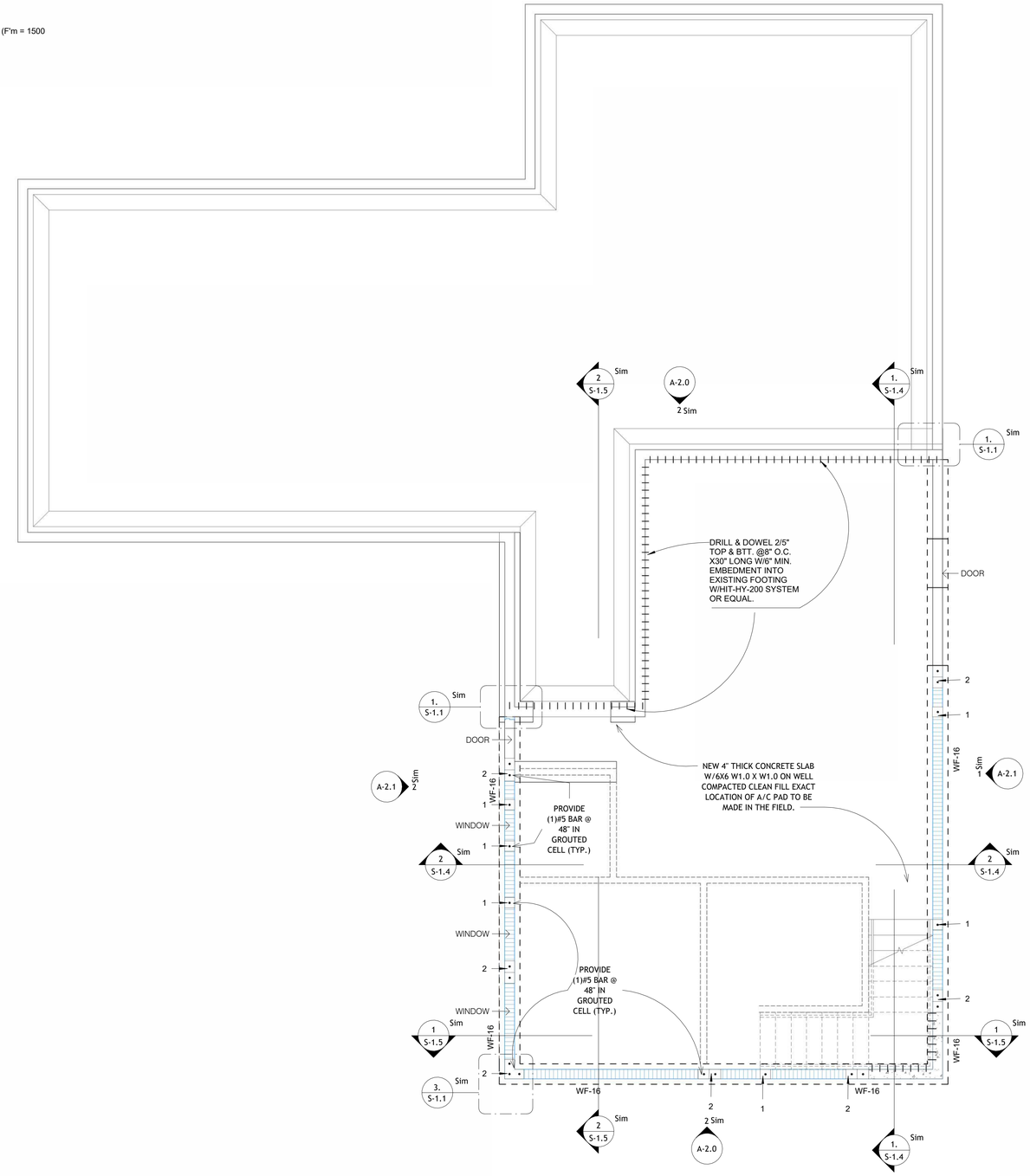
7. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI) -
#5 @ 32" O.C.

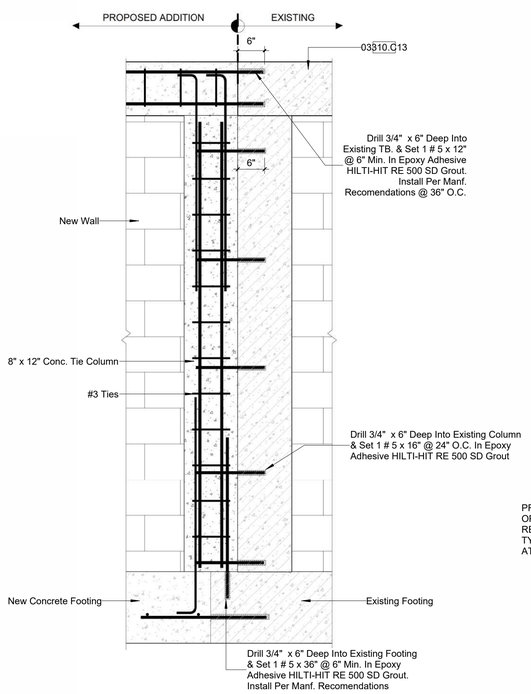
FOOTING SCHEDULE

MARK	SIZE		REINFORCING		REMARKS	NOTES
	WIDTH	HEIGHT	(B) BOTTOM	(T) TOP		
WF-16	16"xCONT.	12"	(3)# 5 CONT.	(1)# 5 TRANSV.	@ 12" O.C.	NEW
-----	------	---	--------	---------	---------	----

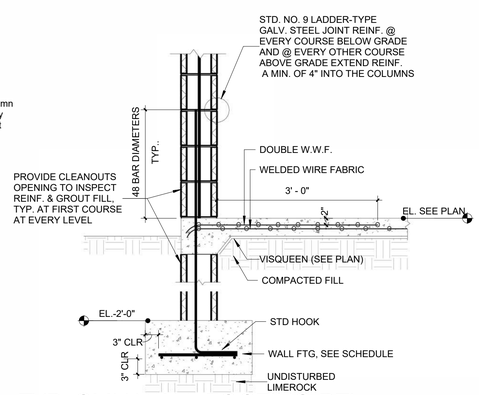
COLUMN SCHEDULE

GRAPHIC	MARK	SIZE		REINFORCING		REMARKS
		WIDTH	HEIGHT	VERTICAL	HOOPS	
	C1	8"	8"	1#5		FILLED BLOCK
	C2	8"	16"	2#5		FILLED BLOCK





1. NEW WALL TO EXISTING ST.
SCALE: 3/4" = 1'-0"



3. TYP. CMU WALL FOOTING DTL
SCALE: 3/4" = 1'-0"

1 GROUND FLOOR STRUCTURAL
SCALE: 1/4" = 1'-0"

DRAWING BY:

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

LAST DATE REV.:
03/31/22

S-1.1

I. CODES

1. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDING-ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN". 13TH. EDITION.
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UNLESS OTHERWISE SHOWN OR NOTED OR DRAWINGS.
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   SLABS ON GROUND 3KSI NORMAL WT
   COLUMNS AND BEAMS 3KSI NORMAL WT
3. REINFORCEMENT:
   DEFORMED BARS ASTM A615 GRADE 60
   WELDED WIRE FABRIC: ASTM A1185, GRADE 60
4. WELDING ELECTRODES: A70XX LOW HYDROGEN
5. BOLTING MATERIALS: ASTM A325 OR A490. UON.
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III CONCRETE NOTES:

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CONCRETE POURED AGAINST EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER
#5 OR SMALLER.....1 1/2"
#6 OR LAGER..... 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND
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SLAB, WALLS, JOINTS
#11 OR SMALLER.....3/4"
BEAMS (STIRRUPS AND MAIN REINF..... 1 1/2"
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1. NOTE, TYPICAL DETAILS AND SCHEDULES APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE NOTED FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF A SIMILAR NATURE. VERIFY APPLICABILITY BY SUBMITTING SHOP DRAWING FOR REVIEW.
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6. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS IF, DURING EXCAVATION OR CONSTRUCTION ACTUAL CONDITIONS ARE DISCOVERED. TO DIFFER FROM THOSE INDICATED ON DRAWINGS ENGINEER SHALL.

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VI MASONRY:

1. HOLLOW CONCRETE MASONRY SHOWN ON THESE DRAWINGS SHALL BE ASTM C90 ON GRADE N. TYPE I, NORMAL WEIGHT WITH F'mc= 1500 P.S.I.
2. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE TYPE M FOR BELOW F'M= 2000 P.S.I.
3. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C476 WITH 2000 P.S.I. STRENGTH AT 28 DAYS. CELLS SHALL BE GROUTED IN INCREMENTS NOT EXCEEDING 4 FEET VERTICALLY AND A SLUMP OF 9" + 1" FILL CELLS BELOW GRADE.
4. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS MINIMUM LAPS SPLICES SHALL BE 48 BARS DIA. AS FOLLOWS.
#3 BARS -1'-6"
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#6 BARS -3'-0"
5. HORIZONTAL REINFORCING SHALL BE N° 9 GAGE LADDER TYPE OR EQUIVALENT AND SHALL BE PLACED EVERY OTHER COURSE U.O.N.
6. ALL BLOCK SHALL BE PLACED IN RUNNING BOND.
7. REINFORCING SPLICES TO 48 BAR DIAMETERS MINIMUM.
8. A SPECIAL INSPECTOR IS REQUIRED FOR ALL GROUTING.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

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5. REFER TO MECHANICAL AND ELECTRICAL AND ARCHITECTURAL PLANS FOR SIZE AND LOCATIONS OF MECHANICAL SLEEVES AND OPENINGS.

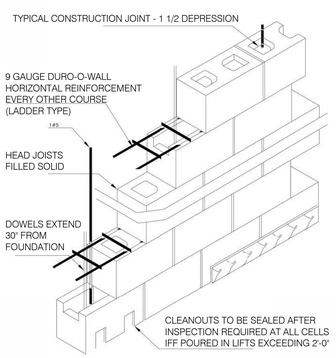
6. SEE SHEET S101 FOR GENERAL NOTES.

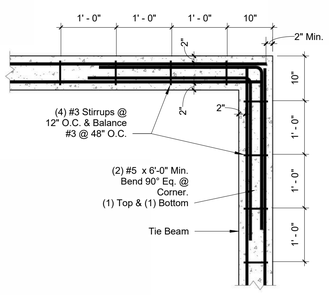
7. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI) -
#5 @ 32" O.C.

BEAMS SCHEDULE

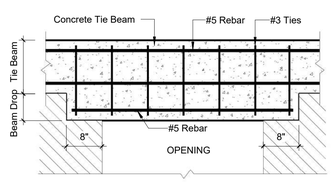
MARK	SIZE		REINFORCING				TIES	REMARKS
	WIDTH	HEIGHT	(B)BOTTOM	(M)MED	(T)TOP	(S)MIDDLE		
1B-1	8"	12"	(1)#5	------	(1)#5	---------	NO	**
PRECAST	8"	8"	(1)#5	------	(1)#5	---------	NO	**
TB-1	8"	12"	(2)#5	------	(2)#5	---------	#3 @12 O.C.	**
TB-2	8"	12"	(2)#5	------	(2)#5	---------	#3 @12 O.C.	**
1B-2	8"	12"	(1)#5	------	(1)#5	---------	NO	**

CONTRACTOR SHALL PROVIDE TERMITE PROTECTION STATEMENT FBC 2017 6TH EDITION SECTION 1816.1 AND FBC R318.1

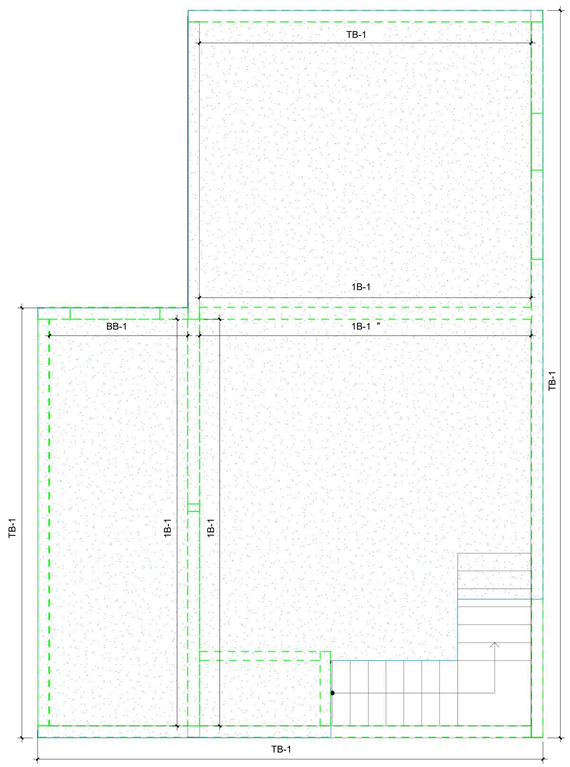




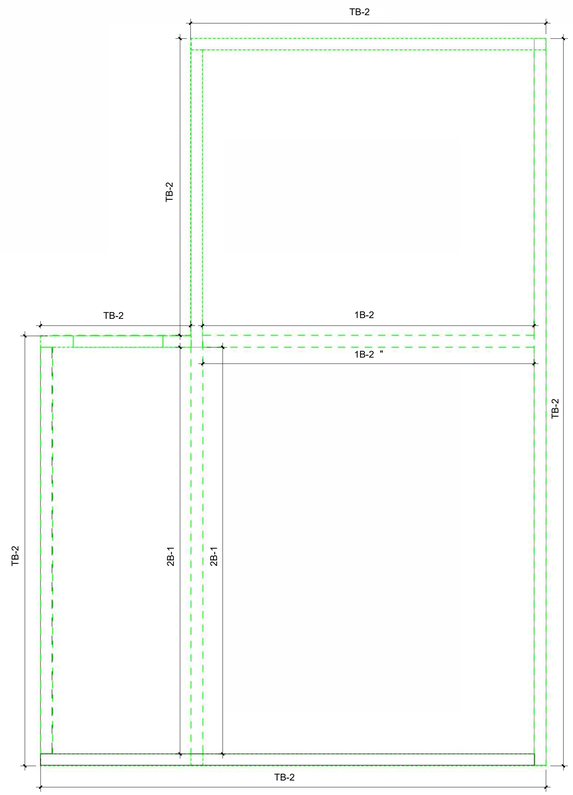
1. DETAIL FOR ALL TIE BEAMS
SCALE: 12" = 1'-0"



3. TIE BEAM DROP DETAIL
SCALE: 3/4" = 1'-0"



5 GROUND FLOOR STRUCTURAL BEAMS
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR STRUCTURAL BEAMS
SCALE: 1/4" = 1'-0"

DRAWING BY:

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
10/28/24

S-1.2

		1- PLY SOUTHERN PINE (SP) RAFTER/TRUSS				1- PLY SOUTHERN PINE (SP) RAFTER/TRUSS			
MODEL N°	H (In)	FASTENERS (In)	UPLIFT (160) GFCMU/ CONCRETE	F1 (160)	F2 (160)	FASTENERS (In)	UPLIFT (160) GFCMU/ CONCRETE	F1 (160)	F2 (160)

SCOPE OF WORK
NEW STRUCTURAL ROOF AS SHOWN ON PLANS

NOTE:
GC SUBMITTED THE TRUSS SHOP DRAWINGS FOR APPROVAL.

WALLS, DOORS & WINDOWS			
NET WIND UPLIFT PRESSURES AS PER ASCE 7-10			
ZONE		PRESSURE	
		POS	NEG
WINDOW W-3	4		
WINDOW W-2	4		

ROOF NOTES:

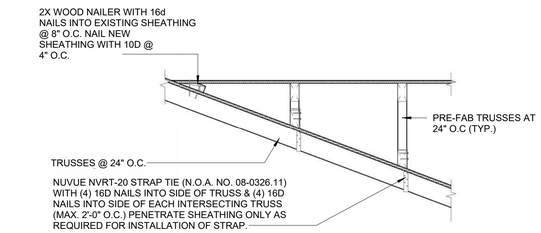
1. BRACING MEMBERS TO BE CONTINUOUS 2X6 WOOD MEMBERS. AT SPLICE LOCATIONS, LAP BRACING MEMBERS NIVER AT LEAST TWO TRUSSES.

DIAGONAL BRACING:

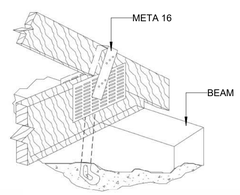
1. BRACING MEMBERS TO BE 2X6 WOOD MEMBERS.

PLAN NOTES:

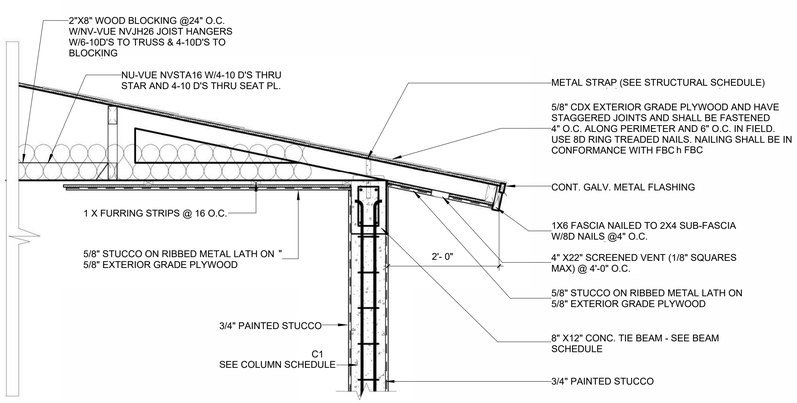
1. ROOF ASSEMBLY:
PROVIDE PREFABRICATED WOOD TRUSSES SPACED AT 2'-0" O.C. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY FLORIDA PROFESSIONAL ENGINEER.
2. PLYWOOD SHEATHING:
PROVIDE 5/8" CDX PLYWOOD SHEATHING OVER ALL TRUSSES, NAILED WITH 8d RINK SHANK NAILS 4" O.C. AT PERIMETER EDGE AND THE RIDGES. ALL STRUCTURAL LUMBER SHALL BE MINIMUM ALLOWABLE STRESS OF 1200 PSI.
3. TRUSS ANCHORS STRAPS:
PROVIDE TRUSS ANCHORS STRAPS AS SHOWN ON PLAN, AT EACH TRUSS ANCHORED TO CONCRETE BEAM OR TIE BM. REFER TO SECTION THIS SHEET.
4. DESIGN LOADS:
ALLOWABLE SUPERIMPOSED DEAD LOAD: 25 PSI
ALLOWABLE SUPERIMPOSED LIVE LOAD: 30 PSI



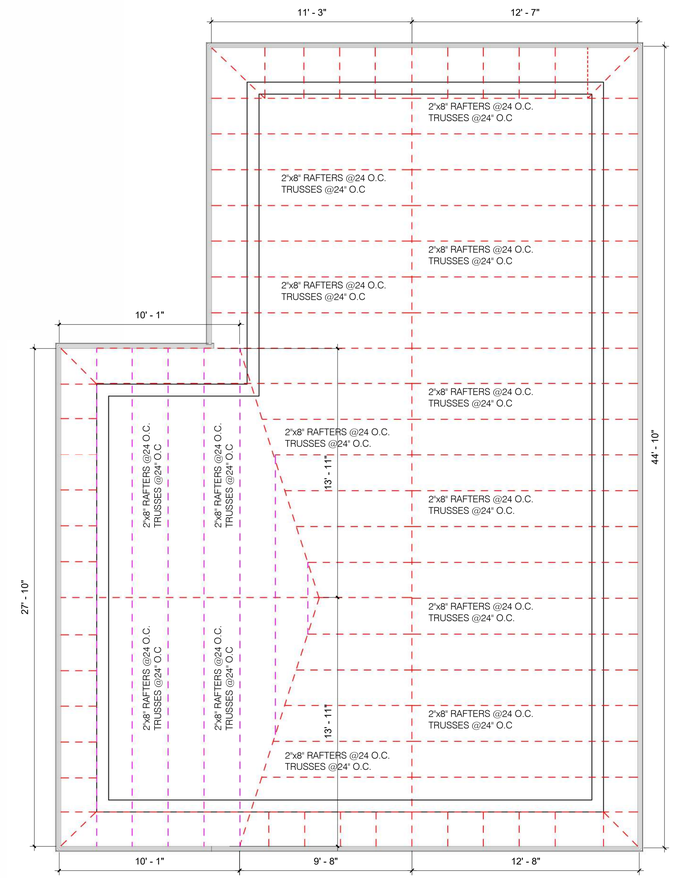
3. BACK DETAIL
SCALE: 3/4" = 1'-0"



1 STRAP DETAIL
SCALE: 3" = 1'-0"



2 SECTION DETAIL ROOF
SCALE: 3/4" = 1'-0"



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

DRAWING BY:

ALEMAN MINERVINI
4908 SW 72nd Ave. Ste. A, Miami, FL 33155
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REVISIONS	BY

CESAR CASTILLO, PE
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1 STORY NEW ADDITION

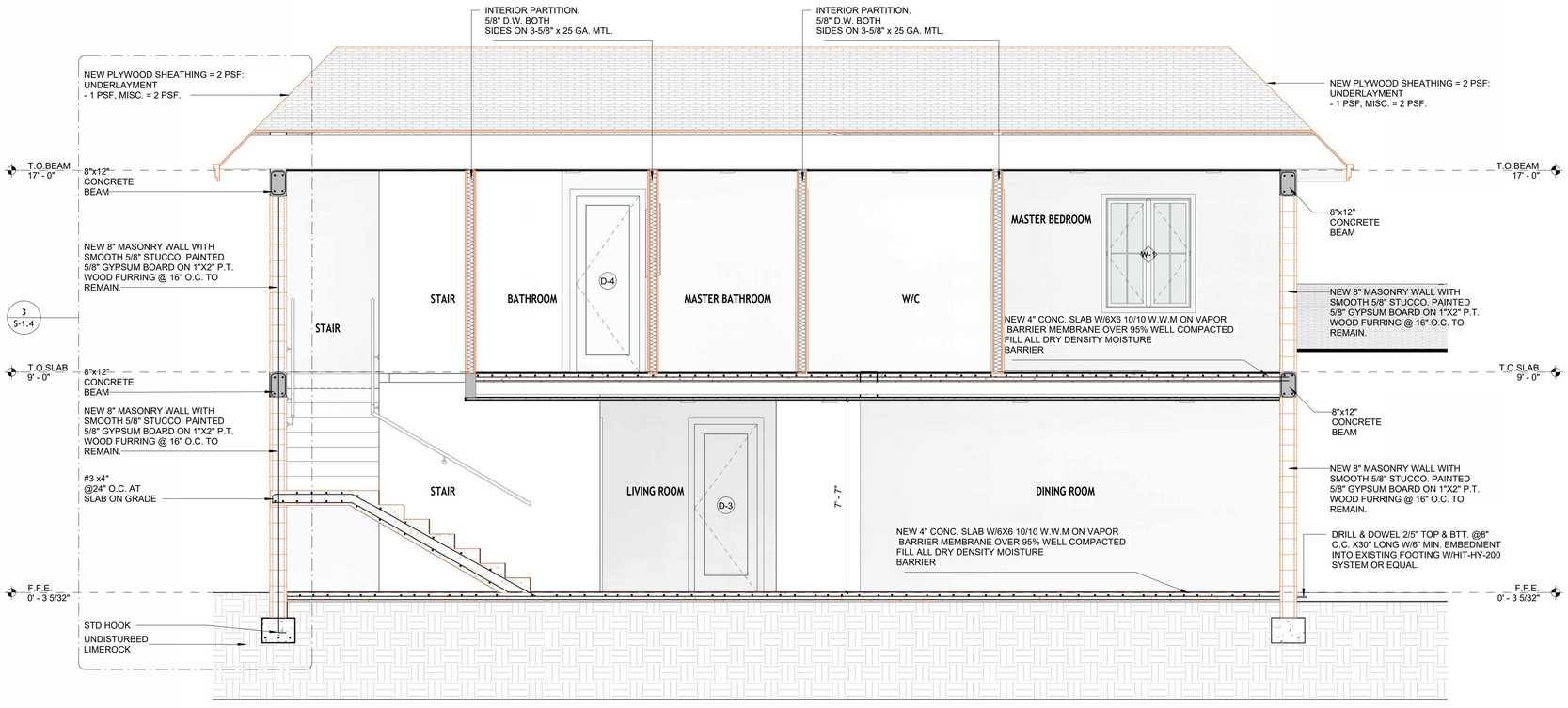
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

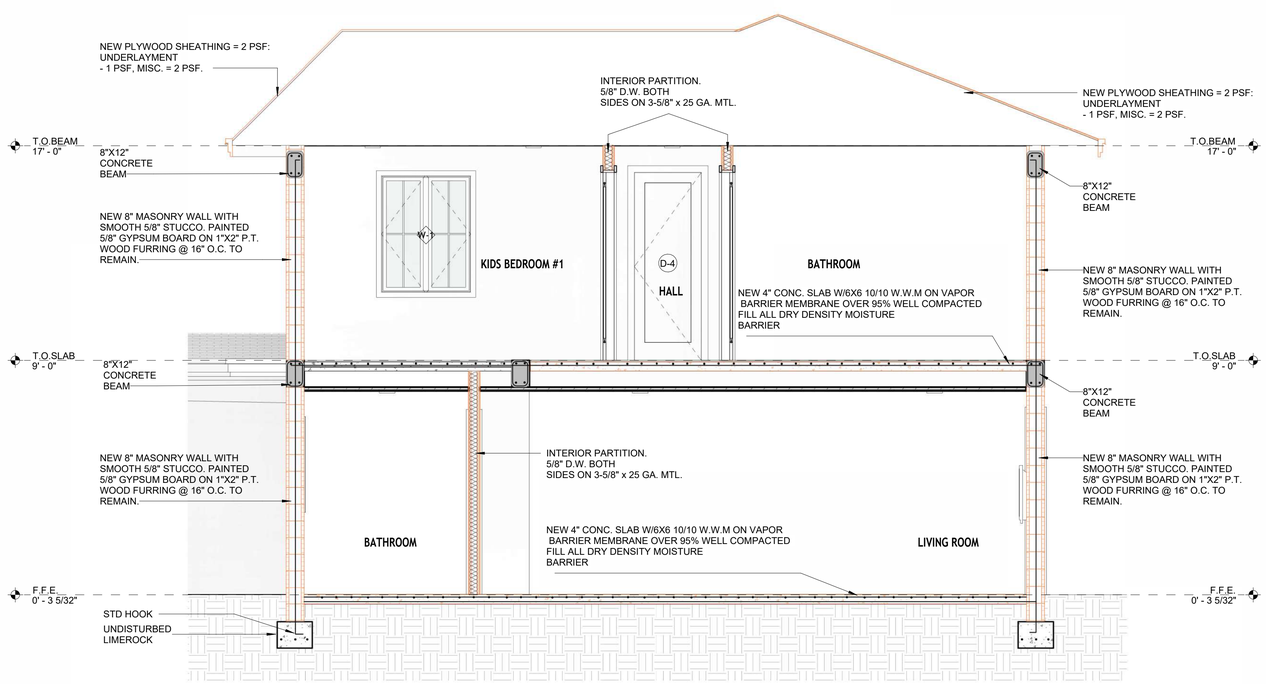
CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
10/28/24

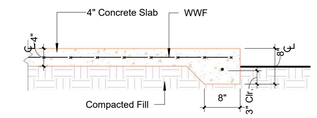
S-1.3



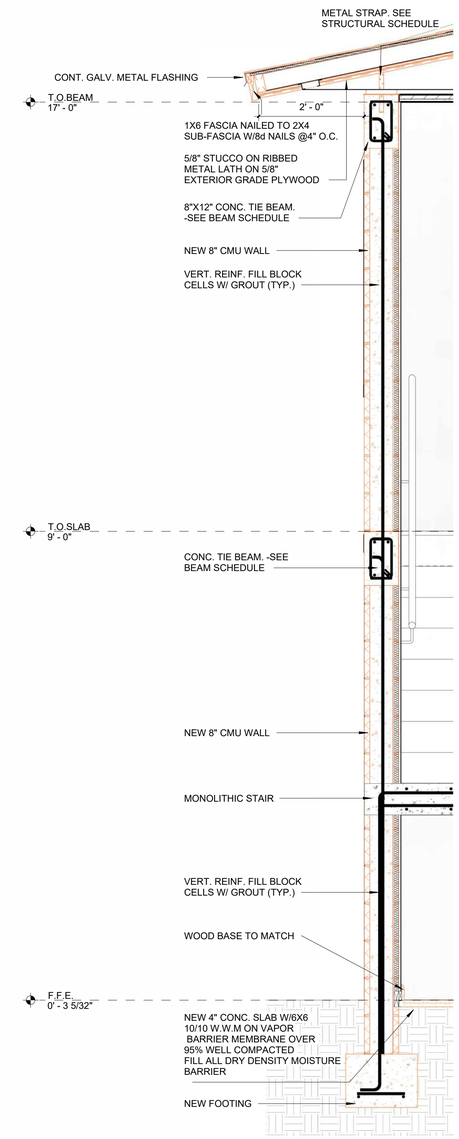
1. STRUCTURAL SECTION 1
SCALE: 3/8" = 1'-0"



2 STRUCTURAL SECTION 2
SCALE: 3/8" = 1'-0"



1 S-1.4 SLAB DETAIL
3/4" = 1'-0"



3 S-1.4 STRUCTURAL SECTION A
3/4" = 1'-0"

DRAWING BY:

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Email: info@aleman-minervini.com

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1 STORY NEW ADDITION

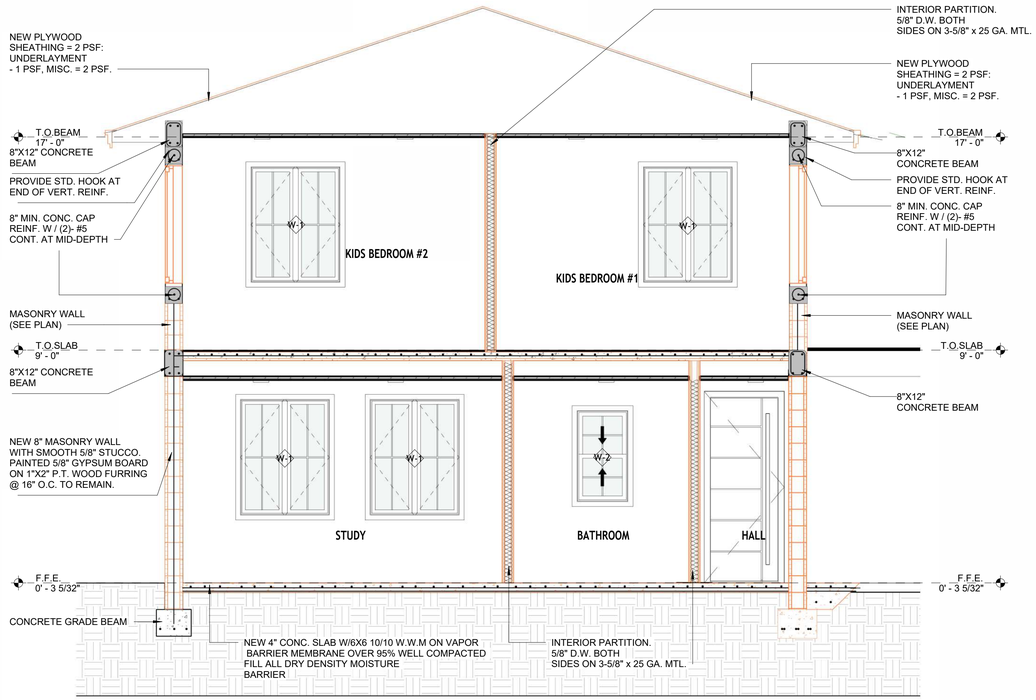
240826- 12020 SW 188TH ST

PROFESSIONAL SEAL:

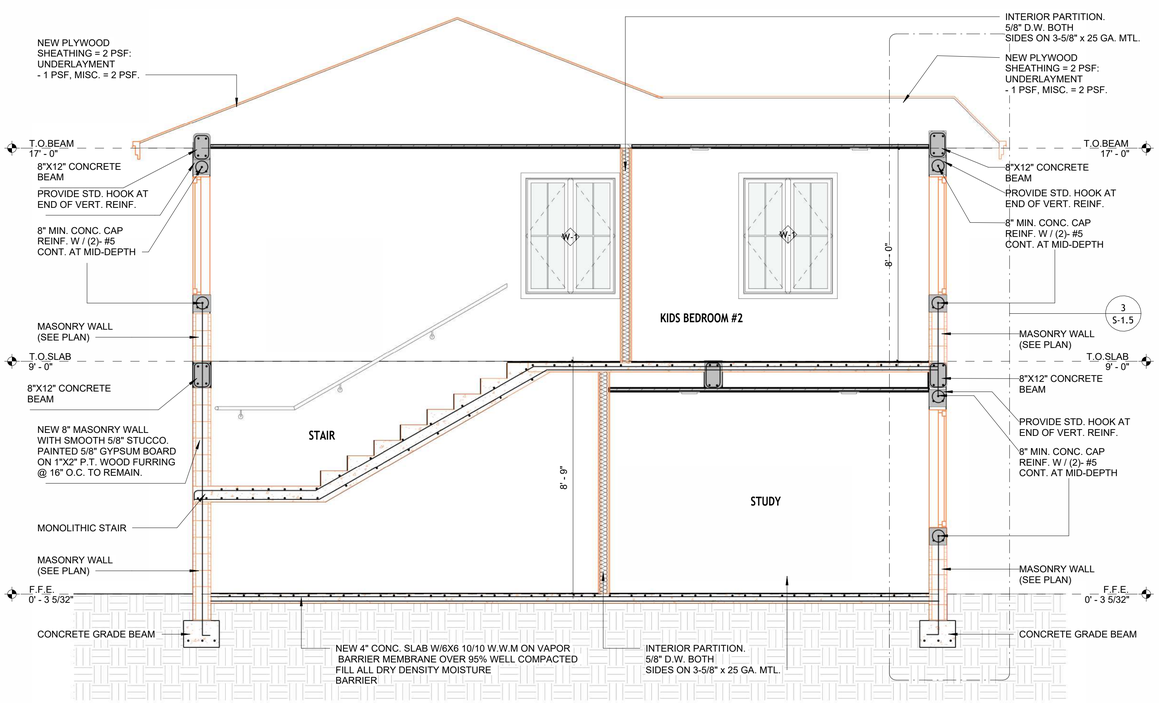
CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LAST DATE REV.:
10/28/24

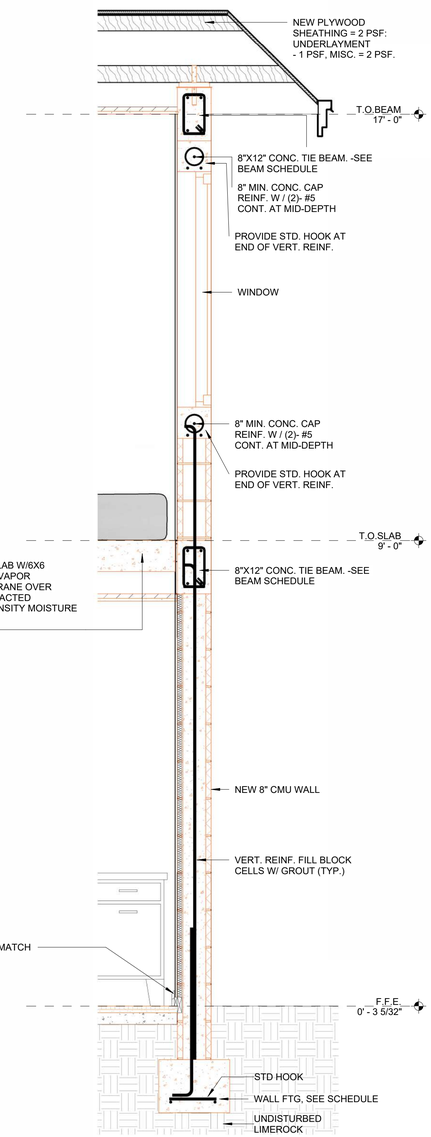
S-1.4



1 STRUCTURAL SECTION 3
SCALE: 3/8" = 1'-0"



2 STRUCTURAL SECTION 4
SCALE: 3/8" = 1'-0"



3 STRUCTURAL SECTION B
SCALE: 3/4" = 1'-0"

DRAWING BY:

ALEMAN MINERVINI

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1 STORY NEW ADDITION

240826- 12020 SW 188TH ST

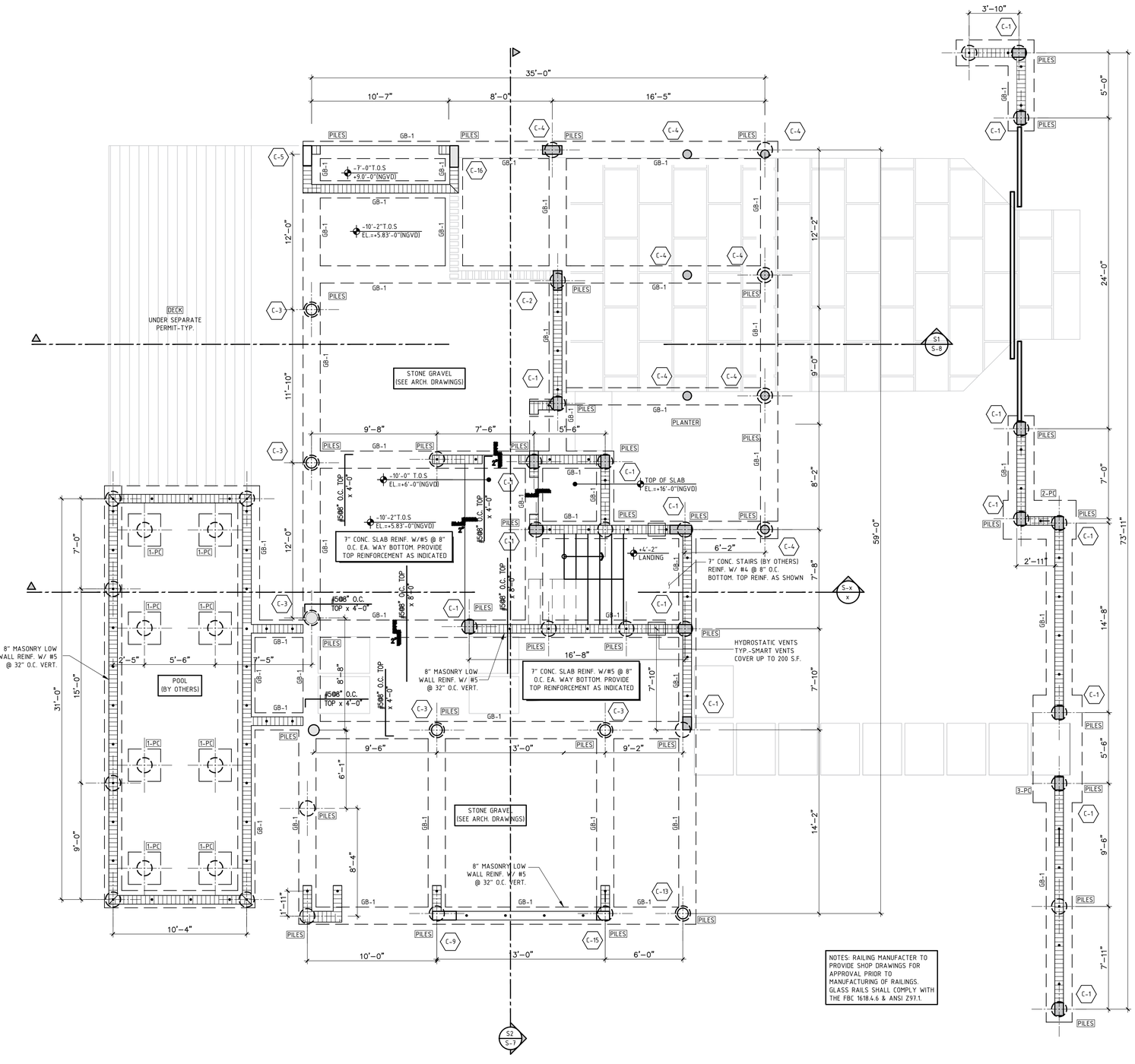
PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.: 11/08/24

S-1.5

Projects: Structural Plans



NOTES: RAILING MANUFACTER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURING OF RAILINGS. GLASS RAILS SHALL COMPLY WITH THE FBC 1618.4.6 & ANSI Z97.1.

FOUNDATION & GROUND FLOOR PLAN

SCALE : 1/4" = 1'-0"

PLAN NOTES:

1. TOP OF GRADE BEAMS SHALL MATCH EXIST. GRADE BEAMS.
2. SEE SHEET S-1 FOR GENERAL NOTES.
3. SEE SHEETS S-x THRU S-x FOR TYP. DETAILS
4. TOP OF FINISH FLOOR ELEVATION: -10'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. ALL MASONRY WALLS AT THIS LEVEL SHALL BE REINFORCED WITH #5 @ 40" O.C. IN FILLED CELLS.
7. MASONRY WALL BELOW GROUND LEVEL SHALL BE FULLY GROUTED.
8. REINFORCE OPENINGS AS FOLLOWS:
   - OPENINGS EQUAL OR LESS THAN 2'-6": (1)-#6 AT EA. SIDE.
   - OPENINGS MORE THAN 2'-6": (2)-#6 AT EA. SIDE.

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" × 8"
C-2	@ 8" O.C.	(6)-#5 REBAR	16" × 8"
C-3	@ 8" O.C.	(6)-#5 REBAR	11" × 15", 8", 7", 3", 8"
C-4	@ 8" O.C.	(6)-#5 REBAR	18" × 8"
C-5	@ 8" O.C.	(8)-#5 REBAR	22" × 8"
C-6	@ 8" O.C.	(6)-#5 REBAR	10"
C-7	@ 8" O.C.	(3)-#5 REBAR	12" × 12"
C-8	@ 8" O.C.	(6)-#6 REBAR	12" × 8"
C-9	@ 8" O.C.	(8)-#5 REBAR	20" × 8"

CONCRETE BEAM SCHEDULE

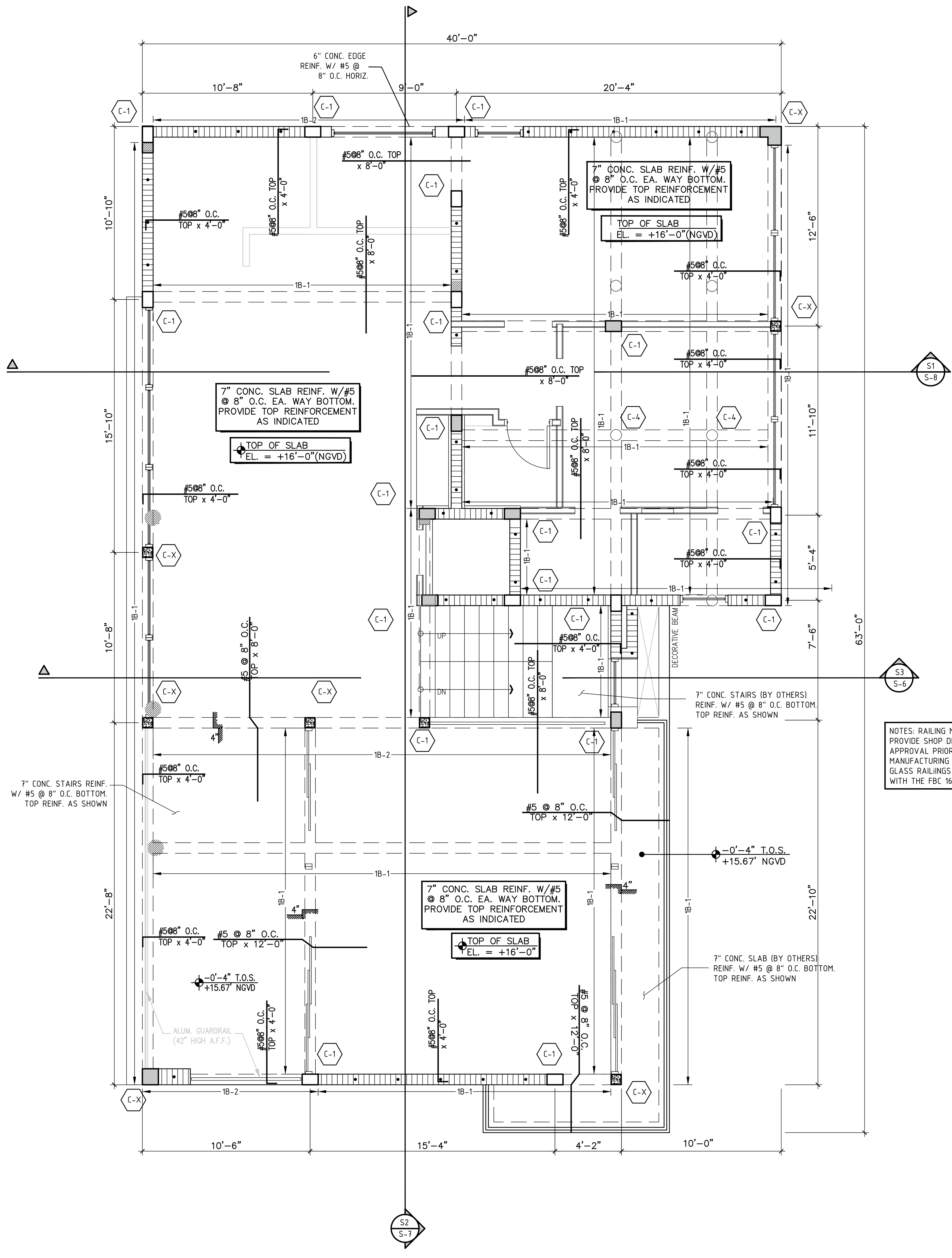
MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
GB-1	16	24	-1'-6"	4#6	4#6		#3	@ 8" O.C.	

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

FOUNDATION & GROUND FLOOR PLAN

S-2



NOTES: RAILING MANUFACTER TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURING OF RAILINGS. GLASS RAILiINGS SHALL COMPLY WITH THE FBC 1618.4.6 & ANSI Z97.1.

FIRST FLOOR FRAMING PLAN
SCALE : ¼" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-# THRU S-# FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +9'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +9'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
1B-1	8	16	SEE PLAN	2#5	2#5		#3	@ 6" O.C.	
1B-2	8	16	SEE PLAN	3#5	3#5		#3	@ 6" O.C.	

STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	PIPE 5" SCH40	⅜"x16"x16" W/ (4)-⅝"Ø x 8" A307 A.B.	⅜"x7"x14" W/ (4)-⅝"Ø x 6" LONG HEADED STUDS.
SC-2	HSS 4x4x¼"	⅜"x16"x16" W/ (4)-⅝"Ø x 8" A307 A.B.	⅜"x7"x14" W/ (4)-⅝"Ø x 6" LONG HEADED STUDS.

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

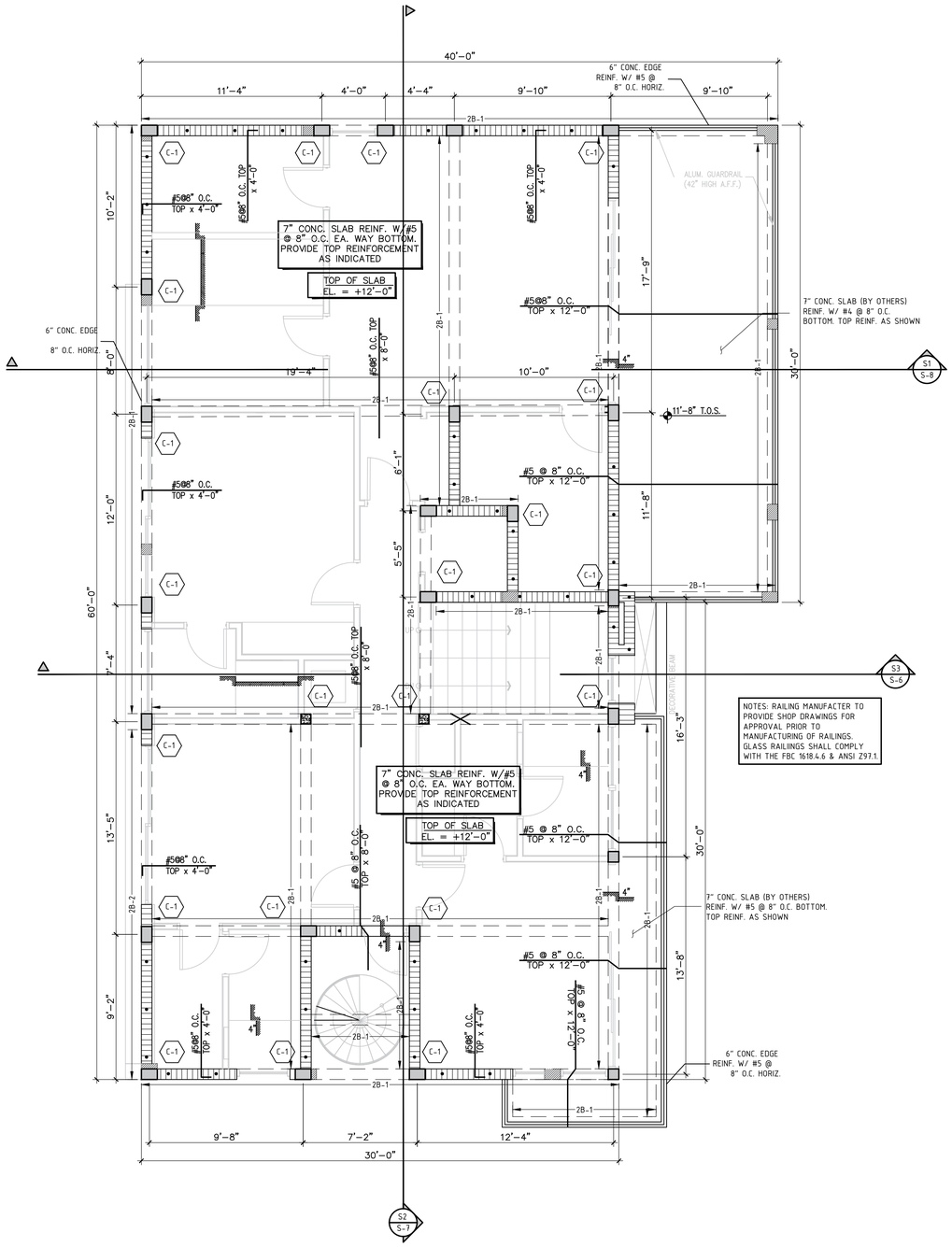
LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

FIRST FLOOR FRAMING PLANS

1

S-3



SECOND FLOOR FRAMING PLAN

SCALE : ¼" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-# THRU S-# FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +9'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +9'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
2B-1	8	16	+12'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-2	8	16	+12'-0"	3#5	3#5		#3	@ 6" O.C.	

STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	PIPE 5" SCH40	⅜"x16"x16" W/ (4)-⅝"Φ x 8" A307 A.B.	⅜"x7"x14" W/ (4)-⅝"Φ x 6" LONG HEADED STUDS.
SC-2	HSS 4x4x¼"	⅜"x16"x16" W/ (4)-⅝"Φ x 8" A307 A.B.	⅜"x7"x14" W/ (4)-⅝"Φ x 6" LONG HEADED STUDS.

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

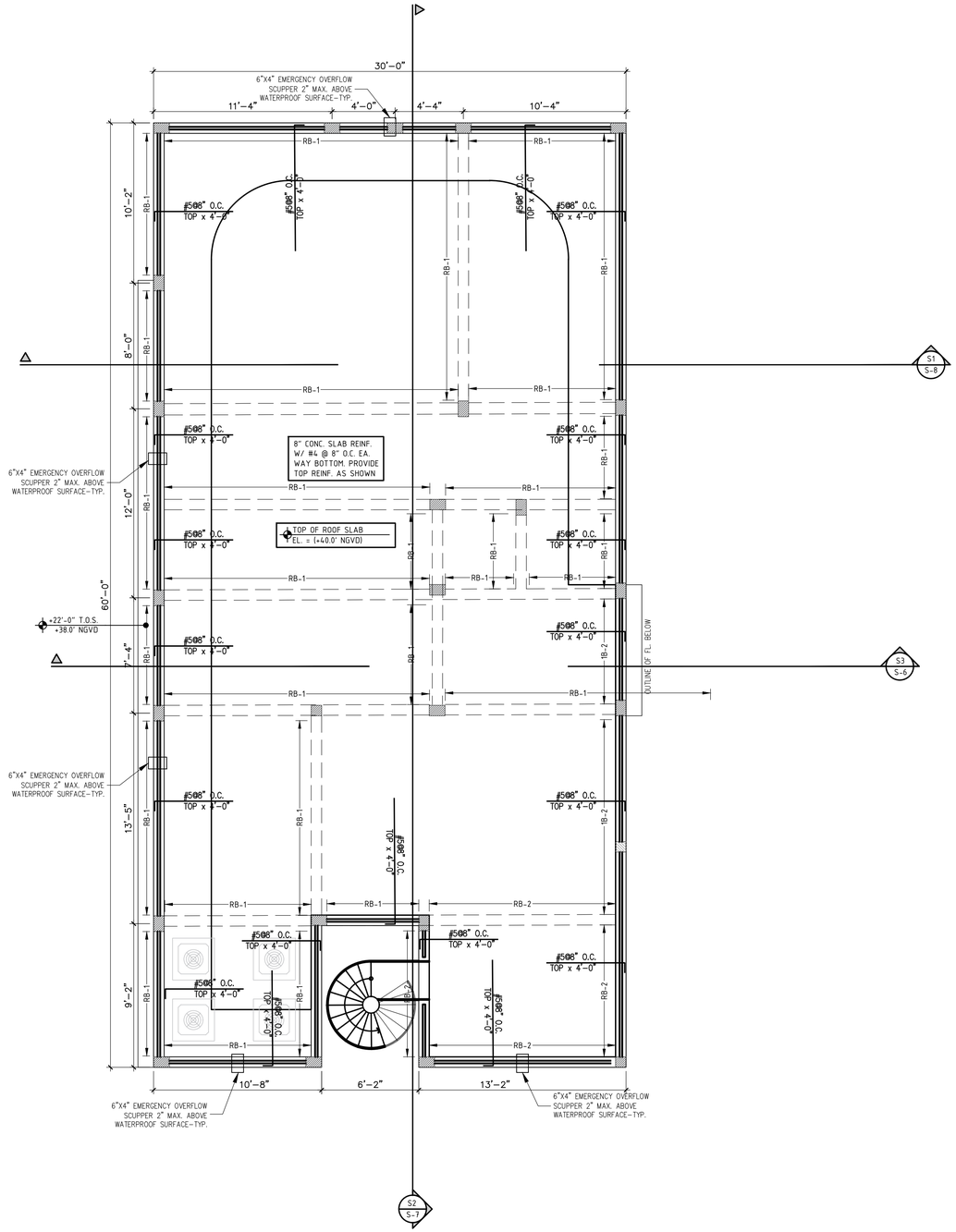
LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

SECOND FLOOR FRAMING PLAN

1

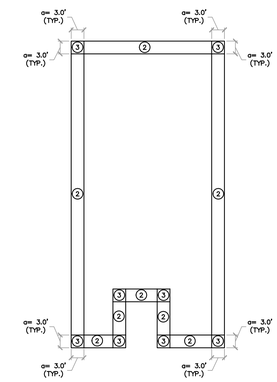
S-4



ROOF FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"

CONCRETE BEAM SCHEDULE									
MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
RB-1	8	14	+33'-0"	2#5	2#5		#3	@ 5" O.C.	
RB-2	8	14	+33'-0"	3#5	3#5		#3	@ 5" O.C.	



a = 3'

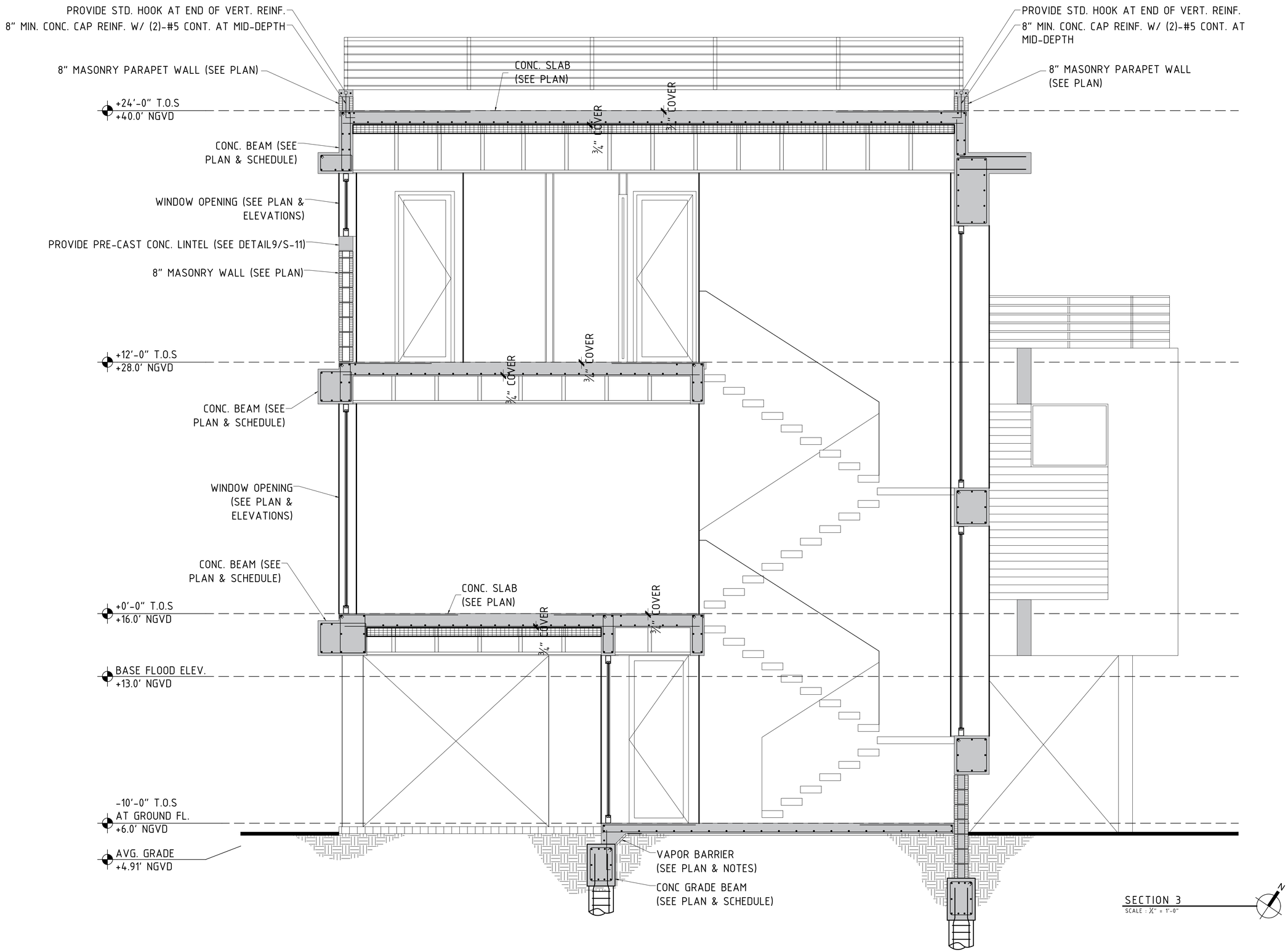
WIND LOADS		
ZONE	POSITIVE	NEGATIVE
1	-39.75 PSF	-76.33 PSF
2	-39.75 PSF	-73.89 PSF
3	-39.75 PSF	-49.33 PSF

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW

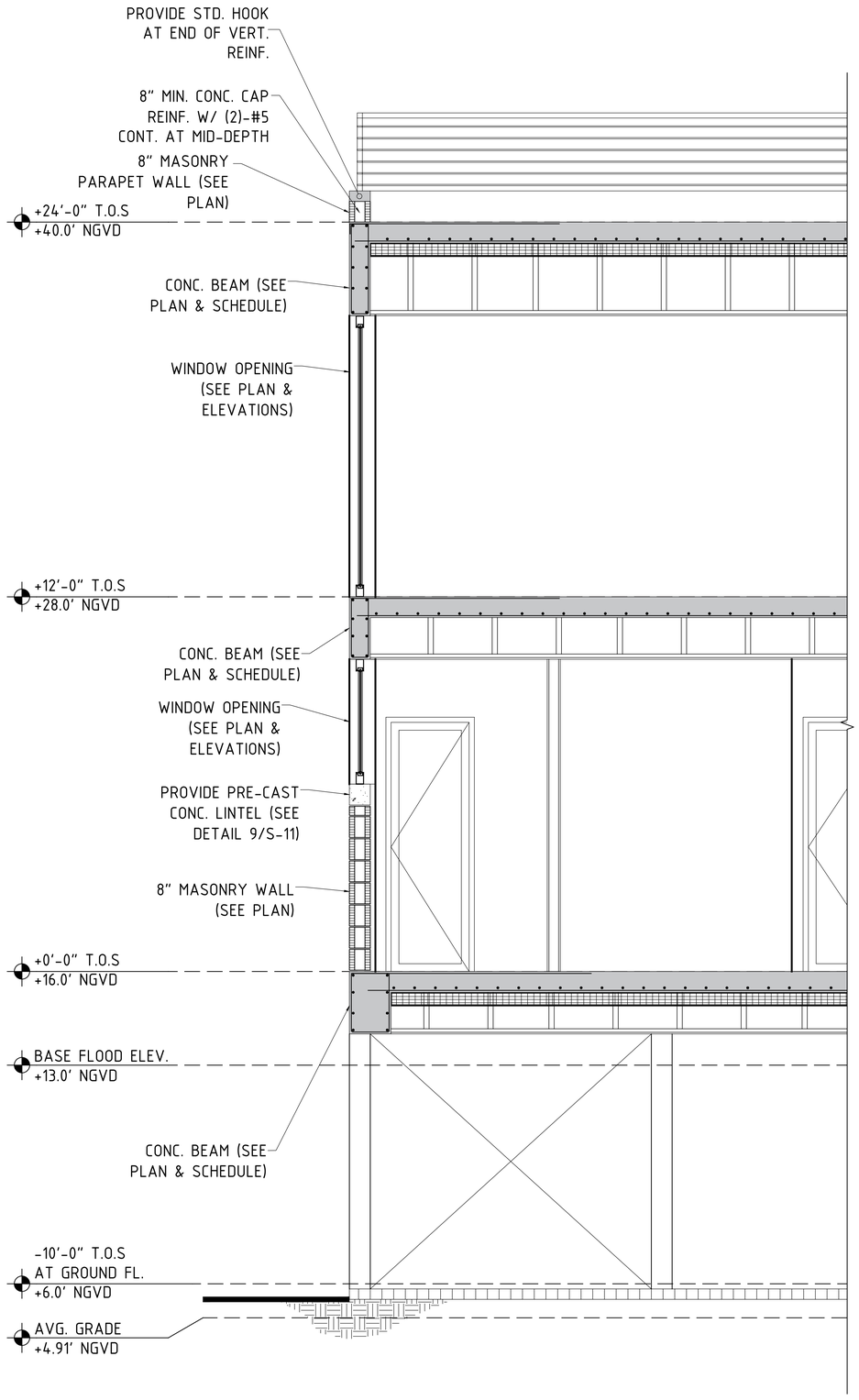
ROOF FLOOR FRAMING PLANS

S-5

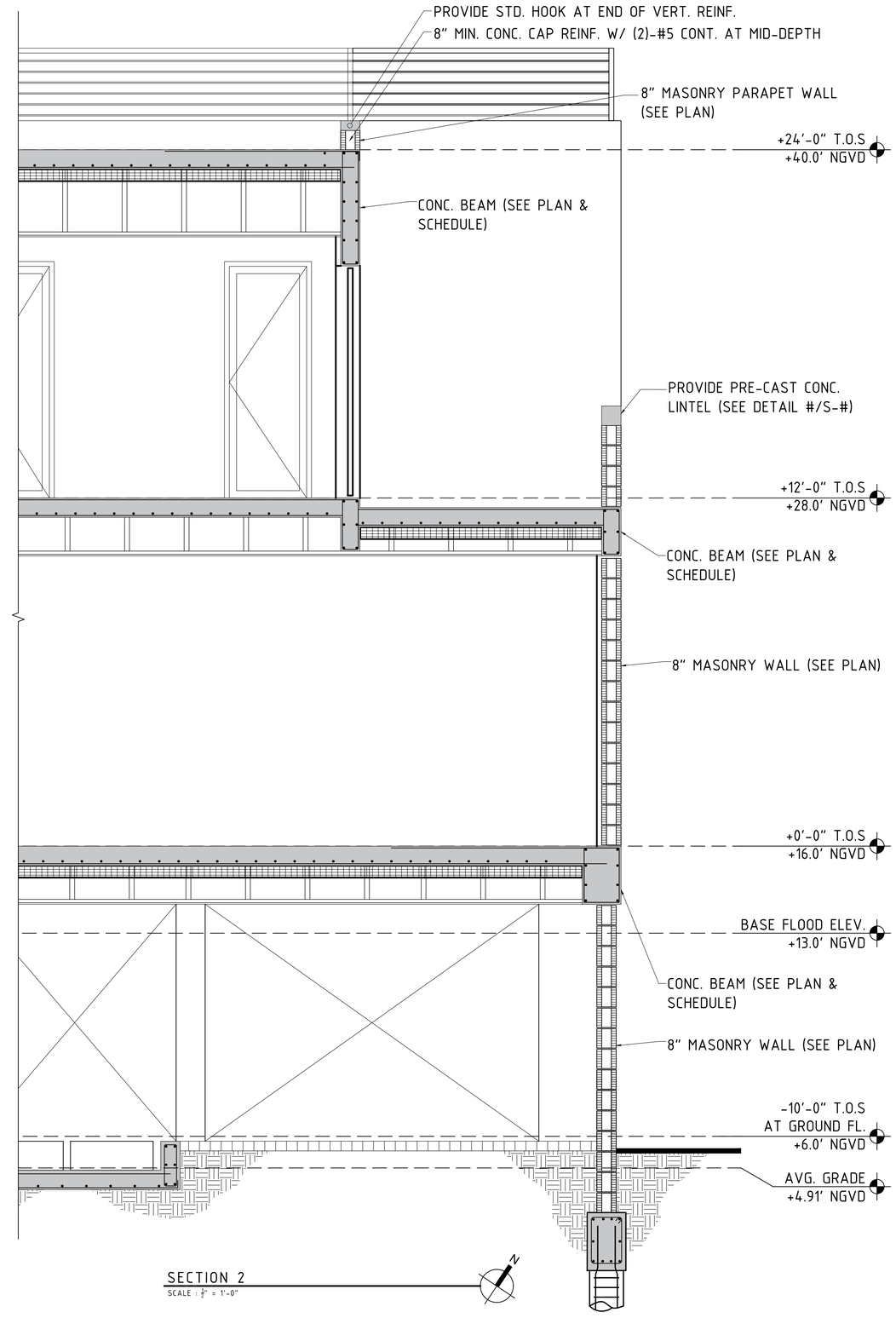

PROVIDE STD. HOOK AT END OF VERT. REINF.
8" MIN. CONC. CAP REINF. W/ (2)-#5 CONT. AT MID-DEPTH
8" MASONRY PARAPET WALL (SEE PLAN)
CONC. SLAB (SEE PLAN)
+24'-0" T.O.S
+40.0' NGVD
3/4" COVER
CONC. BEAM (SEE PLAN & SCHEDULE)
WINDOW OPENING (SEE PLAN & ELEVATIONS)
PROVIDE PRE-CAST CONC. LINTEL (SEE DETAIL9/S-11)
8" MASONRY WALL (SEE PLAN)
+12'-0" T.O.S
+28.0' NGVD
CONC. BEAM (SEE PLAN & SCHEDULE)
WINDOW OPENING (SEE PLAN & ELEVATIONS)
CONC. BEAM (SEE PLAN & SCHEDULE)
CONC. SLAB (SEE PLAN)
+0'-0" T.O.S
+16.0' NGVD
BASE FLOOD ELEV.
+13.0' NGVD
-10'-0" T.O.S
AT GROUND FL.
+6.0' NGVD
AVG. GRADE
+4.91' NGVD
VAPOR BARRIER (SEE PLAN & NOTES)
CONC GRADE BEAM (SEE PLAN & SCHEDULE)
SECTION 3
SCALE : 1/4" = 1'-0"
N

SECTIONS

S-6



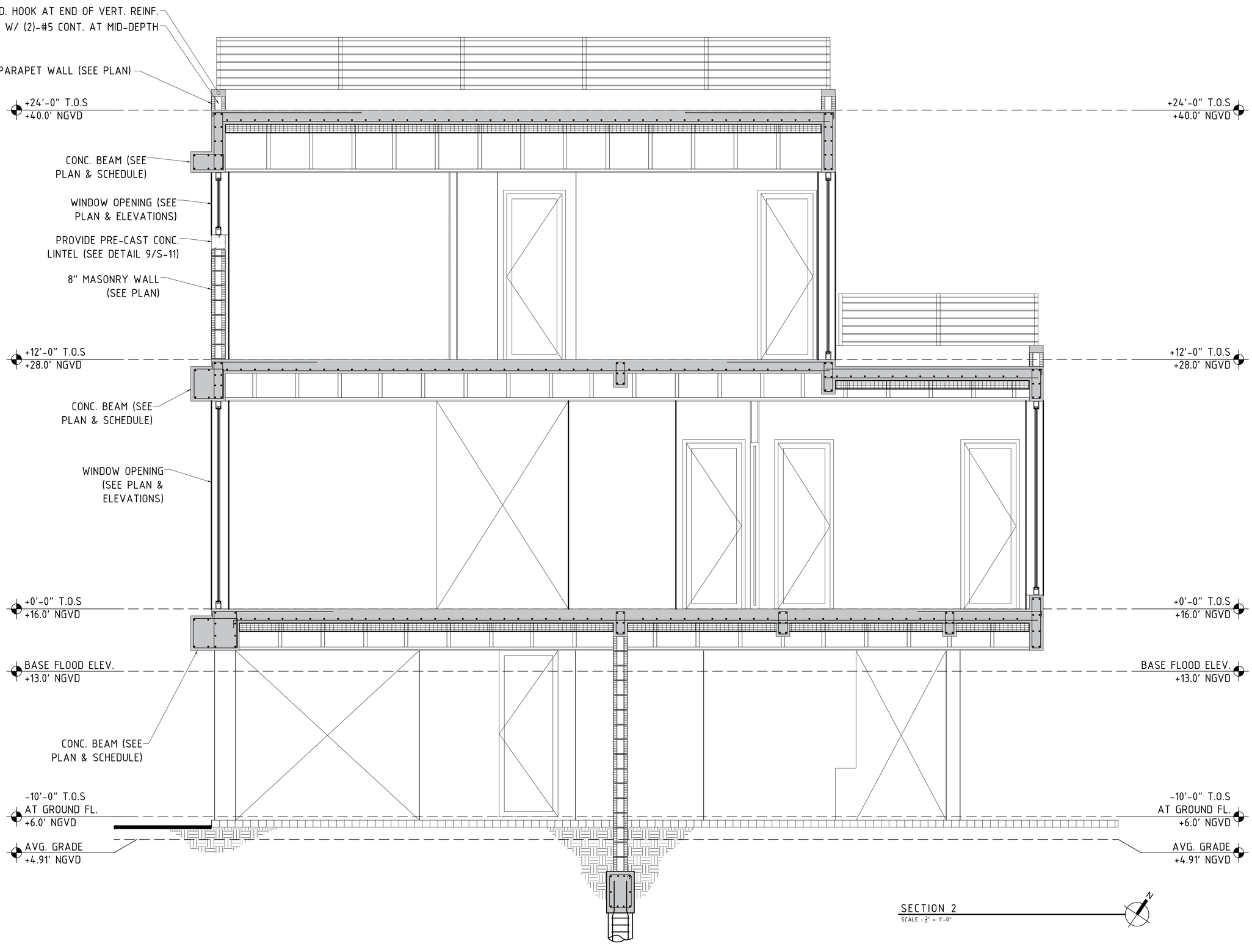
SECTION 2
SCALE : $\frac{1}{2}$" = 1'-0"



SECTION 2
SCALE : $\frac{1}{2}$" = 1'-0"

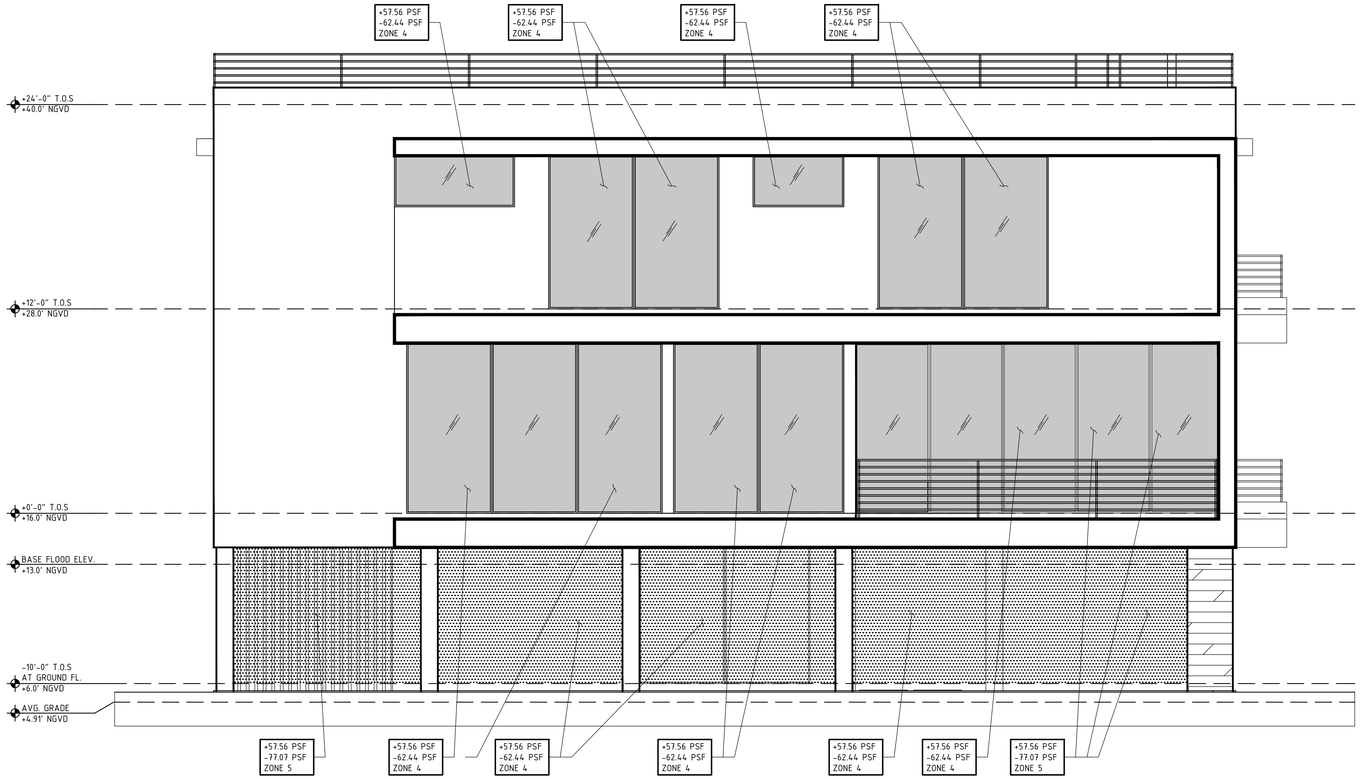
SECTIONS

S-7


PROVIDE STD. HOOK AT END OF VERT. REINF.
8" MIN. CONC. CAP REINF. W/ (2)-#5 CONT. AT MID-DEPTH
8" MASONRY PARAPET WALL (SEE PLAN)
+24'-0" T.O.S
+40.0' NGVD
CONC. BEAM (SEE PLAN & SCHEDULE)
WINDOW OPENING (SEE PLAN & ELEVATIONS)
PROVIDE PRE-CAST CONC. LINTEL (SEE DETAIL 9/S-11)
8" MASONRY WALL (SEE PLAN)
+12'-0" T.O.S
+28.0' NGVD
CONC. BEAM (SEE PLAN & SCHEDULE)
WINDOW OPENING (SEE PLAN & ELEVATIONS)
+0'-0" T.O.S
+16.0' NGVD
BASE FLOOD ELEV.
+13.0' NGVD
CONC. BEAM (SEE PLAN & SCHEDULE)
-10'-0" T.O.S
AT GROUND FL.
+6.0' NGVD
AVG. GRADE
+4.91' NGVD
SECTION 2
SCALE : 1/4" = 1'-0"
N

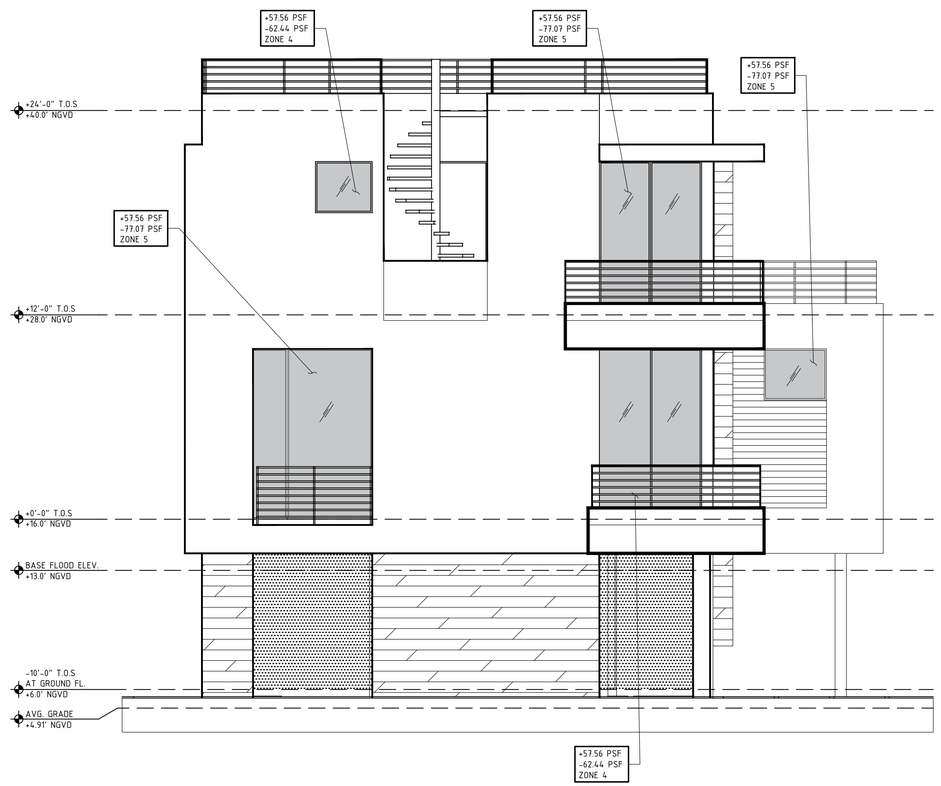
SECTIONS

S-8



EAST ELEVATION

SCALE : 1/4" = 1'-0"

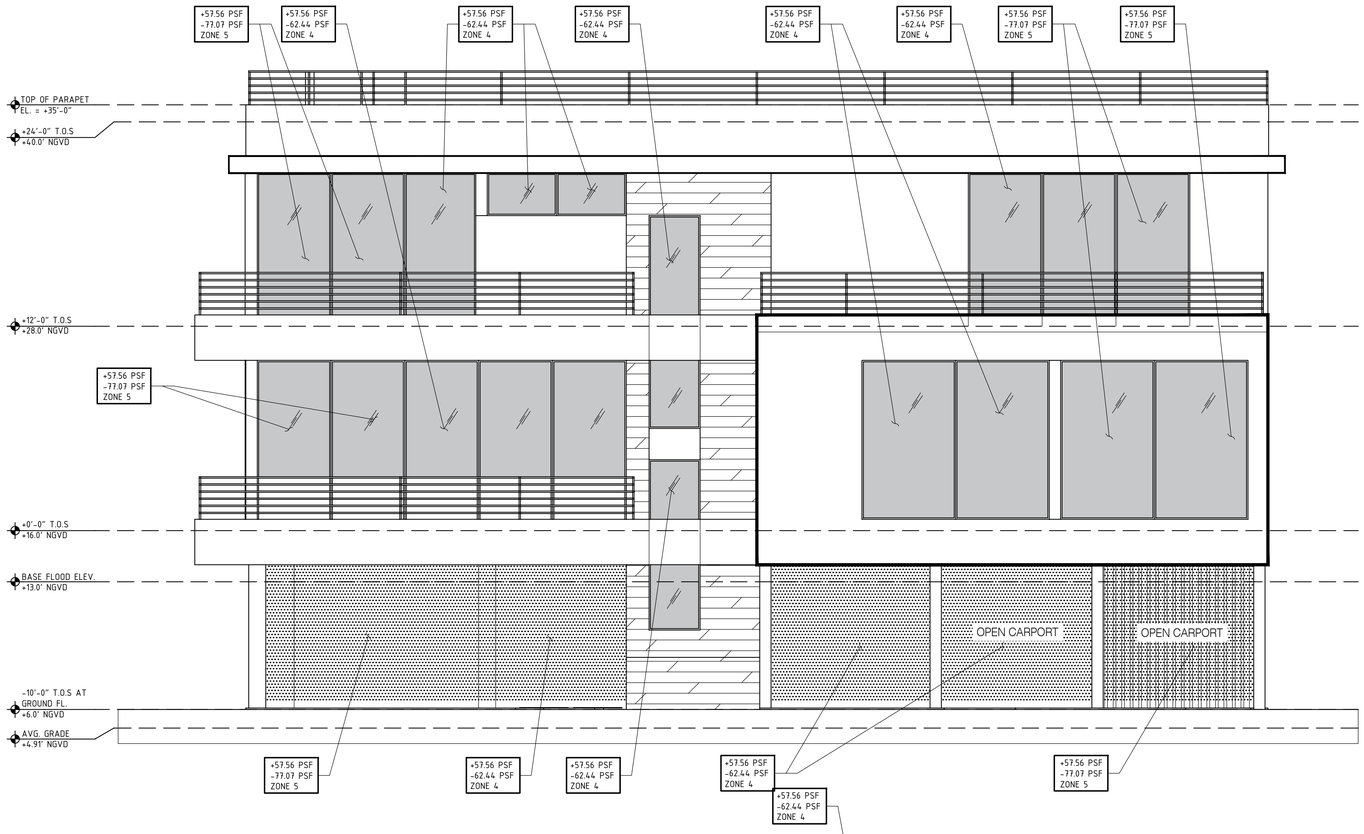


SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

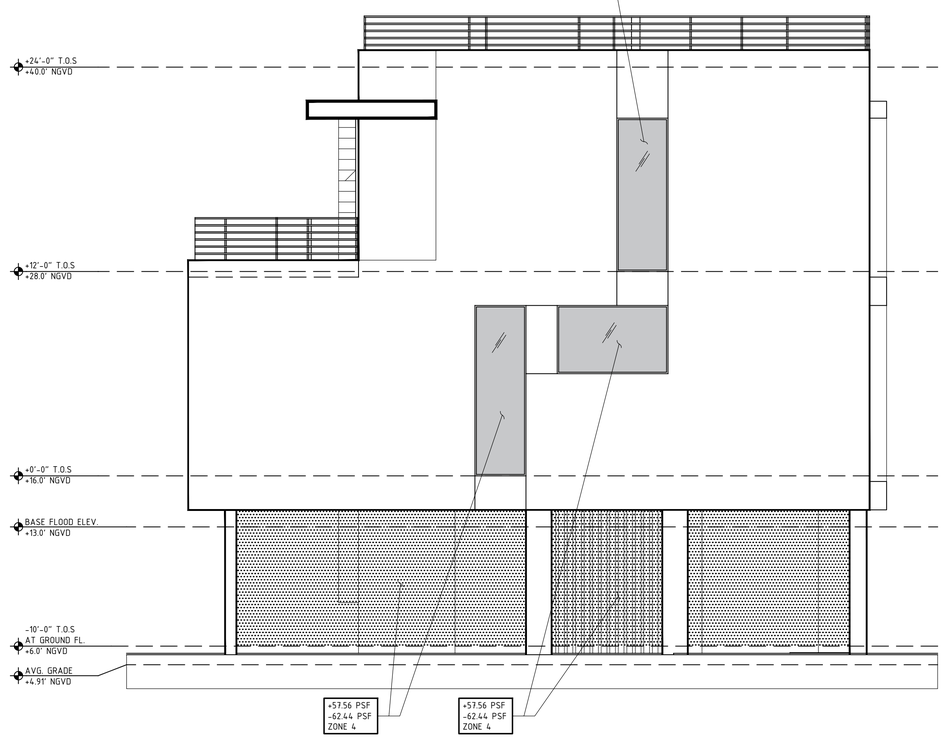
ELEVATIONS

S-9



WEST ELEVATION

SCALE : 1/4" = 1'-0"

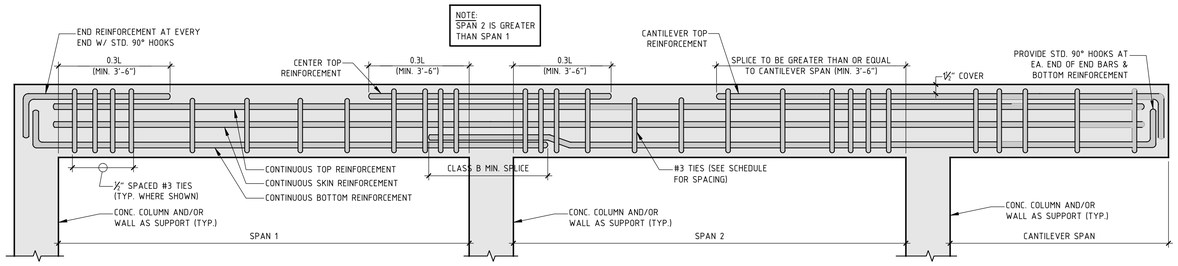


NORTH ELEVATION

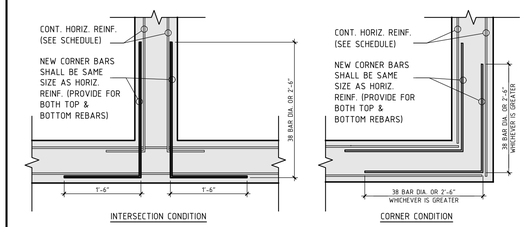
SCALE : 1/4" = 1'-0"

ELEVATIONS

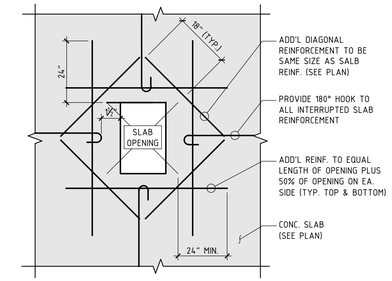
S-10



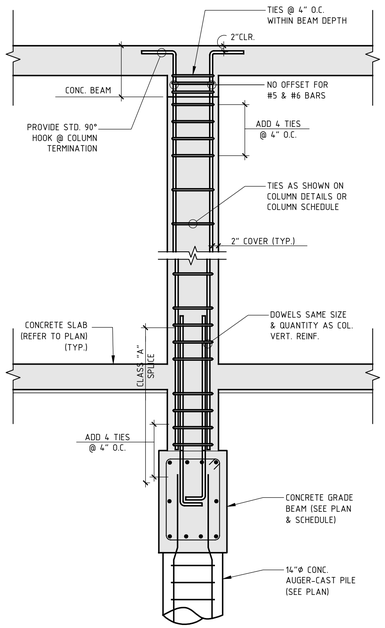
CONC. BEAM BAR PLACEMENT DETAIL (1 / S-11)
SCALE : ¼" = 1'-0"



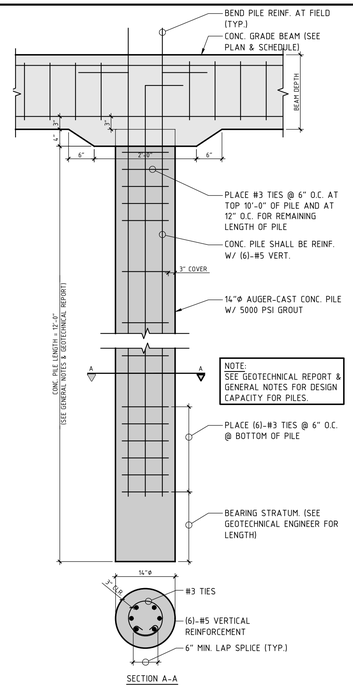
BEAM REINF. DEVELOPMENT DETAIL (2 / S-11)
SCALE : 1" = 1'-0"



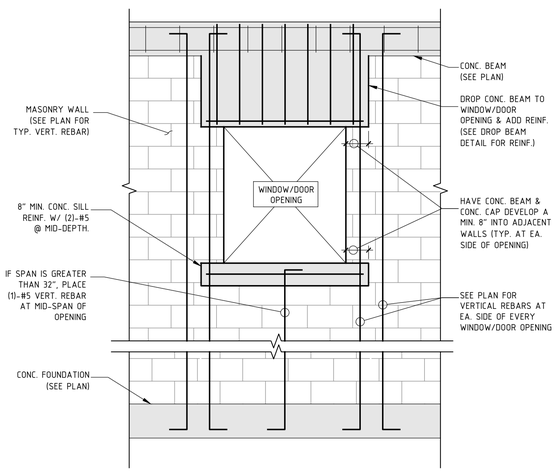
SLAB OPENING DETAIL (3 / S-11)
SCALE : ½" = 1'-0"



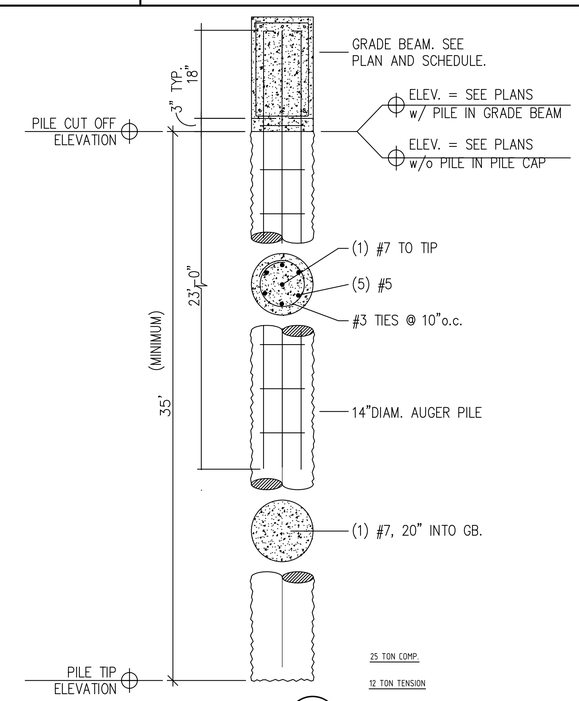
TYP. CONC. COLUMN DETAIL (4 / S-11)
SCALE : ¾" = 1'-0"



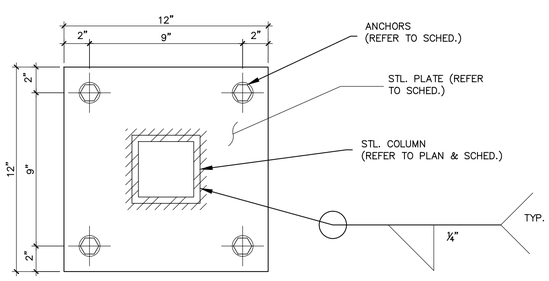
CONC. GRADE BEAM DETAIL (5 / S-11)
SCALE : 1" = 1'-0"



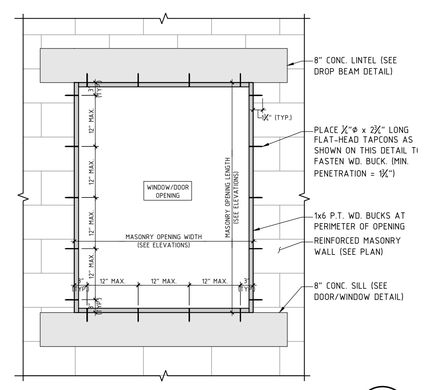
WINDOW OPENING DETAIL (6 / S-11)
SCALE : ½" = 1'-0"



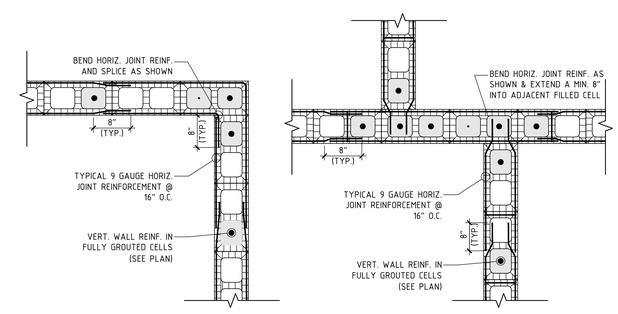
PILES DETAIL (7 / S-11)
SCALE : ½" = 1'-0"



TYP. CONC. COLUMN DETAIL (8 / S-11)
SCALE : 3" = 1'-0"



DOOR/WINDOW WOOD BUCK DETAIL (9 / S-11)
SCALE : 1" = 1'-0"



MASORNY WALL REINF. DETAIL (10 / S-11)
SCALE : ½" = 1'-0"

DETAILS

S-11

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-8 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +14.10' (NGVD). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF ROOF SLAB & TYP. TIE-BEAM ELEVATION: +37.78' NGVD
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 9" CONCRETE SLAB REINF. W/ #5 @ 8" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.
11. 6" THICK, MECHANICAL CONCRETE PAD W/(2) LAYERS OF 6 X 6 W14XX14 W.W.F. AT MID-DEPTH ON 10 MIL VAPOR BARRIER OVER CLEAN COMPACTED, TERMITE TREATED, SUB GRADE. COORDINATE W/MECHANICAL. TYP.
12. PROVIDE (2) #4 X 4'-0" CRACK BARS AT ALL RE-ENTRANT CORNERS.

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" x 8"
C-2	@ 8" O.C.	(8)-#5 REBAR	22" x 8"
C-3	@ 8" O.C.	(8)-#5 REBAR	24" x 8"
C-4	@ 8" O.C.	(6)-#5 REBAR	16" x 8"
C-5	@ 8" O.C.	(12)-#5 REBAR	38" x 8"
C-6	@ 8" O.C.	(14)-#5 REBAR	2'-0" x 8" x 10" x 8" x 1'-6"
C-7	@ 8" O.C.	(6)-#5 REBAR	18" x 8"

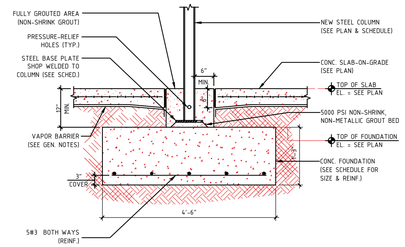
CONCRETE FOOTING SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING BOTTOM			REMARKS
				TOP	LONG	S-BARS	
WF-1	16	12	-2'-4"		3#5	5@12" O.C.	
WF-2	32	12	-2'-4"		3#5	5@12" O.C.	
WF-3	40	12	-2'-4"		4#5	5@12" O.C.	
WF-4	46	12	-2'-4"		4#5	5@12" O.C.	
WF-5	36	12	-2'-4"		3#5	5@12" O.C.	
WF-6	28	12	-2'-4"		3#5	5@12" O.C.	
F-1	54	15	-2'-4"	5#3	5#3		

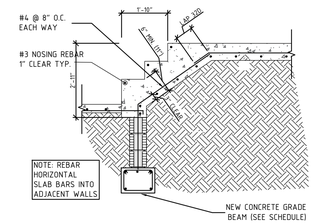
STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4x4x$\frac{1}{4}$"	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{3}{4}$"Φ x 8" A307 A.B.	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{3}{4}$"Φ x 8" A307 A.B.

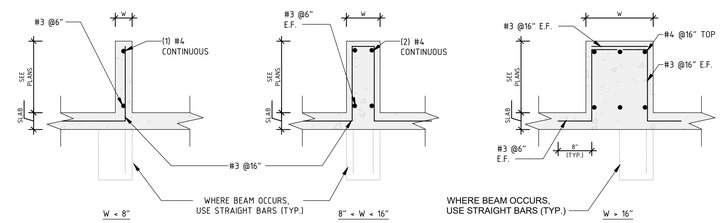
NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)



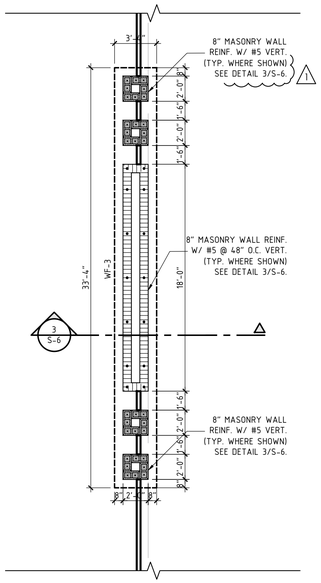
2 S-2 NEW FOOTER F-1 DETAIL
SCALE : 1/4" = 1'-0"



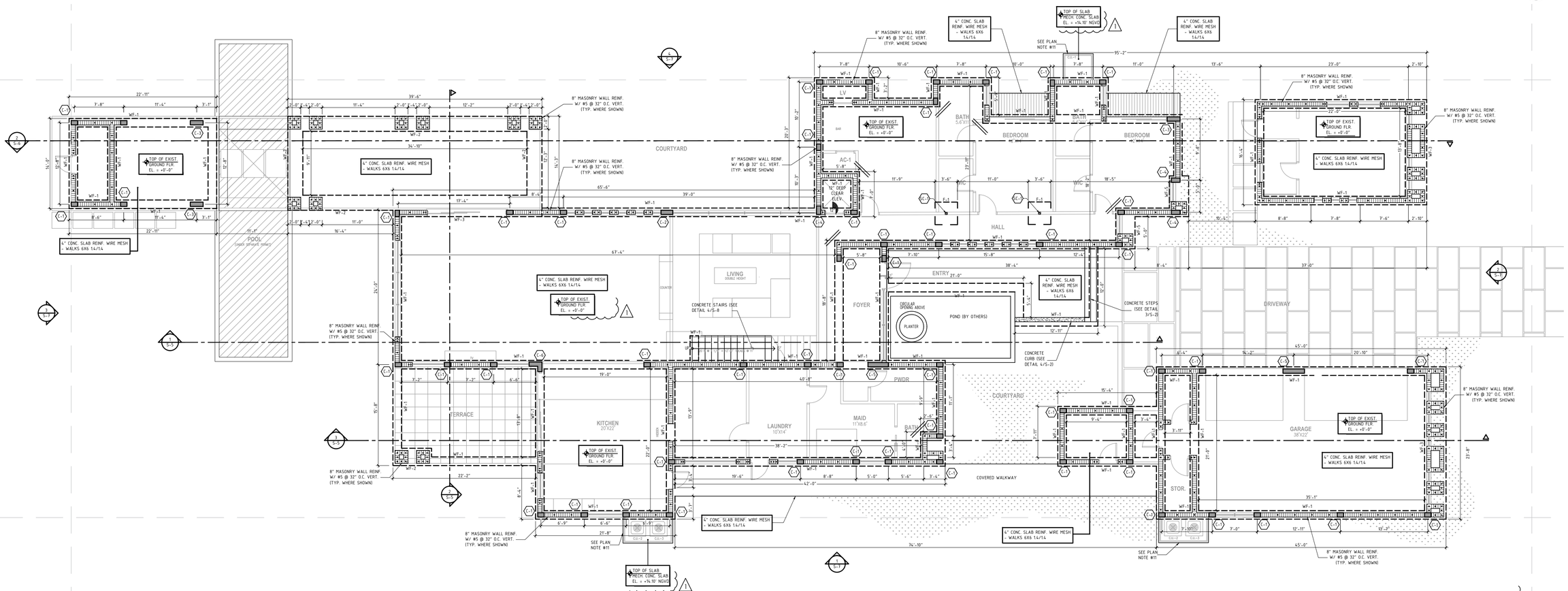
3 S-2 TYPICAL CONCRETE STEPS DETAIL
SCALE : 1/2" = 1'-0"



4 S-2 CONCRETE CURB DETAILS (TYP.)
SCALE : 1" = 1'-0"



5 S-2 FOUNDATION FLOOR - PRIVACY WALL PLAN
SCALE : 3/16" = 1'-0"



1 S-2 FOUNDATION & GROUND FLOOR PLAN
SCALE : 3/16" = 1'-0"

FOUNDATION & GROUND FLOOR PLAN

S-2

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-8 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +14.10' (NGVD). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF ROOF SLAB & TYP. TIE-BEAM ELEVATION: +37.78' NGVD
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 9" CONCRETE SLAB REINF. W/ #5 @ 8" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" × 8"
C-2	@ 8" O.C.	(8)-#5 REBAR	22" × 8"
C-3	@ 8" O.C.	(8)-#5 REBAR	24" × 8"
C-4	@ 8" O.C.	(6)-#5 REBAR	16" × 8"
C-5	@ 8" O.C.	(12)-#5 REBAR	38" × 8"
C-6	@ 8" O.C.	(14)-#5 REBAR	2'-0" × 8", 10", 1'-4", 8"
C-7	@ 8" O.C.	(6)-#5 REBAR	18" × 8"

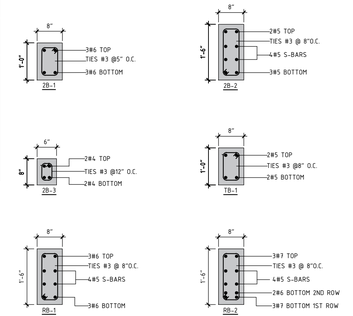
CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	12		2#5	2#5		#3	@ 8" O.C.	
2B-1	8	12		3#6	3#6		#3	@ 5" O.C.	
2B-2	8	18		2#5	2#5	4#5	#3	@ 8" O.C.	
2B-3	8	8		2#4	2#4		#3	@ 12" O.C.	
RB-1	8	18		3#6	3#6	4#5	#3	@ 8" O.C.	
RB-2	8	18		3#7	3#7 + 2#6	4#5	#3	@ 8" O.C.	

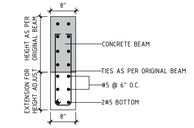
STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4x4x$\frac{1}{4}$"	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

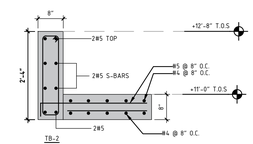


BEAM DETAIL
SCALE : 3/4" = 1'-0"

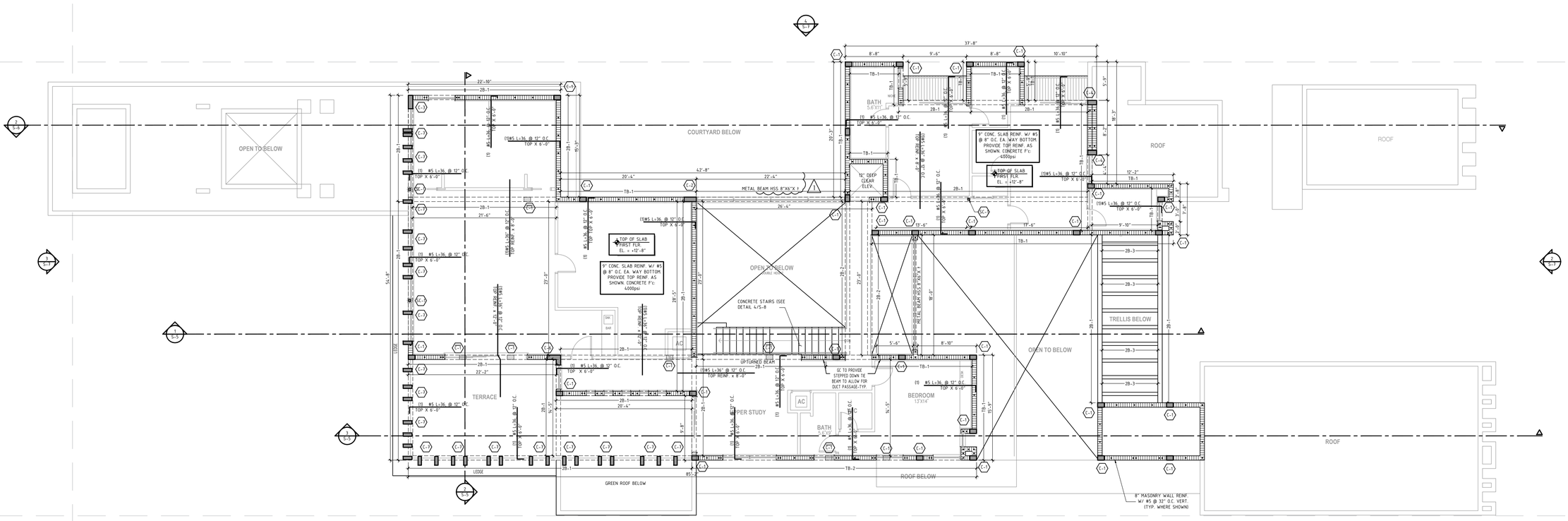


NOTE: THIS DETAIL APPLIES WHERE THERE IS A DOOR OR WINDOW BELOW THE BEAM.

CONCRETE BEAM EXTENSION DETAIL
SCALE : 3/4" = 1'-0"



SECTION A-A'
SCALE : 3/4" = 1'-0"



1 S-3 SECOND FLOOR FRAMING PLAN
SCALE : 3/16" = 1'-0"

SECOND FLOOR FRAMING PLAN

S-3

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-8 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +14.10' (NGVD). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF ROOF SLAB & TYP. TIE-BEAM ELEVATION: +37.78' NGVD
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENNINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 9" CONCRETE SLAB REINF. W/ #5 @ 8" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4x4x$\frac{1}{4}$"	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{1}{2}$"ø x 8" A307 A.B.	$\frac{1}{2}$"x8"x8" W/ (4)-$\frac{1}{2}$"ø x 8" A307 A.B.

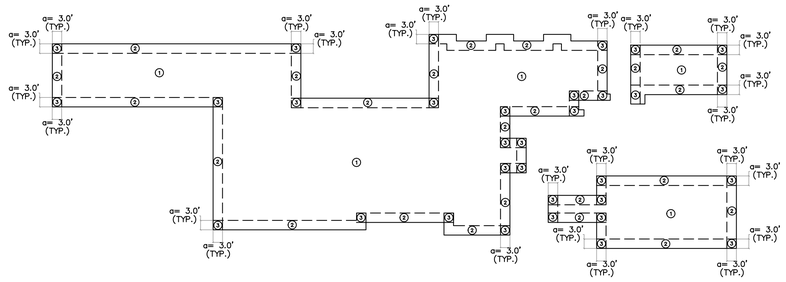
NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	12		2#5	2#5		#3	@ 8" O.C.	
2B-1	8	12		3#6	3#6		#3	@ 5" O.C.	
2B-2	8	18		2#5	2#5	4#5	#3	@ 8" O.C.	
2B-3	8	8		2#4	2#4		#3	@ 12" O.C.	
RB-1	8	18		3#6	3#6	4#5	#3	@ 8" O.C.	
RB-2	8	18		3#7	3#7 + 2#6	4#5	#3	@ 8" O.C.	

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" / 8"
C-2	@ 8" O.C.	(8)-#5 REBAR	22" / 8"
C-3	@ 8" O.C.	(8)-#5 REBAR	24" / 8"
C-4	@ 8" O.C.	(6)-#5 REBAR	16" / 8"
C-5	@ 8" O.C.	(12)-#5 REBAR	38" / 8"
C-6	@ 8" O.C.	(14)-#5 REBAR	2'-0" / 8" / 10" / 1'-4" / 8"
C-7	@ 8" O.C.	(6)-#5 REBAR	18" / 8"

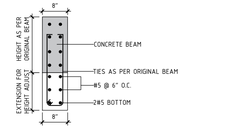


ROOF WIND DIAGRAM
SCALE : NTS

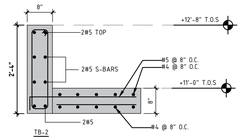
a = 3'

WIND LOADS

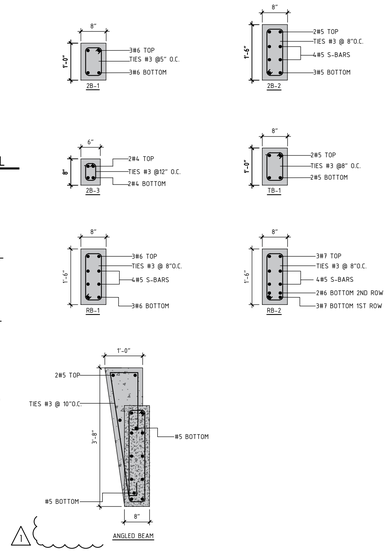
ZONE	POSITIVE	NEGATIVE
1	+24.00 PSF	-92.60 PSF
2	+24.00 PSF	-123.0 PSF
3	+24.00 PSF	-146.30 PSF



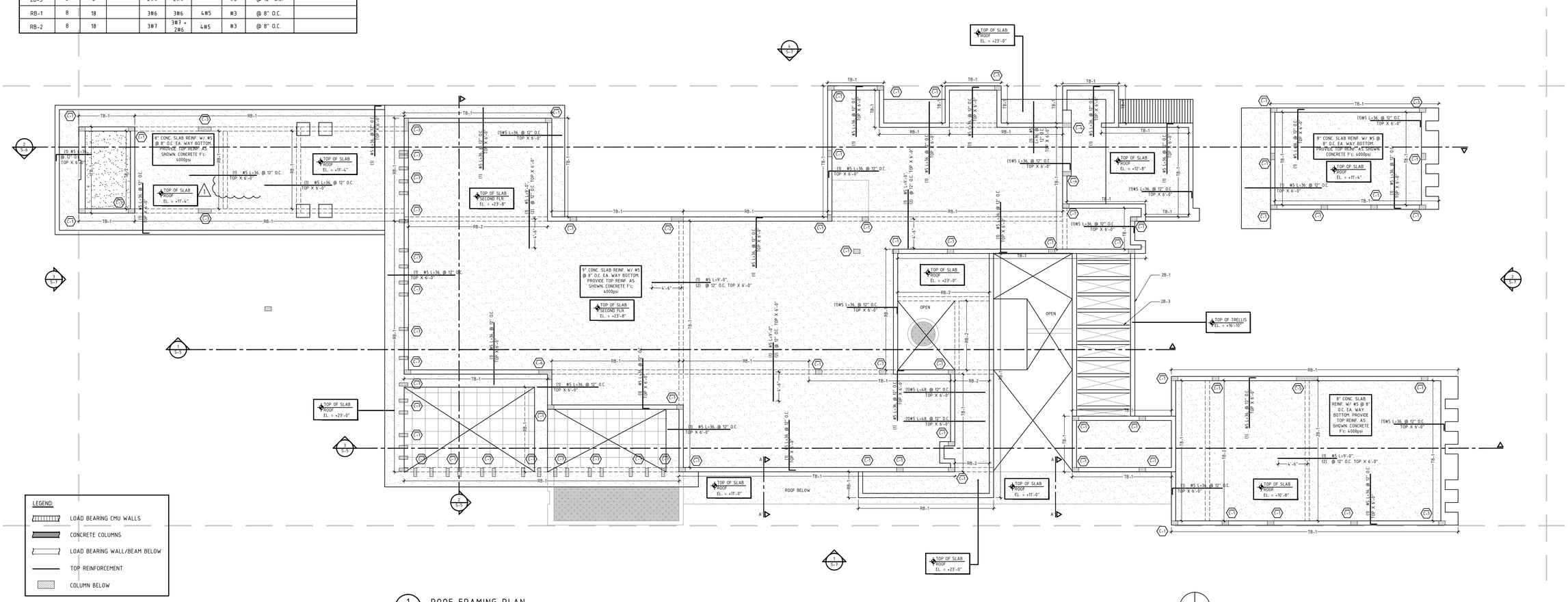
CONCRETE BEAM EXTENSION DETAIL
SCALE : 3/4" = 1'-0"



SECTION A-A'
SCALE : 3/4" = 1'-0"



BEAM DETAIL
SCALE : 3/4" = 1'-0"

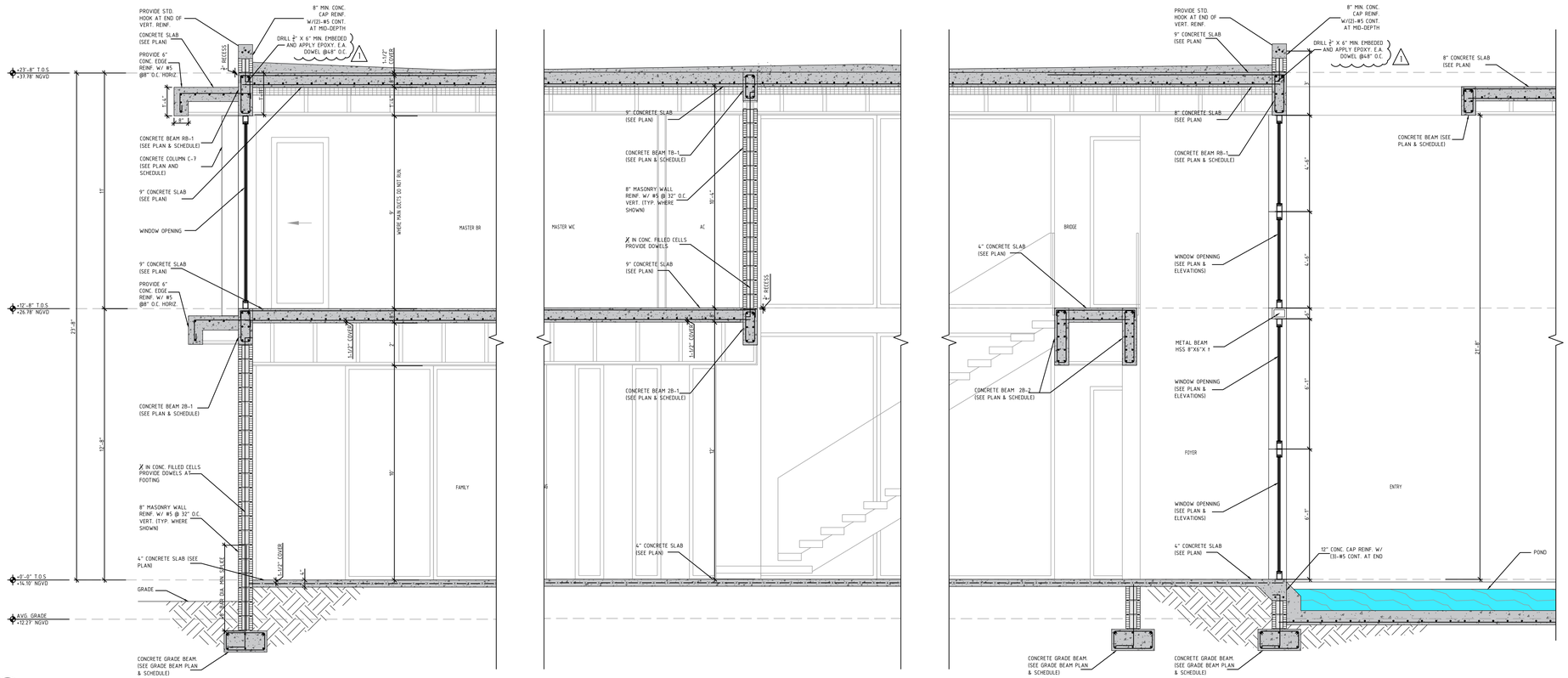


LEGEND:
- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

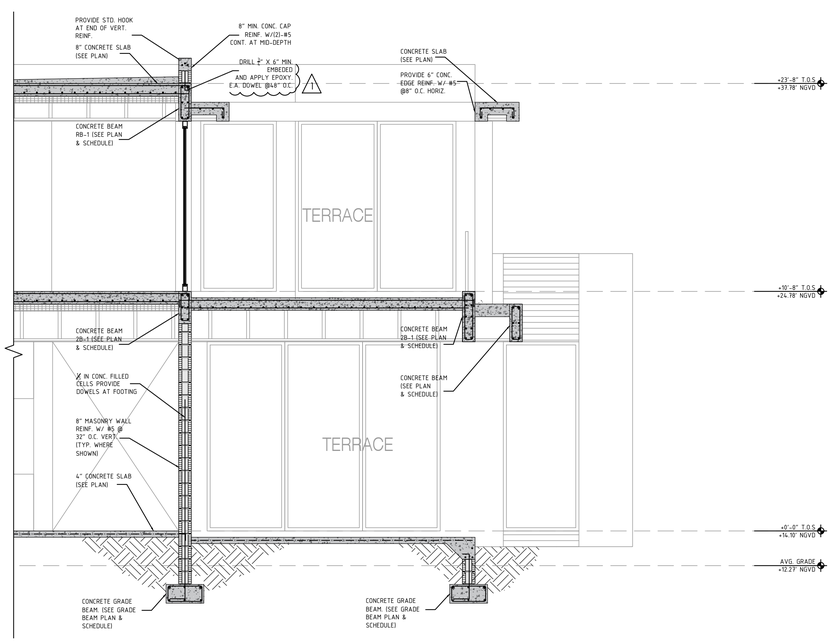
1 S-4 ROOF FRAMING PLAN
SCALE : 3/16" = 1'-0"

ROOF FRAMING PLAN

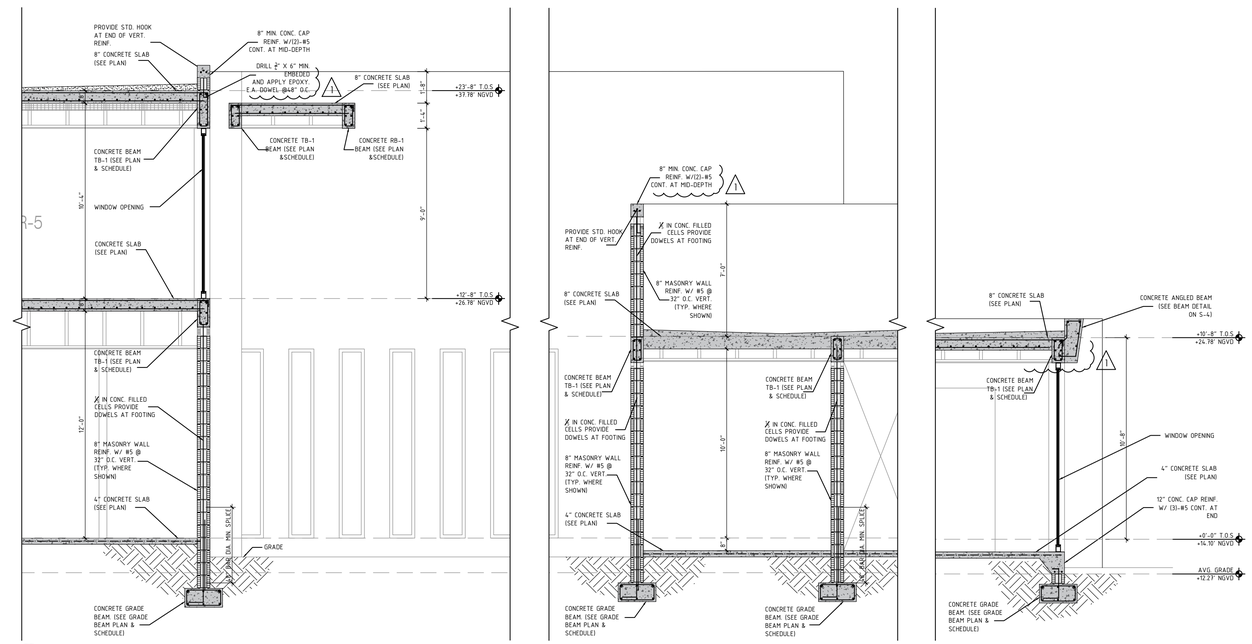
S-4



1 S-5 SECTION 1
SCALE : 1/2" = 1'-0"



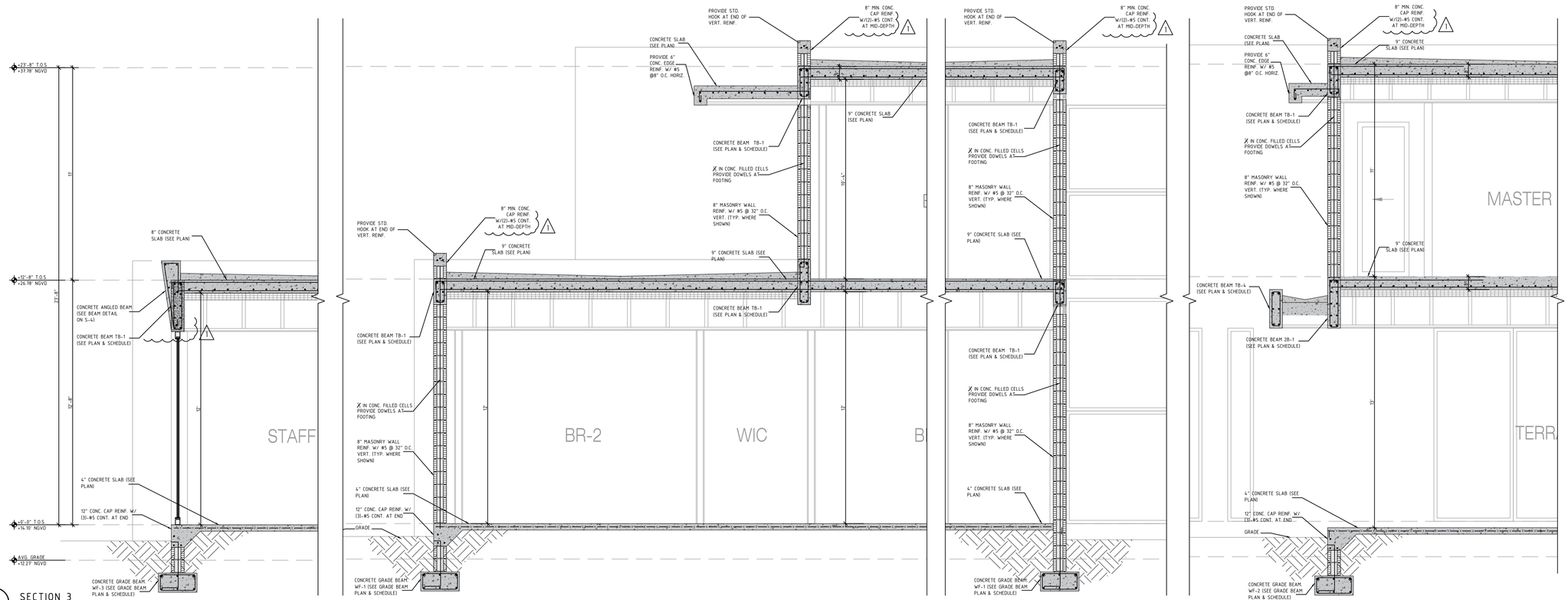
2 S-5 SECTION 2
SCALE : 3/8" = 1'-0"



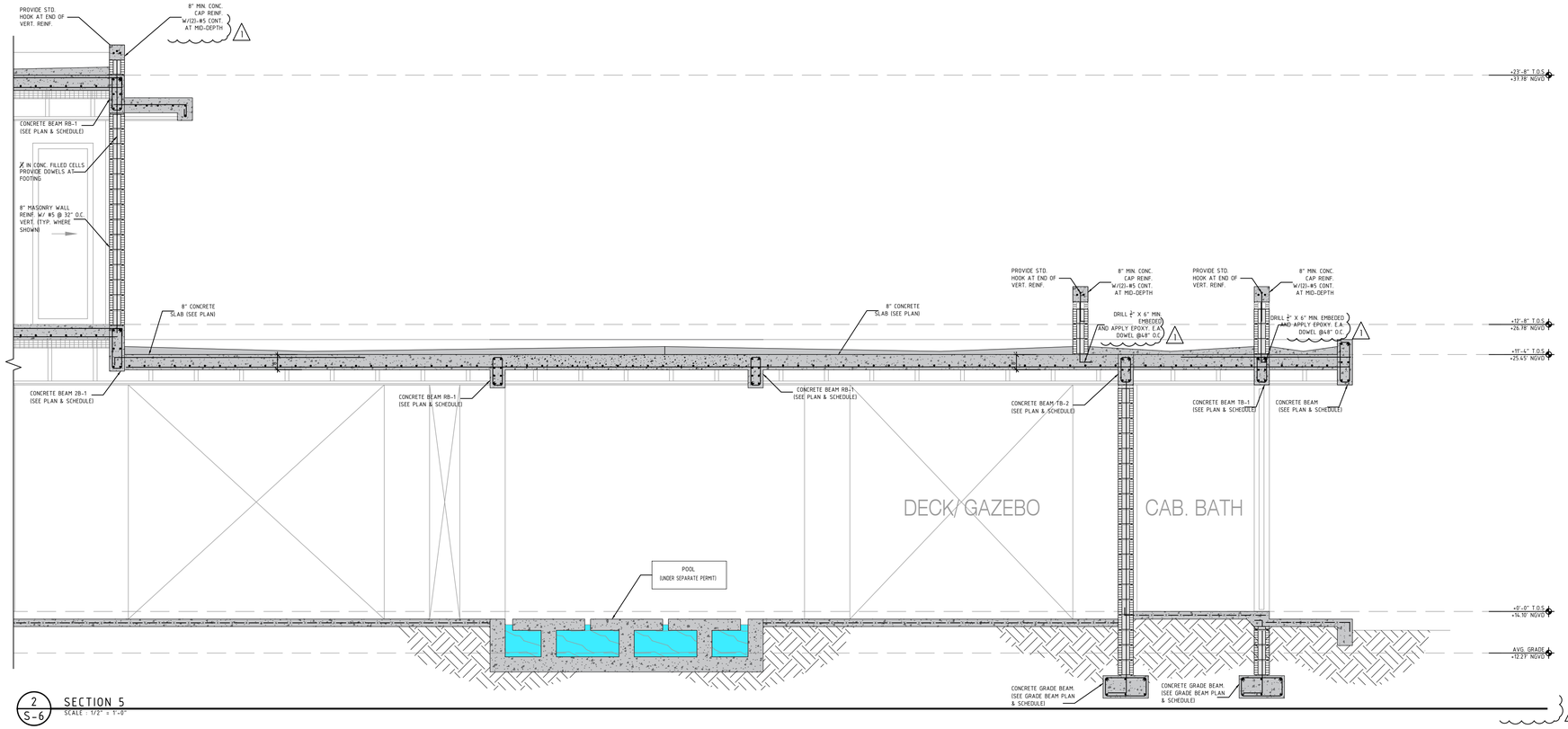
3 S-5 SECTION 3
SCALE : 3/8" = 1'-0"

SECTIONS

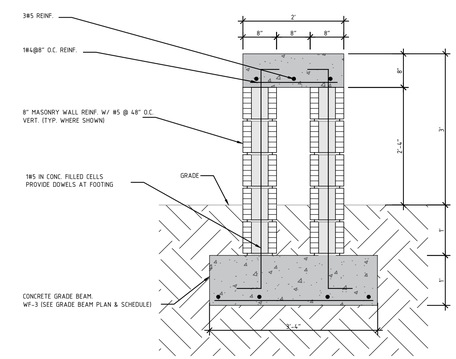
S-5



1 / S-6 SECTION 3
SCALE : 1/2" = 1'-0"



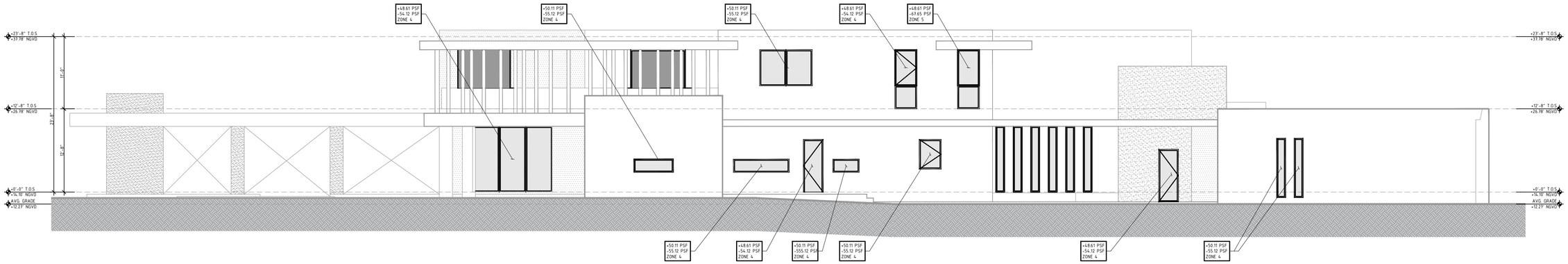
2 / S-6 SECTION 5
SCALE : 1/2" = 1'-0"



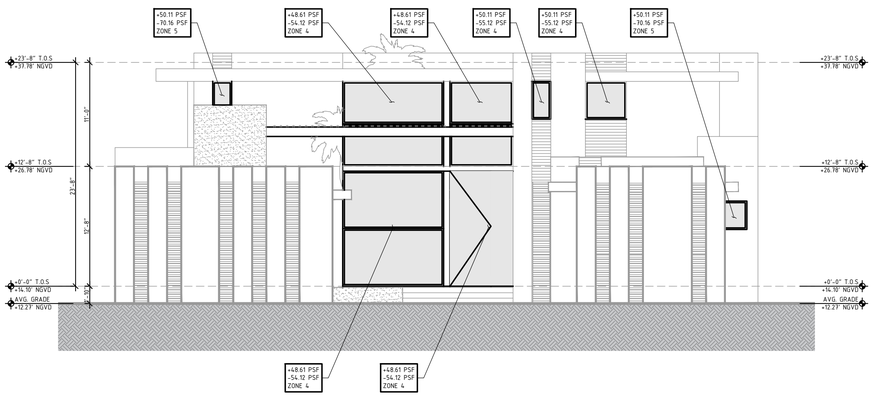
3 / S-6 MASONRY PIERS REINFORCEMENT DET. (TYP.)
SCALE : 1/2" = 1'-0"

SECTIONS

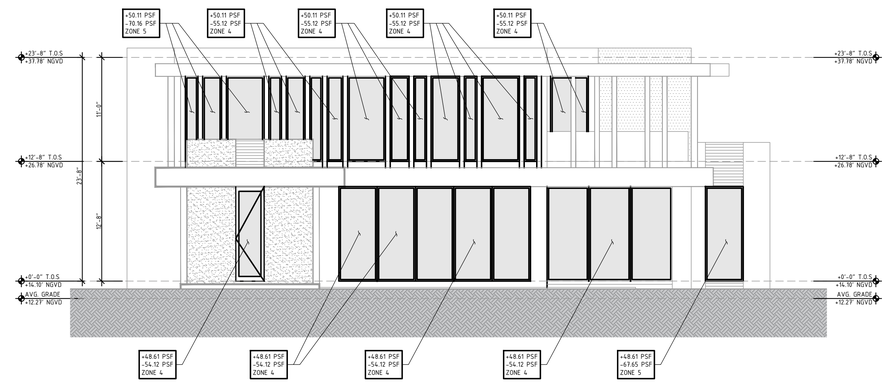
S-6



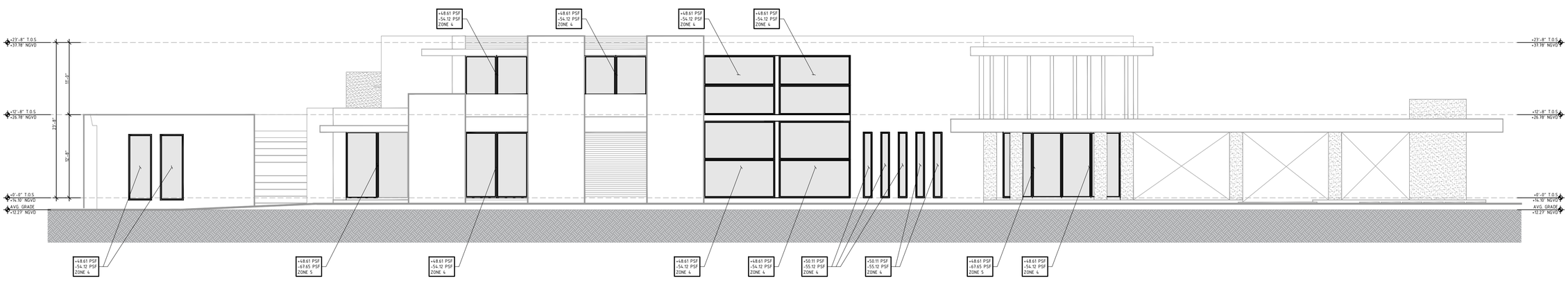
1 S-7 WEST ELEVATION (SIDE)
SCALE : 3/16" = 1'-0"



2 S-7 NORTH ELEVATION (FRONT)
SCALE : 3/16" = 1'-0"



3 S-7 SOUTH ELEVATION (BACK)
SCALE : 3/16" = 1'-0"



4 S-7 EAST ELEVATION (SIDE)
SCALE : 3/16" = 1'-0"

ELEVATIONS

S-7

STRUCTURAL GENERAL NOTES

CODE:

1. FLORIDA BUILDING CODE 2020 7th EDITION
2. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318-14 ("ACI")
3. AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES". ASCE 7-16
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" THIRTEENTH EDITION.

MATERIALS:

UNLESS OTHERWISE NOTED ON DRAWINGS:

1. STRUCTURAL STEELS:
   - ALL ROLLED SHAPED ····· ASTM A572, GRADE 50
   - ALL PLATES AND CONNECTION MATERIAL ····· ASTM A36
   - ALL HOLLOW STRUCTURAL SECTIONS ····· ASTM A500, GRADE B
   - ANCHOR RODS, U.O.N. ····· ASTM F1554, GRADE 36
2. CAST-IN-PLACE CONCRETE:
   - FOUNDATION ····· 4. KSI NORMAL WT.
   - SLAB-ON-GRADE ····· 4. KSI NORMAL WT.
   - FORMED SLAB ····· 4. KSI NORMAL WT.
   - COLUMNS AND BEAMS ····· 4. KSI NORMAL WT.
3. REINFORCEMENT:
   - DEFORMED BARS ····· ASTM A615, GRADE 60
   - WELDED WIRE FABRIC ····· ASTM 185
   - WELDED REINFORCEMENT ····· ASTM A706
4. WELDING ELECTRODES: ····· E70XX LOW HYDROGEN
5. BOLTING MATERIALS: ····· ASTM A325 OR A490 (U.O.N.)

GENERAL:

1. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS, OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.
3. PRIOR TO START OF CONSTRUCTION , THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERROR OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS, TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, BOLT SETTING, SLEEVE, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
6. DO NOT SCALE DRAWING TO OBTAIN DIMENSIONAL INFORMATION.
7. DO NOT CUT OR ALTER ANY EXISTING STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER.
8. THESE DRAWINGS DO NOT DEFINE SCOPE OF CONTRACTS. SEE CONSTRUCTION DOCUMENTS.
9. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S AND ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHOD OF CONSTRUCTION.
10. SHORING, BRACING AND PROTECTION OF EXISTING AND ADJACENT STRUCTURES DIRING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT STREET, BUILDING AND STRUCTURES.
11. ALL EXISTING DIMENSION AND LOCATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWING SHALL BE VERIFIED BY FIELD MEASUREMENTS, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
12. DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. PRIOR TO PREPARATION OF SHOP DRAWINGS, CONTRACTOR SHALL VERIFY AND/OR DETERMINE SIZE, LOCATION, CONFIGURATION, ETC. OF EXISTING STRUCTURE EVERY PLACE WHERE NEW WORK IS ABOUT, ATTACH, CLEAR, ETC. NOTIFY ENGINEER IN WRITING OF ANY AND ALL CONDITION WHICH DIFFER FROM THOSE SHOWN ON DRAWINGS.
13. REUSE OF SALVAGE MATERIALS IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER IN WRITING.

FOUNDATIONS:

1. BASED OF THE GEOTECHNICAL REPORT MADE BY:

   ALL STATE ENGINEERING & TESTING CONSULTANTS, INC.
   DATED JUNE 2, 2022

2. THE ENTIRE STRUCTURE SHALL BE SUPPORTED BY 14"Φ CONC. AUGER-CAST PILES WITH 12'-0" MINIMUM PENETRATION BELOW EXISTING GRADE SURFACE. DESIGN LOADS FOR THESE PILES SHALL BE AS FOLLOWS:

   COMPRESSION = 35 TONS
   TENSION = 8 TONS
   LATERAL = 2 TONS

3. CENTERLINE OF PILES SHALL HAVE A MAXIMUM TOLERANCE OF 2" W/ RESPECT TO THE LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL FURNISH AN AS-DRIVEN SURVEY OF THE PILES NOTING THEIR DEVIATION FROM THE SPECIFIED LOCATION PRIOR TO SUBMITTING FOUNDATION (GRADE BEAMS) REINFORCEMENT SHOP DRAWINGS. ANY PILES THAT DO NOT MEET THE ABOVE CRITERIA MAY REQUIRE REDESIGN AND REVISIONS TO THESE PLANS.
4. THE SEQUENCE OF PILE INSTALLATION SHALL BE SUCH THAT ADJACENT PILES SHOW NO EVIDENCE OF DISTURBANCE. NO PILES SHALL BE PLACED WITHIN 5 FEET OF ADJACENT PILES UNTIL THE GROUT IN THE EXISTING PILES HAS SET FOR 3 DAYS, UNLESS OTHERWISE DIRECTED BY THIS ENGINEER.
5. THE INSTALLATION OF PILLING SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER WHO PREPARED THE SOILS REPORT OF BY THEIR REPRESENTATIVE UNDER THE GEOTECHNICAL ENGINEER'S DIRECT SUPERVISION. THEY SHALL VERIFY THAT THE PILING HAS BEEN INSTALLED TO THE DEPTH AND SIZE SPECIFIED USING THE PRESCRIBED METHODS OF INSTALLATION.

CONCRETE AND REINFORCING:

1. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318-05/318R-05) AND WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (A.C.I. 315R-94).
2. ALL CONCRETE WORK IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDING" (A.C.I. 301 - LATEST EDITION). PRODUCTION OF CONCRETE, DELIVERY, PLACING AND CURING TO BE IN ACCORDANCE WITH "HOT WEATHER CONCRETING" (A.C.I. 305R - LATEST EDITION).
3. ALL CONCRETE TO BE REGULAR WEIGHT WITH A COMPRESSIVE STRENGTH AT 28 DAYS OF F'c=5,000 PSI FOUNDATION F'c=5,000 PSI SLUMP 3" MIN. TO 5" MAX. SUBMIT DESIGN MIX FOR REVIEW.
4. ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING AS PER ASTM A-615 GRADE 60, FABRICATION IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.S.I. MANUAL OF STANDARD PRACTICE.
5. CONCRETE COVER UNLESS OTHERWISE DETAILED ON DRAWINGS:

FOUNDATIONS:		BEAMS:	
BOTTOM	3"	BOTTOM	½"
TOP	2"	TOP	½"
SIDES	2"	SIDES	½"
SLABS ON GRADE:		**INTERIOR STRUCT. SLAB:**	
BOTTOM	2"	BOTTOM	½"
TOP	1"	TOP	½"
SIDES	1"	SIDES	1"
COLUMNS/WALLS:		**EXTERIOR STRUCT. SLAB:**	
TOP	½"	BOTTOM	½"
SIDES	½"	TOP	½"
		SIDES	1"

6. ALL REINFORCEMENT SHALL BE SECURELY HELD IN POSITION WHILE PLACING CONCRETE. IF NECESSARY ADDITION BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT.
7. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AS WELL AS STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWING ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY THE STRUCTURAL ENGINEER IS OBTAINED.
8. CONCRETE DESIGN MIXED SHALL BE PREPARED ACCORDING WITH THE ACI-318 ARTICLE 5.3 OR 5.4 AND SUBMITTED FOR REVIEW AT LEAST 7 DAYS PRIOR TO THE START OF CONCRETE WORK.
9. ALL SLEEVES AND PENETRATION SHALL BE PROVIDED BY THE SUB-CONTRACTOR REQUIRING THE OPENING.
10. ALL SLABS SHALL BE FINISHED BY ACI-301 UNLESS OTHERWISE NOTED IN ARCHITECTURAL PLANS.

MASONRY WALLS:

1. ALL REINFORCED MASONRY WALLS SHALL BE PROVIDED WITH #9 DUR-O-WALL LADDER TYPE HORIZONTAL REINFORCEMENT AT 1'-4" VERTICALLY LAPPED 1½" AND EXTENDED AT "T" AND "L" INTERSECTIONS. PROVIDE "DOVE-TAIL" ANCHORS AT 16" O.C. VERTICALLY FOR ALL MASONRY PLACED ADJACENT TO ALREADY IN PLACE COLUMNS.
2. CONCRETE MASONRY UNITS: ASTMC90, GRADE B-1, MODULAR, MINIMUM NET COMPRESSIVE STRENGTH AT 28 DAYS = 1500 PSI.
3. MORTAR: ASTM C270, TYPE S. MORTAR ALL FACE SHELLS, AND CROSS SHELLS AROUND ALL GROUT FILLED CELLS WITH A MINIMUM STRENGTH 2000 PSI (USE PORTLAND TYPE CEMENT).
4. ⊥⊥⊥⊥⊥⊥⊥⊥ DENOTES BEARING CONC. BLOCK WALL. INSTALL BLOCK BEFORE ADJACENT COLUMNS AND BEAMS.
5. JOINT REINFORCING LADDER TYPE: 9 GAGE LONGITUDINAL WIRE, 9 GAGE CROSS WIRE. "DUR-O-WALL" OR EQUAL AT 16" C/C.
6. GROUT: ASTM C476. COARSE GROUT. SLUM 8" MINIMUM PLUS/MINUS 11" MAXIMUM COMPRESSIVE STRENGTH AT 28 DAYS - 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.
7. STRUCTURAL CONCRETE MASONRY SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI. SUBMIT DESIGN MIX FOR REVIEW.
8. ANY MASONRY OPENINGS BETWEEN 3 AND 8 FT. IN WIDTH SHALL HAVE VERTICAL BARS IN CONCRETE FILLED CELLS ON EACH SIDE OF OPENING AS INDICATED IN THE FOUNDATION PLAN (AND ANY OTHER FLOOR IF APPLICABLE). THESE REBARS SHALL BE HOOKED AT THE FOUNDATION AND AT THE TIE BEAM AND LAPPED 48 BAR DIAMETER MINIMUM.
9. PLACE ALL MASONRY UNITS IN RUNNING BOND.
10. PROVIDE KNOCK-OUTS AT BASE OF ALL CELLS CONTAINING REINFORCING.
11. MAXIMUM POUR LIFT = 4'-0"
12. INTERSECTING WALLS:
    BONDED AT LOCATIONS WHERE THEY MEET OR INTERSECT BY THE FOLLOWING METHOD: FIFTY PERCENT OF THE UNITS AT THE INTERSECTION SHALL BE LAID IN AN OVERLAPPING MASONRY BONDING PATTERN, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 3 INCHES ON THE UNIT BELOW.
13. VERTICAL REINFORCEMENT SHALL BE SPLICED 48 BAR DIAMETER MINIMUM.
14. PROVIDE VERTICAL REINFORCEMENT AS INDICATED ON FOUNDATION PLAN AT EACH SIDE OF WALL OPENING AND AT INTERSECTION WALLS.
15. SPECIAL INSPECTION IS REQUIRED.
16. AT INTERSECTION WITH THE COLUMNS, MASONRY WALLS SHALL BE EXTENDED 8" AT EVERY OTHER BLOCK SO THAT THEY OVERLAP WITH THE COLUMN.

TERMITE PROTECTION:

1. CONTRACTOR TO PROVIDE A CERTIFICATE FROM A LICENSED PEST CONTROL COMPANY STATING:

   "THE BUILDING ADDITION HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

INSPECTION AND TESTING:

1. ALL WORK ON THIS CONTRACT SHALL BE SUBJECT TO INSPECTION AND TESTING, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED TESTING AGENCY TO PERFORM THE FOLLOWING INSPECTION AND TESTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PRIOR NOTICE FOR COMPLETION OF SUCH.
2. CONCRETE:
   - A. THE FOLLOWING ITEMS SHALL BE INSPECTED: ALL REINFORCING STEEL, AND CONCRETE PLACEMENT.
   - B. THE FOLLOWING TEST SHALL BE MADE PER BUILDING CODE AND ACI REQUIREMENTS, SLUMP, COMPRESSION STRENGTH (CYLINDERS), TEMPERATURE, AIR ENTRAINMENT WHEN REQUESTED BY ENGINEER.
3. STEEL:
   - A. ALL FIELD WELDING SHALL BE VISUALLY INSPECTED FIELD WELDS SHALL BE TESTED PER AWS D1.1 AS FOLLOWS: ALL PENETRATION WELD SHALL BE ULTRASONICALLY TESTED, 50 PERCENT OF FILLED WELDS SHALL BE TESTED BY DYE PENETRANT OR MAGNETIC PARTICLE.
   - B. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED.
4. MASONRY WALLS:
   - A. SPECIAL INSPECTION IS REQUIRED.

MISCELLANEOUS:

1. PROVIDE ADEQUATE BARRICADES TO PREVENT THE ENTRY OF PEDESTRIANS INTO WORK AREA.

DEMOLITION:

1. CONTRACTOR SHALL REPAIR ALL DAMAGE TO STREET, SIDEWALK, UTILITY LINES OR ANY OTHER PUBLIC OR PRIVATE PROPERTIES RESULTING FOR THE EXECUTION OF THE WORK AT NO COST TO THE OWNER OR ENGINEER.
2. THE USE OF EXPLOSIVES IS NOT PERMITTED.
3. CEASE OPERATIONS AND NOTIFY OWNER AND ENGINEER IMMEDIATELY IF SAFETY OR INTEGRITY OF STRUCTURE APPEARS TO BE ENDANGERED. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.
4. NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY PORTION OF EXISTING STRUCTURE WHICH IS NOT TO BE DEMOLISHED IS DAMAGED. CONTRACTOR SHALL PAY FOR ALL REPAIR COST, INCLUDING DESIGN AND INSPECTION EXPENSES.
5. DO NOT CUT OR ALTER ANY STRUCTURAL MEMBERS WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD UNLESS INDICATED ON THE STRUCTURAL DRAWINGS.

DESIGN LOADS:

WIND LOADS:

1. DESIGN PRESSURE VARIES WITH DIRECTION OF APPLICATION DUE TO DIFFERENT SHAPE FACTORS, NUMBERS SHOWN REPRESENT MAXIMUM GROSS VALUES.
2. WIND DESIGN CRITERIA (ASCE 7-16):
   - a. WIND SPEED 175 MPH
   - b. BUILDING CATEGORY II
   - c. TOPOGRAPHIC FACTOR KZT = 1.0
   - d. EXPOSURE "D"
   - e. DIRECTIONALITY FACTOR Kd = 0.85
3. LIVE/DEAD LOADS:

	DEAD LOADS:	LIVE LOADS:
GROUND FLOOR	10 PSF	40 PSF
SECOND FLOOR	20 PSF	40 PSF
ROOF	25 PSF	30 PSF
STAIRS	20 PSF	100 PSF
TERRACE	20 PSF	100 PSF
BALCONY	20 PSF	100 PSF

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Casa Del Mar
1022 Lugo Avenue Coral Gables Florida 33156
Owner: 1022 Casa Del Mar LLC
5790 SW 91st ST, Pinecrest FL. 33156

SEAL

REVISIONS

MARK	DATE	DESCRIPTION

First Floor Plan

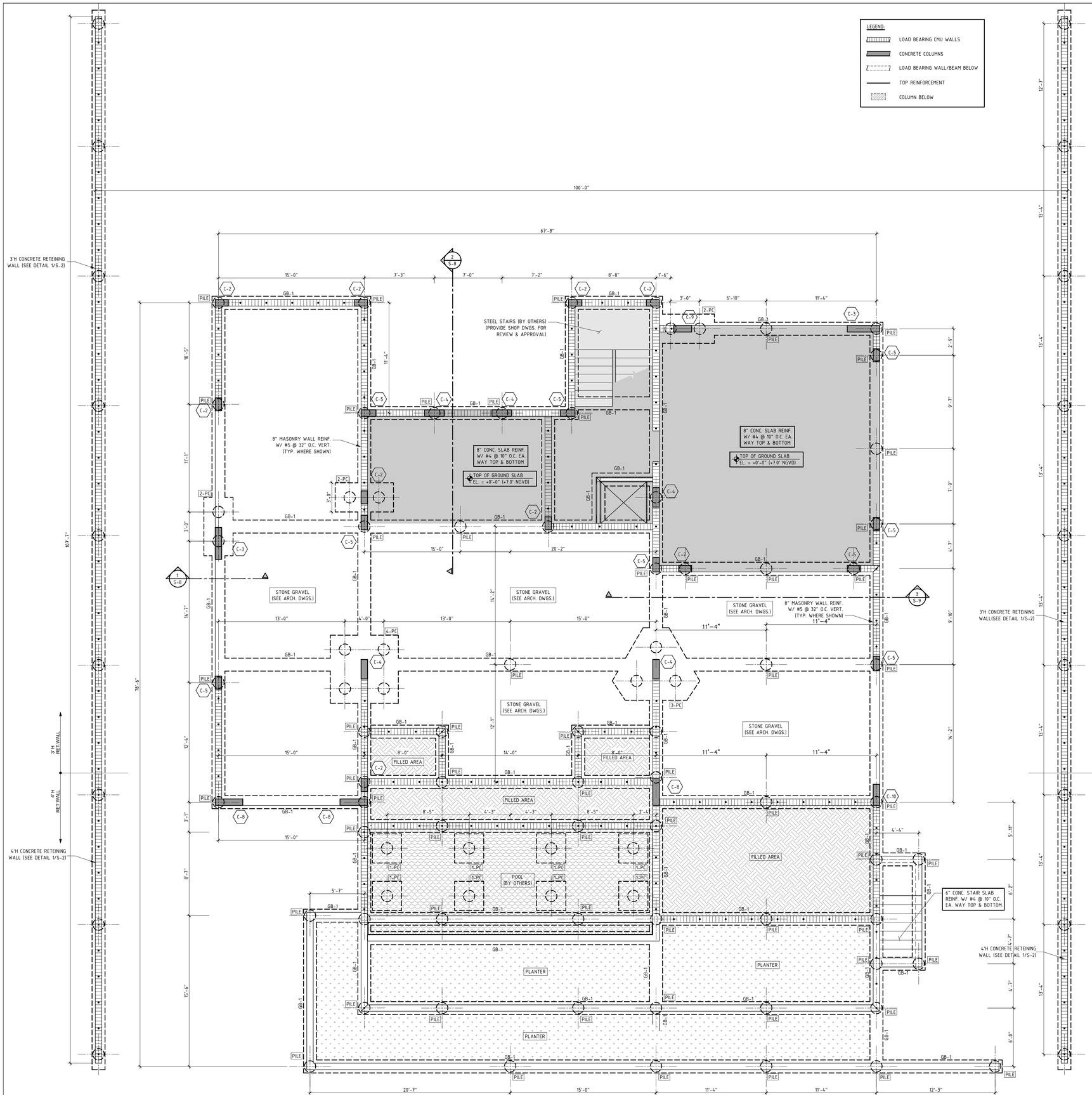
DRAWN BY
CR

SCALE
AS SHOWN

DATE:
Monday, May 2, 2022

PROJECT NO.
2106

SHEET NO.
S-1



FOUNDATION & GROUND FLOOR PLAN

SCALE : 1/4" = 1'-0"

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

PLAN NOTES:

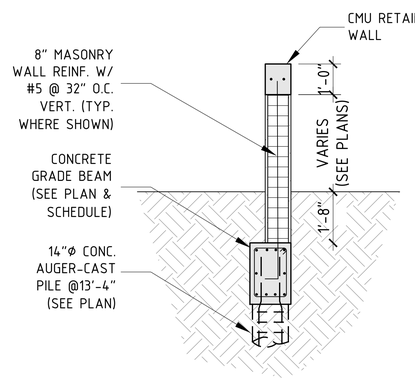
1. TOP OF FOUNDATION SHALL BE -1'-0" (+6.0' NGVD) U.O.N.
2. SEE SHEET S-1 FOR GENERAL NOTES.
3. SEE SHEETS S-11 THRU S-12 FOR TYP. DETAILS
4. TOP OF FINISH FLOOR ELEVATION: +0'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. ALL MASONRY WALLS AT THIS LEVEL SHALL BE REINFORCED WITH #6 @ 32" O.C. IN FILLED CELLS.
7. MASONRY WALL BELOW GROUND LEVEL SHALL BE FULLY GROUTED.
8. REINFORCE OPENINGS AS FOLLOWS:
   - OPENINGS EQUAL OR LESS THAN 2'-6": (1)-#6 AT EA. SIDE.
   - OPENINGS MORE THAN 2'-6": (2)-#6 AT EA. SIDE.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
GB-1	16	20	-6'-4"	4#6	4#6		#3	@ 8" O.C.	TYP. GRADE BEAM

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" × 8"
C-2	@ 8" O.C.	(6)-#5 REBAR	16" × 8"
C-3	@ 8" O.C.	(12)-#5 REBAR	39" × 8"
C-4	@ 8" O.C.	(8)-#5 REBAR	24" × 8"
C-5	@ 8" O.C.	(6)-#5 REBAR	18" × 8"
C-6	@ 8" O.C.	(6)-#5 REBAR	11" × 15", 8", 7", 3", 8"
C-7	@ 8" O.C.	(8)-#5 REBAR	29" × 8"
C-8	@ 8" O.C.	(10)-#5 REBAR	33" × 8"
C-9	@ 8" O.C.	(8)-#5 REBAR	22" × 8"
C-10	@ 8" O.C.	(8)-#5 REBAR	26" × 8"
C-11	@ 8" O.C.	(8)-#5 REBAR	28" × 8"
C-12	@ 8" O.C.	(4)-#5 REBAR	14" × 8"



1 S-2 RETAINING WALL DETAIL

SCALE : 1/4" = 1'-0"

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Casa Del Mar

1022 Lugo Avenue Coral Gables Florida 33156

Owner: 1022 Casa Del Mar LLC

5790 SW 91st ST, Pinecrest FL. 33156

SEAL

REVISIONS

MARK	DATE	DESCRIPTION

First Floor Plan

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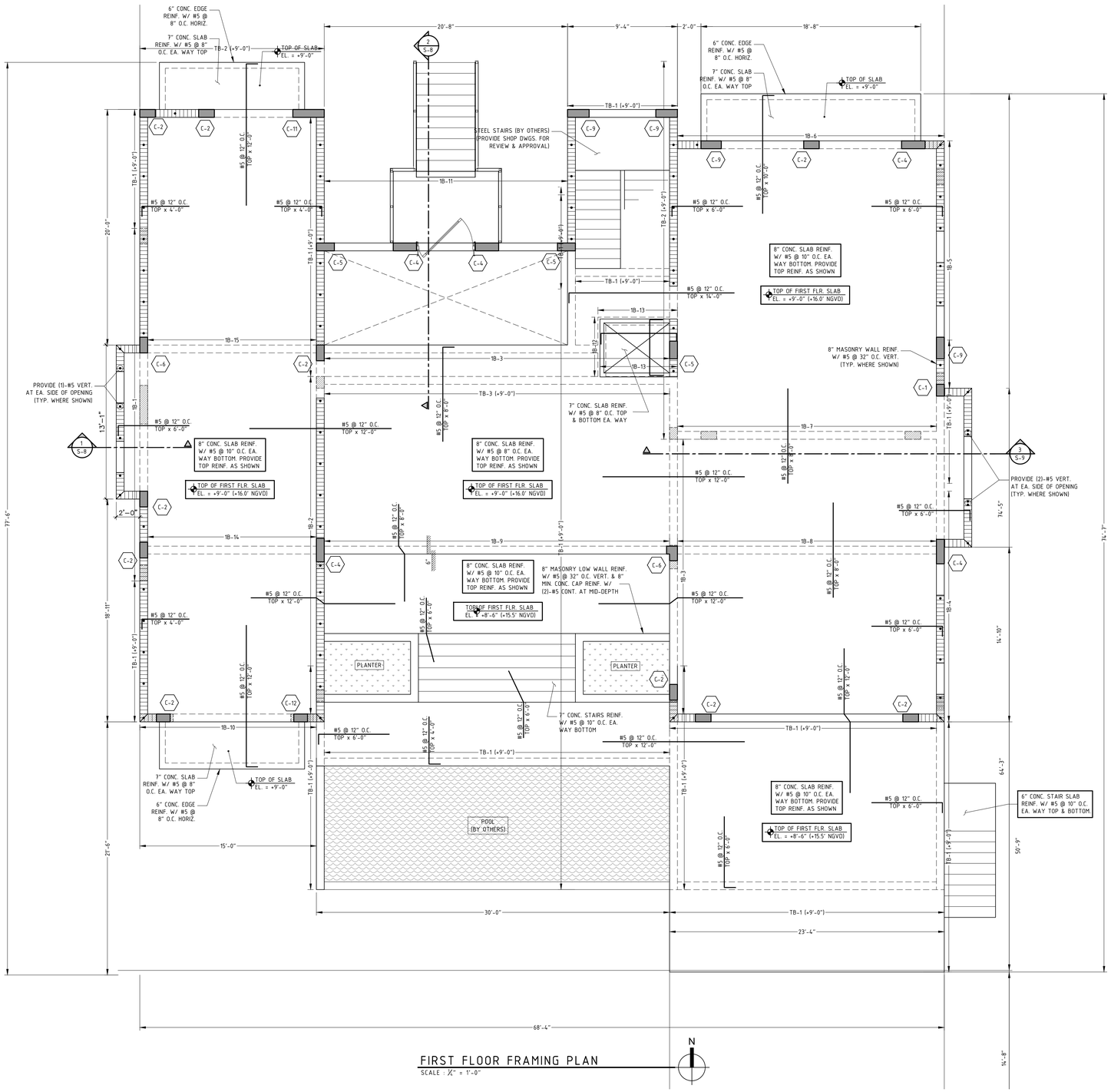
SCALE AS SHOWN

DATE: Monday, May 2, 2022

PROJECT NO. 2106

SHEET NO. S-2



FIRST FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-# THRU S-# FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +9'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +9'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	14	SEE PLAN	2#5	2#5		#3	@ 6" O.C.	TYP. TIE-BEAM
TB-2	8	18	SEE PLAN	3#5	3#5		#3	@ 6" O.C.	
TB-3	8	22	SEE PLAN	2#5	2#5	2#4	#3	@ 6" O.C.	
1B-1	8	28	+9'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
1B-2	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	
1B-3	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	
1B-4	8	26	+9'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
1B-5	8	26	+9'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
1B-6	8	26	+9'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
1B-7	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	
1B-8	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	
1B-9	8	22	+9'-0"	2#5	2#5	2#4	#3	@ 6" O.C.	
1B-10	8	26	+9'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
1B-11	8	22	+10'-10"	2#5	2#5	2#4	#3	@ 6" O.C.	
1B-12	8	22	+10'-10"	2#5	2#5	2#4	#3	@ 6" O.C.	
1B-13	8	22	+10'-10"	2#5	2#5	2#4	#3	@ 6" O.C.	
1B-14	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	
1B-15	8	18	+9'-0"	2#5	2#5		#3	@ 6" O.C.	

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

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First Floor Plan

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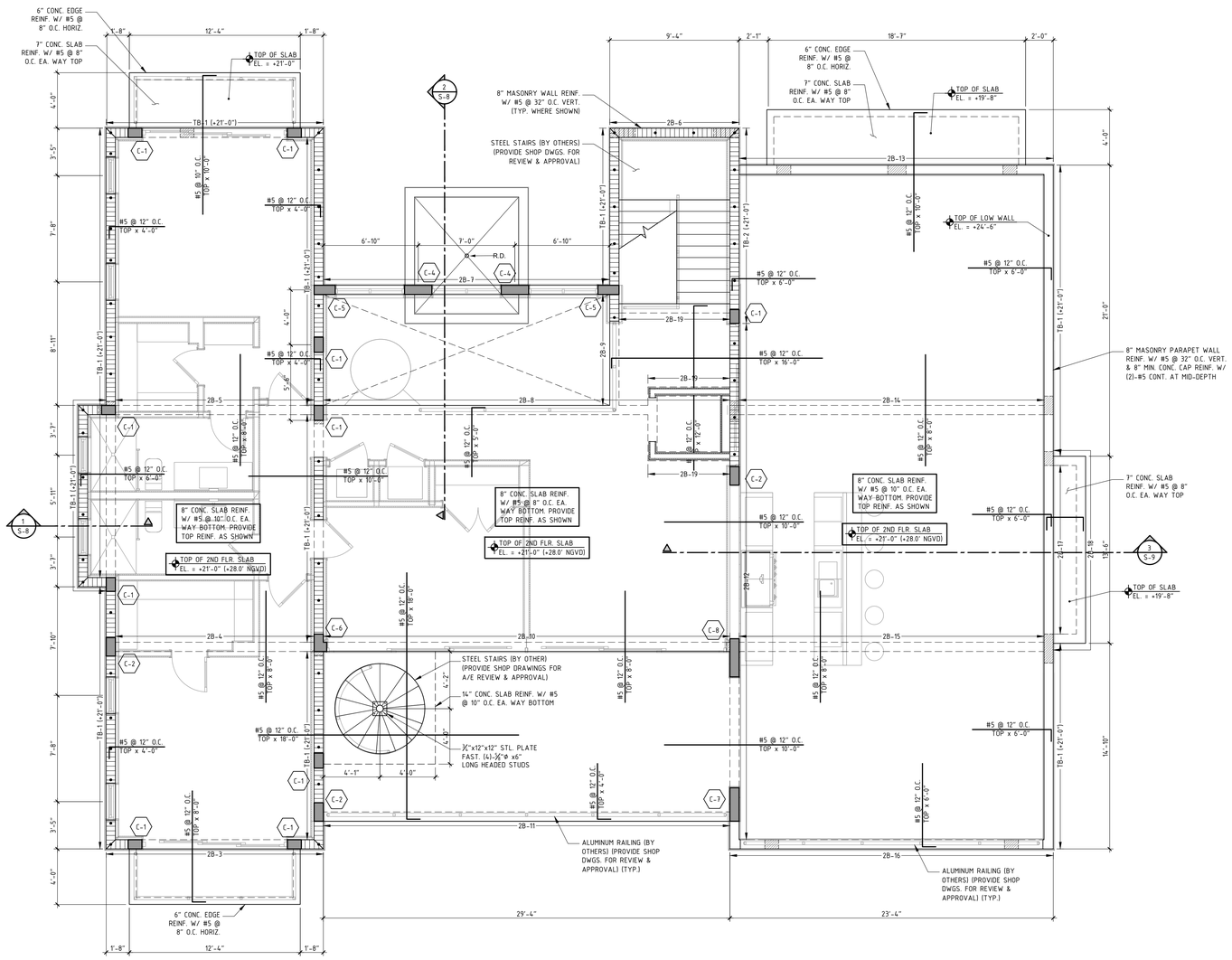
PROJECT NO.
2106

SHEET NO.
S-3



SECOND FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-III THRU S-III FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +21'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +21'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
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9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	14	SEE PLAN	2#5	2#5		#3	@ 6" O.C.	TYP. TIE-BEAM
TB-2	8	18	SEE PLAN	3#5	3#5		#3	@ 6" O.C.	
2B-1	8	18	+21'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-2	8	18	+21'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-3	8	36	+21'-0"	3#6	3#6	4#4	#3	@ 6" O.C.	
2B-4	8	18	+21'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-5	8	18	+21'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-6	8	16	+28'-4"	2#5	2#5		#3	@ 6" O.C.	
2B-7	8	16	+21'-0"	2#5	2#5		#3	@ 6" O.C.	
2B-8	8	24	+21'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
2B-9	8	24	+21'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
2B-10	8	36	+21'-0"	3#6	3#6	4#4	#3	@ 6" O.C.	
2B-11	8	33	+21'-0"	3#6	3#6	4#4	#3	@ 6" O.C.	
2B-12	8	20	+21'-0"	3#5	3#5		#3	@ 6" O.C.	
2B-13	8	36	+10'-10"	3#6	3#6	4#4	#3	@ 6" O.C.	
2B-14	8	20	+10'-10"	3#5	3#5		#3	@ 6" O.C.	
2B-15	8	20	+10'-10"	3#5	3#5		#3	@ 6" O.C.	
2B-16	8	36	+21'-0"	3#6	3#6	4#4	#3	@ 6" O.C.	
2B-17	8	24	+21'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
2B-18	8	27	+19'-8"	3#5	3#5	2#4	#3	@ 6" O.C.	
2B-19	8	16	+21'-0"	2#5	2#5		#3	@ 6" O.C.	

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

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Owner: 1022 Casa Del Mar LLC
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SEAL

REVISIONS

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First Floor Plan

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AS SHOWN

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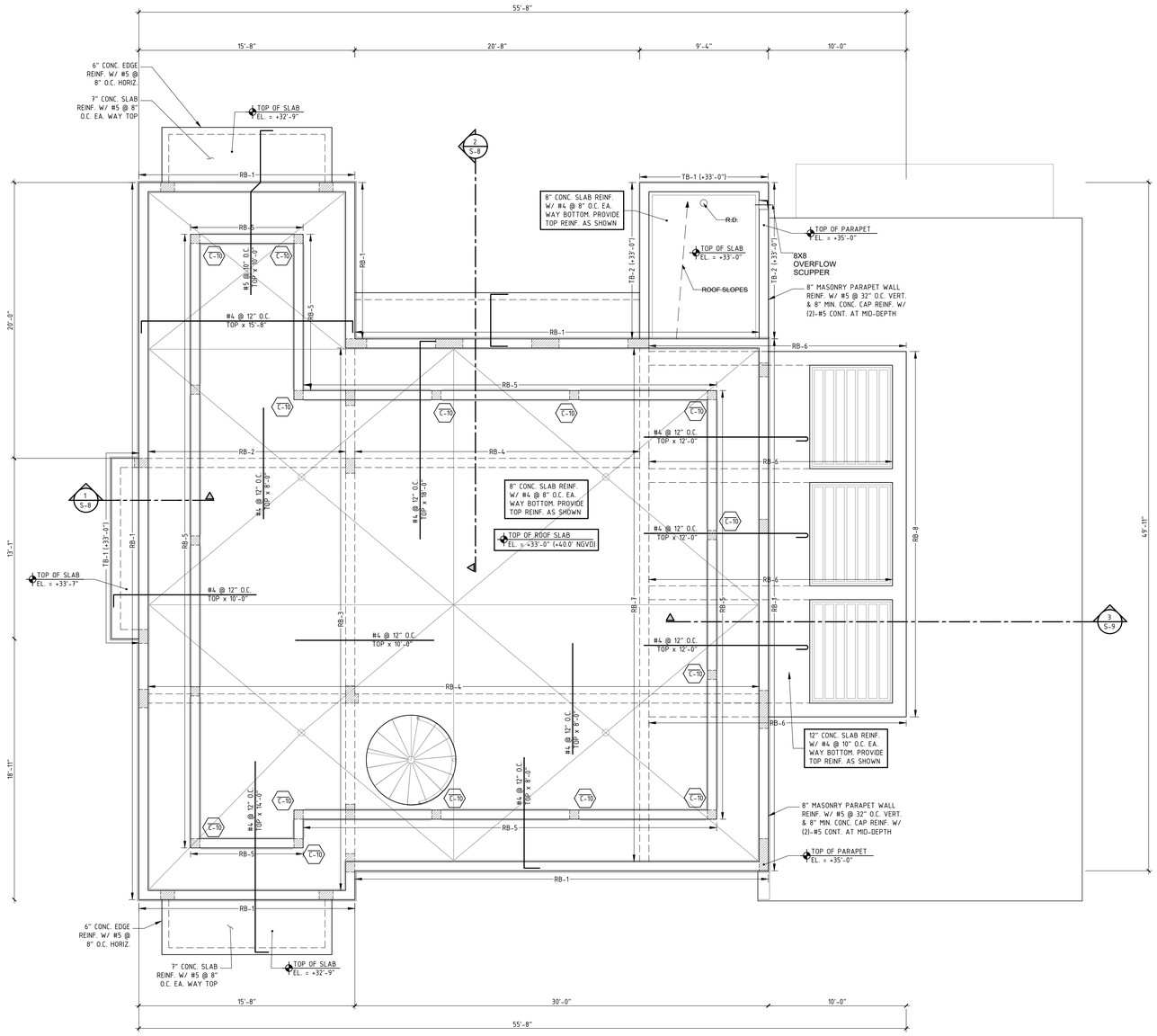
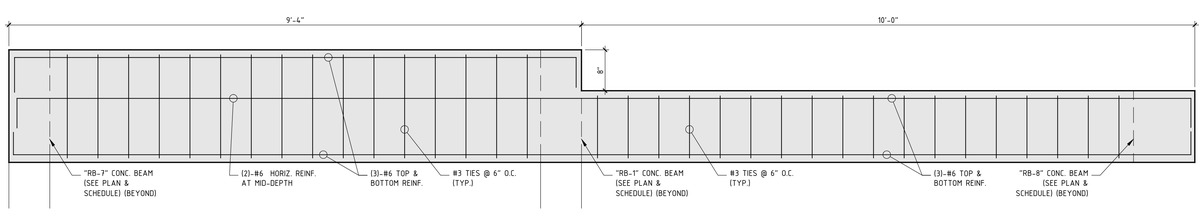
PROJECT NO.
2106

SHEET NO.
S-4



ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"



RB-6 CONC. BEAM DETAIL

SCALE : 1" = 1'-0"

A / S-5

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-III THRU S-III FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +33'-0" (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +33'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
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9. ROOF SLAB FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	14	SEE PLAN	2#5	2#5		#3	@ 6" O.C.	TYP. TIE-BEAM
TB-2	8	18	SEE PLAN	3#5	3#5		#3	@ 6" O.C.	
RB-1	8	24	+33'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
RB-2	8	16	+33'-0"	2#5	2#5		#3	@ 6" O.C.	
RB-3	8	18	+33'-0"	2#5	2#5		#3	@ 6" O.C.	
RB-4	8	24	+33'-0"	2#5	2#5	2#4	#3	@ 6" O.C.	
RB-5	8	12	+35'-0"	2#5	2#5		#3	@ 6" O.C.	
RB-6	12	14 / 22	+32'-4" / +33'-0"	3#6	3#6	2#6	#3	@ 6" O.C.	SEE DETAIL A/S-5
RB-7	8	24	+33'-0"	3#5	3#5	2#4	#3	@ 6" O.C.	
RB-8	12	14	+32'-4"	2#5	2#5		#3	@ 6" O.C.	

a = 4'-8"

WIND LOADS ON COMPONENTS & CLADDING

ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
1	-88.70	-83.98	-74.55	-69.83	-60.39	-55.67
2	-117.01	-109.93	-98.14	-93.42	-83.98	-74.55
3	-159.47	-142.96	-124.09	-112.29	-93.42	-74.55
4	-60.39	-58.03	-55.67	-50.96	-48.60	-46.24
5	-74.55	-69.83	-62.75	-60.39	-58.03	-55.67

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- CONC. COLUMN BELOW

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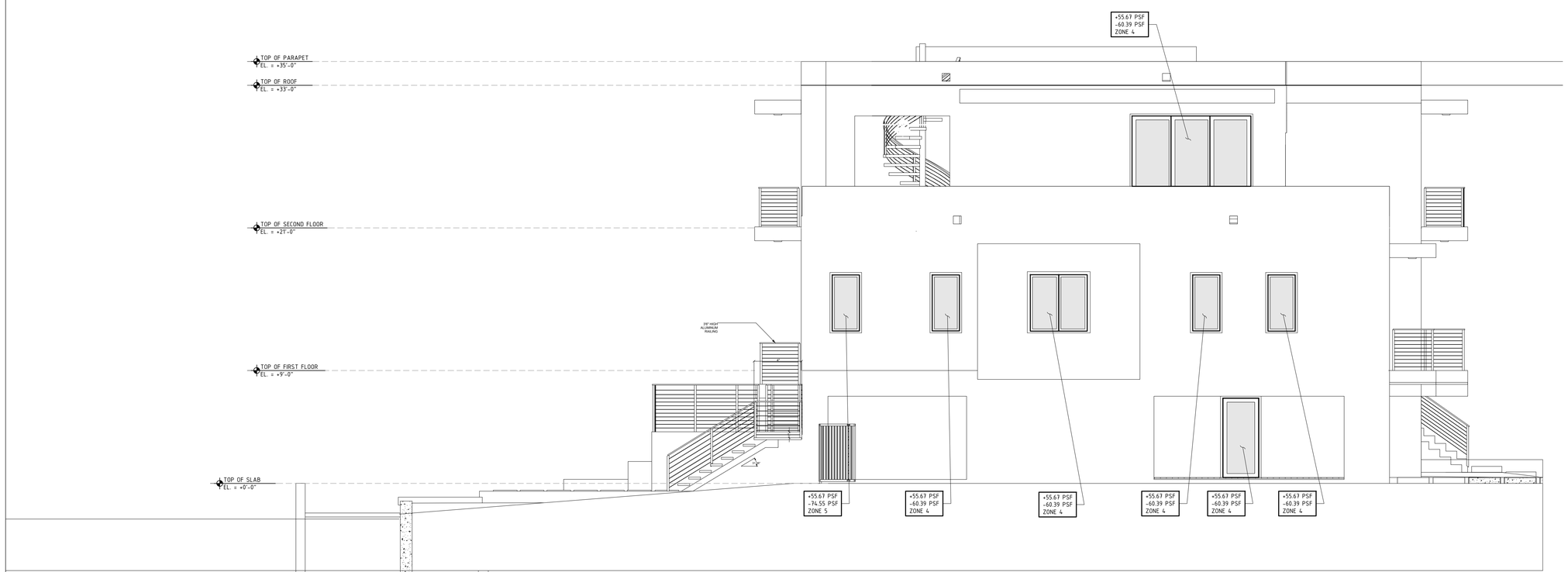
SHEET NO.
S-5

NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"

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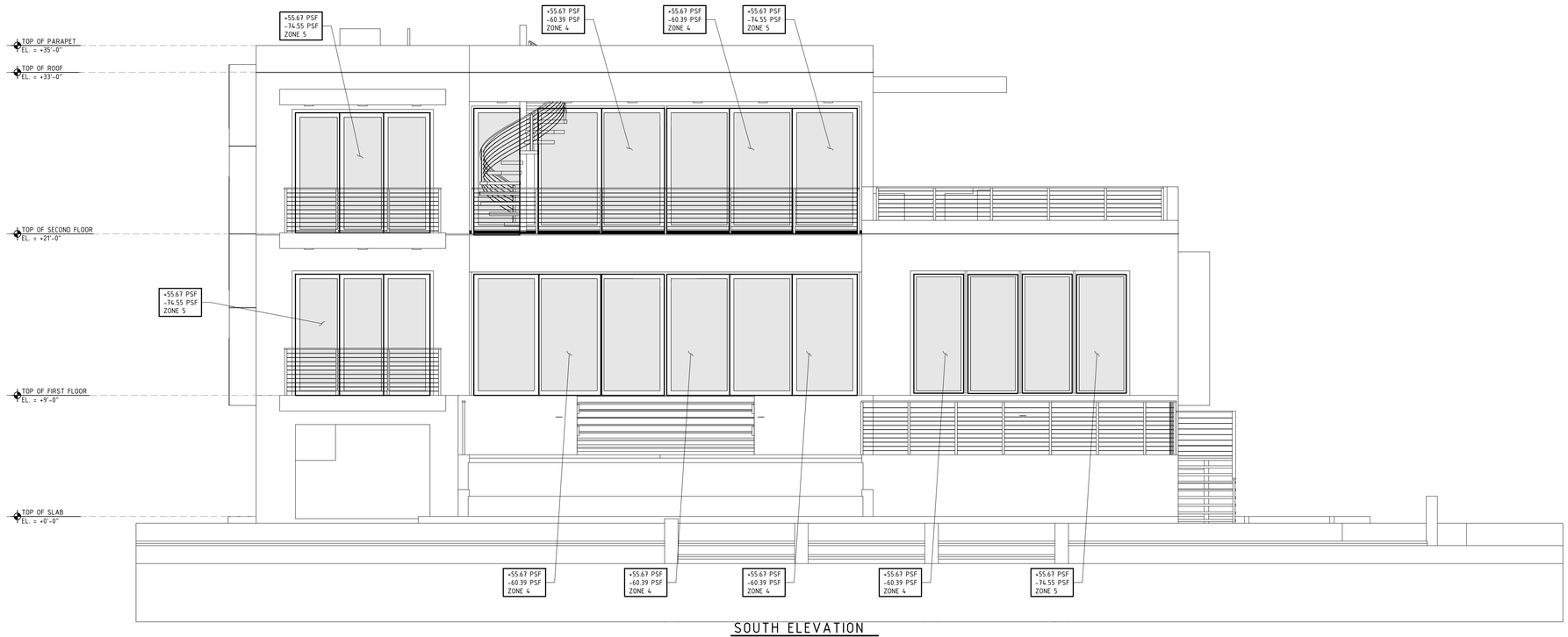
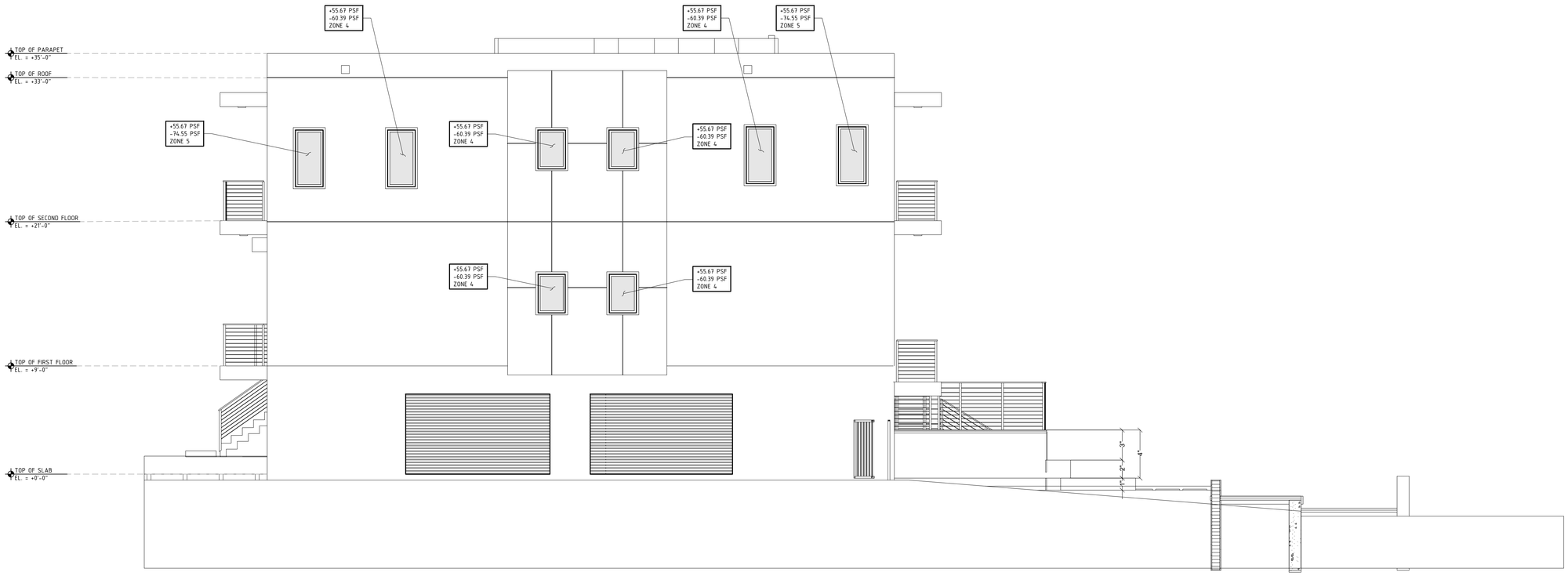
SHEET NO.
S-6



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"

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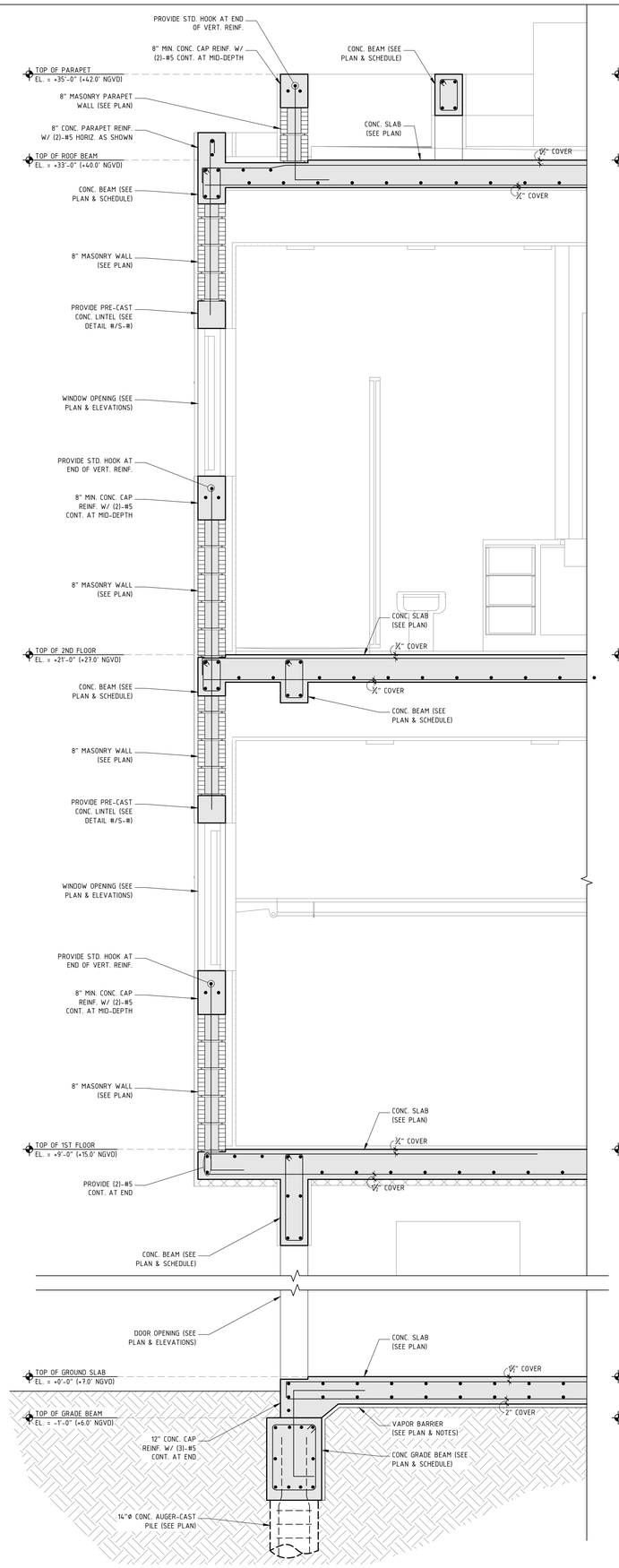
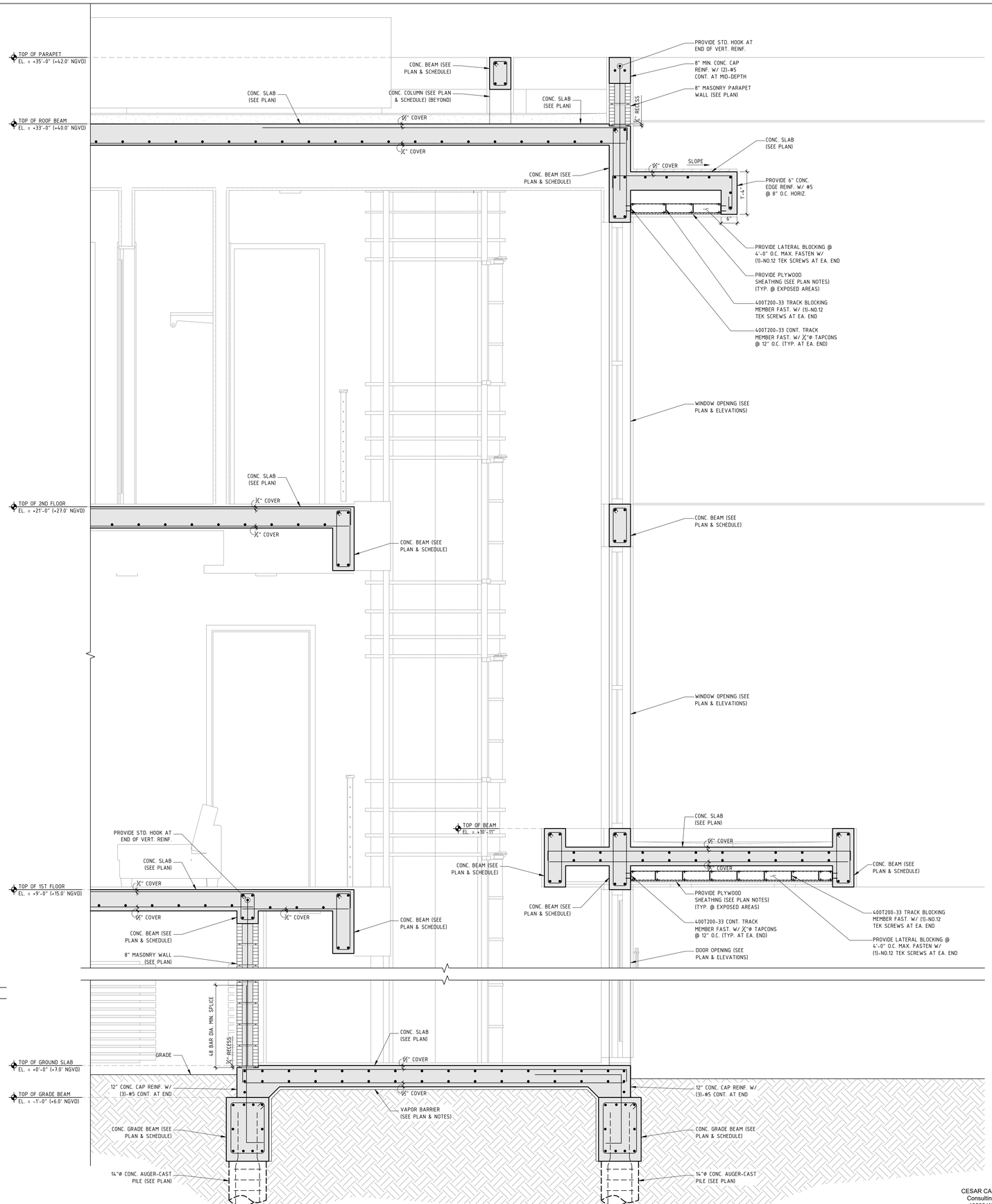
SHEET NO.
S-7



SECTION 1
SCALE : ¼" = 1'-0"



SECTION 2
SCALE : ¼" = 1'-0"

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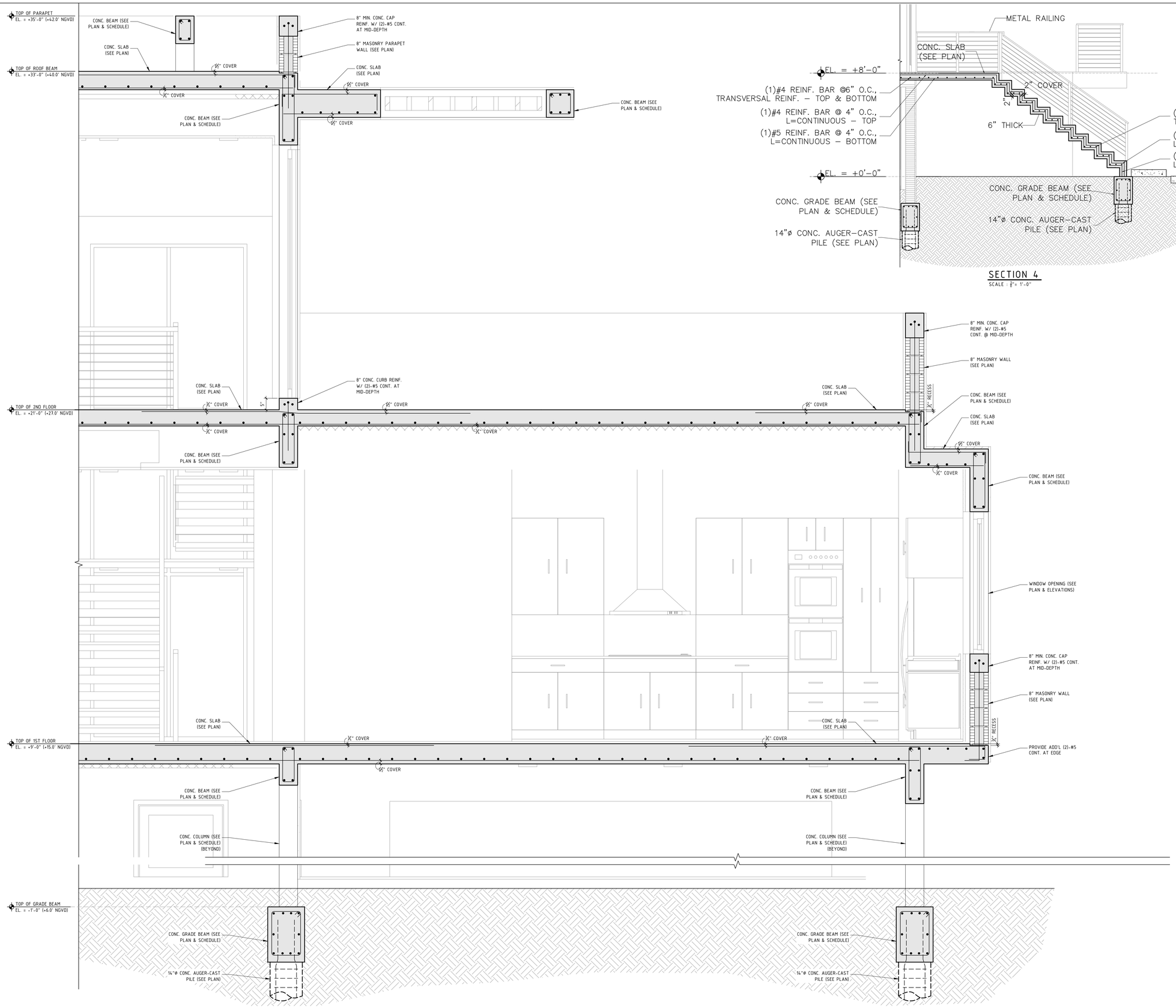
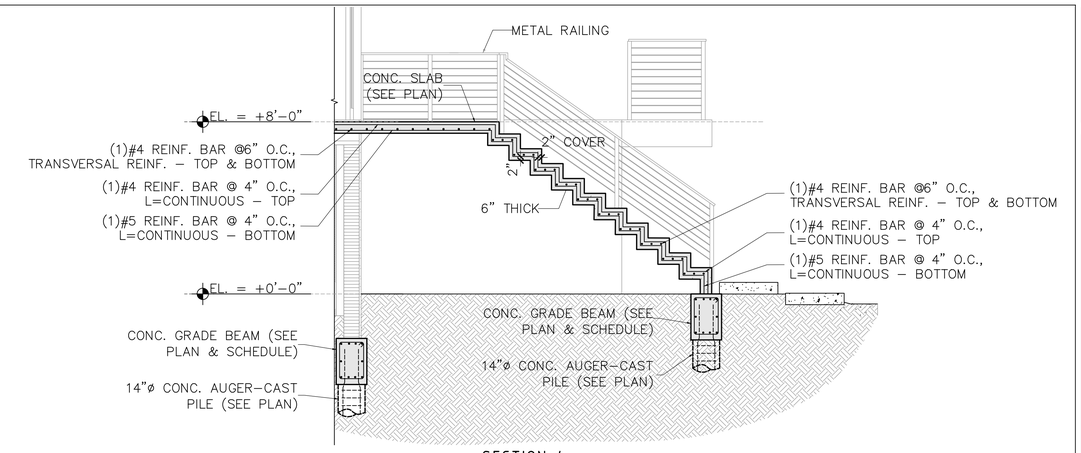
SHEET NO.
S-8



SECTION 3
SCALE : 1/4" = 1'-0"



SECTION 4
SCALE : 3/8" = 1'-0"

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1022 Lugo Avenue Coral Gables Florida 33156

Owner: 1022 Casa Del Mar LLC
5790 SW 91st ST, Pinecrest FL. 33156

SEAL

REVISIONS

MARK	DATE	DESCRIPTION

First Floor Plan

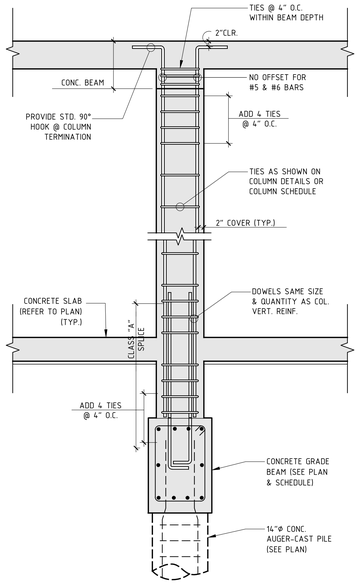
DRAWN BY
CR

SCALE
AS SHOWN

DATE:
Monday, May 2, 2022

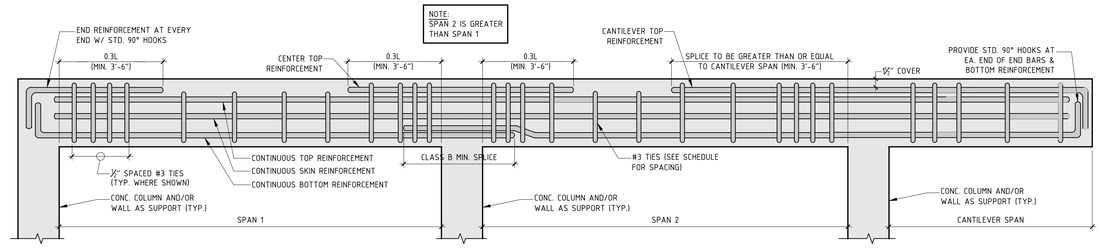
PROJECT NO.
2106

SHEET NO.
S-9



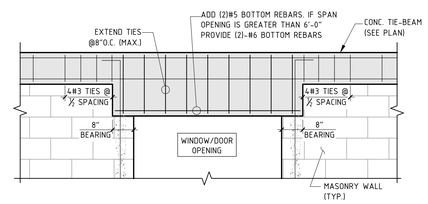
TYP. CONC. COLUMN DETAIL (A / S-10)

SCALE : ¼" = 1'-0"



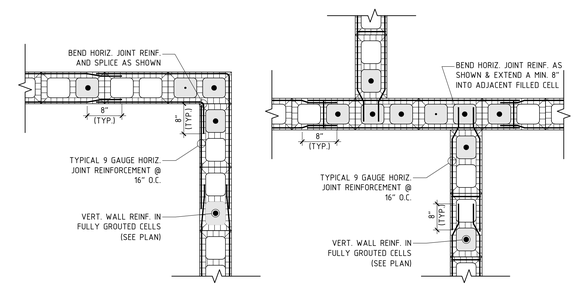
CONC. BEAM BAR PLACEMENT DETAIL (B / S-10)

SCALE : ¼" = 1'-0"



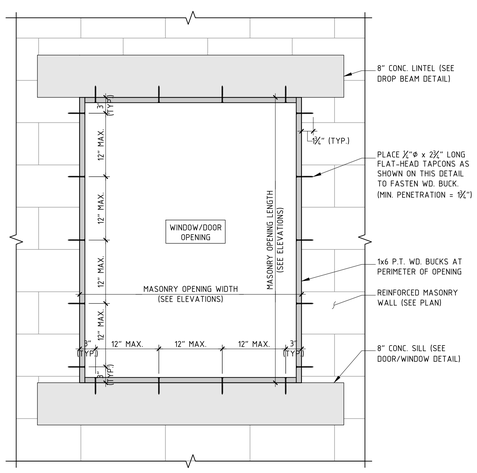
DROP BEAM @ OPENING DETAIL (C / S-10)

SCALE : ½" = 1'-0"



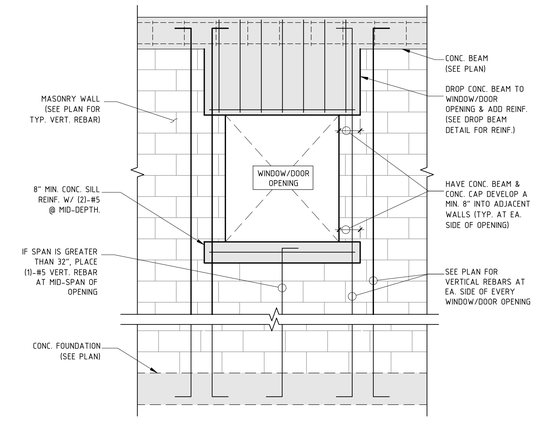
MASORNY WALL REINF. DETAIL (D / S-10)

SCALE : ¼" = 1'-0"



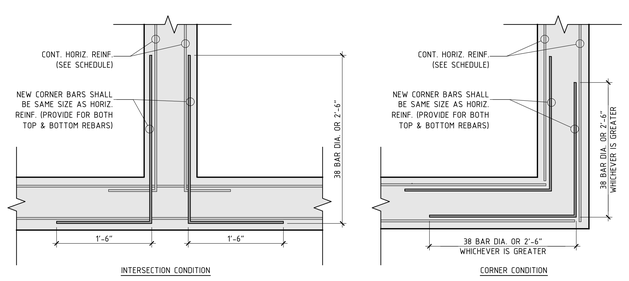
DOOR/WINDOW WOOD BUCK DETAIL (E / S-10)

SCALE : 1" = 1'-0"



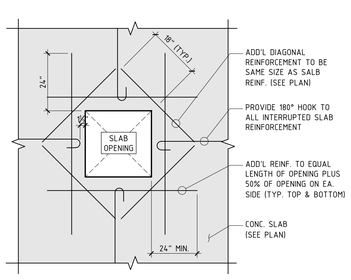
WINDOW OPENING DETAIL (F / S-10)

SCALE : ½" = 1'-0"



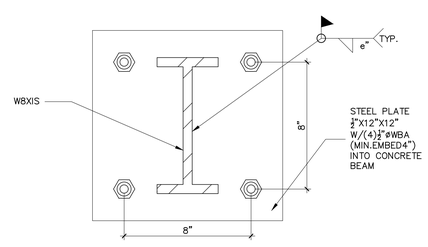
BEAM REINF. DEVELOPMENT DETAIL (G / S-10)

SCALE : 1" = 1'-0"



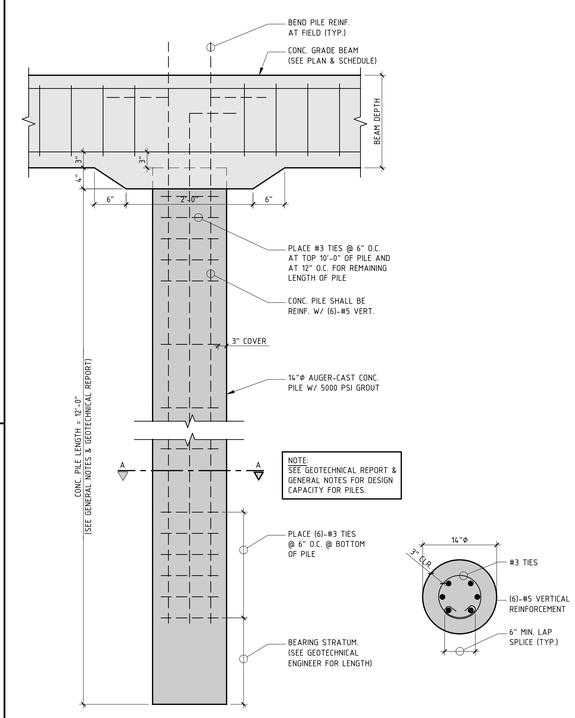
SLAB OPENING DETAIL (H / S-10)

SCALE : ½" = 1'-0"



WALL PLATE DETAIL (HOIST BEAM) (H / S-10)

SCALE : 3" = 1'-0"



CONC. GRADE BEAM DETAIL (I / S-10)

SCALE : 1" = 1'-0"

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Miguel A. Ruiz Architect AR 0009840
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email: ruizarch@bellsouth.net

Casa Del Mar

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REVISIONS

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First Floor Plan

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CR

SCALE
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DATE:
Monday, May 2, 2022

PROJECT NO.
2106

SHEET NO.
S-10

PLAN NOTES:

1. SEE SHEET S-1 OR GENERAL NOTES.
2. SEE SHEET S-9 TO S-10 FOR TYP. DETAILS.
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TYP. TIE-BEAM ELEVATION: VARIES - SEE PLANS.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
GB-1	16	12	SEE PLAN	3#5	3#5		#3	16" O.C.	
GB-2	12	12	SEE PLAN	3#5	3#5		#3	16" O.C.	

STEEL COLUMNS SCHEDULE

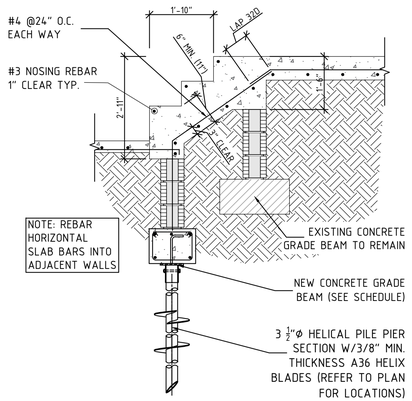
MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4"x4"x$\frac{1}{4}$"	$\frac{1}{2}$"x5"x9" W/(4)-1/2"Ø x 5" S.S WEDGE ANCHOR BOLTS	$\frac{1}{2}$"x9"x9" W/ (4)-$\frac{1}{2}$"Ø x 8" STEEL STUDS
SC-2	HSS 6"x6"x$\frac{1}{4}$"	$\frac{1}{2}$"x7"x12" W/(4)-1/2"Ø x 5" WEDGE ANCHOR BOLTS	$\frac{1}{2}$"x9"x9" W/ (4)-$\frac{1}{2}$"Ø x 8" STEEL STUDS

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. STEEL A36

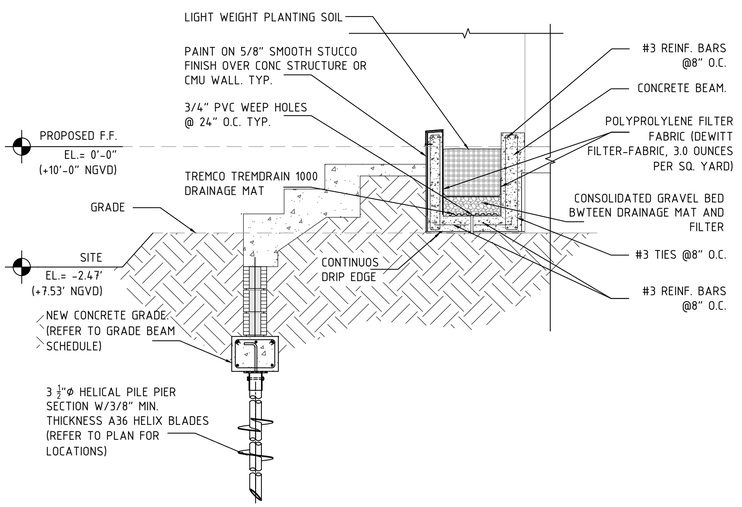
CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" / 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" / 8"

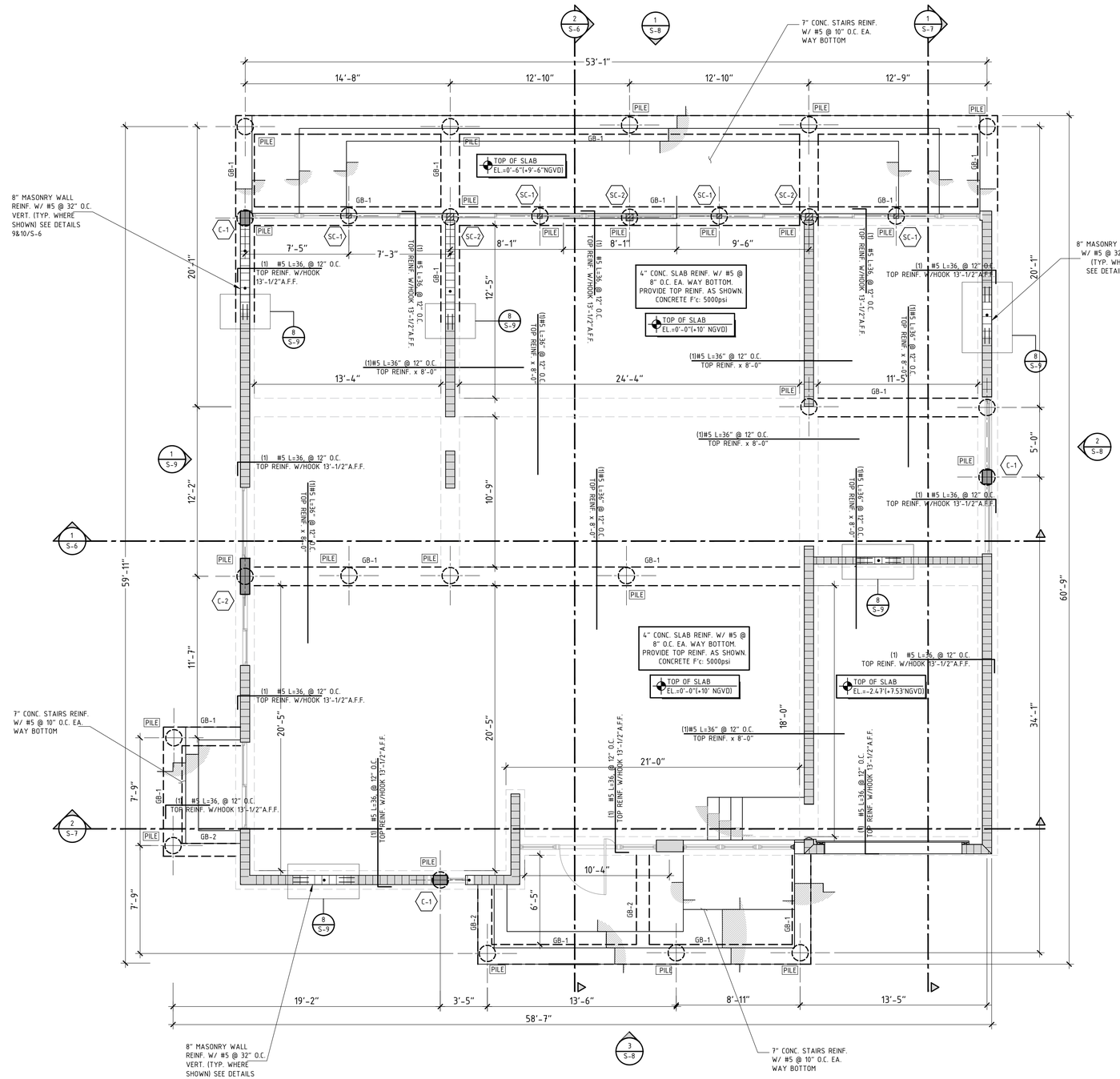
LEGEND:
- NEW LOAD BEARING CMU WALLS
- EXISTING CMU WALLS TO REMAIN
- NEW GRADE BEAMS
- EXISTING GRADE BEAMS TO REMAIN
- NEW CONCRETE COLUMNS
- TOP REINFORCEMENT
- COLUMN BELOW
- CONC. COLUMN BELOW



2 TYPICAL STAIRS DETAIL
SCALE: 1/2" = 1'-0"



3 TYPICAL PLANTER SECTION DETAIL
SCALE: 1/2" = 1'-0"



1 PROPOSED & EXISTING - GROUND & FOUNDATION FLOOR PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

REVISIONS	BY

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MIAMI, FL 33137

PROFESSIONAL SEAL:

LAST DATE REV.:
07-21-2023

EXISTING & PROP. GROUND & FOUND. FLOOR PLAN

SHEET: 2 OF 10

S-2

PLAN NOTES:

1. SEE SHEET S-1 OR GENERAL NOTES.
2. SEE SHEET S-9 TO S-10 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TYP. TIE-BEAM ELEVATION: VARIES - SEE PLANS.
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9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
GB-1	16	12	SEE PLAN	3#5	3#5		#3	16" O.C.	
GB-2	12	12	SEE PLAN	3#5	3#5		#3	16" O.C.	

STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4"x4"x$\frac{1}{4}$"	$\frac{3}{4}$"x5"x9" W/(4)-1/2"Ø x 5" S.S. WEDGE ANCHOR BOLTS	$\frac{3}{4}$"x9"x9" W/ (4)-$\frac{5}{8}$"Ø x 8" STEEL STUDS
SC-2	HSS 6"x6"x$\frac{1}{4}$"	$\frac{3}{4}$"x7"x12" W/(4)-1/2"Ø x 5" WEDGE ANCHOR BOLTS	$\frac{3}{4}$"x9"x9" W/ (4)-$\frac{5}{8}$"Ø x 8" STEEL STUDS

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. STEEL A36

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" x 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" x 8"

LEGEND:
- NEW LOAD BEARING CMU WALLS
- EXISTING CMU WALLS TO REMAIN
- NEW GRADE BEAMS
- EXISTING GRADE BEAMS TO REMAIN
- NEW CONCRETE COLUMNS
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW

STRUCTURAL COLUMN DETAIL NOTES

EXISTING CONDITIONS

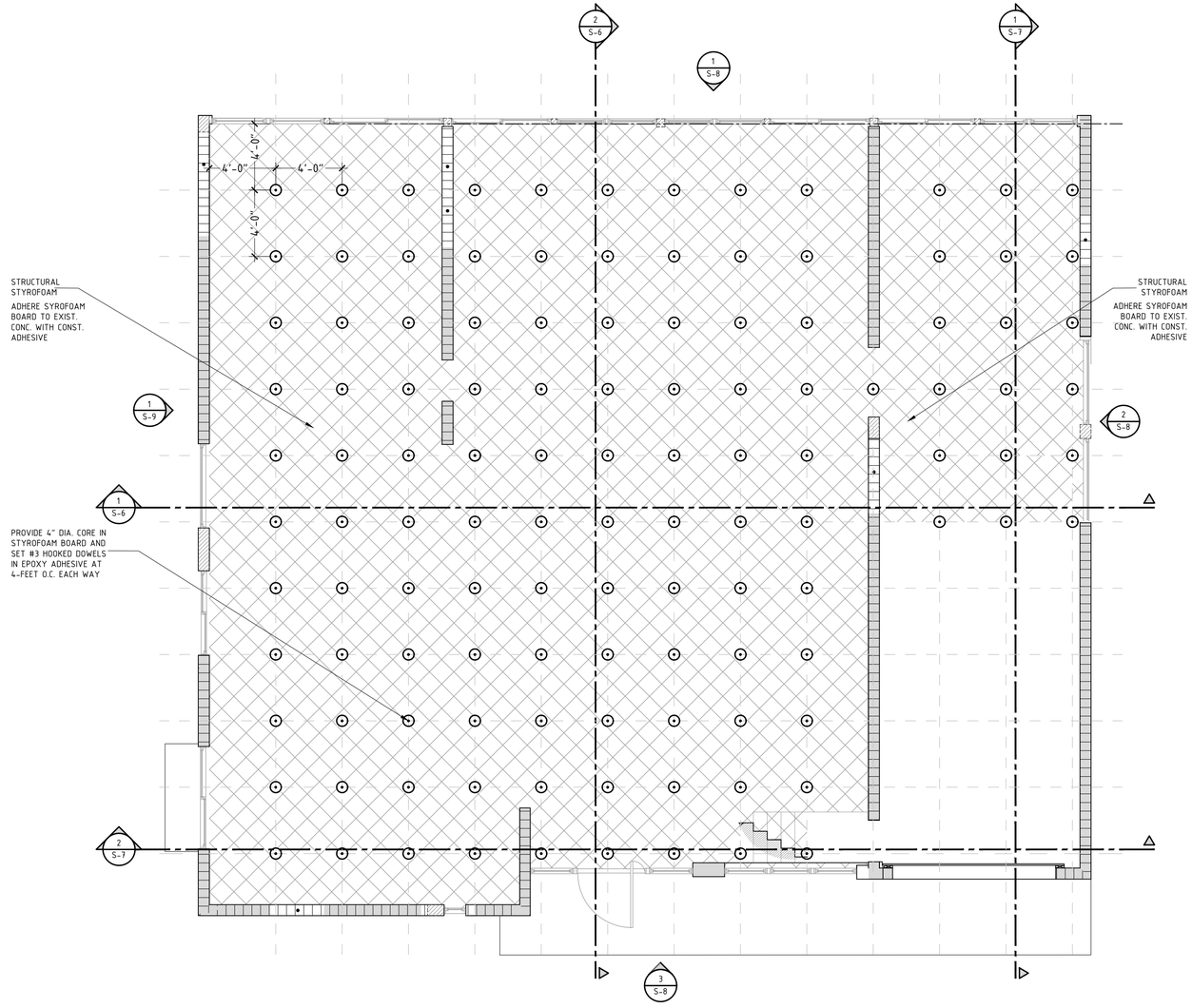
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DISCREPANCIES SHALL BE REPORTED TO A/E BEFORE PROCEEDING WITH THE WORK.

- (1) EXISTING 8" CMU BEARING WALL
- (2) EXISTING CONCRETE FOOTING
- (3) EXISTING CONCRETE SEA WALL TO REMAIN
- (4) EXISTING FLOOR FRAMING TO REMAIN

STRUCTURAL DRAWING NOTES

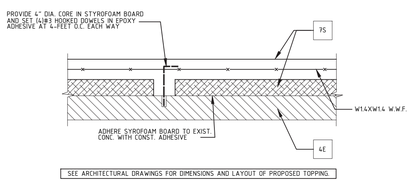
- (5) 8" CMU IN-FILL WITH HORIZONTAL JOINT REINFORCEMENT AT EVERY OTHER COURSE. PROVIDE #5 IN GROUT FILLED CELLS AT 32" O.C. (U.O.N) WITH #5 X 32" DOWELS IN EPOXY ADHESIVE AT BOTTOM OF CELL. PROVIDE #5 X 32" IN EPOXY ADHESIVE. ANCHOR NEW CMU TO EXISTING CONCRETE/CMU WITH 1" WIDE X 16 GAGE CORRUGATED GALVANIZED STEEL MASONRY ANCHORS EMBEDDED IN MASONRY JOINTS AT 16" ON CENTER. FASTEN MASONRY ANCHORS TO EXISTING CONCRETE/MASONRY WITH 1/4" Ø TAPCON WITH MINIMUM 1.75" EMBEDMENT.
- (6) FASTEN COL/CMU WALL TO EXIST. WITH 1" WIDE X 16 GAGE CORRUGATED GALVANIZED STEEL MASONRY ANCHORS AT 16" O.C. EMBEDDED IN MASONRY JOINT AND FASTENED TO EXIST. WITH (3) 1/4" Ø X 1.75" EMBED. TAPCON. IF DOWELS ARE FOUND INSTALL #4 HOOKED BARS WITH 4" EMBED. IN EPOXY ADHESIVE AT 16" O.C.
- (7) 1/4" THICK COMPRESSIBLE JOINT FILLER. CAULK TOP OF JOINT AFTER PLACEMENT OF SLAB (TYP. ALL AROUND)
- (8) 4" THICK CONCRETE SLAB-ON-GROUND/STEPS WITH 6X6-W1.4XW1.4 W.W.F. AT MID-DEPTH ON POLYETHYLENE SHEET OVER COMPACTED SOIL.
- (9) CONTINUOUS POLYETHYLENE SHEET (SEE "GENERAL STRUCTURAL NOTES" NO. 0200) FOR ADDITIONAL INFORMATION.
- (10) DRILL 6" INTO SIDE OF EXIST. CONC. FOOTING & SET 2#6x35" BARS IN EPOXY ADHESIVE.
- (11) 4" MINIMUM COMPOSITE CONC. TOPPING SLAB WITH 6X6XW2.1XW2.1 W.W.F. AT MID-DEPTH. OVER 2" THICK STYROFOAM BLUE BOARD VOID FORMING (25 PSI COMPRESSIVE STRENGTH) OR EQUAL. (ALL-FOX OR APPROVED EQUAL). SEE SPECIFICATIONS FOR ADDITIONAL INFO. DAMPEN SURFACE PRIOR TO PLACING CONC. PROVIDE (3S) AROUND PERIMETER.

CONTRACTOR SHALL VERIFY AND COORD. ALL DIMENSIONS, EXISTING AND JOB SITE CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO A/E IMMEDIATELY.

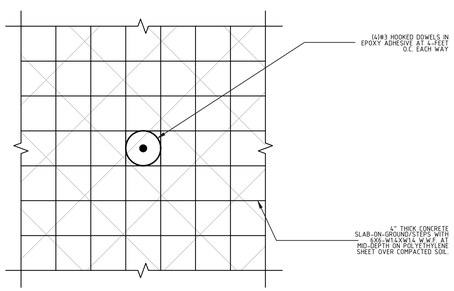


1 PROPOSED GROUND & FOUNDATION COLUMN FLOOR PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

N



2 PROPOSED COLUMN DETAIL (TYP.)
SCALE: N.T.S



3 STYROFOAM BOARD DETAIL (TYP.)
SCALE: N.T.S

REVISIONS	BY

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PROFESSIONAL SEAL:

LAST DATE REV.:
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PROPOSED GROUND & FOUND. COLUMN FLOOR PLAN

SHEET: 3 OF 10

S-3

PLAN NOTES:

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    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	12	10'-0"	3#5	2#5		#3	8"O.C.	
TB-2	8	24	11'-0"	3#5	3#5	2#5	#3	16"O.C.	
TB-3	8	24	9'-0"	3#5	3#5	2#5	#3	16"O.C.	
TB-4	8	20	9'-0"	2#5	2#5		#3	8"O.C.	

STEEL COLUMNS SCHEDULE

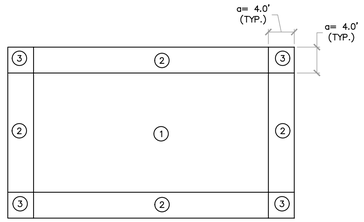
MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4"x4"x$\frac{1}{4}$"	$\frac{3}{8}$"x5"x9" W/(4)-1/2"Ø x 5" S.S WEDGE ANCHOR BOLTS	$\frac{3}{8}$"x9"x9" W/ (4)-$\frac{3}{8}$"Ø x 8" STEEL STUDS
SC-2	HSS 6"x6"x$\frac{1}{4}$"	$\frac{3}{8}$"x7"x12" W/(4)-1/2"Ø x 5" WEDGE ANCHOR BOLTS	$\frac{3}{8}$"x9"x9" W/ (4)-$\frac{3}{8}$"Ø x 8" STEEL STUDS

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. STEEL A36

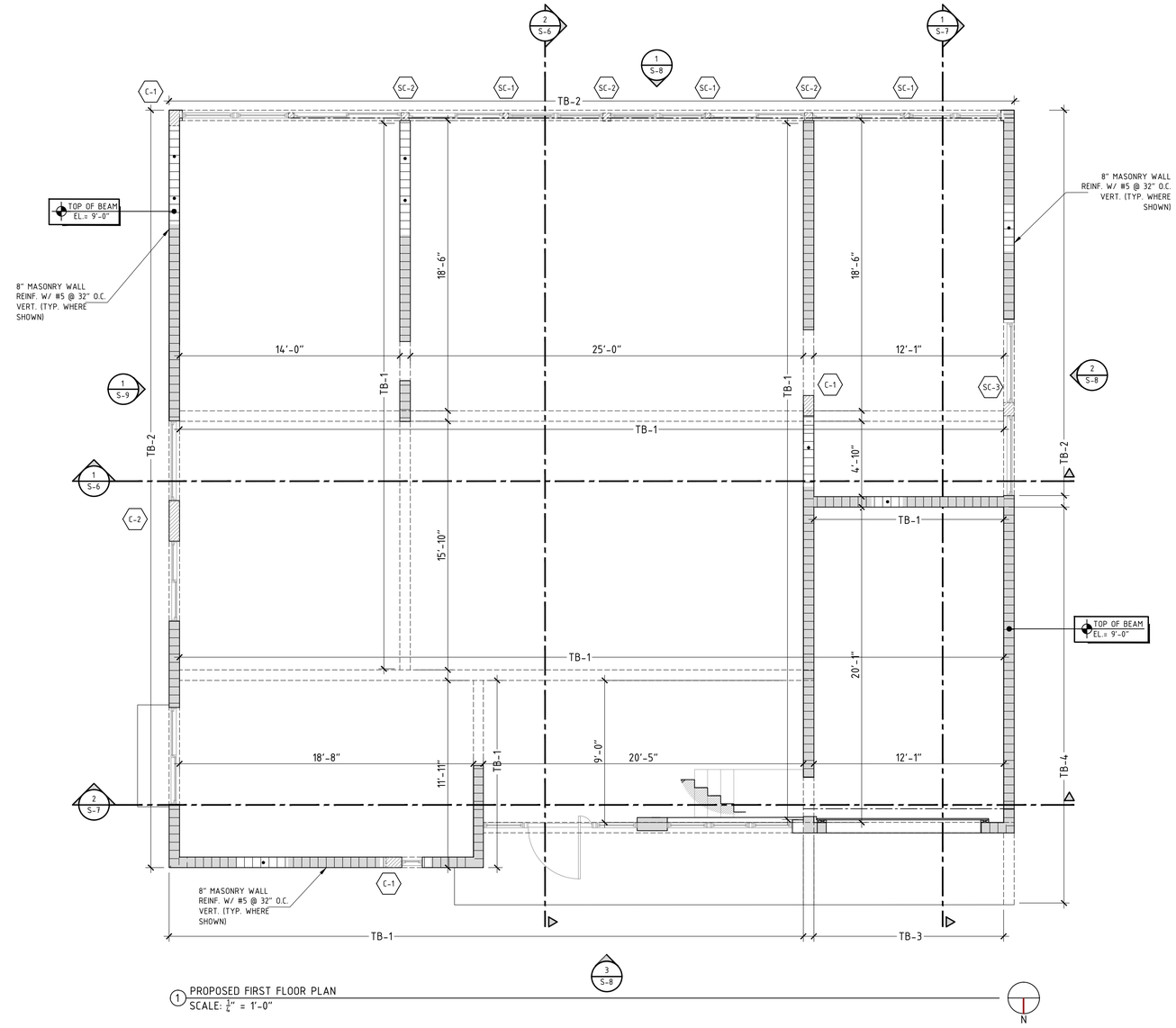
CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" / 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" / 8"

LEGEND:
- NEW LOAD BEARING CMU WALLS
- EXISTING CMU WALLS TO REMAIN
- NEW GRADE BEAMS
- EXISTING GRADE BEAMS TO REMAIN
- NEW CONCRETE COLUMNS
- TOP REINFORCEMENT
- COLUMN BELOW
- C-#: CONC. COLUMN BELOW



ROOF WIND LOAD DIAGRAM
SCALE: N.T.S.



1 PROPOSED FIRST FLOOR PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

REVISIONS	BY

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PROFESSIONAL SEAL:

LAST DATE REV.:
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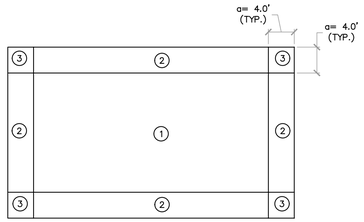
PROPOSED FIRST FLOOR PLAN

SHEET: 4 OF 10

S-4

PLAN NOTES:

1. SEE SHEET S-1 OR GENERAL NOTES.
2. SEE SHEET S-9 TO S-10 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TYP. TIE-BEAM ELEVATION: VARIES - SEE PLANS.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.



ROOF WIND LOAD DIAGRAM
SCALE: N.T.S.

STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4"x4"x$\frac{1}{4}$"	$\frac{3}{4}$"x5"x9" W/(4)-1/2"Ø x 5" S.S WEDGE ANCHOR BOLTS	$\frac{1}{4}$"x9"x9" W/ (4)-$\frac{3}{8}$"Ø x 8" STEEL STUDS
SC-2	HSS 6"x6"x$\frac{1}{4}$"	$\frac{3}{4}$"x7"x12" W/(4)-1/2"Ø x 5" WEDGE ANCHOR BOLTS	$\frac{1}{4}$"x9"x9" W/ (4)-$\frac{3}{8}$"Ø x 8" STEEL STUDS

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. STEEL A36

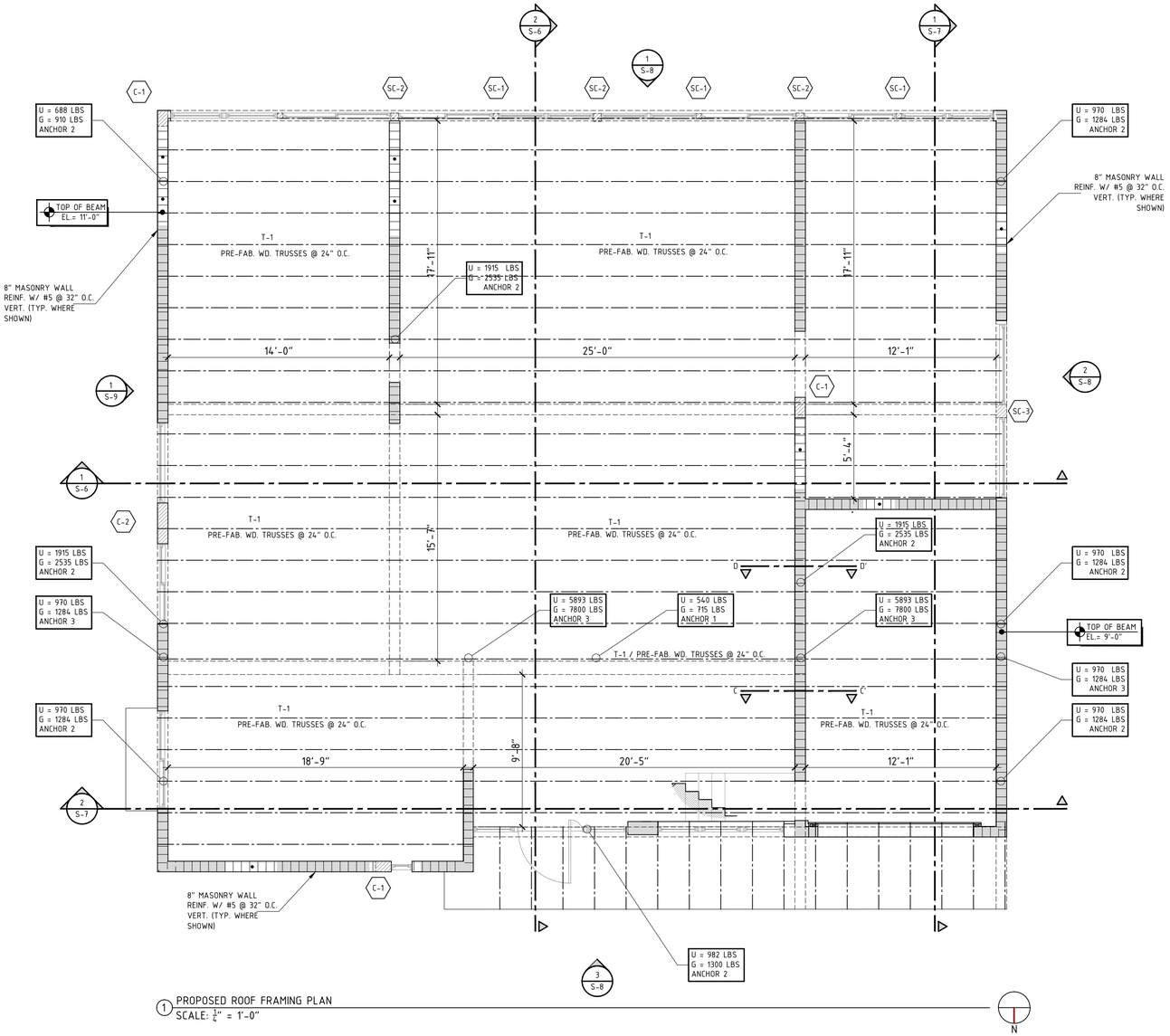
ROOF ANCHOR SCHEDULE

ANCHOR	COMPANY	PRODUCT	RAISM WIDTH	RAISM HEIGHT	FASTENERS TO BEAM/SEAT	FASTENERS TO TRUSS/JOIST	PRODUCT APPROVAL NUMBER
1	SIMPSON	LUS 26	930	1040	(4)-10dx1$\frac{1}{2}$" NAILS	(4)-10dx1$\frac{1}{2}$" NAILS	FL 10655.30
2	SIMPSON	DETAL20	2480	-	EMBEDDED	(7)-10dx1$\frac{1}{2}$" NAILS	FL 11473.1
3	SIMPSON	VGT	7185	-	(2)-5/8"ØX5" CONC. ANCHOR	(32)- 1/4"Øx3" SDS	FL11473

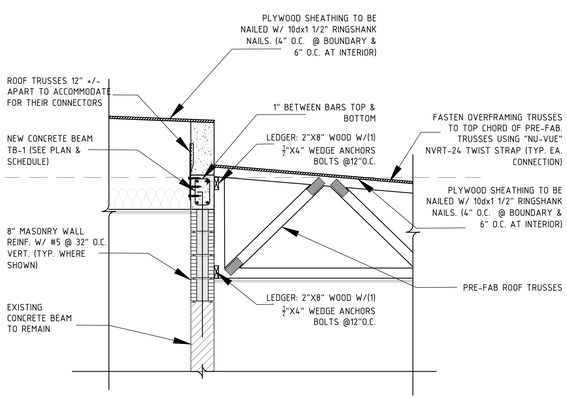
CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" x 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" x 8"

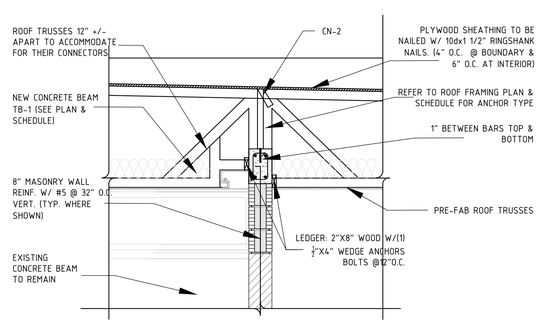
LEGEND:
- NEW LOAD BEARING CMU WALLS
- EXISTING CMU WALLS TO REMAIN
- NEW GRADE BEAMS
- EXISTING GRADE BEAMS TO REMAIN
- NEW CONCRETE COLUMNS
- TOP REINFORCEMENT
- COLUMN BELOW
- CONC. COLUMN BELOW



1 PROPOSED ROOF FRAMING PLAN
SCALE: $\frac{1}{4}$" = 1'-0"



2 C-C' SECTION
SCALE: 1/2" = 1'-0"



3 D-D' SECTION
SCALE: 1/2" = 1'-0"

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PROPOSED ROOF FRAMING PLAN

SHEET: 5 OF 10

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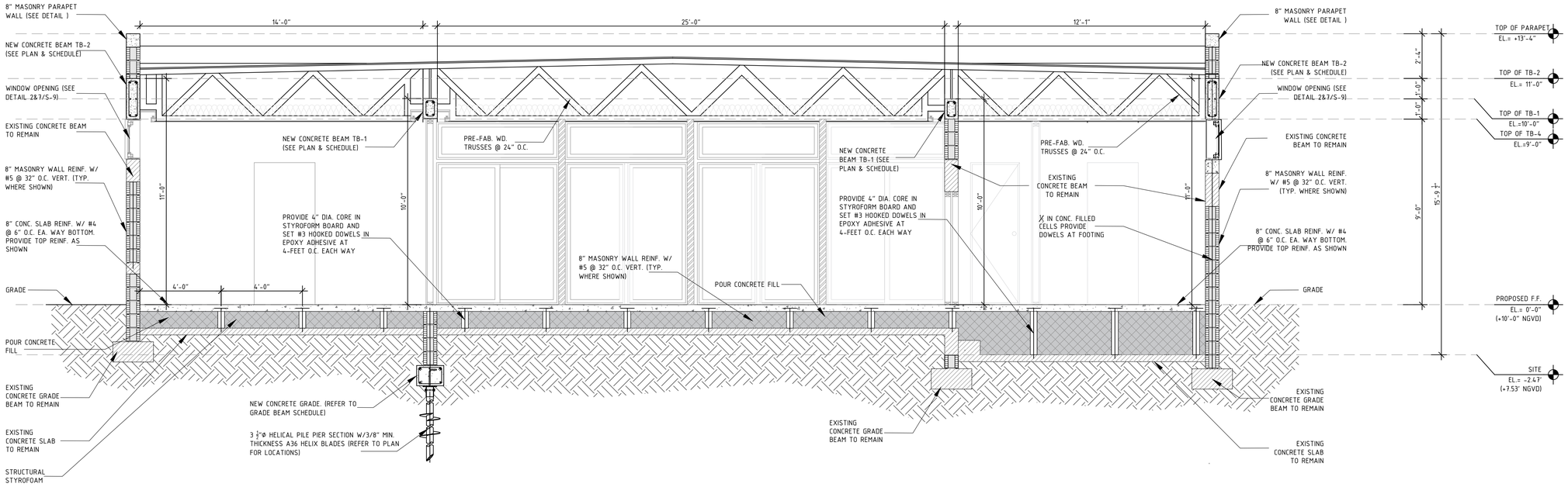
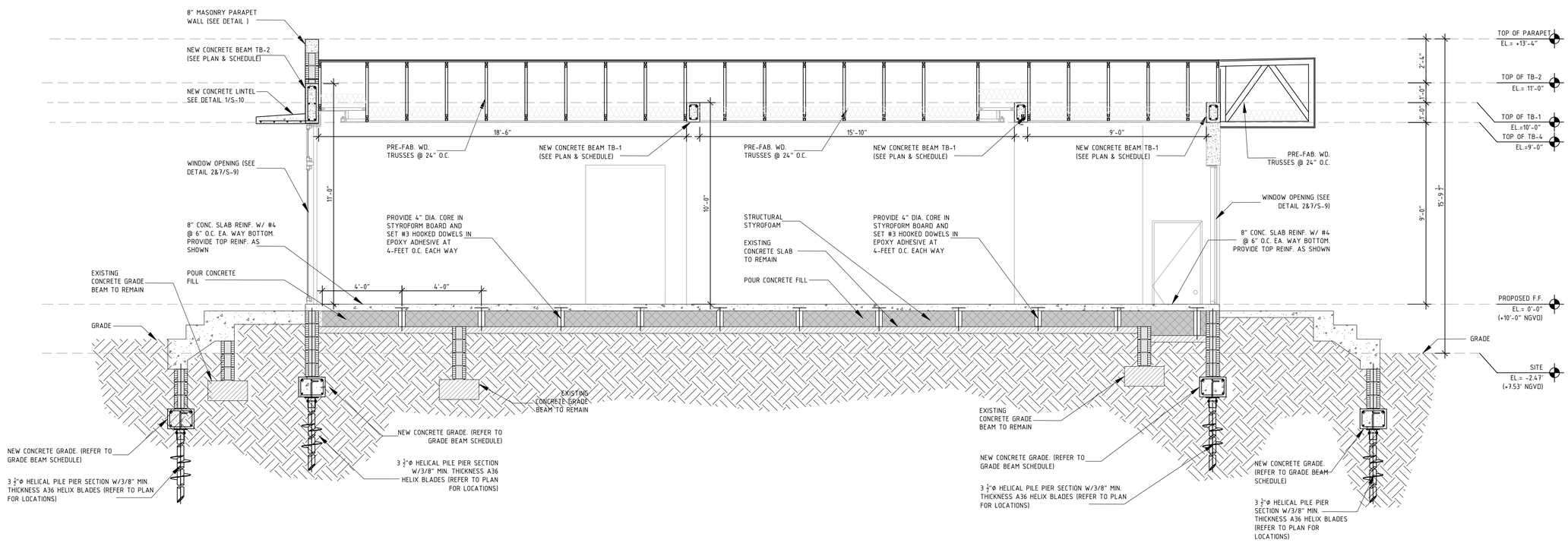


1 PROPOSED SECTION 1
SCALE: 3/8" = 1'-0"



2 PROPOSED SECTION 2
SCALE: 3/8" = 1'-0"

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SECTIONS

SHEET: 6 OF 10

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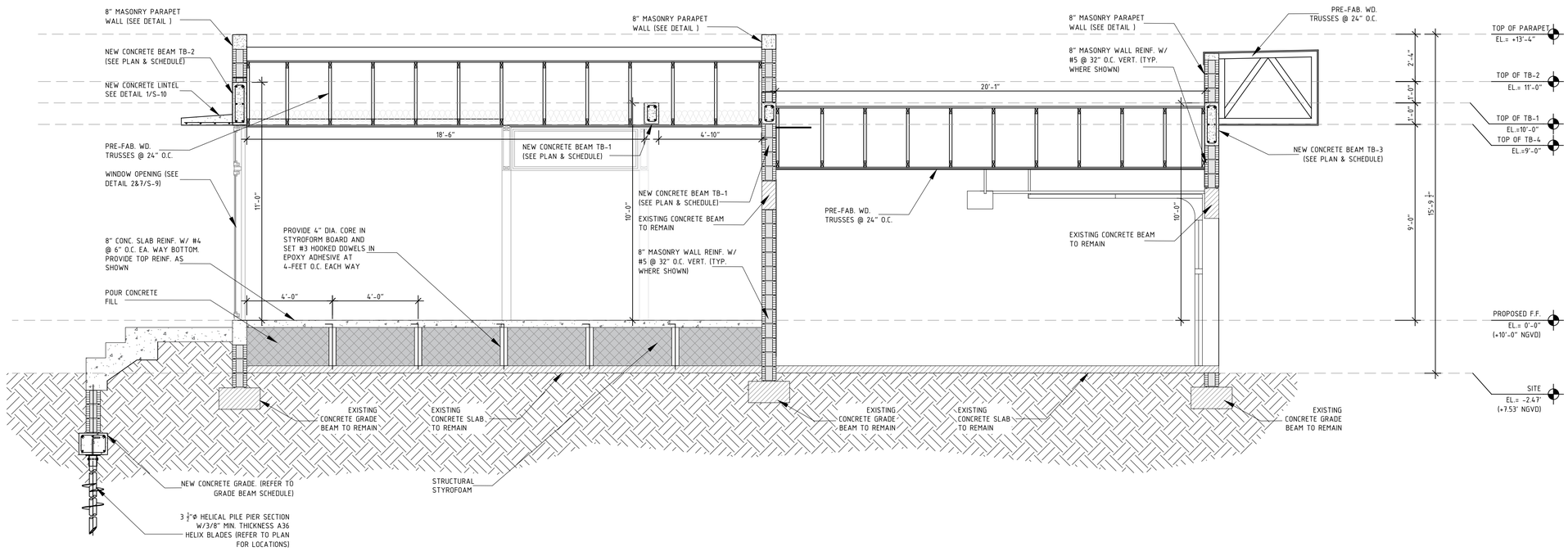
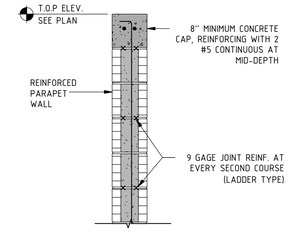
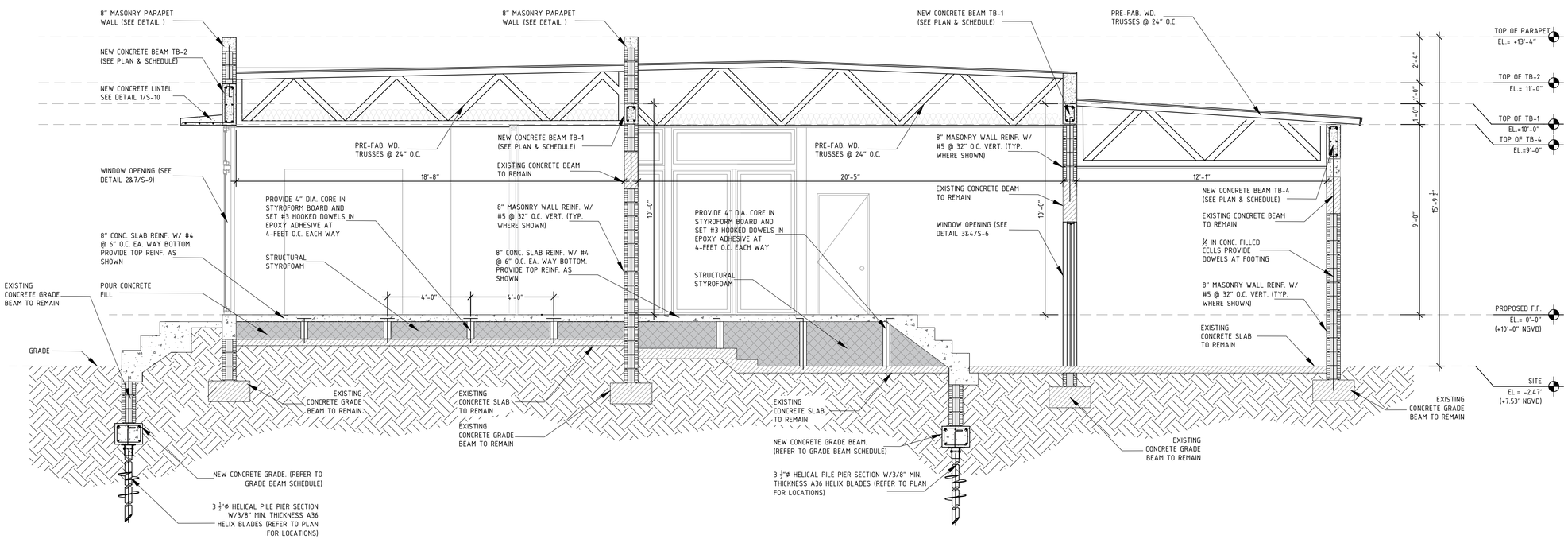


1 PROPOSED SECTION 3
SCALE: 3/8" = 1'-0"



3 TYP. CMU PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"



2 PROPOSED SECTION 4
SCALE: 3/8" = 1'-0"

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SECTIONS

SHEET: 7 OF 10

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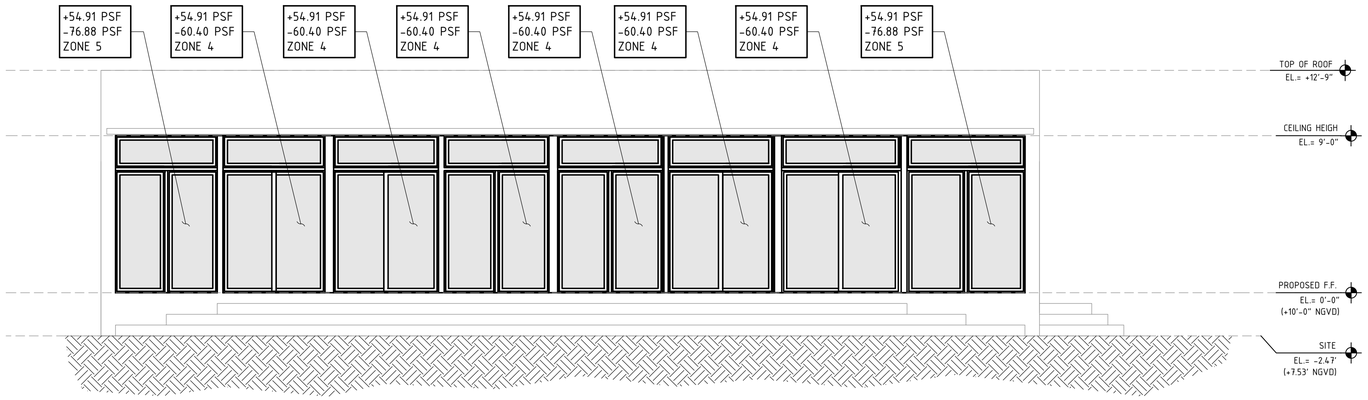
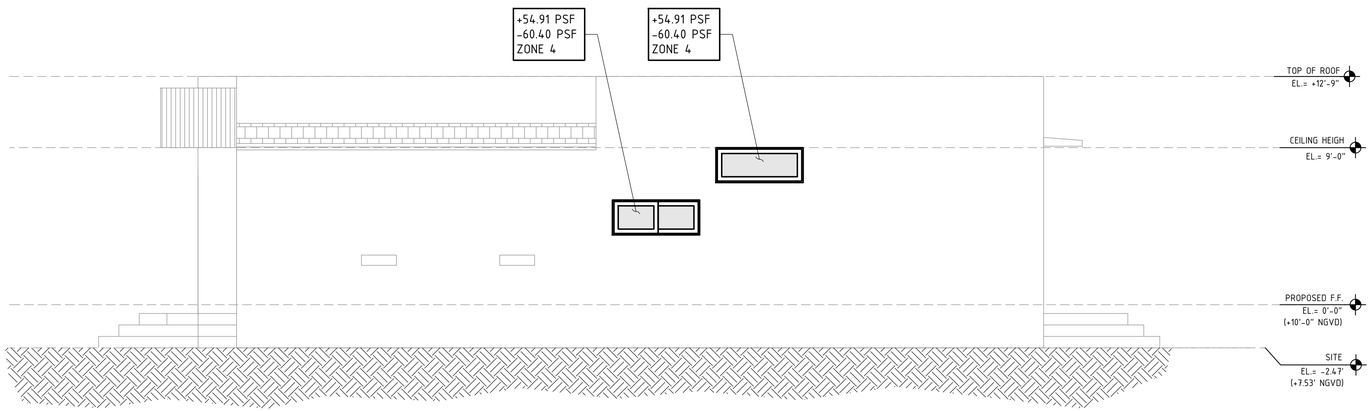
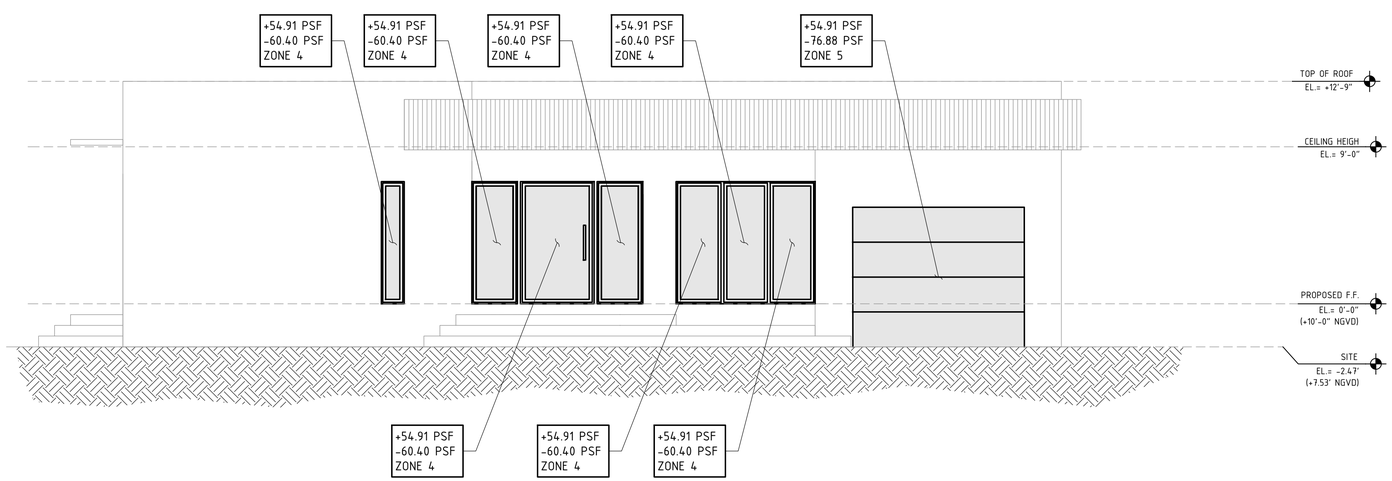


1 PROPOSED SOUTH ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: $\frac{1}{4}$" = 1'-0"

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ELEVATIONS

SHEET: 8 OF 10

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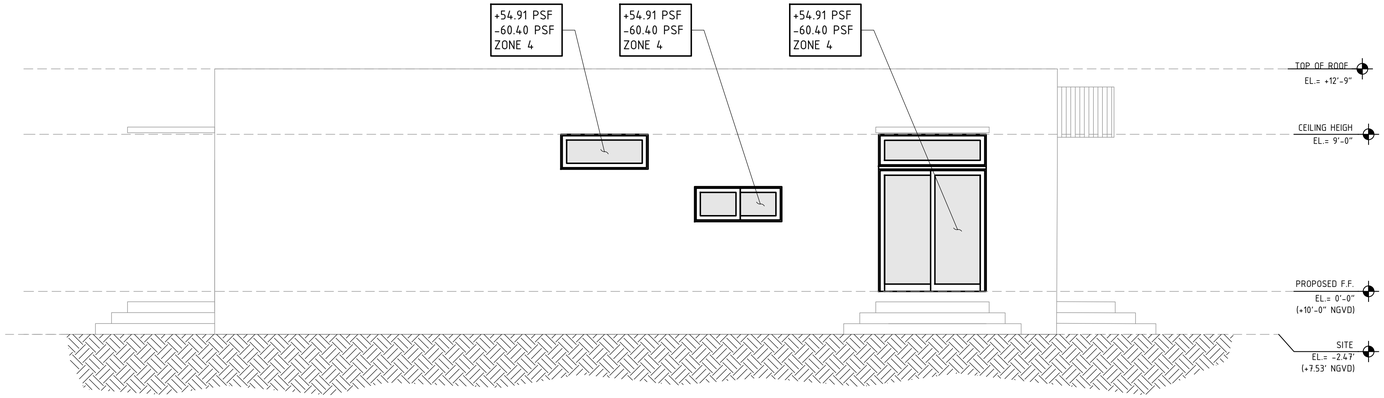
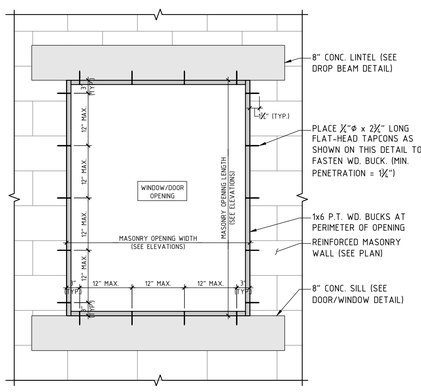
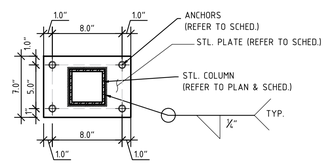


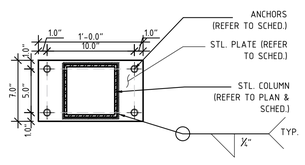
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



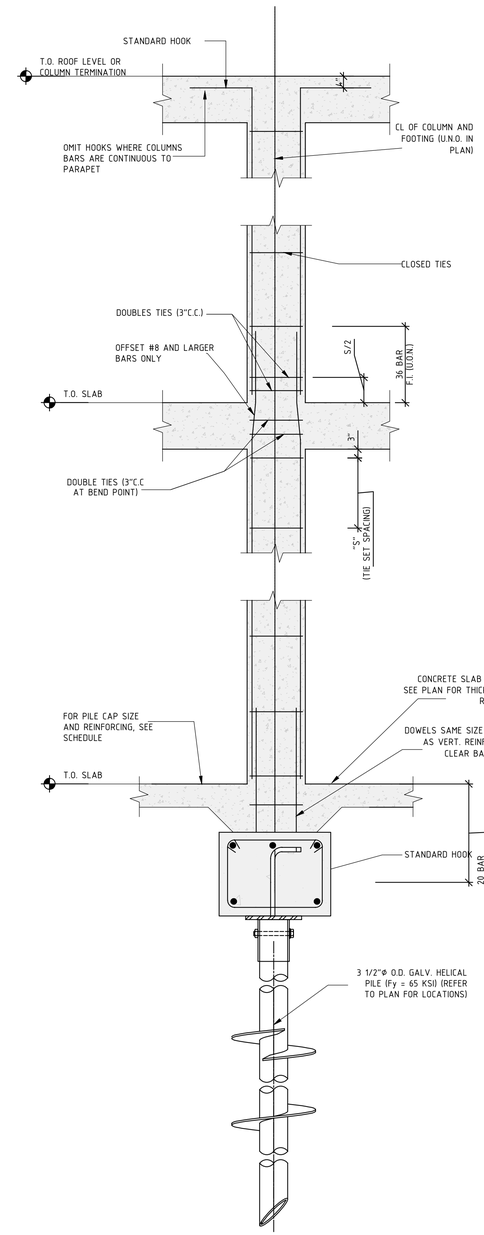
2 DOOR/WINDOW WOOD BUCK DETAIL
SCALE: 3/4" = 1'-0"



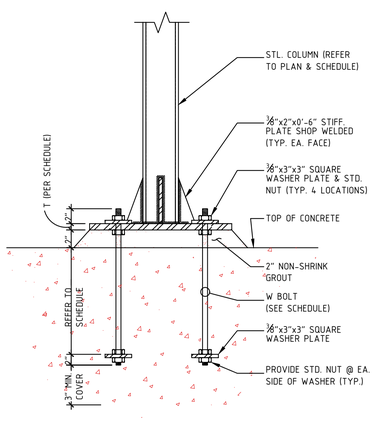
3 4"X4" STEEL COLUMN PLATE DETAIL
SCALE: 1-1/2" = 1'-0"



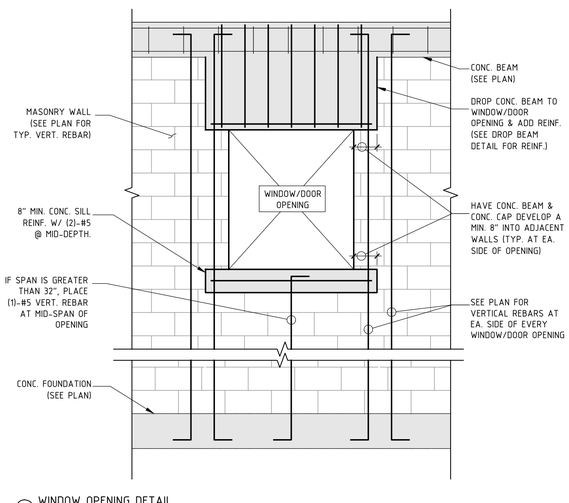
4 6"X6" STEEL COLUMN PLATE DETAIL
SCALE: 1-1/2" = 1'-0"



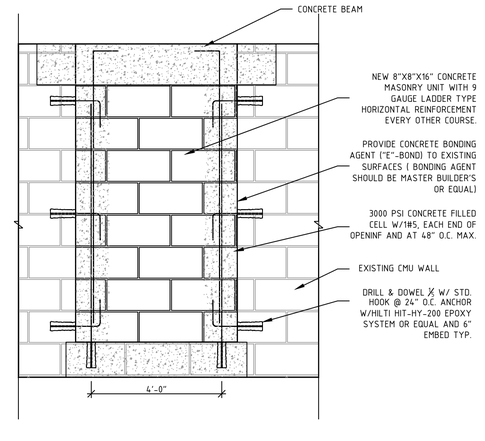
9 TYPICAL FOUNDATION SECTION
SCALE: 1/2" = 1'-0"



6 NEW STEEL COLUMN TO NEW CONCRETE SLAB
SCALE: 3/4" = 1'-0"



7 WINDOW OPENING DETAIL
SCALE: 1/2" = 1'-0"



8 FILLING WINDOW OPENING REPAIR
SCALE: 1/2" = 1'-0"

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ELEVATIONS &
DETAILS

SHEET: 9 OF 10

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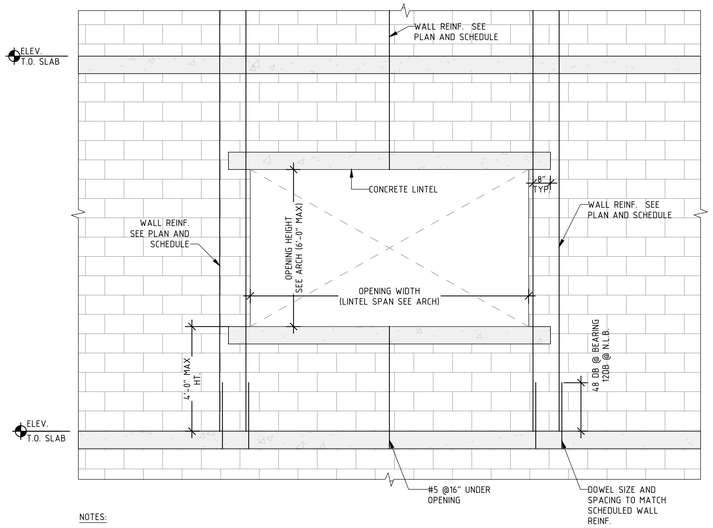
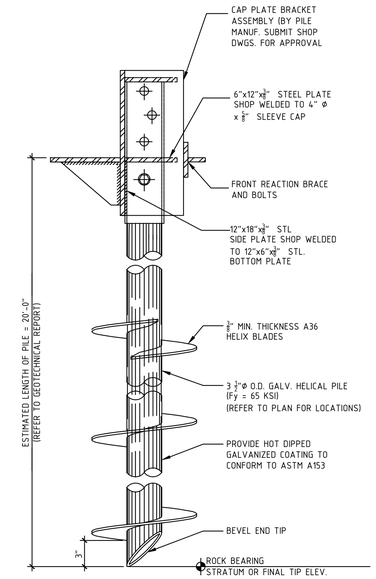


NOTES:

1.-REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED WALL LOCATIONS AND OPENINGS.
2.-ALL REINFORCED CELL TO BE GROUTED

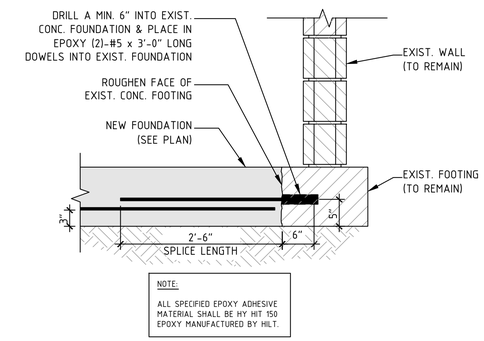
1 TYPICAL CMU WALL & OPENING ELEVATION DETAIL
SCALE: 3/8" = 1'-0"



4 STEEL HELICAL PILE DETAIL
SCALE: 1-1/2" = 1'-0"

HELICAL PILES NOTES:

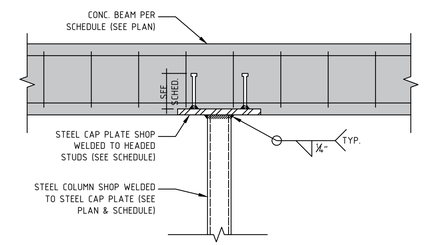
1. ALL PILES SHALL BE 3½"ø O.D. GALVANIZED STEEL HELICAL PILES. PILE POINTS WILL BE FABRICATED WITH WELDED SEALED POINT. REFER TO THIS DETAIL.
2. PILES SHALL BE DRIVEN TO A LOAD BEARING CAPACITY OF 7 TONS IN COMPRESSION & 1 TONS IN TENSION PER GEOTECHNICAL REPORT & GEN. NOTES.
3. THE HELICAL PILE TUBULAR SECTIONS & CAP SLEEVE SHALL CONFORM TO ASTM A500 GRADE B OR A513.
4. EACH TUBULAR EXTENSION SECTION SHALL BE SUPPLIED WITH A CONNECTOR COUPLER FOR ATTACHMENT TO THE STARTER SECTION OR TO OTHER EXTENSION SECTIONS CONFORMING TO ASTM A513.
5. RATE OF ROTATION SHALL NOT EXCEED 20 RPM. REQUIRED TORQUE SHALL BE MAINTAINED WHILE ADVANCING THE PILE A MINIMUM OF 3 TIMES THE DIAMETER OF THE HELIX TO BE ACCEPTABLE
6. ALL WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY AWS D1.1 & 2010 FBC REQUIREMENTS.
7. CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE POSSIBLE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES SITUATED AT OR NEAR THE AREA OF WORK BEFORE PROCEEDING BY CONTACTING 811 AND/OR LOCAL UTILITIES. SERIOUS INJURY MAY RESULT FROM FAILURE TO LOCATE AND AVOID ALL UNDERGROUND UTILITIES.
8. WORK SHALL BE PERFORMED ONLY BY APPROVED PILE CONTRACTOR WITH A MIN. OF 5 YEARS OF LOCAL EXPERIENCE IN THIS TYPE OF WORK.
9. PILE LOG AND CERTIFICATION SHALL BE PROVIDED AT THE COMPLETION OF PILE INSTALLATION BY A FLORIDA REGISTERED ENGINEER FOR REVIEW AND APPROVAL.



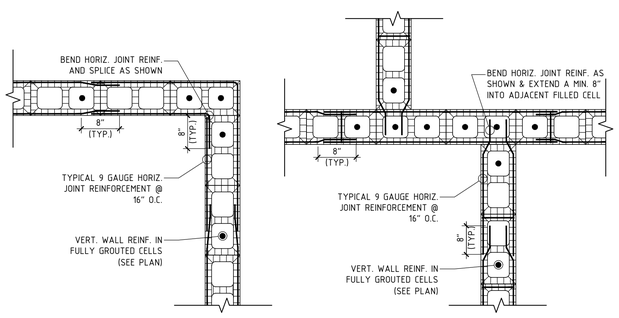
NOTE:

ALL SPECIFIED EPOXY ADHESIVE MATERIAL SHALL BE HY HIT 150 EPOXY MANUFACTURED BY HILT.

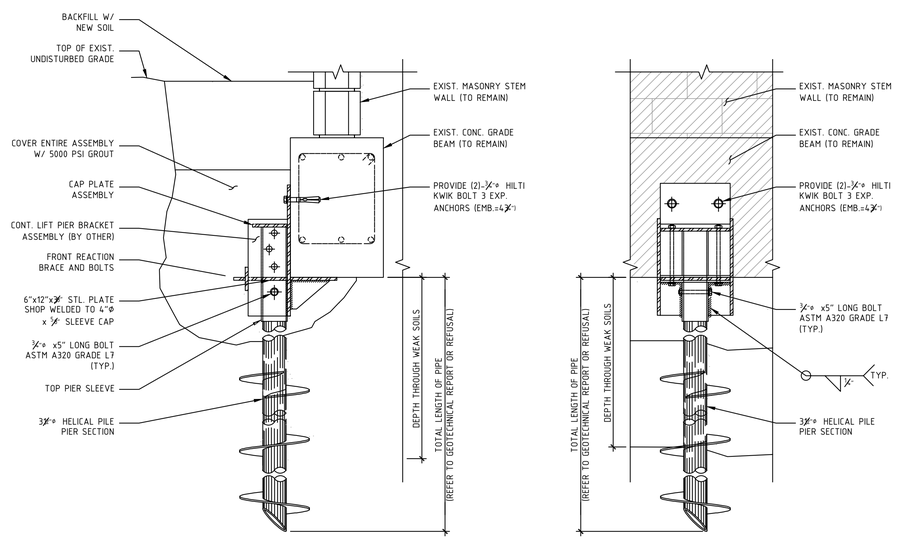
8 CONC. FOOTING SPLICE DETAIL
SCALE: 1/2" = 1'-0"



9 NEW STEEL COLUMN TO CONCRETE BEAM DETAIL
SCALE: 3/4" = 1'-0"

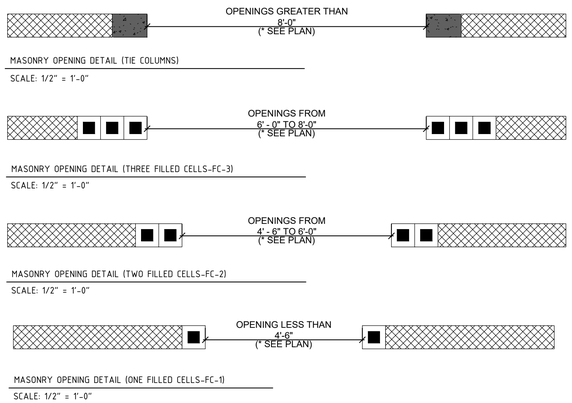


2 MASONRY WALL REINF. DETAIL
SCALE: 3/4" = 1'-0"

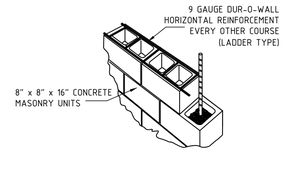


5 HELICAL PILE SUPPORT DETAIL
SCALE: 3/4" = 1'-0"

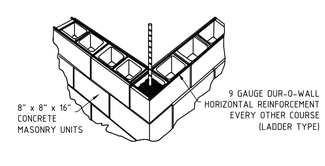
10 CONC. BEAM SPLICE DETAIL
SCALE: 3/8" = 1'-0"



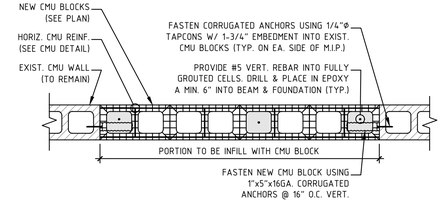
3 FILLED CELL DETAIL
SCALE: 1/2" = 1'-0"



6 TYPICAL MASONRY WALL DETAIL
SCALE: 3/16" = 1'-0"



7 TYPICAL MASONRY WALL DETAIL
SCALE: 3/16" = 1'-0"



11 MASONRY INFILL DETAIL
SCALE: 3/4" = 1'-0"

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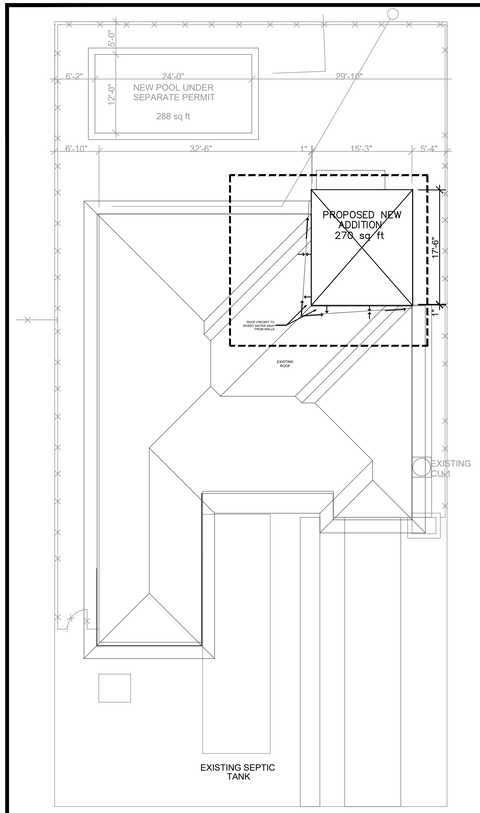
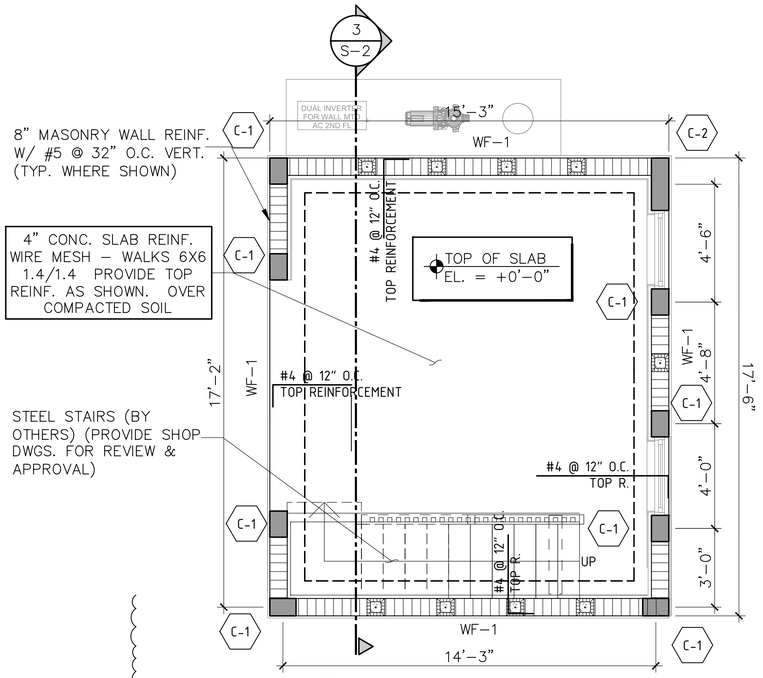
DETAILS

SHEET: 10 OF 10

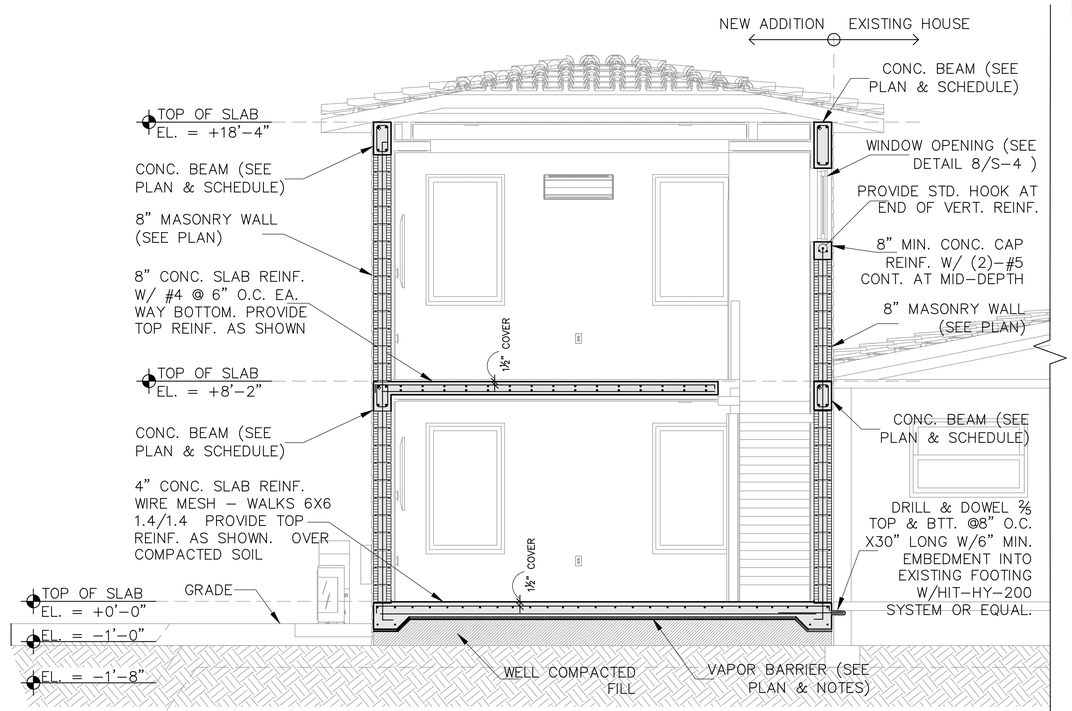
S-10



1 / S-2 ROOF FRAMING PLAN (PROPOSED)
SCALE= 3/32" = 1'-0"



1 / S-2 FOUNDATION & GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"



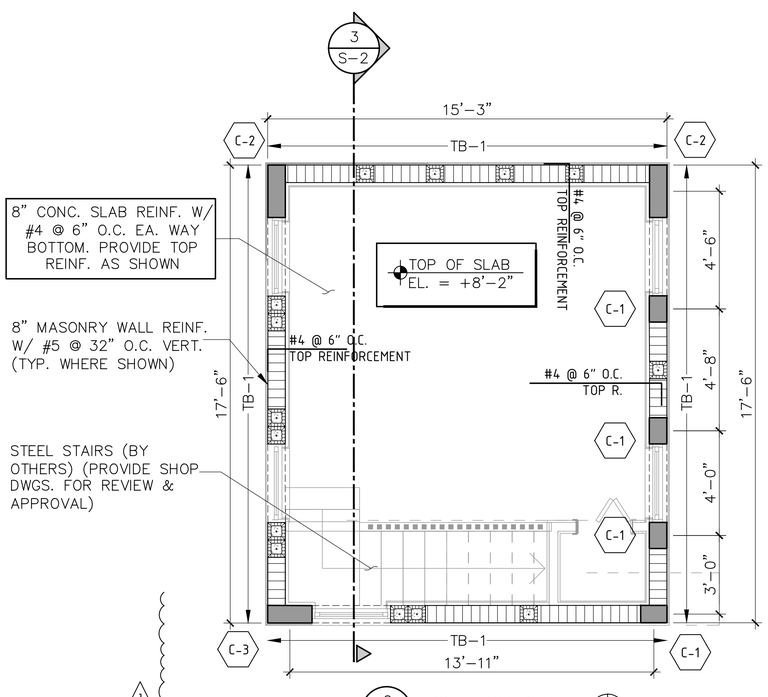
3 / S-2 BUILDING SECTION
SCALE: 3/8" = 1'-0"

PLAN NOTES:

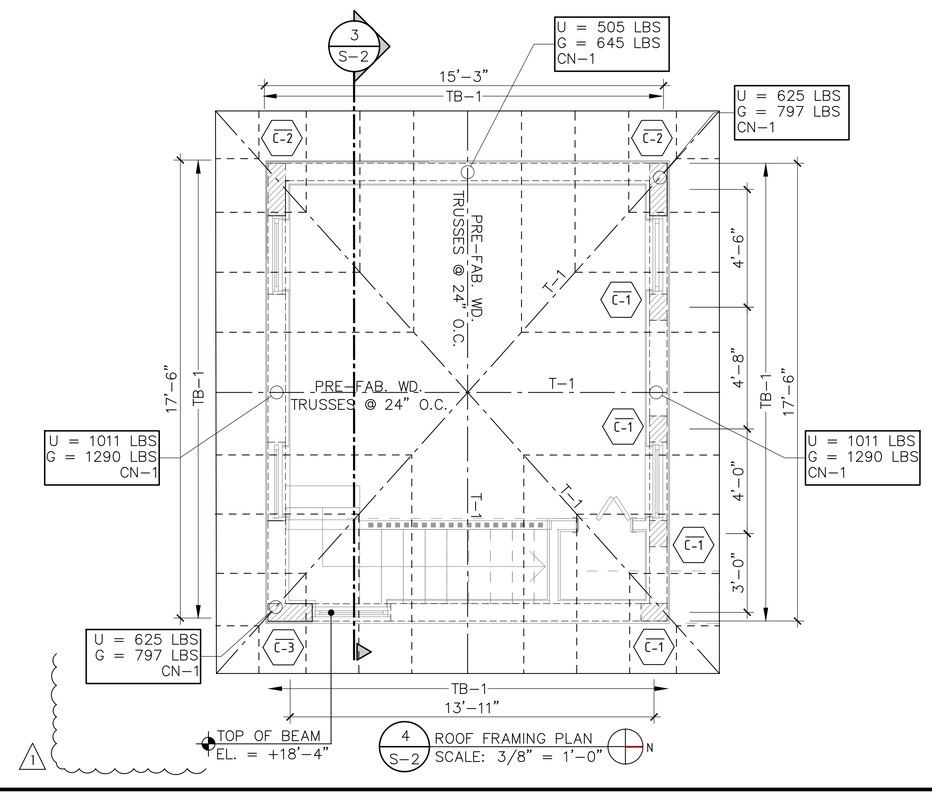
1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-4 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +8'-2".
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW



2 / S-2 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



4 / S-2 ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

REVISIONS		BY
1	05/10/2023	BLDG.

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NEW 2 STORY ADDITION
1114 FERDINAND STREET,
CORAL GABLES, FL 33134

LISSANDRA GIANGRANI &
ANDRES GOLDSTUCKER
1114 FERNDINAND ST.,
CORAL GABLES, FL 33134

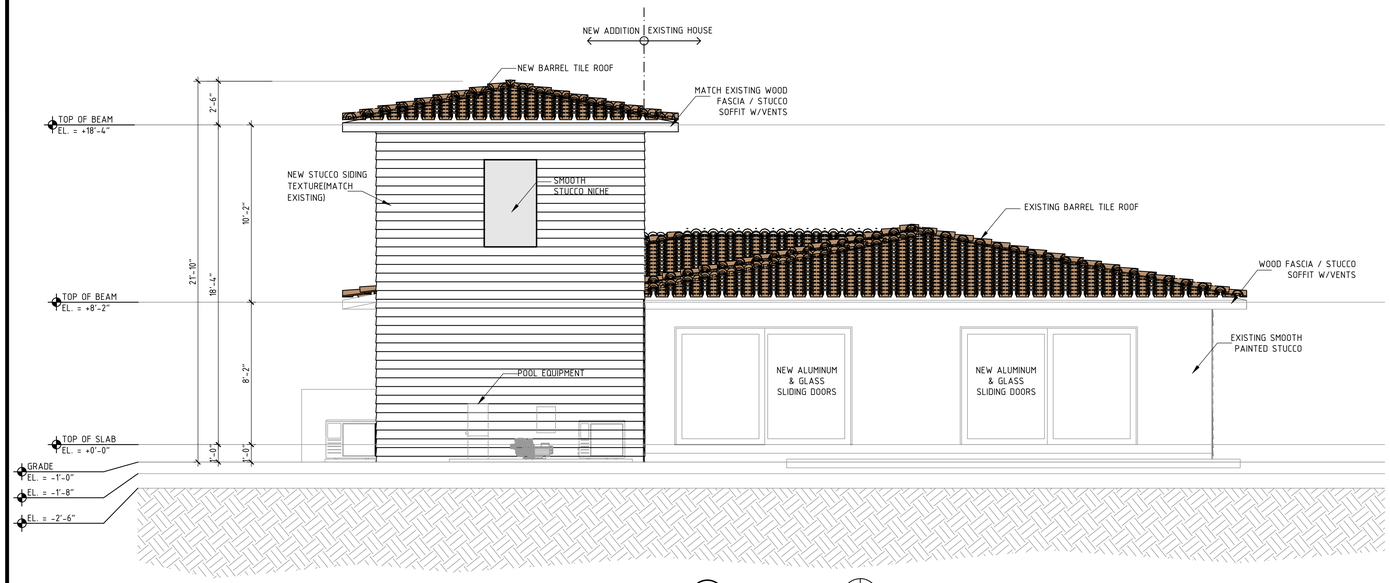
PROFESSIONAL SEAL:

LAST DATE REV.:
02/22/2023

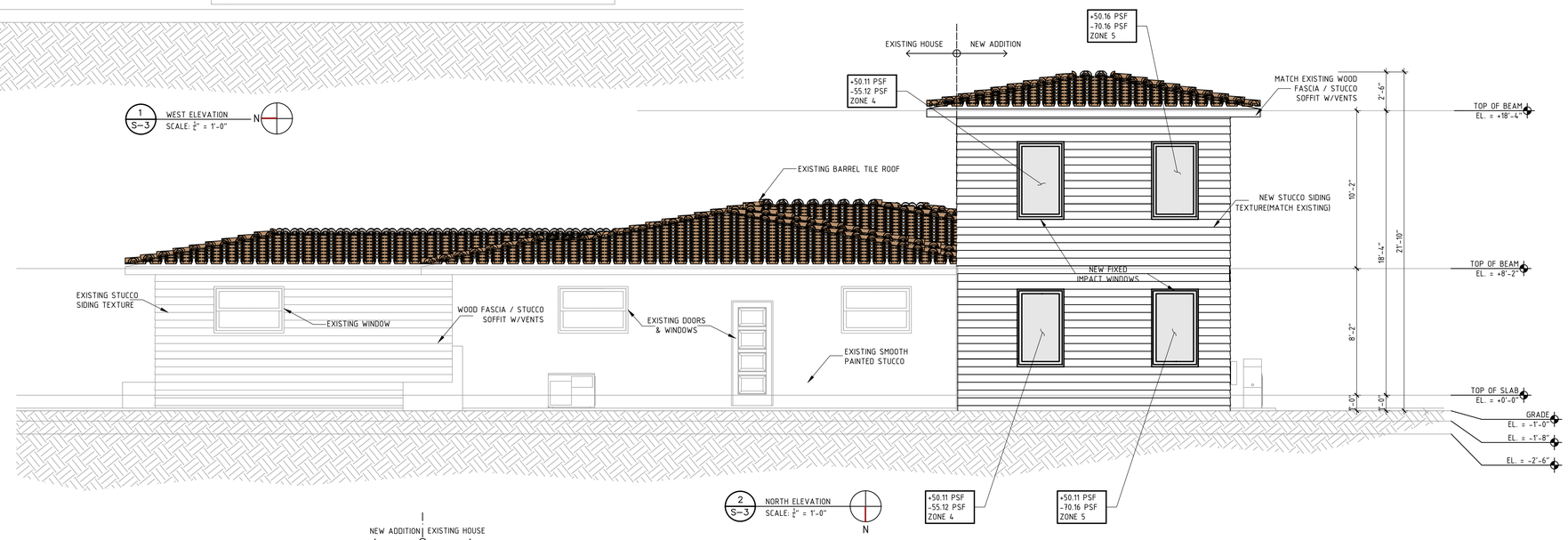
FLOOR PLANS & SECTIONS

SHEET: 2 OF 4

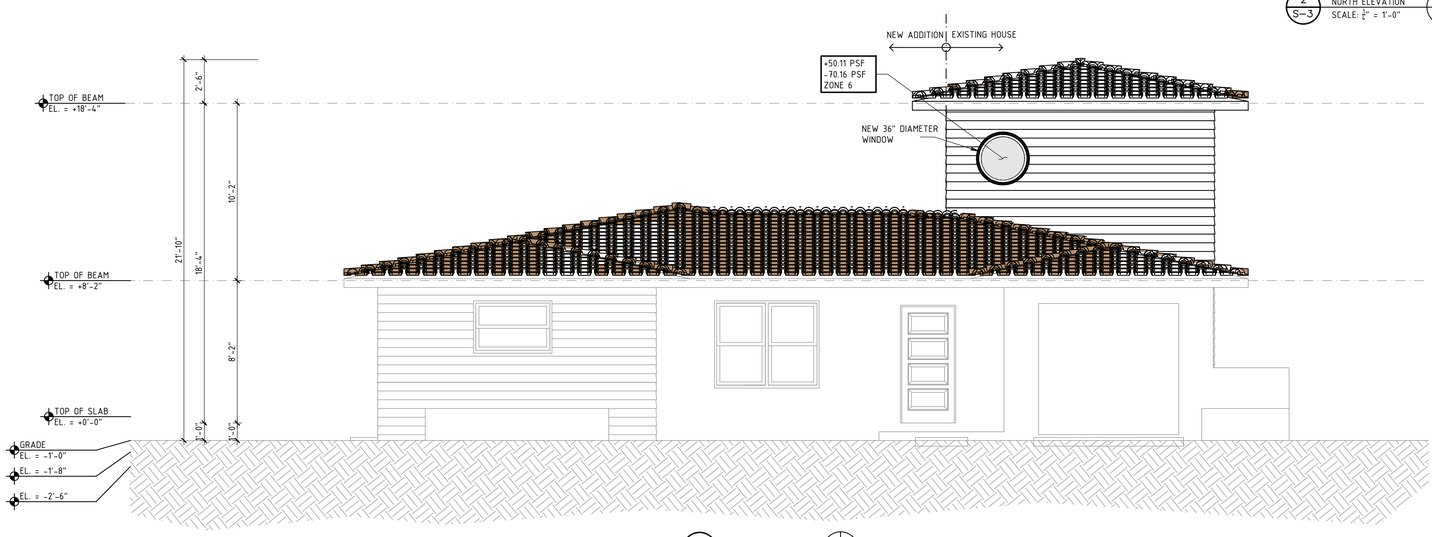
S-2



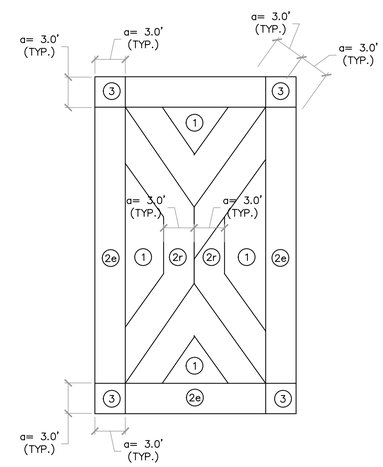
1 / S-3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 / S-3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 / S-3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



ROOF WIND LOAD DIAGRAM

SCALE: N.T.S.

REVISIONS	BY

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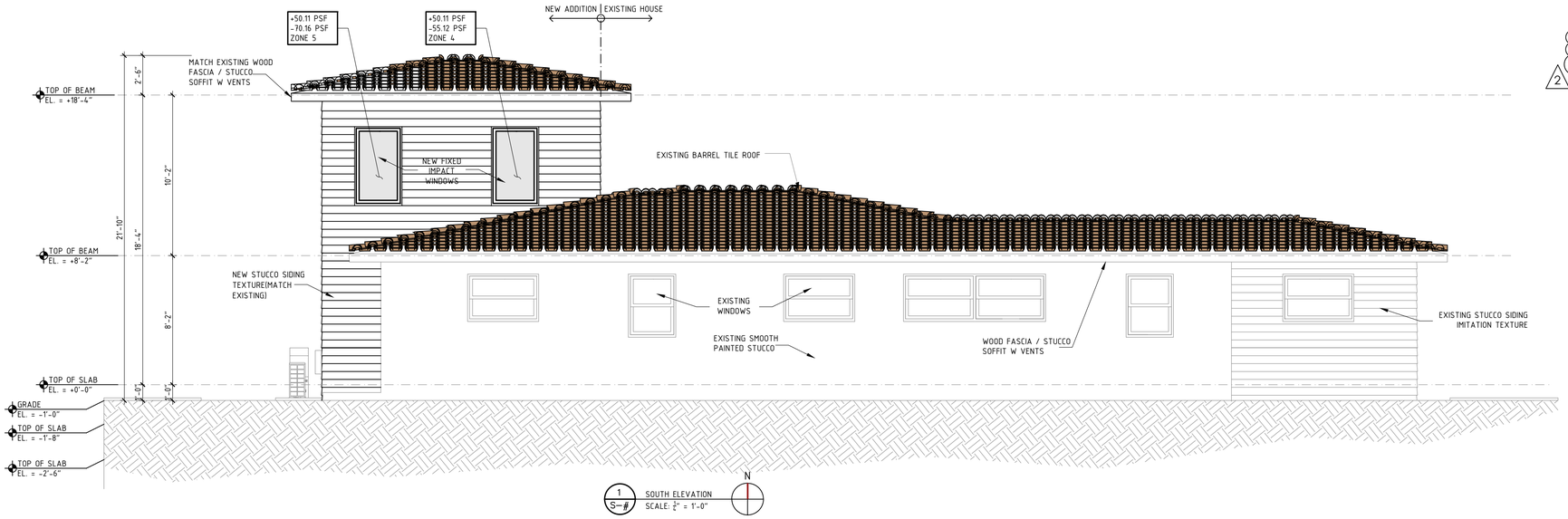
PROFESSIONAL SEAL:

LAST DATE REV.:
2/22/2023

ELEVATIONS

SHEET: 3 OF 4

S-3



1 S-#

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

N

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
TB-1	8	12	SEE PLAN	2#5	2#5		#3	@ 8" O.C.	

2

FOUNDATION SCHEDULE

MARK	SIZE	THICK	ELEVATION	BOTTOM REINFORCING		TOP REINFORCING		FOOTING TYPE
				LONG DIRECTION	SHORT DIRECTION	LONG DIRECTION	SHORT DIRECTION	
TE-24	24	8	SEE PLAN	3#4	3#4	3#5	#3	@ 18" O.C.
WF-16	16"xCONT.	12"	SEE PLAN	(2)-#5	1 #5@ 12"O.C.			

ROOF ANCHOR SCHEDULE

CN-1	COMPANY	FASTENERS TO BEAM/SEAT	FASTENERS TO TRUSS/JOIST	PRODUCT APPROVAL NUMBER	UPLIFT	F1	F2
DETAL 20	SIMPSON	EMBEDED	18-16d	FL 11473	1011/2480	560/2000	283/1370

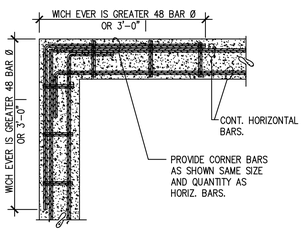
CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" x 8"
C-2	@ 8" O.C.	(8)-#5 REBAR	20" x 8"
C-3	@ 8" O.C.	(8)-#5 REBAR	24" x 8"

a = 3'

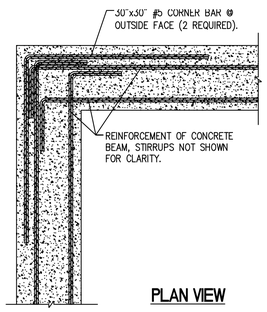
WIND LOADS

ZONE	POSITIVE	NEGATIVE
1	-67.97 PSF	-67.97 PSF
2r	-101.96 PSF	-87.35 PSF
2e	-122.35 PSF	-104.34 PSF
3	-49.85 PSF	-48.03 PSF



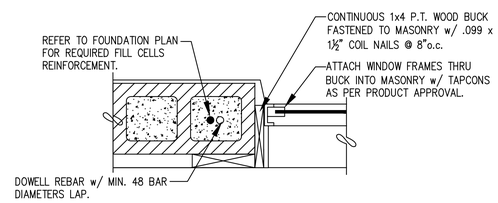
PLAN VIEW

TYPICAL FOUNDATION DETAIL 2 S-4
SCALE : 1-1/2"" = 1'-0"

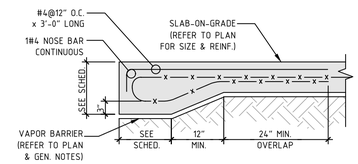


PLAN VIEW

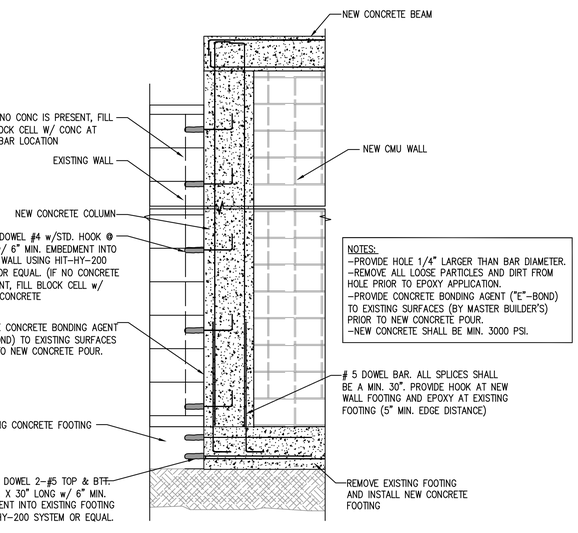
TYPICAL CONCRETE BEAM CORNER DET. 3 S-4
SCALE : 1-1/2"" = 1'-0"



TYPICAL EXTERIOR WINDOW JAMB DET. 4 S-4
SCALE : 1-1/2"" = 1'-0"

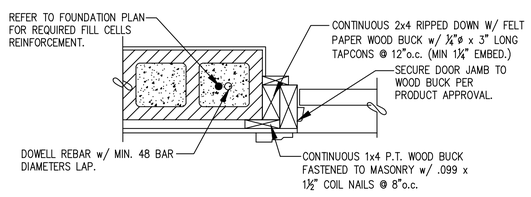


CONCRETE THICKENED EDGE DETAIL 5 S-4
SCALE : 1-1/2"" = 1'-0"

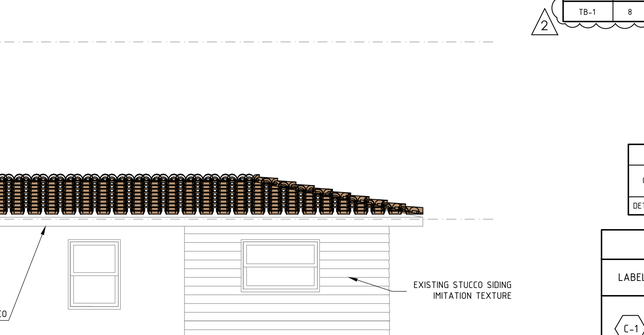


NOTES:
-PROVIDE HOLE 1/4" LARGER THAN BAR DIAMETER.
-REMOVE ALL LOOSE PARTICLES AND DIRT FROM HOLE PRIOR TO EPOXY APPLICATION.
-PROVIDE CONCRETE BONDING AGENT ("E"-BOND) TO EXISTING SURFACES (BY MASTER BUILDER'S) PRIOR TO NEW CONCRETE POUR.
-NEW CONCRETE SHALL BE MIN. 3000 PSI.

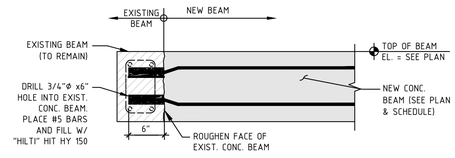
TYPICAL COLUMN TO EXISTING WALL 6 S-4
SCALE : 1-1/2"" = 1'-0"



TYPICAL EXTERIOR DOOR JAMB DETAIL 7 S-4
SCALE : 1-1/2"" = 1'-0"

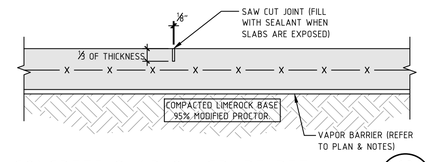


TYPICAL TIE BEAM DROP @ OPENINGS 8 S-4
SCALE : 1-1/2"" = 1'-0"



CONCRETE BEAM SPLICE DETAIL 9 S-4
SCALE : 1" = 1'-0"

NOTE:
SAWED JOINTS PATTERN SHALL BE A GRID W/ 10'-0" MAX. SPACING. CONTRACTOR SHALL SAW CUT JOINTS WITHIN 12 HOURS OF CONCRETE POUR



CONCRETE SLAB ON-GRADE DETAIL 10 S-4
SCALE : 1/4" = 1'-0"

REVISIONS	BY
1 05/10/2023	BLDG.

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PROFESSIONAL SEAL:

CESAR CASTILLO No. 68447 STATE OF FLORIDA PROFESSIONAL ENGINEER

LAST DATE REV.:
02/22/2023

ELEVATION & DETAILS

SHEET: 4 OF 4

S-4

PLAN NOTES:

1. TOP OF GRADE BEAMS SHALL MATCH EXIST. GRADE BEAMS.
2. SEE SHEET S-1 FOR GENERAL NOTES.
3. SEE SHEETS S-10 FOR TYP. DETAILS
4. TOP OF FINISH FLOOR ELEVATION: -10.60' (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. ALL MASONRY WALLS AT THIS LEVEL SHALL BE REINFORCED WITH #5 @ 32" O.C. IN FILLED CELLS.
7. MASONRY WALL BELOW GROUND LEVEL SHALL BE FULLY GROUTED.
8. REINFORCE OPENINGS AS FOLLOWS:
   - OPENINGS EQUAL OR LESS THAN 2'-6": (1)-#6 AT EA. SIDE.
   - OPENINGS MORE THAN 2'-6": (2)-#6 AT EA. SIDE.

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" × 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" × 8"
C-3	@ 8" O.C.	(8)-#5 REBAR	16" × 8"
C-4	@ 8" O.C.	(8)-#5 REBAR	30" × 8"

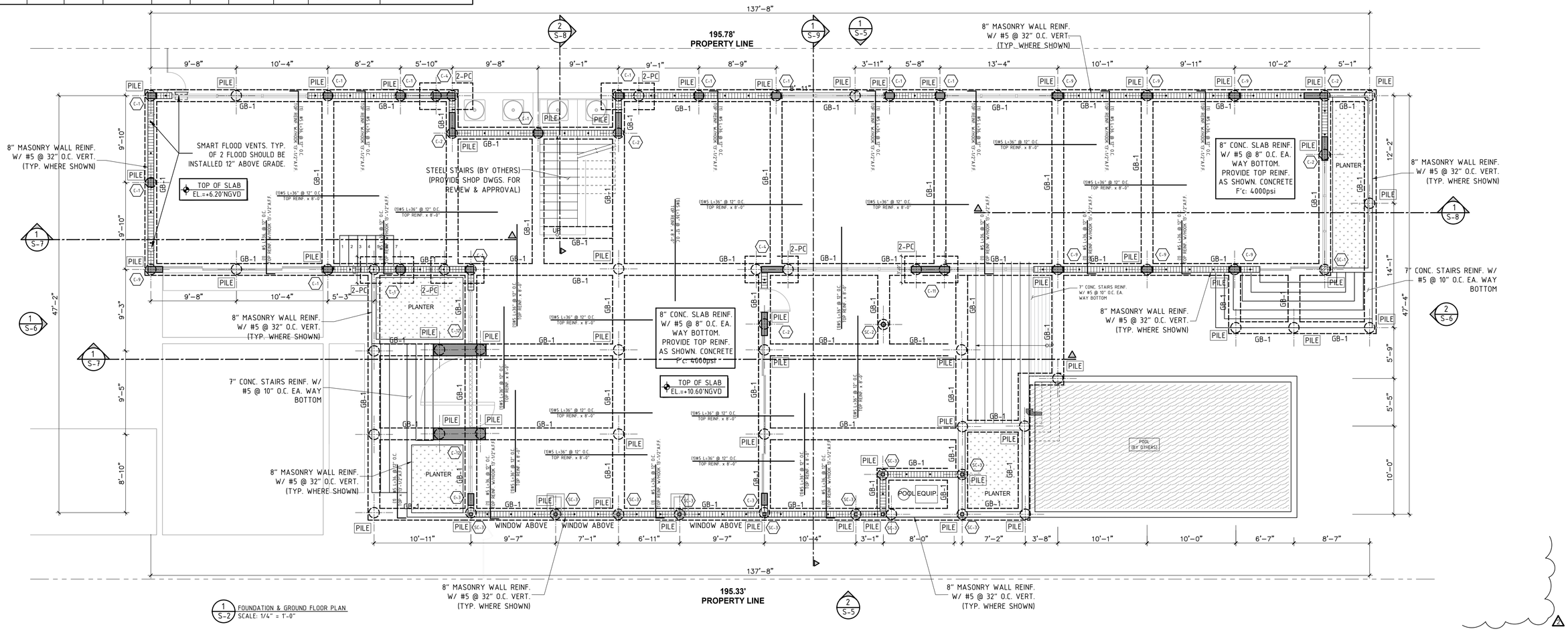
CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-5	@ 8" O.C.	(8)-#5 REBAR	28" × 8"
C-6	@ 8" O.C.	(8)-#5 REBAR	25" × 8"
C-7	@ 8" O.C.	(10)-#5 REBAR	36" × 8"
C-8	@ 8" O.C.	(6)-#5 REBAR	16" × 8"

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-9	@ 8" O.C.	(8)-#5 REBAR	16" × 8"
C-10	@ 8" O.C.	(8)-#5 REBAR	20" × 8"
C-11	@ 8" O.C.	(18)-#5 REBAR	4'-4" × 8"
C-12	@ 8" O.C.	(28)-#6 REBAR	5'-11" × 1'-4"

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
GB-1	16	24	-6'5"	4#6	4#6		#3	@ 8" O.C.	



1 S-2 FOUNDATION & GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-10 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +23.725' (NGVD). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +23.725' NGVD
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
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9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
1B-1	8	40	14'-4.5"	3#6	3#6	4#4	#3	@ 7" O.C.	
1B-2	8	36	14'-5.5"	3#6	3#6	4#4	#3	@ 7" O.C.	
1B-3	8	29	10'-8.625"	3#5	3#5	2#5	#3	@ 8" O.C.	
1B-4	8	16	16'-2"	2#5	2#5		#3	@ 5" O.C.	
1B-5	8	25	7'-4"	3#5	3#5	2#4	#3	@ 8" O.C.	
1B-6	8	18	6'-8"	2#5	2#5		#3	@ 7" O.C.	
1B-7	8	40	10'-0"	3#6	3#6	4#4	#3	@ 7" O.C.	
1B-8	8	36	9'-11"	3#6	3#6	4#4	#3	@ 7" O.C.	
1B-9	8	16	12'-10"	2#5	2#5		#3	@ 5" O.C.	

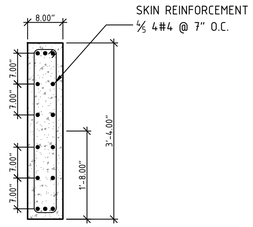
STEEL COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 8x8x$\frac{1}{2}$"	$\frac{3}{4}$"x16"x16" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.	$\frac{3}{4}$"x9"x9" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.
SC-2	PIPE 3" SCH40	$\frac{3}{4}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.	$\frac{3}{4}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.
SC-3	HSS 4x4x$\frac{1}{4}$"	$\frac{3}{4}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.	$\frac{3}{4}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.
SC-4	HSS 5x5x$\frac{1}{4}$"	$\frac{3}{4}$"x10"x10" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.	$\frac{3}{4}$"x8"x8" W/ (4)-$\frac{5}{8}$"Φ x 8" A307 A.B.

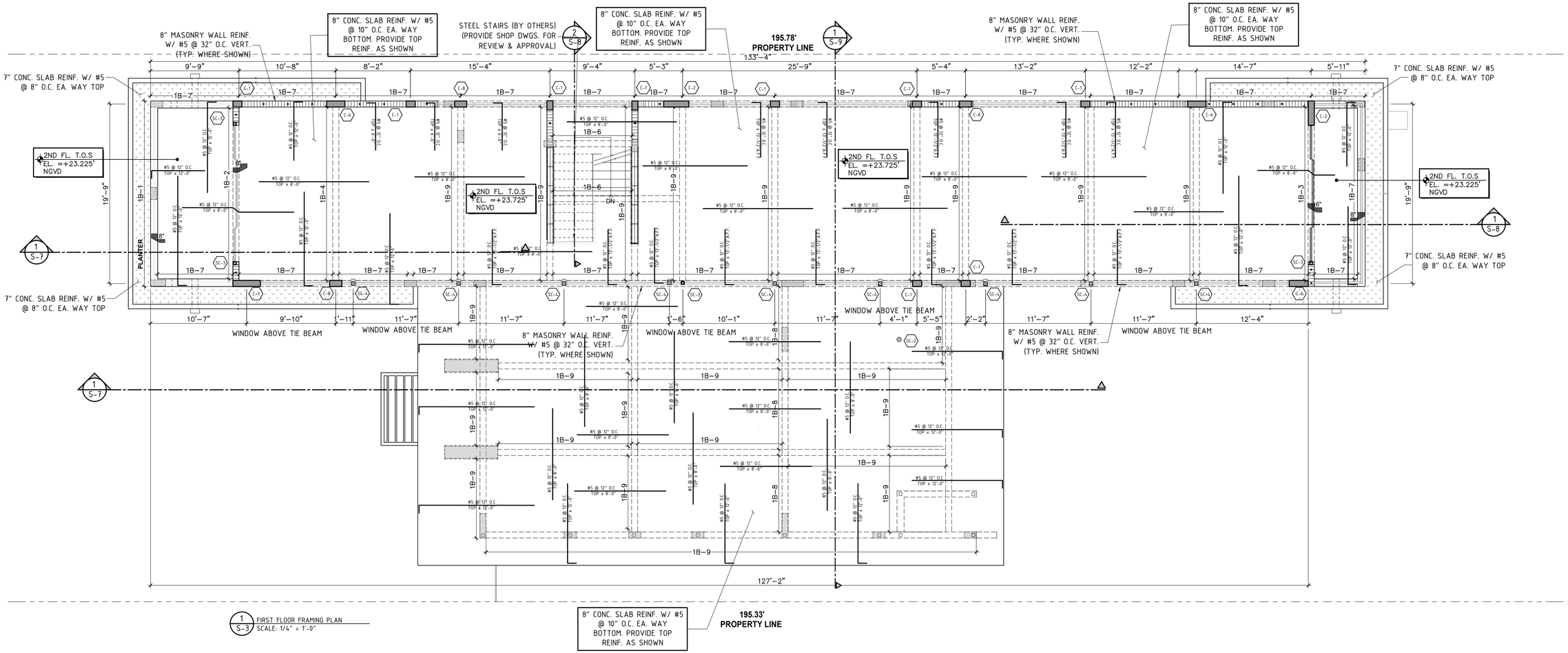
NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW



1 S-3 BEAMS W/ H>36"-SKIN REINFORCEMENT DETAIL
SCALE 3/4"=1'



1 S-3 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-10 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +23.725' (U.O.N.). ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +20.60'-0" U.N.O.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING			STIRRUPS		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
RB-1	8	34	+20'-5.125"	2#5	2#5		#3	@ 8" O.C.	
RB-2	8	16	+21'-10"	3#5	3#5		#3	@ 5" O.C.	
RB-3	8	16	+18'-10"	3#6	3#6		#3	@ 5" O.C.	
RB-4	8	10	+22'-5"	2#5	2#5		#3	@ 4" O.C.	

a = 4'

WIND LOADS ON COMPONENTS & CLADDING

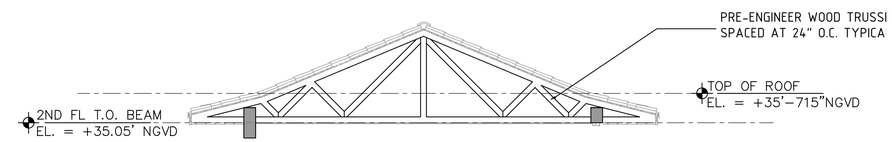
ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
1	-82.69	-78.29	-69.49	-65.09	-56.30	-51.90
2	-109.08	-102.48	-91.48	-87.09	-78.29	-69.49
3	-148.66	-133.27	-115.67	-104.68	-87.09	-69.49
4	-56.30	-54.10	-51.90	-47.50	-45.30	-43.10
5	-69.49	-65.09	-58.50	-56.30	-54.10	-51.90

ROOF ANCHOR SCHEDULE

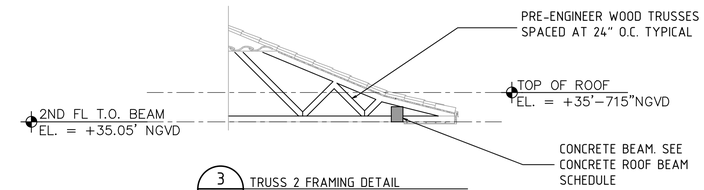
ANCHOR	COMPANY	PRODUCT	ALLOW. UPLIFT	ALLOW. GRAVITY	FASTENERS TO BEAM/SEAT	FASTENERS TO TRUSS/JOIST	PRODUCT APPROVAL NUMBER	EXP. DATE
1	LUS28	SIMPSON	1,165	1,725				
2	NVHTA-24	NU-VUE	2649	-	(6)-10dx1 1/2" NAILS	(18)-10dx1 1/2" NAILS	16-0201.22	5/22/2018
3	SIMPSON	VGT	7185	-	(2)-5/8"ØX5" CONC. ANCHOR	(32)-1/4"Ø x3" SDS	FL11473	5/22/2023

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW



2 / S-4 TRUSS 1 FRAMING DETAIL
SCALE: 1/4" = 1'-0"



3 / S-4 TRUSS 2 FRAMING DETAIL
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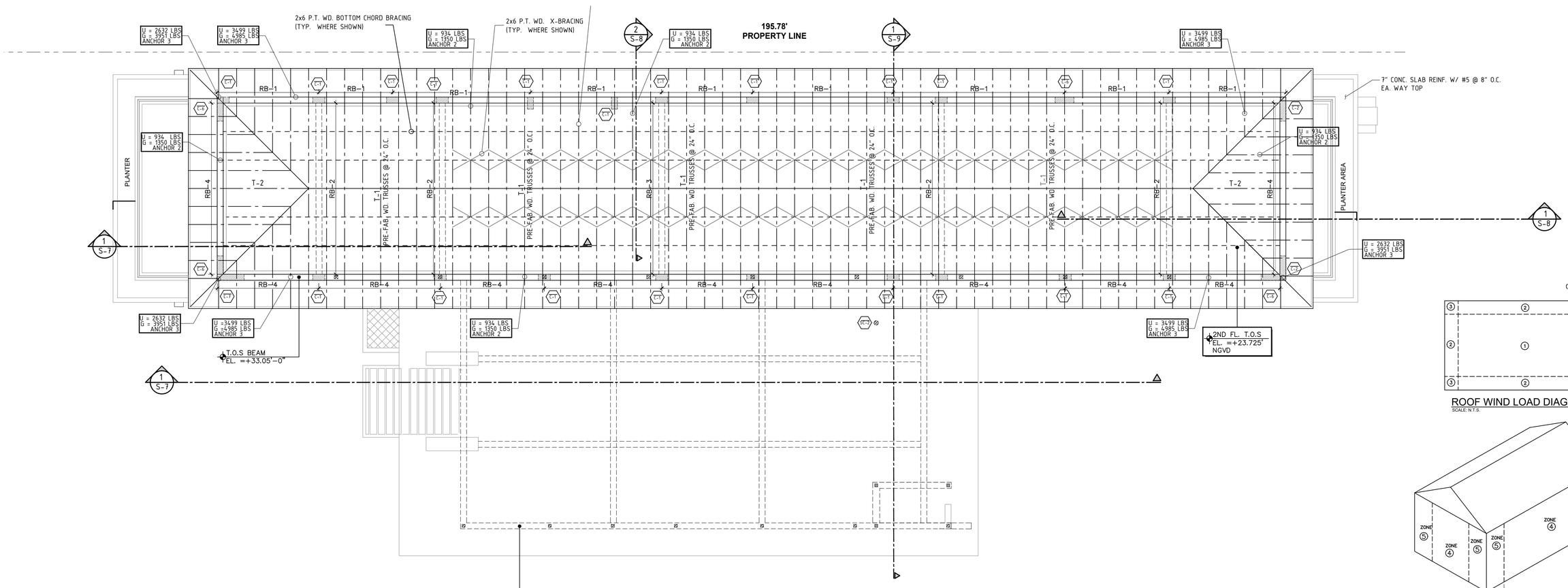
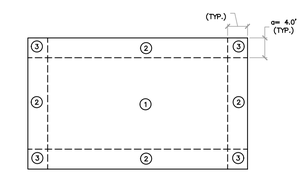
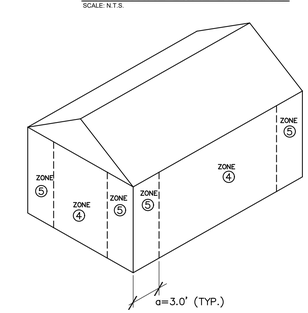


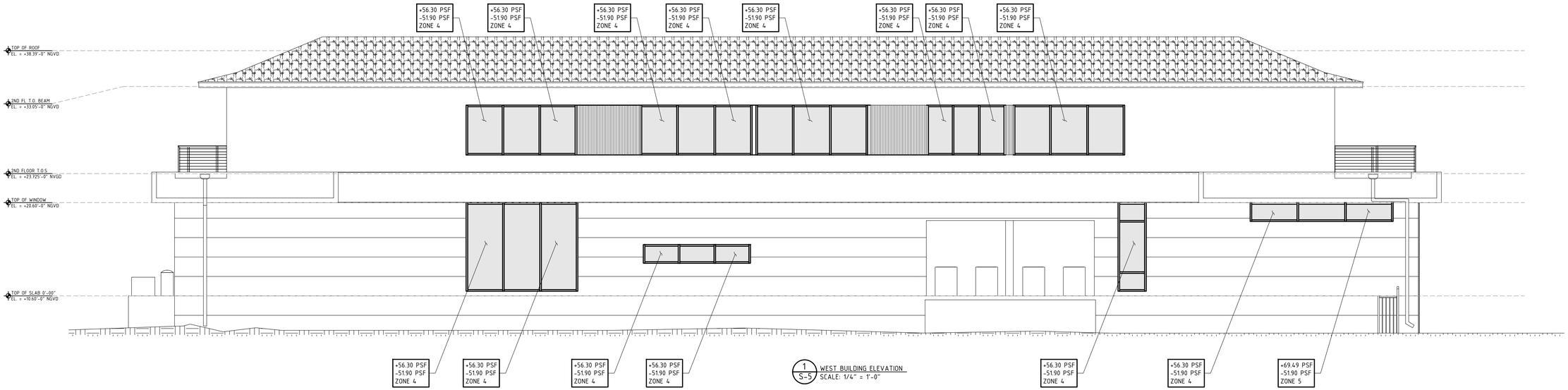
1 / S-4 ROOF FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



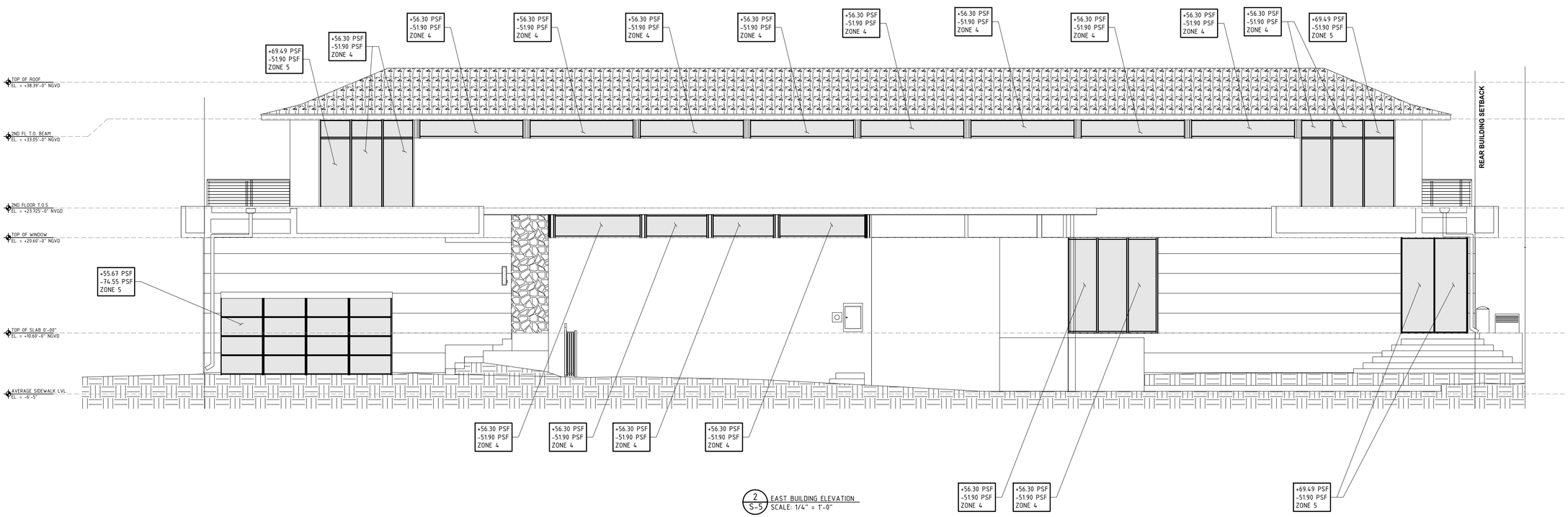
ROOF WIND LOAD DIAGRAM
SCALE: N.T.S.



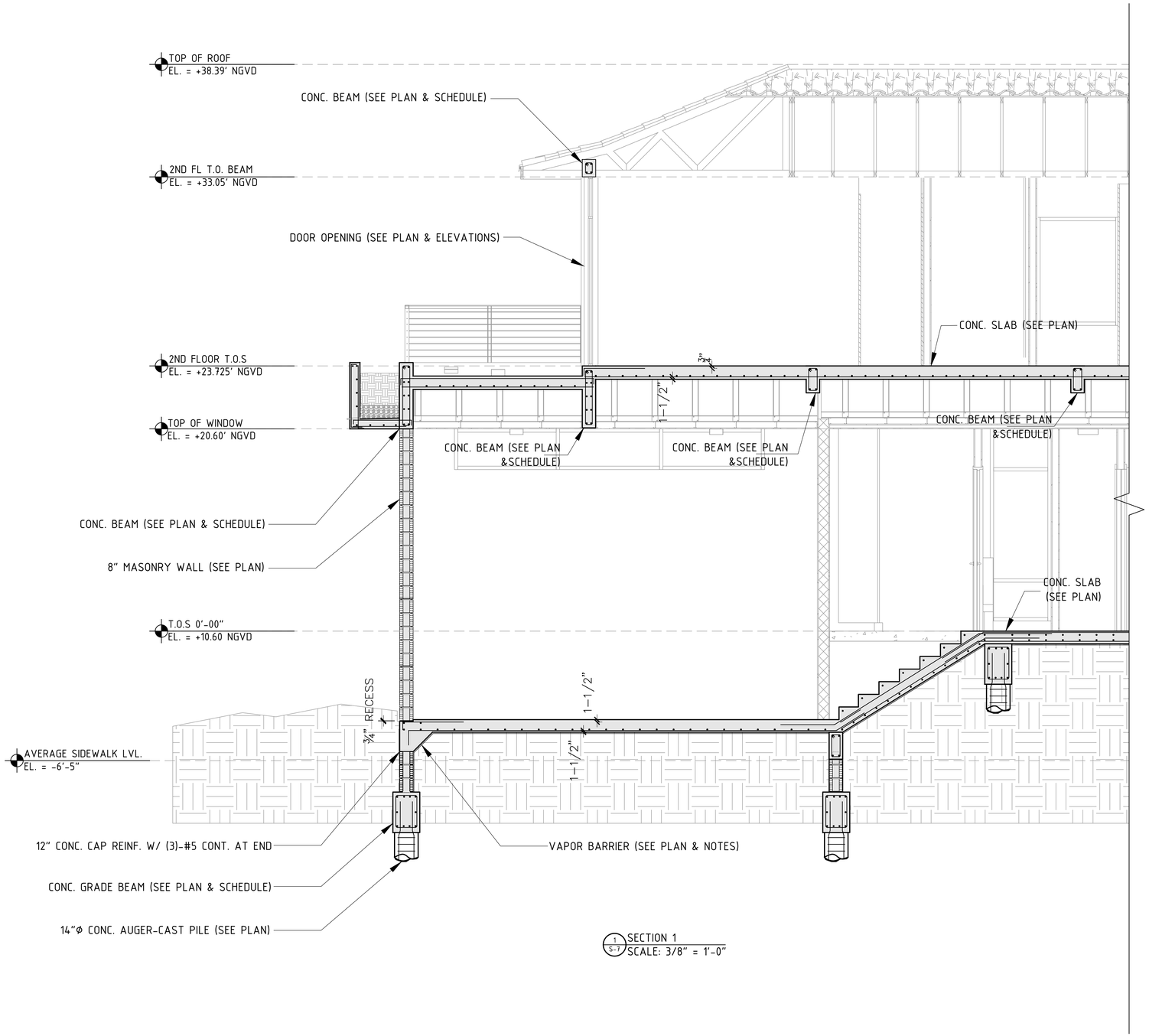
WALL WIND LOAD DIAGRAM
SCALE: N.T.S.

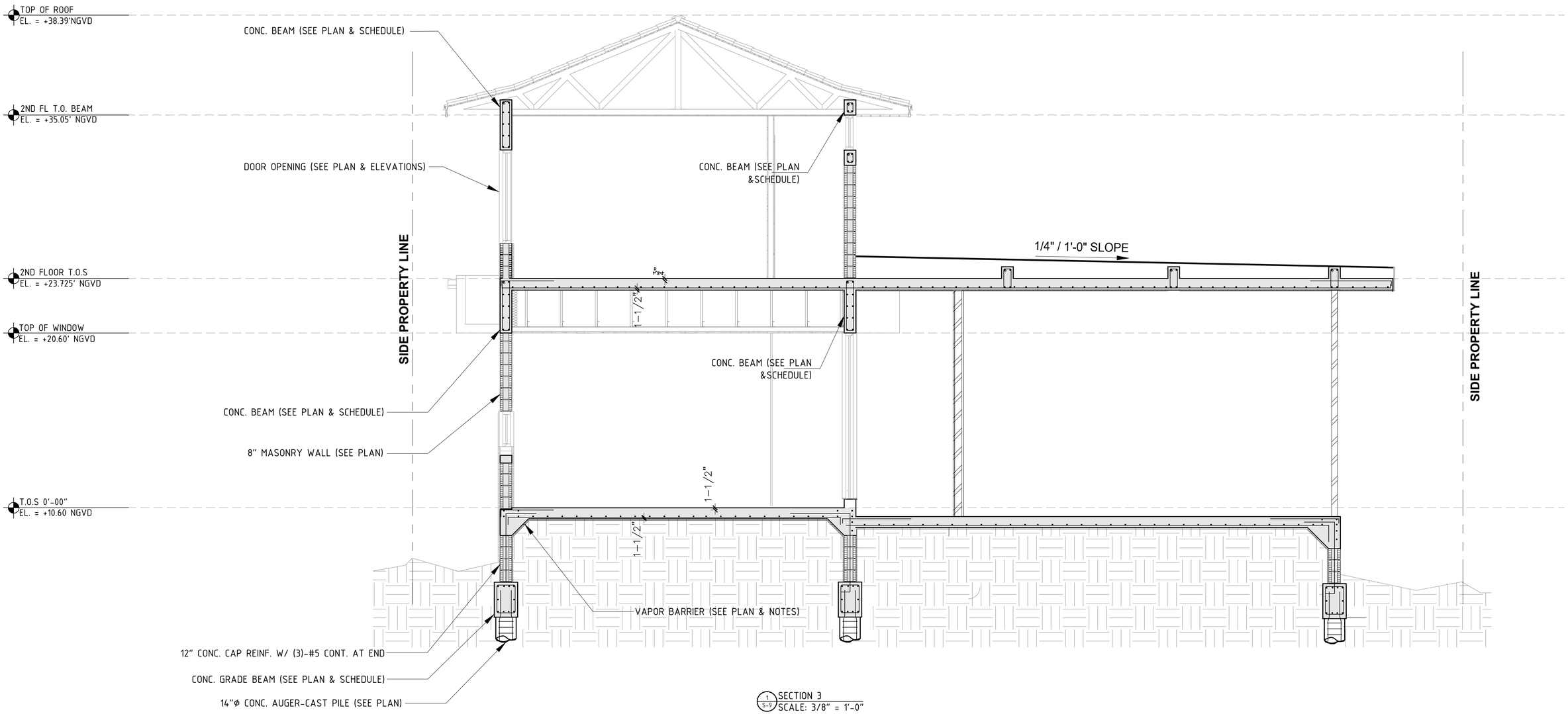


1 S-5 WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

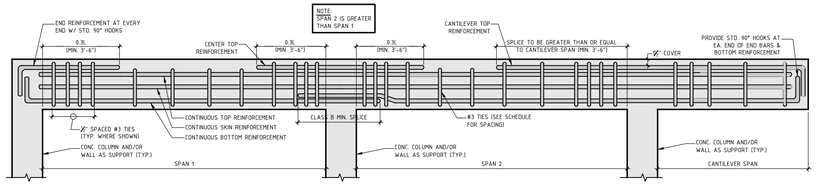


2 S-5 EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

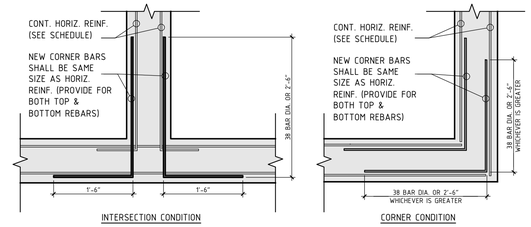

TOP OF ROOF
EL. = +38.39' NGVD
CONC. BEAM (SEE PLAN & SCHEDULE)
2ND FL T.O. BEAM
EL. = +33.05' NGVD
DOOR OPENING (SEE PLAN & ELEVATIONS)
CONC. SLAB (SEE PLAN)
2ND FLOOR T.O.S
EL. = +23.725' NGVD
3"
1-1/2"
TOP OF WINDOW
EL. = +20.60' NGVD
CONC. BEAM (SEE PLAN &SCHEDULE)
CONC. BEAM (SEE PLAN &SCHEDULE)
CONC. BEAM (SEE PLAN &SCHEDULE)
CONC. BEAM (SEE PLAN & SCHEDULE)
8" MASONRY WALL (SEE PLAN)
CONC. SLAB (SEE PLAN)
T.O.S 0'-00"
EL. = +10.60 NGVD
3/4" RECESS
1-1/2"
1-1/2"
AVERAGE SIDEWALK LVL.
EL. = -6'-5"
12" CONC. CAP REINF. W/ (3)-#5 CONT. AT END
VAPOR BARRIER (SEE PLAN & NOTES)
CONC. GRADE BEAM (SEE PLAN & SCHEDULE)
14"Ø CONC. AUGER-CAST PILE (SEE PLAN)
1
S-7
SECTION 1
SCALE: 3/8" = 1'-0"



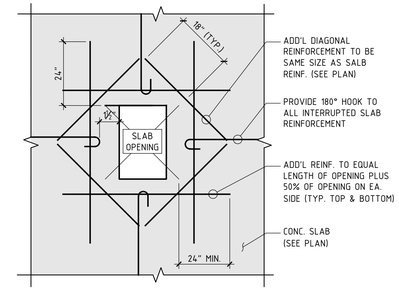
1 S-9 SECTION 3
SCALE: 3/8" = 1'-0"



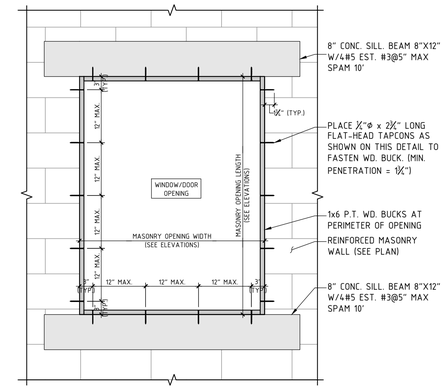
CONC. BEAM BAR PLACEMENT DETAIL (1 / S-10)
SCALE : ¼" = 1'-0"



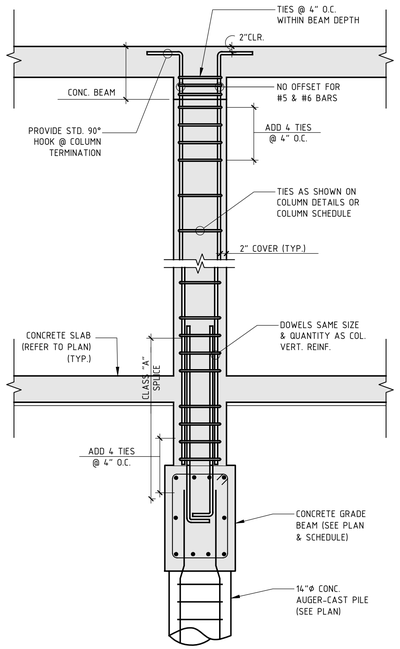
BEAM REINF. DEVELOPMENT DETAIL (2 / S-10)
SCALE : ¼" = 1'-0"



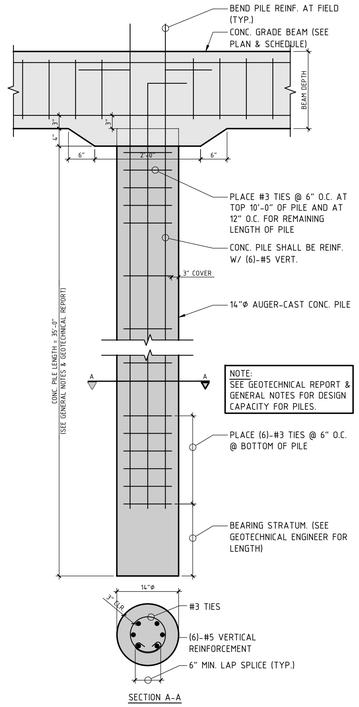
SLAB OPENING DETAIL (3 / S-10)
SCALE : ½" = 1'-0"



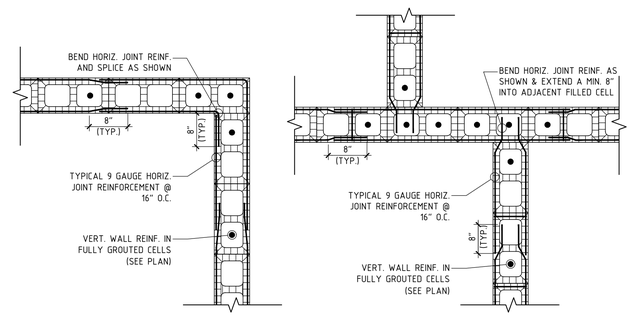
DOOR/WINDOW WOOD BUCK DETAIL (4 / S-10)
SCALE : 3/4" = 1'-0"



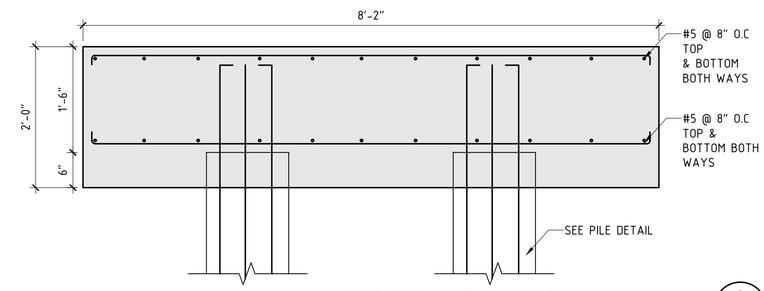
TYP. CONC. COLUMN DETAIL (5 / S-10)
SCALE : ¾" = 1'-0"



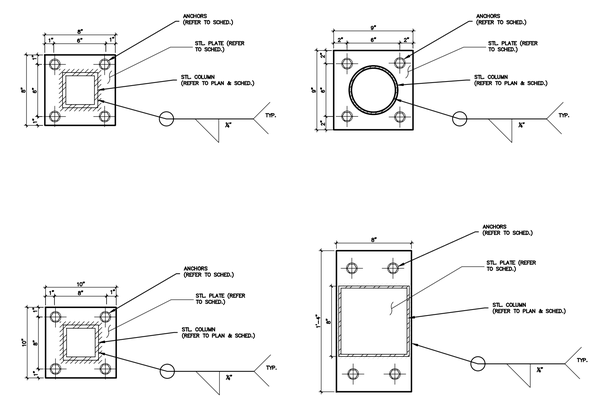
CONC. GRADE BEAM DETAIL (6 / S-10)
SCALE : 3/4" = 1'-0"



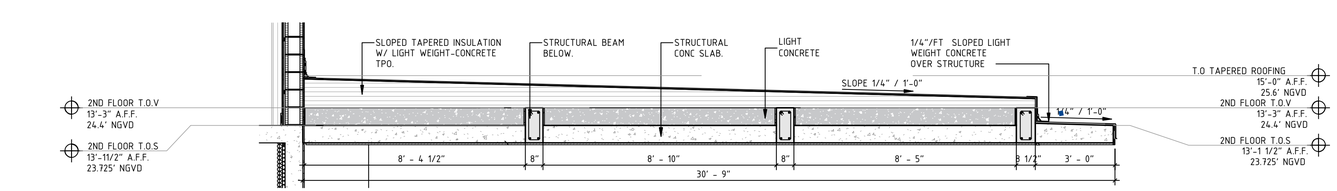
MASORNY WALL REINF. DETAIL (7 / S-10)
SCALE : ¼" = 1'-0"



PILE CAP DETAIL (TYP.) (8 / S-10)
SCALE : 1" = 1'-0"



STEEL PLATE DETAIL (9 / S-10)
SCALE : 1-1/2" = 1'-0"



② ENLARGED ROOF SECTION DETAIL
SCALE:3/8" = 1'-0"

PLAN NOTES:

1. TOP OF GRADE BEAMS SHALL MATCH EXIST. GRADE BEAMS.
2. SEE SHEET S-1 FOR GENERAL NOTES.
3. SEE SHEETS S-6 FOR TYP. DETAILS
4. TOP OF FINISH FLOOR ELEVATION: 0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. ALL MASONRY WALLS AT THIS LEVEL SHALL BE REINFORCED WITH #5 @ 32" O.C. IN FILLED CELLS.
7. MASONRY WALL BELOW GROUND LEVEL SHALL BE FULLY GROUTED.
8. REINFORCE OPENINGS AS FOLLOWS:
   - OPENINGS EQUAL OR LESS THAN 2'-6": (1)-#6 AT EA. SIDE.
   - OPENINGS MORE THAN 2'-6": (2)-#6 AT EA. SIDE.

CONCRETE BEAM SCHEDULE

MARK	SIZE	THICK	ELEVATION	BOTTOM REINFORCING LONG DIRECTION	BOTTOM REINFORCING SHORT DIRECTION	TOP REINFORCING LONG DIRECTION	TOP REINFORCING SHORT DIRECTION	FOOTING TYPE
WF-16	16"xCONT.	12"	SEE PLAN	(2)-#5	1 #5 @12" O.C			MONOLITHIC

LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW

CONCRETE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	REINFORCING TOP	REINFORCING BOTTOM	REINFORCING S-BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
1B-1	8	40	9'-0"	3#4	3#4	3#5	#3	@ 18" O.C.	
1B-2	8	32	7'-4"	3#5	3#5	3#5	#3	@ 18" O.C.	
1B-3	10	12	9'-0"	2#5	2#5		#3	@ 18" O.C.	
1B-4	8	12	9'-0"	2#5	2#5		#3	@ 10" O.C.	
1B-5	8	12	7'-4"	2#5	2#5		#3	@ 12" O.C.	

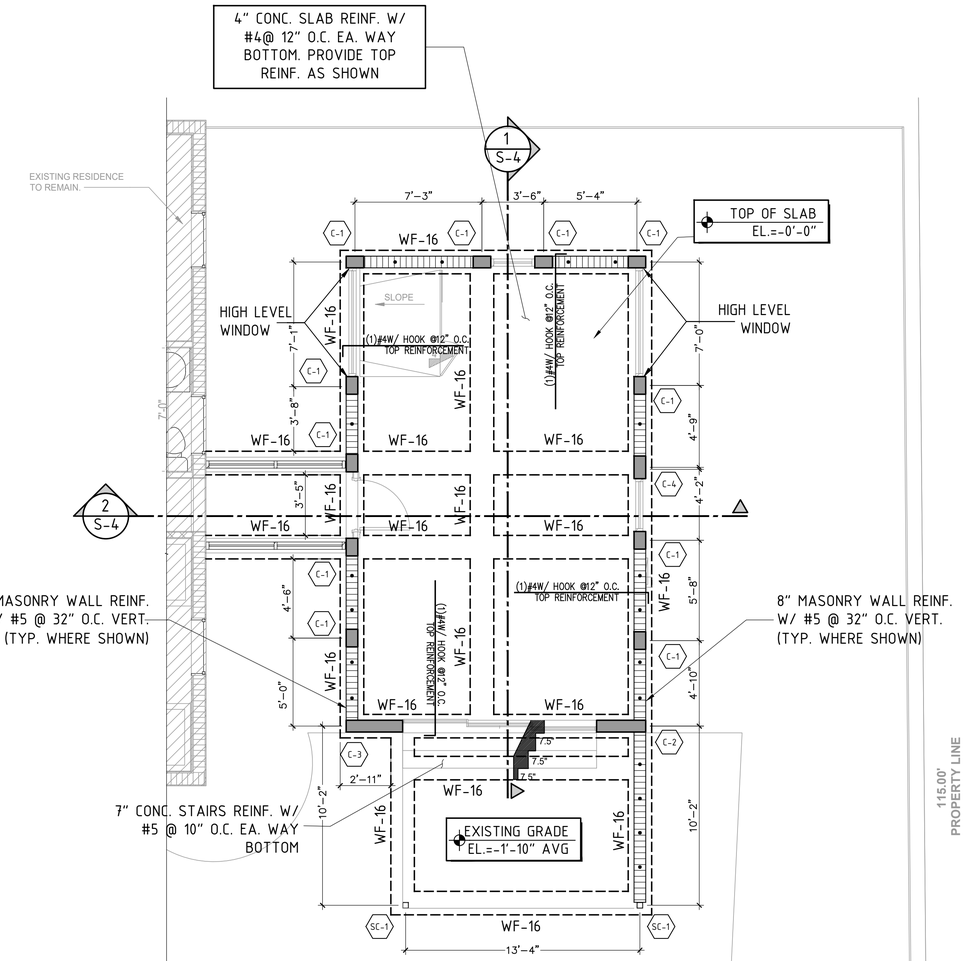
ALUMINUM COLUMNS SCHEDULE

MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 4"x4"x$\frac{1}{4}$"	$\frac{3}{4}$"x6"x8" W/(2)-1/2"Ø x 5" S.S WEDGE ANCHOR BOLTS	$\frac{3}{4}$"x9"x9" W/ (4)-$\frac{5}{8}$"Ø x 8" A307 A.B.

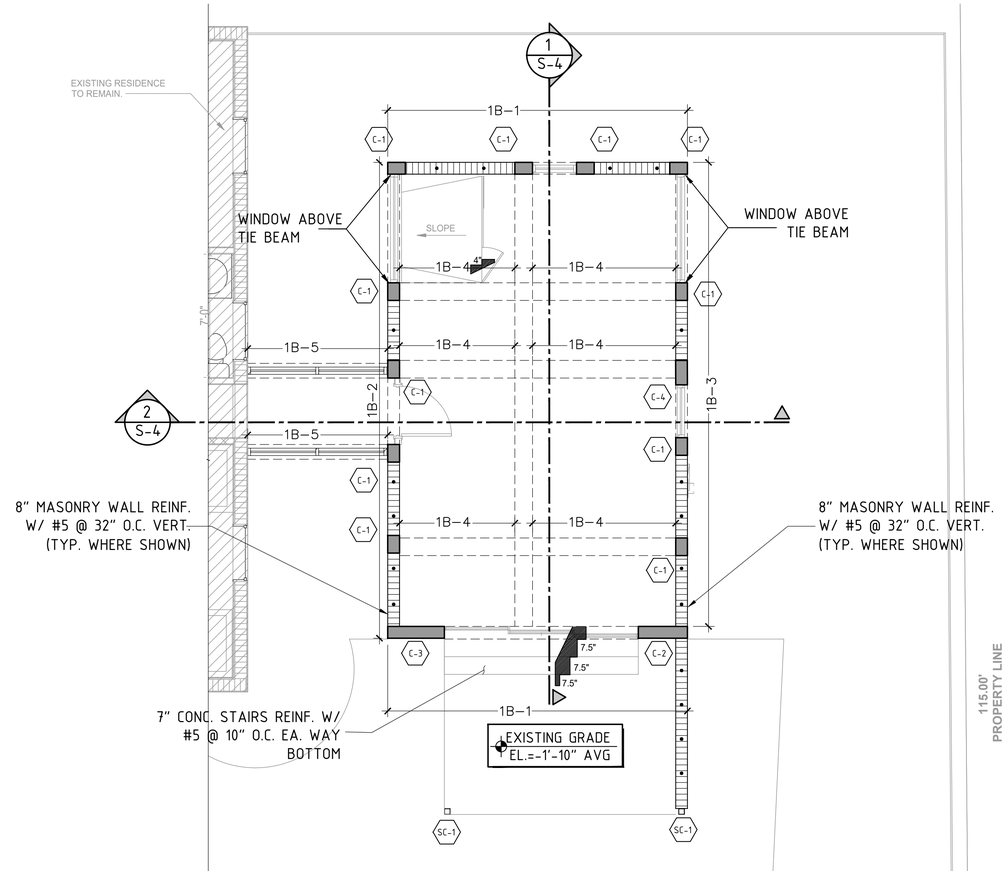
NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO ALUMINUM COLUMNS.
2. ALUMINUM 6061-T6 ALLOY

CONCRETE COLUMN SCHEDULE

LABEL	#3 TIE SPACING	VERTICAL REINFORCEMENT	DETAIL
C-1	@ 8" O.C.	(4)-#5 REBAR	12" x 8"
C-2	@ 8" O.C.	(10)-#5 REBAR	32" x 8"
C-3	@ 8" O.C.	(10)-#5 REBAR	38" x 8"
C-4	@ 8" O.C.	(6)-#5 REBAR	16" x 8"



1 S-2 FOUNDATION & GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 S-2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-6 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP OF SLAB & TYP. TIE-BEAM ELEVATION: +10'-0".
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. SECOND FLOOR FRAMING SHALL CONSIST OF 8" CONCRETE SLAB REINF. W/ #4 @ 10" O.C. EACH WAY BOTTOM AT ALL INTERIOR SLABS. (U.O.N.)
10. MAIN HOUSE MASONRY WALLS REINFORCEMENT: (F'm = 1500 PSI)
    - #5 @ 32" O.C.

ROOF ANCHOR SCHEDULE

ANCHOR	COMPANY	PRODUCT	ALLOW UPLIFT	ALLOW GRAVITY	FASTENERS TO BEAM/SEAT	FASTENERS TO TRUSS/JOIST	PRODUCT APPROVAL NUMBER	EXP. DATE
1	LUS26	SIMPSON	930	1040	(4)-10dx1 1/2" NAILS	(4)-10dx1 1/2" NAILS	FL 10655.30	
1	NU-VUE	NVHTA-24	2272	-	EMBEDDED	(7)-10dx1½ /2" NAILS	20-0519.03	7/30/2025
3	SIMPSON	VGT	7185	-	(2)-5/8"ØX5" CONC. ANCHOR	(32)- 1/4"Øx3" SDS	FL11473	5/22/2023

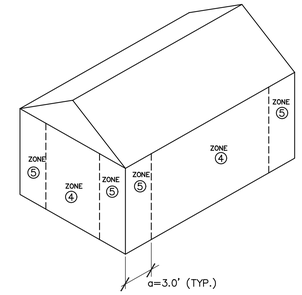
a = 4'

WIND LOADS ON COMPONENTS & CLADDING

ZONE	10 SQ. FT.	20 SQ. FT.	50 SQ. FT.	100 SQ. FT.	200 SQ. FT.	500 SQ. FT.
1	-67.97 PSF	-67.97 PSF	-39.08 PSF	-17.00 PSF	-17.00 PSF	-17.00 PSF
2	-101.96 PSF	-87.35 PSF	-67.97 PSF	-52.68 PSF	-39.08 PSF	-34.00 PSF
3	-122.35 PSF	-104.34 PSF	-78.85 PSF	-61.18 PSF	-61.18 PSF	-61.18 PSF
4	-49.85 PSF	-48.03 PSF	-40.33 PSF	-39.42 PSF	-38.52 PSF	-36.25 PSF
5	-63.44 PSF	-58.91 PSF	-52.11 PSF	-47.58 PSF	-43.05 PSF	-36.25 PSF

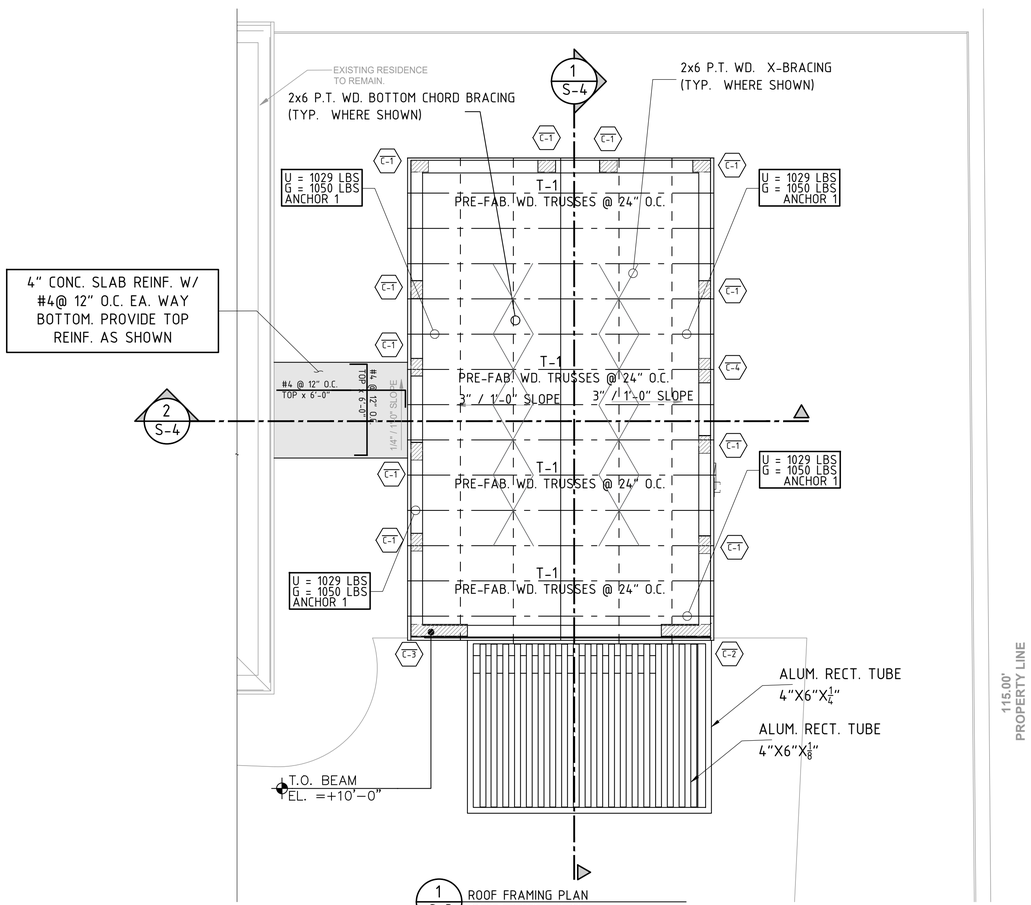
LEGEND:

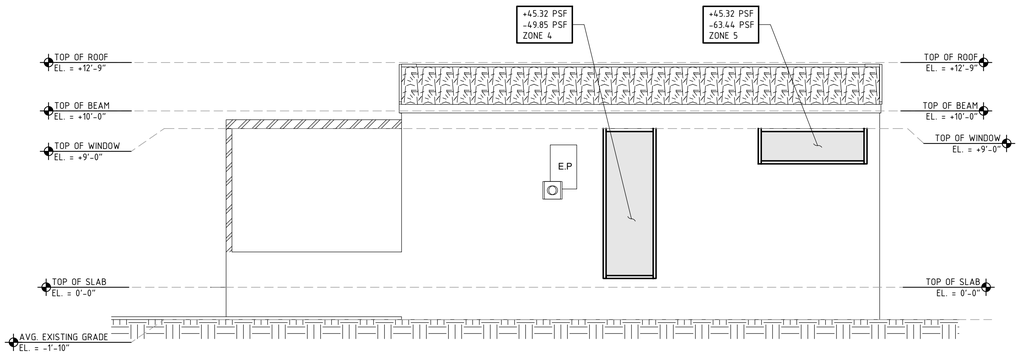
- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW



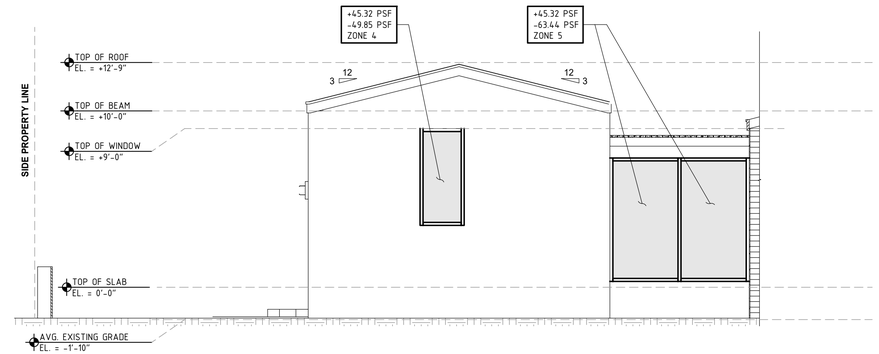
WALL WIND LOAD DIAGRAM

SCALE: N.T.S.

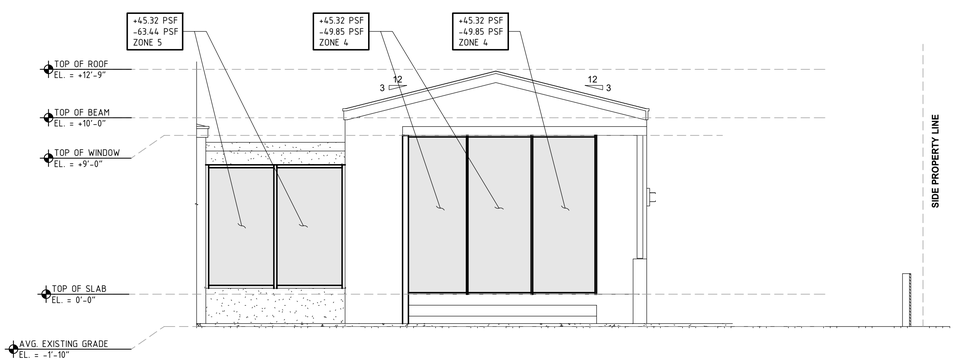




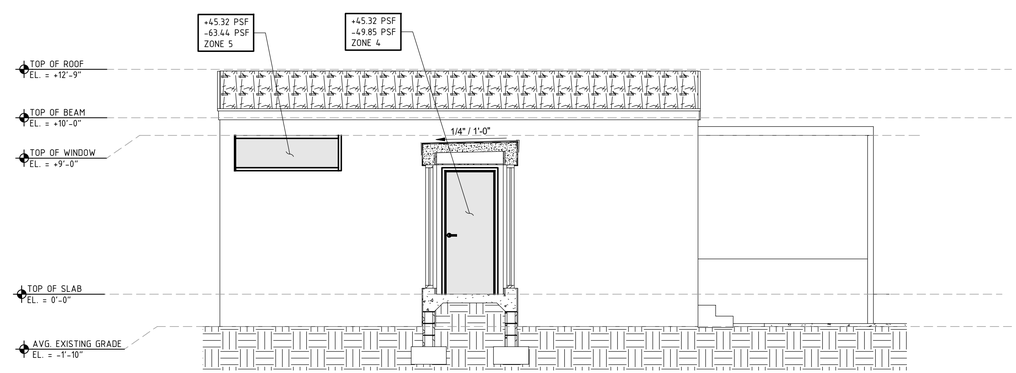
1 / S-4 EAST ELEVATION - ADDITION
SCALE: 1/4" = 1'-0"



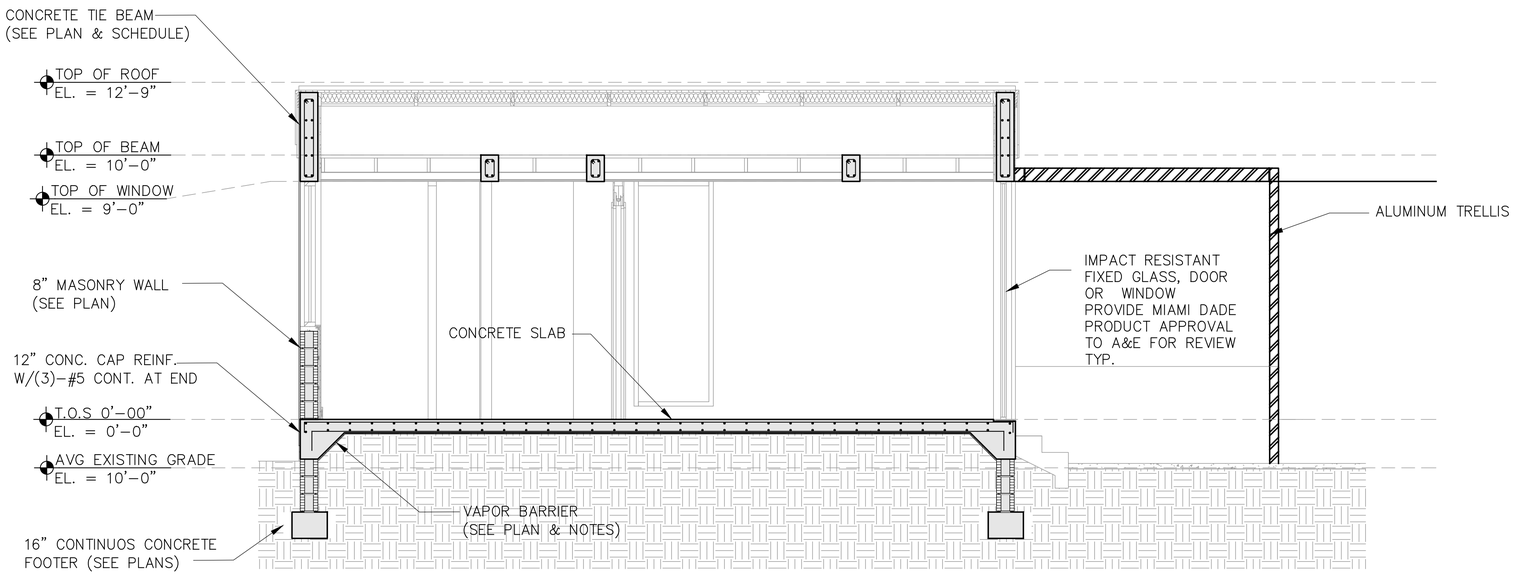
2 / S-4 NORTH ELEVATION - ADDITION
SCALE: 1/4" = 1'-0"



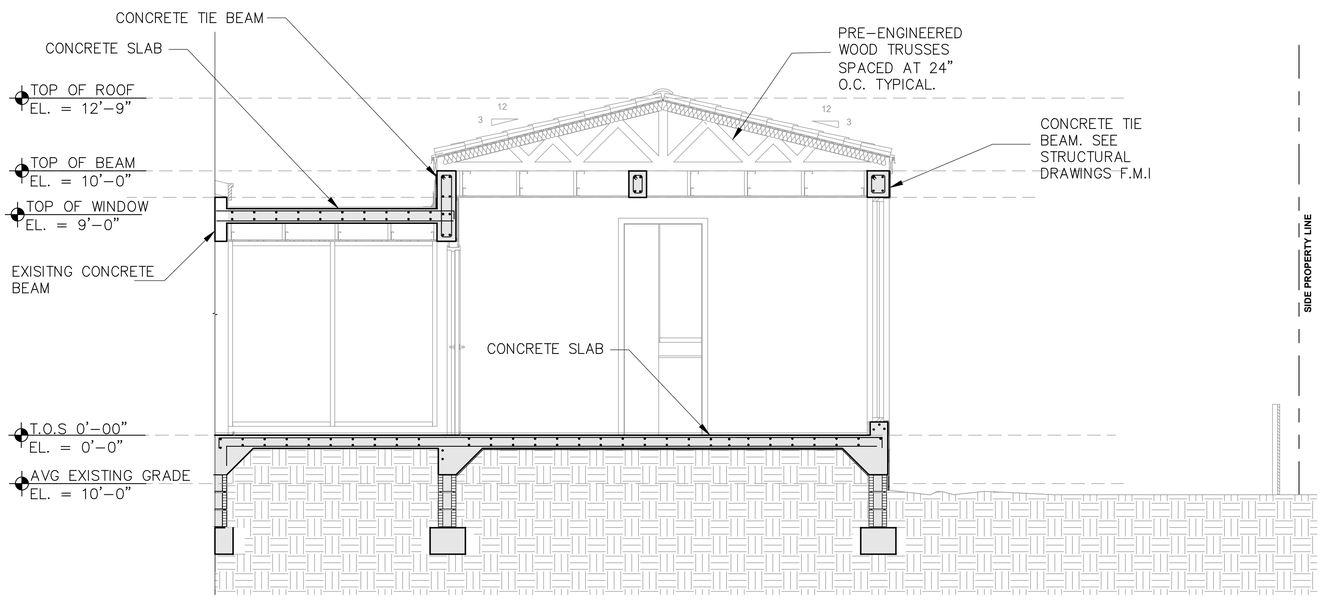
3 / S-4 SOUTH ELEVATION - ADDITION
SCALE: 1/4" = 1'-0"



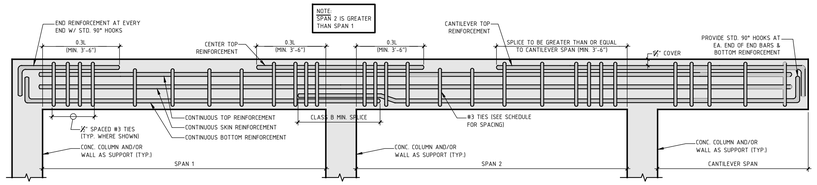
4 / S-4 WEST ELEVATION - ADDITION
SCALE: 1/4" = 1'-0"



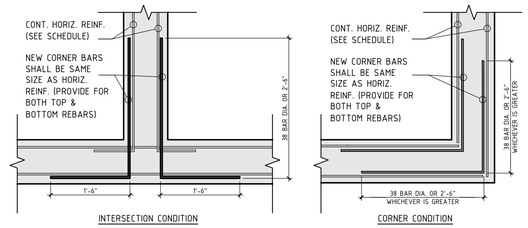
1 / S-5 SECTION 1
SCALE: 3/8" = 1'-0"



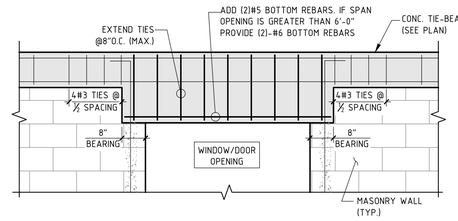
1 / S-5 SECTION 1
SCALE: 3/8" = 1'-0"



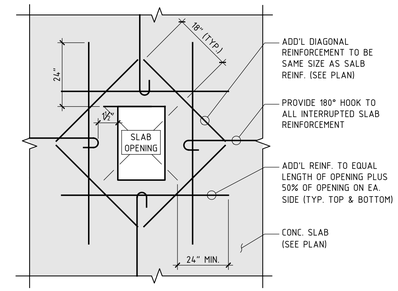
CONC. BEAM BAR PLACEMENT DETAIL (1 / S-6)
SCALE : ¼" = 1'-0"



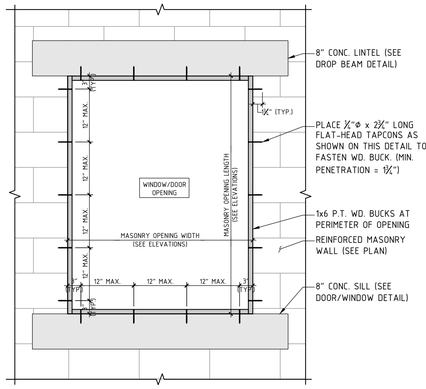
BEAM REINF. DEVELOPMENT DETAIL (2 / S-6)
SCALE : 1" = 1'-0"



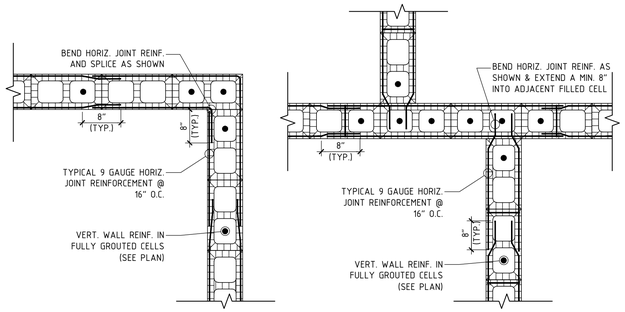
WINDOW/DOOR OPENING DETAIL (3 / S-6)
SCALE : ½" = 1'-0"



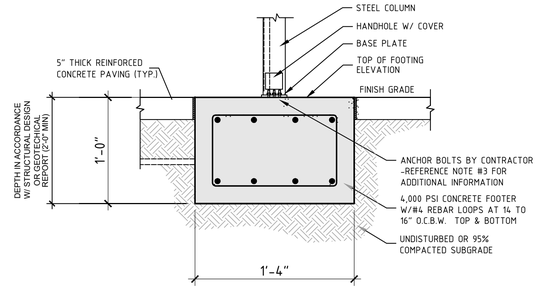
SLAB OPENING DETAIL (4 / S-6)
SCALE : ½" = 1'-0"



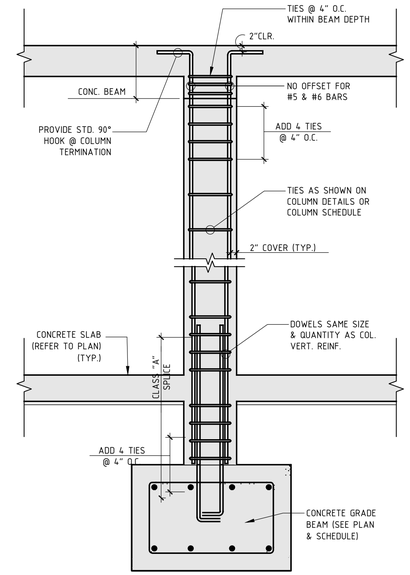
DOOR/WINDOW WOOD BUCK DETAIL (5 / S-6)
SCALE : 3/4" = 1'-0"



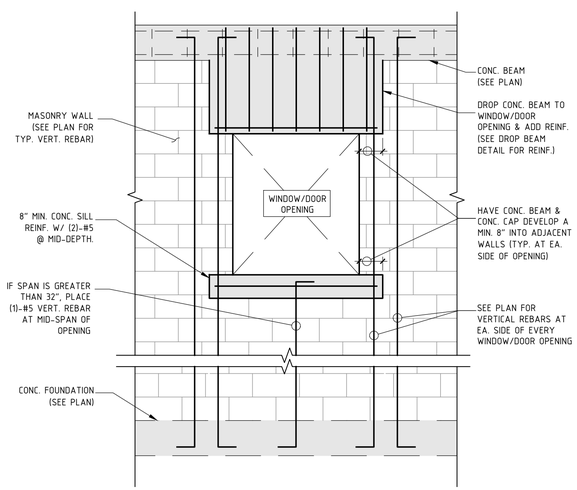
MASONRY WALL REINF. DETAIL (6 / S-6)
SCALE : ¼" = 1'-0"



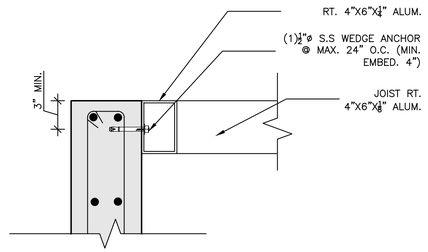
STEEL COLUMN / FOOTING DETAIL (7 / S-6)
SCALE : ¼" = 1'-0"



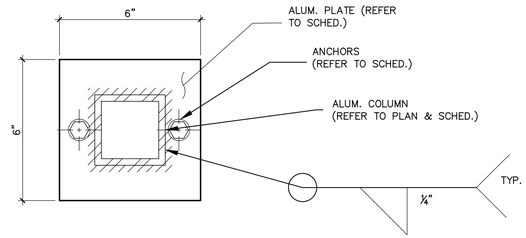
TYP. CONC. COLUMN DETAIL (8 / S-6)
SCALE : ¼" = 1'-0"



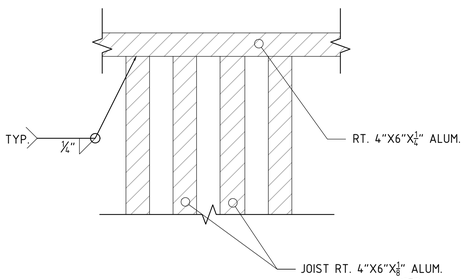
WINDOW OPENING DETAIL (9 / S-6)
SCALE : ½" = 1'-0"



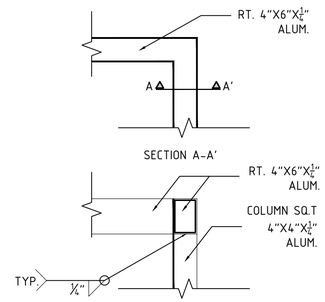
TRELLIS ATTACHEMENT TO CONCRETE WALL (10 / S-6)
SCALE : 1-1/2" = 1'-0"



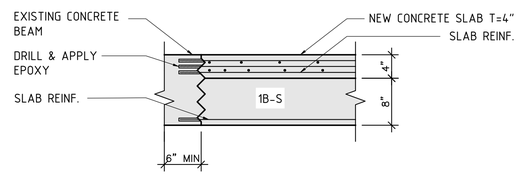
ALUM. PLATE DETAIL (11 / S-6)
SCALE : 3" = 1'-0"



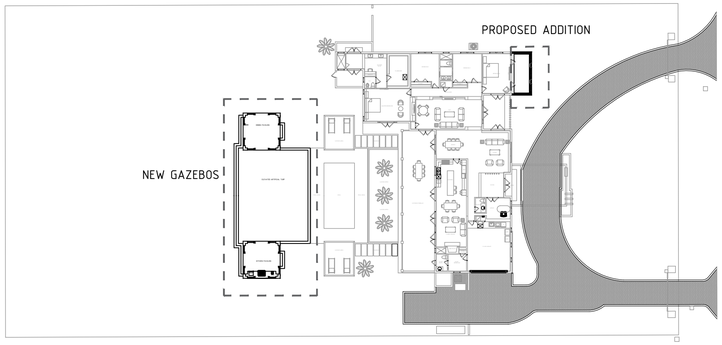
ALUM. TRELLIS FRAME DETAIL (12 / S-6)
SCALE : 1" = 1'-0"



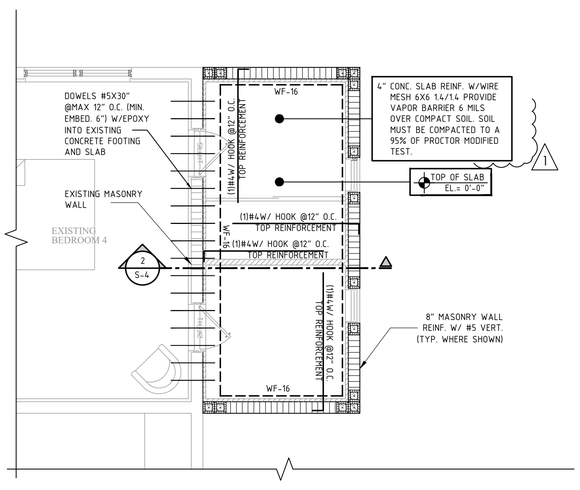
TRELLIS ATTACHEMENT TO CONCRETE WALL (13 / S-6)
SCALE : 1-1/2" = 1'-0"



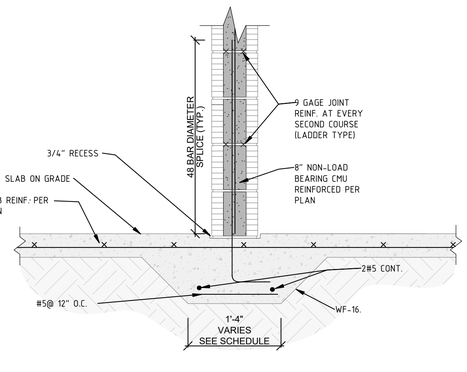
EXISTING CONCRETE WALL TO NEW SLAB (14 / S-6)
SCALE : 1-1/2" = 1'-0"



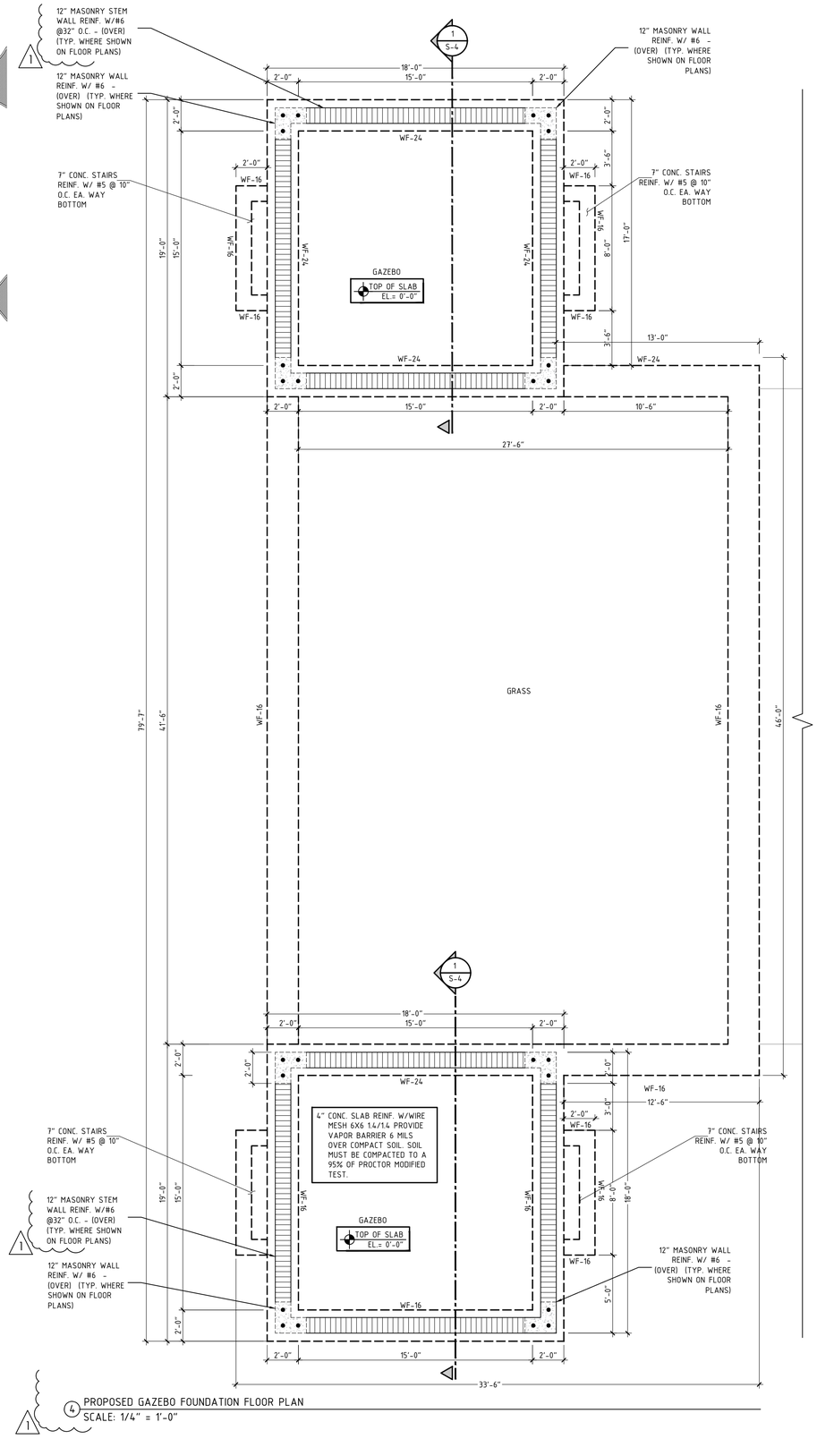
1 ADDITION & GAZEBO LOCATION PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ADDITION FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 TYP. CMU WALL ON THICKENED SLAB
SCALE: 1" = 1'-0"



4 PROPOSED GAZEBO FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES:

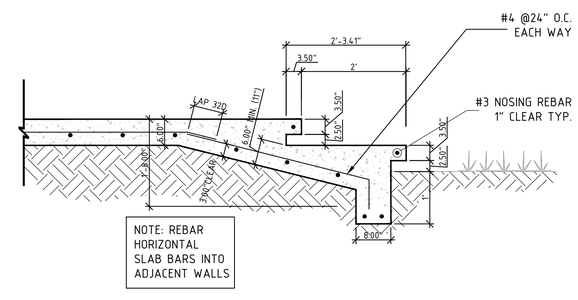
1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-6 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP TYP. TIE-BEAM ELEVATION: +9'-6".
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. 4" CONCRETE SLAB REINF. W/WIRE MESH 6X6 1.4/1.4 PROVIDE VAPOR BARRIER 6 MILS OVER COMPACT SOIL. SOIL MUST BE COMPACTED TO A 95% OF PROCTOR MODIFIED TEST.

GRADE BEAM SCHEDULE

MARK	WIDTH (INCHES)	DEPTH (INCHES)	ELEVATION	LONGITUDINAL REINF.			TRANSVERSAL REINF.		REMARKS
				TOP	BOTTOM	S-BARS	SIZE	SPACING	
WF-16	16	12	-3'-0"		2#5		#5	@ 12" O.C.	
WF-24	24	12	-3'-0"		3#5		#5	@ 9" O.C.	

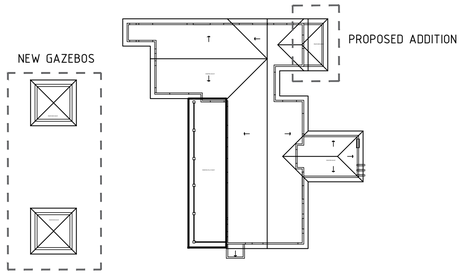
LEGEND:

- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW

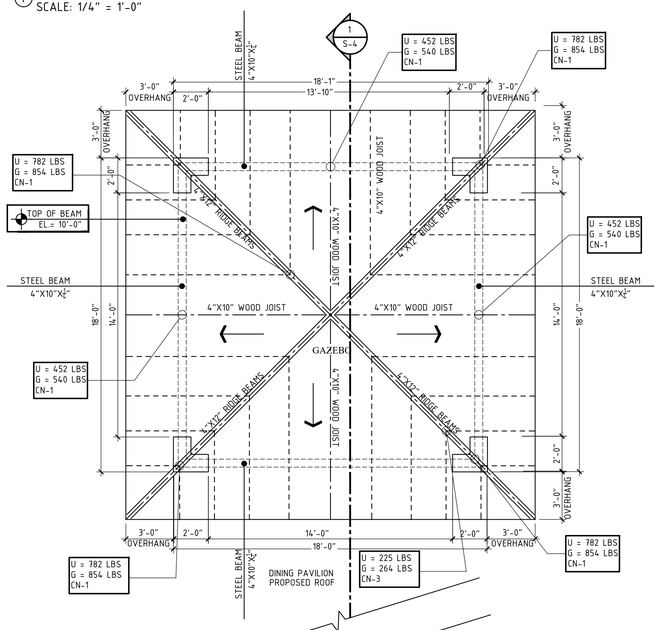


5 TYP. STAIRS DETAIL
SCALE: 3/4" = 1'-0"

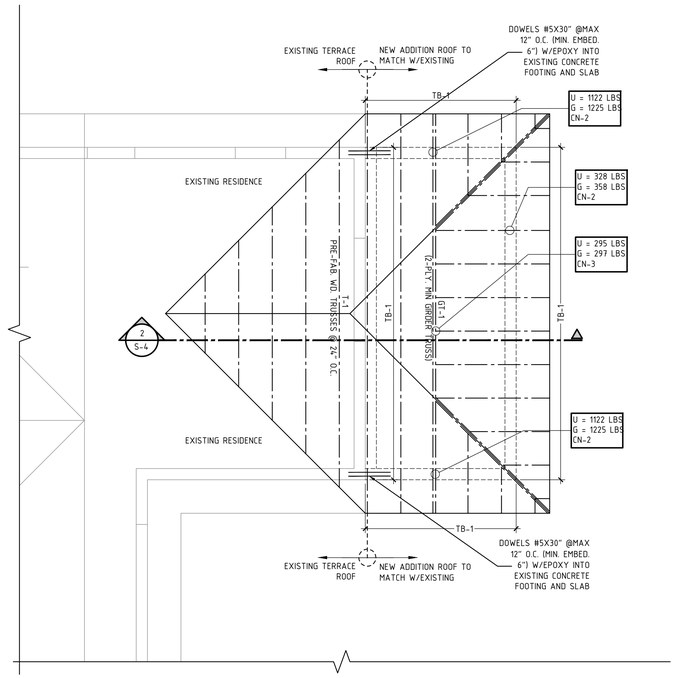
S-2



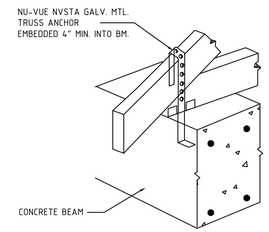
1 ADDITION & GAZEBO ROOF LOCATION PLAN
SCALE: 1/4" = 1'-0"



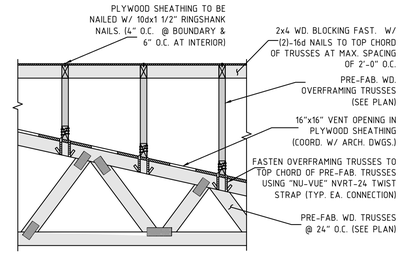
3 PROPOSED GAZEBO ROOF PLAN
SCALE: 1/4" = 1'-0"



4 PROPOSED ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"



7 ANCHOR DETAIL
SCALE: 3/8" = 1'-0"



8 TRUSS OVERFRAMING DETAIL
SCALE: 1/2" = 1'-0"

PLAN NOTES:

1. SEE SHEET S-1 FOR GENERAL NOTES.
2. SEE SHEET S-6 FOR TYP. DETAILS
3. TOP OF FINISH FLOOR ELEVATION: +0'-0". ALL ELEVATIONS ARE DIMENSIONED ABOVE OR BELOW THIS ELEVATION.
4. TOP TYP. TIE-BEAM ELEVATION: +9'-6".
5. SEE ARCHITECTURAL DRAWINGS FOR ANY OTHER INFORMATION NOT SHOWN ON THIS PLAN.
6. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR REQUIREMENTS, DIMENSIONS, AND EXACT LOCATIONS OF FLOOR DRAINS, TRENCHES, PUMPS, AND EQUIPMENT INCLUDING ANCHORING SYSTEMS, AND HOUSEKEEPING CONCRETE PADS. CONTRACTOR TO COORDINATE ALL OF THE ABOVE ITEMS WITH MECHANICAL AND ELECTRICAL.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND ELEVATIONS PRIOR TO FABRICATION OR ERECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY AND ALL DISCREPANCIES.
8. CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL MECHANICAL/ELECTRICAL OPENINGS THAT REQUIRE LINTELS (WHETHER SPECIFIED OR NOT). ALL LINTELS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
9. 4" CONCRETE SLAB REINF. W/WIRE MESH 6X6 1.4/1.4 PROVIDE VAPOR BARRIER 6 MILS OVER COMPACT SOIL. SOIL MUST BE COMPACTED TO A 95% OF PROCTOR MODIFIED TEST.

ROOF ANCHOR SCHEDULE

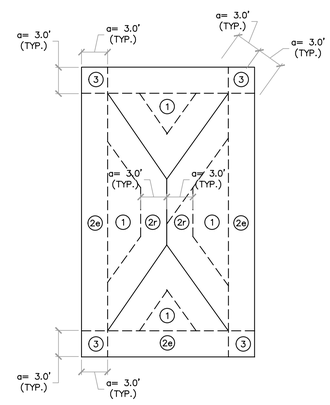
	SPECTS	COMPANY	FASTENERS TO BEAM/SEAT	FASTENERS TO TRUSS/JOIST	PRODUCT APPROVAL NUMBER	UPLIFT	F1	F2
CN-1	NVTR-20	NU-VUE	4-1/4"x1" SCREW	7-16d NAILS	NOA 20-0519.03	782/1125		
CN-2	DETAL 20	SIMPSON	EMBEDED	18-16d NAILS	FL 11473	1122/2480	123/2000	123/1370
CN-3	LUSZ6	SIMPSON	(4)-10dx1½" NAILS	(4)-10dx1½" NAILS	FL 10655.30	348/1015		

WIND LOADS

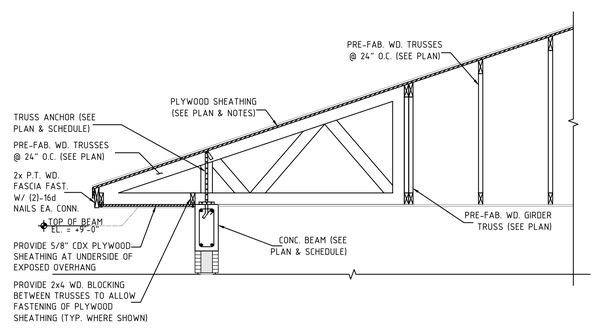
ZONES 1, 2 AND 3	28.89 PSF
1	-52.68 PSF
2r	-67.97 PSF
2e	-60.16 PSF
3	-60.16 PSF

LEGEND:

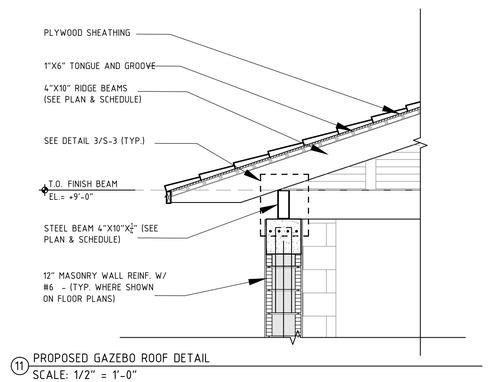
- LOAD BEARING CMU WALLS
- CONCRETE COLUMNS
- LOAD BEARING WALL/BEAM BELOW
- TOP REINFORCEMENT
- COLUMN BELOW
- C-# CONC. COLUMN BELOW



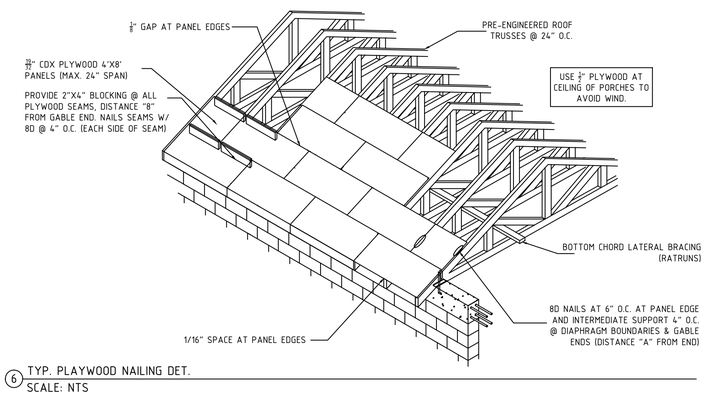
9 ROOF WIND LOAD DIAGRAM
SCALE: 1/4" = 1'-0"



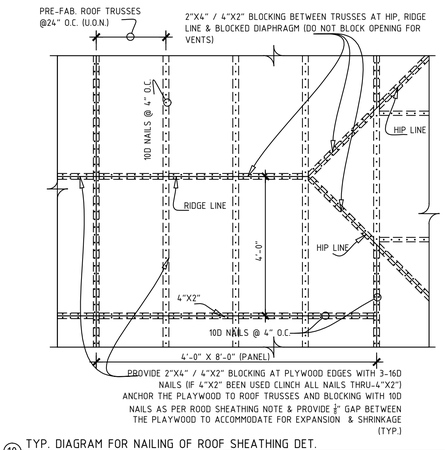
5 PROPOSED ADDITION ROOF DET.
SCALE: 1/2" = 1'-0"



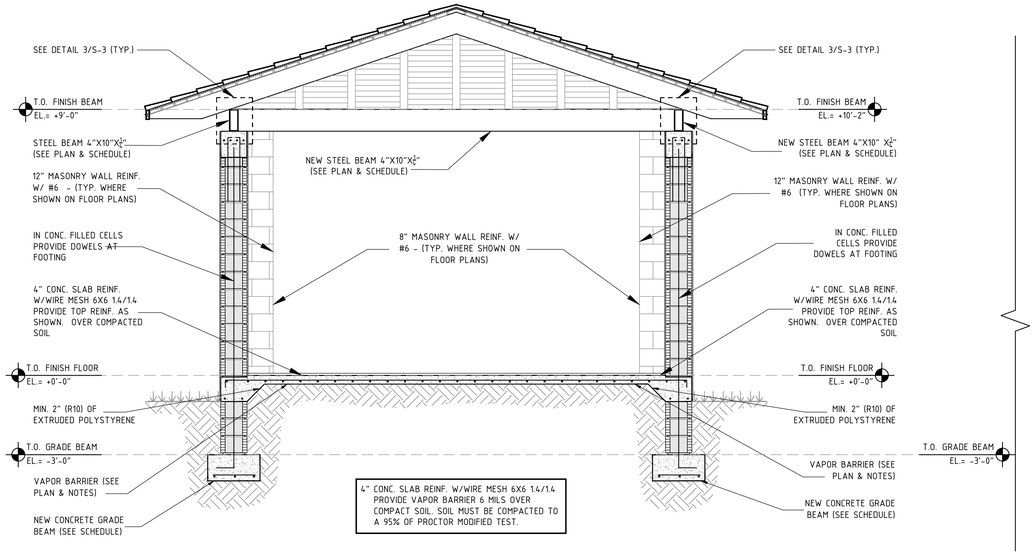
11 PROPOSED GAZEBO ROOF DETAIL
SCALE: 1/2" = 1'-0"



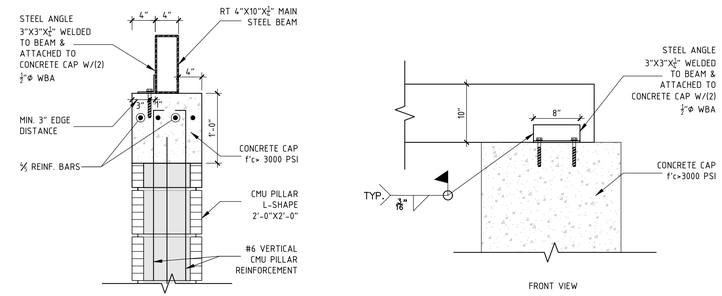
6 TYP. PLAYWOOD NAILING DET.
SCALE: NTS



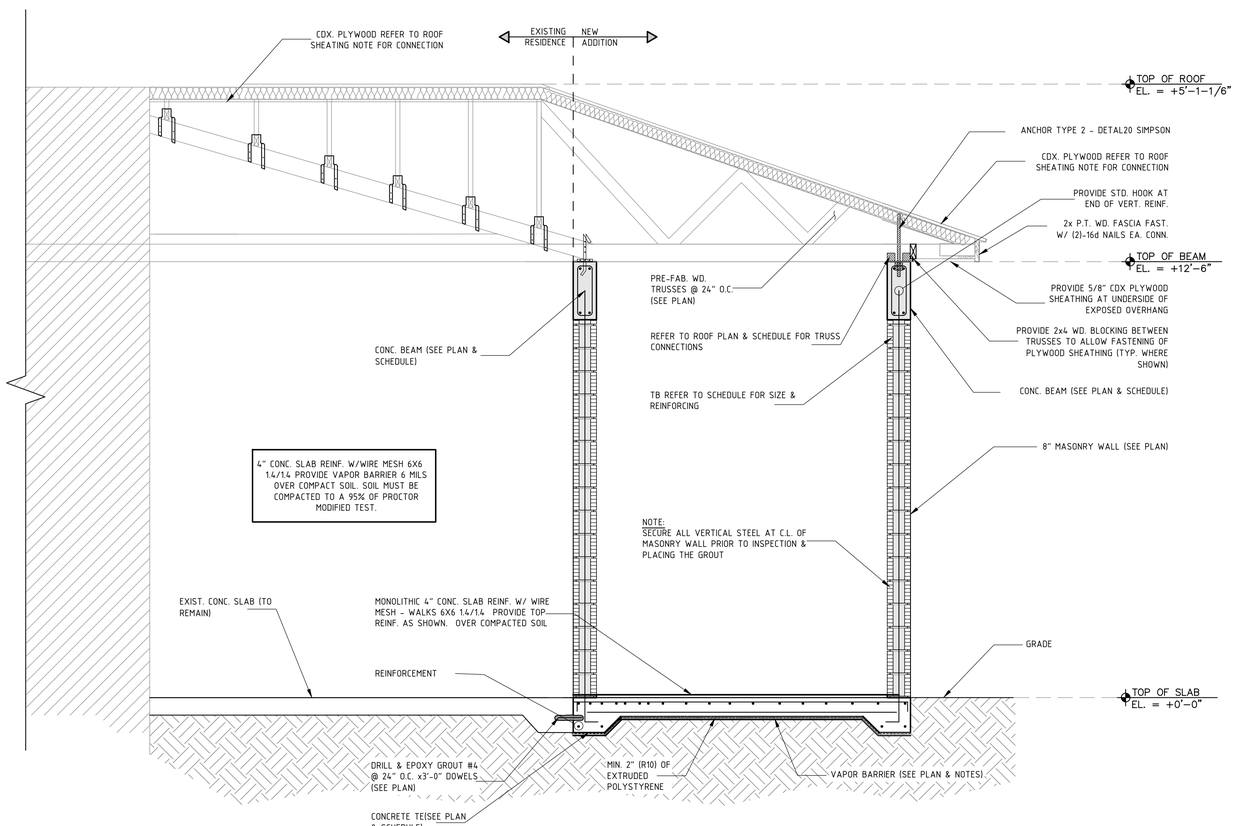
10 TYP. DIAGRAM FOR NAILING OF ROOF SHEATHING DET.
SCALE: 1/2" = 1'-0"



1 PROPOSED GAZEBO TYPICAL SECTION
SCALE: 3/8" = 1'-0"

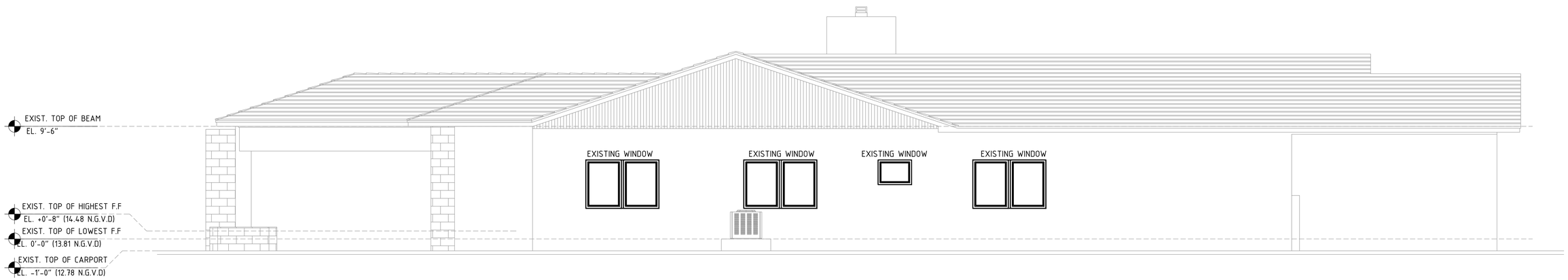


3 MASONRY WALL TO WOOD BEAM CONNECTION TYPICAL DETAIL
SCALE: 1-1/2" = 1'-0"

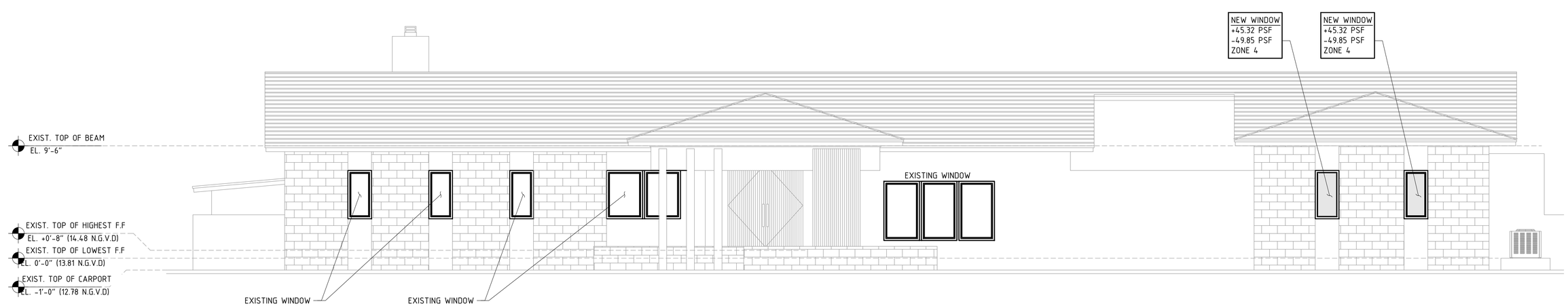


2 PROPOSED ADDITION SECTION
SCALE: 1/2"= 1'-0"

1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

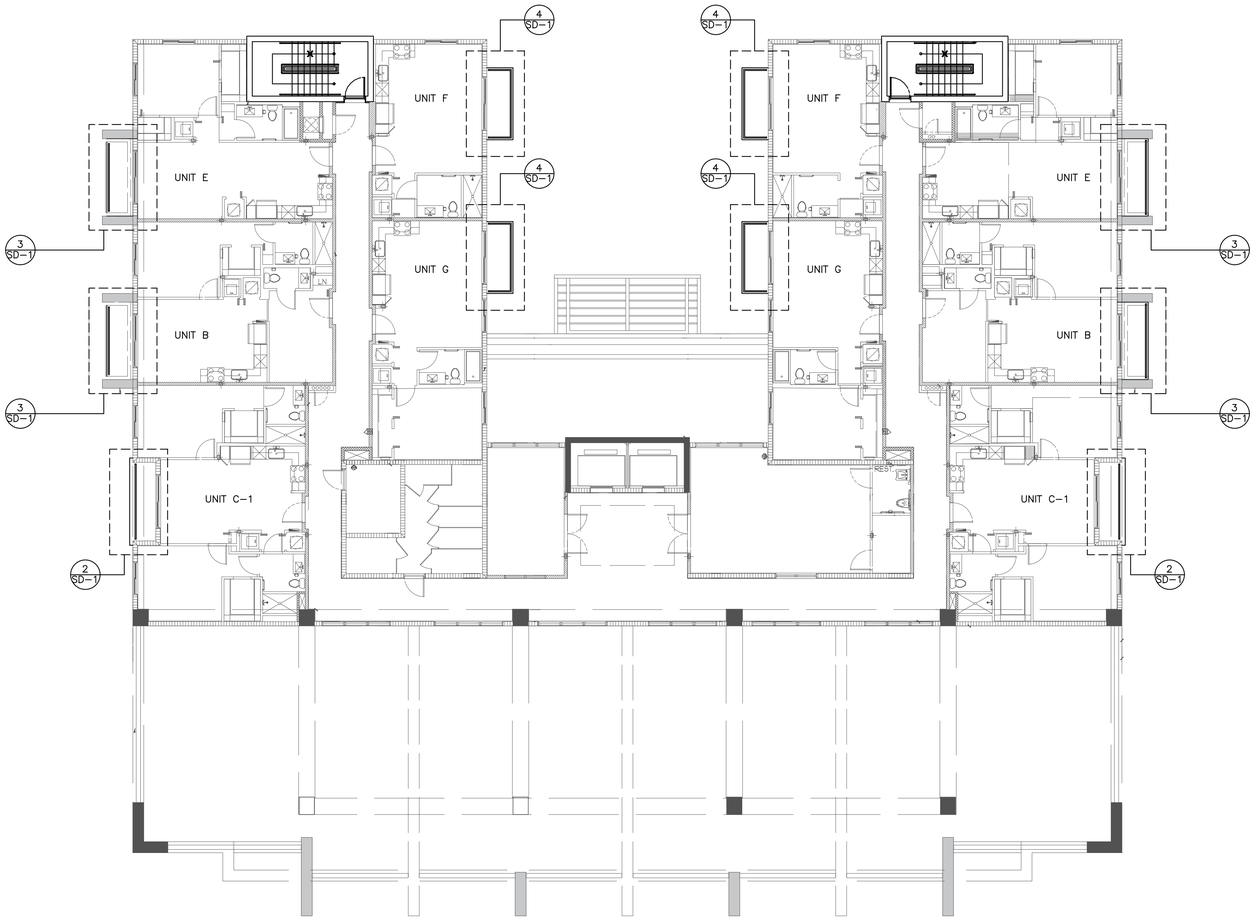


2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

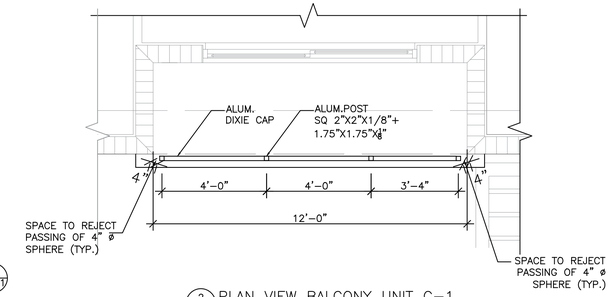


3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

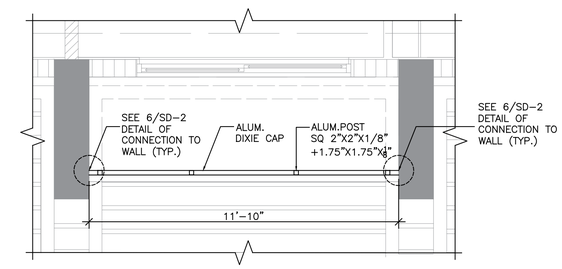
Projects: Shop Drawings



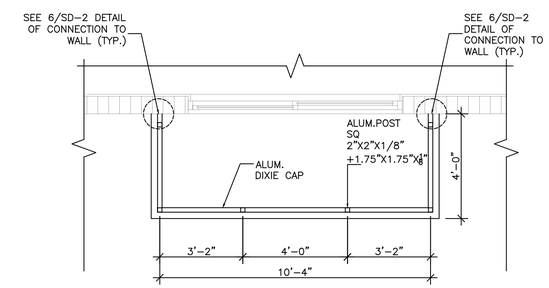
1 SD-1 PLAN VIEW 2ND FLOOR
SCALE 3/32"=1'



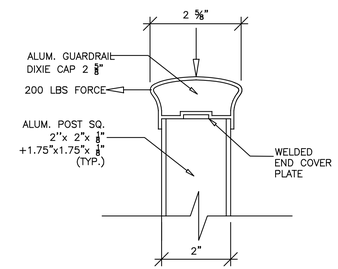
2 SD-1 PLAN VIEW BALCONY UNIT C-1
SCALE 3/8"=1'



3 SD-1 PLAN VIEW BALCONY UNIT B&E
SCALE 3/8"=1'



4 SD-1 PLAN VIEW BALCONY UNIT F & G
SCALE 3/8"=1'



8 SD-1 DIXIE CAP DETAIL.
SCALE 6"=1'

GENERAL NOTES AND SPECIFICATIONS:

- VERIFY DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY MEMBER. NOTIFY ANY DISCREPANCIES OR ERRORS TO THE ENGINEER.
- ALL STRUCTURAL ELEMENTS TO BE ALUMINUM 6061-T6 ALLOY UNLESS NOTED OTHERWISE.
- ALL WELDING TO COMPLY WITH A.W.S. CODE (LATEST EDITION).
- ALL WELDING TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY AWS BY CERTIFIED WELDERS.
- ALL CONNECTIONS TO BE FULLY WELDED. USE ER-5356 1/8" U.N.O.
- ALUMINUM SURFACES IN CONTACT WITH LIME-MORTAR, CONCRETE, OR OTHER MASONRY MATERIALS,
- SHALL BE PROTECTED WITH ALKALI-RESISTANT COATINGS SUCH AS HEAVY-BODIED BITUMINOUS PAINTR WATER-WHITE METHACRYLATE LACQUER.
- WORK COMPLIES WITH NFPA 101 CHAPTER F 2012 EDITION.
- GLASS THICKNESS FOR EXTERIOR RAILINGS 13/16", TWO 3/8" GLASS LAYERS + INTERLAYING FILM 0.060" DUPONT SENTRYGLASS PLUS.
- GLAZING PANEL MUST COMPLY WITH ANSI Z97.1 AND TAS 201 TESTS.

DESIGN CRITERIA:

WIND VELOCITY - 175MPH, EXP "C"

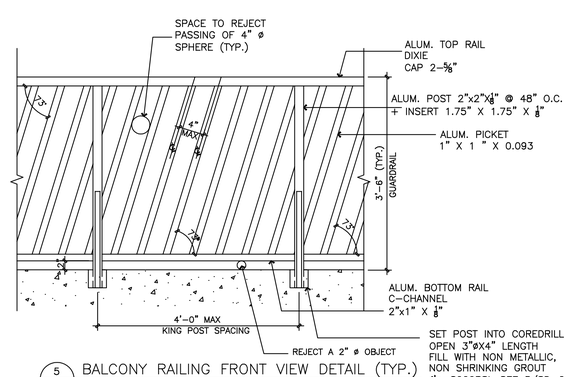
f 'c = 3000 PSI

f y = 35000 PSI (6061-T6 ALUMINUM)

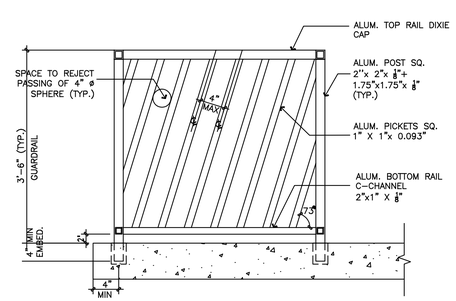
HANDRAILS & GUARDRAILS TO WITHSTAND 50 LBS PER LINEAR FOOT IN ANY DIRECTION AND 200 LBS APPLIED AT ANY POINT IN ANY DIRECTION. LOADS NEED NOT TO BE CONCURRENT. FBC 2020, 7TH EDITION,

APPLICABLE CODES

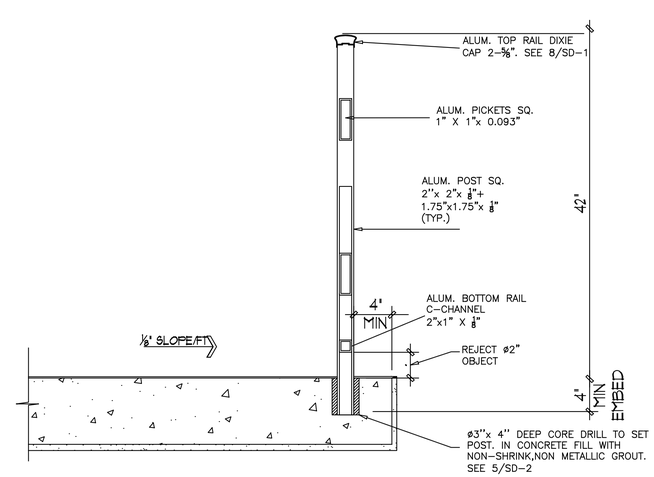
FBC-2020
ADM-2015
ACI 318-14



5 SD-1 BALCONY RAILING FRONT VIEW DETAIL (TYP.)
SCALE 3/4"=1'

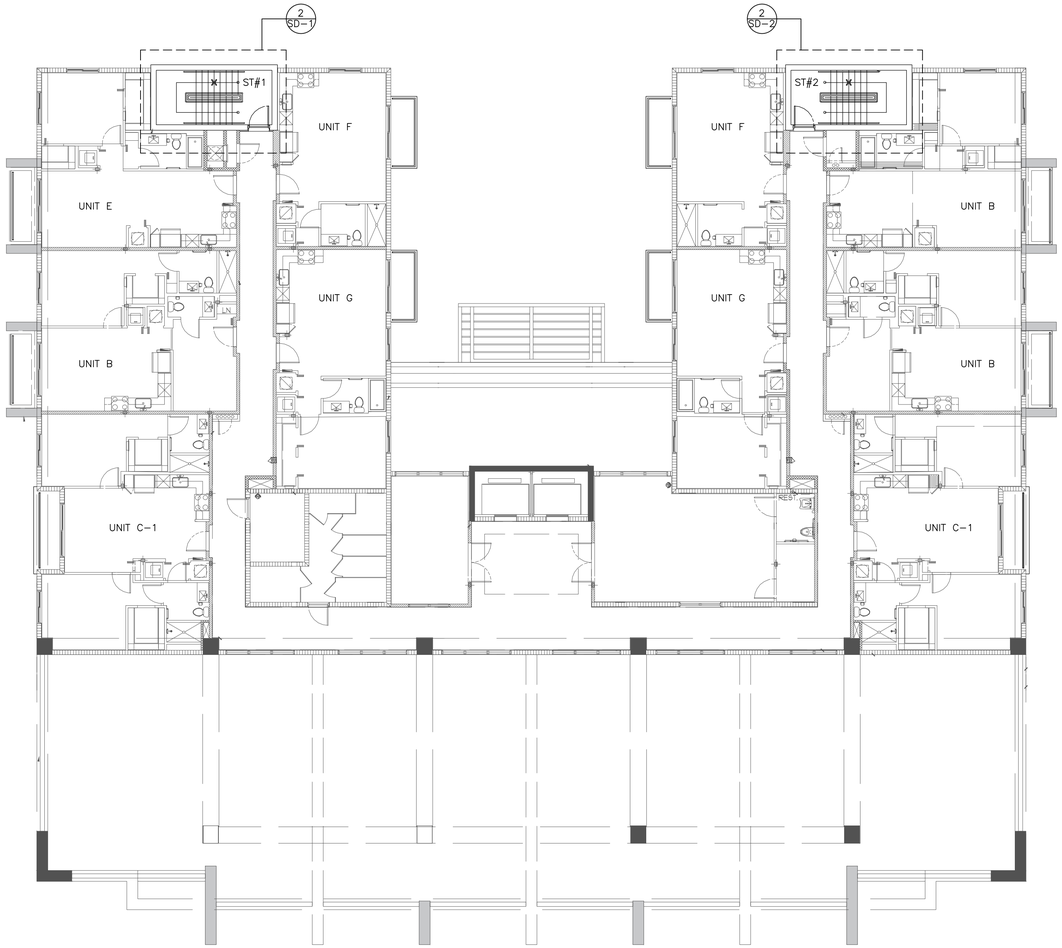


6 SD-1 BALCONY RAILING DETAIL SIDE VIEW (TYP.)
SCALE 3/4"=1'

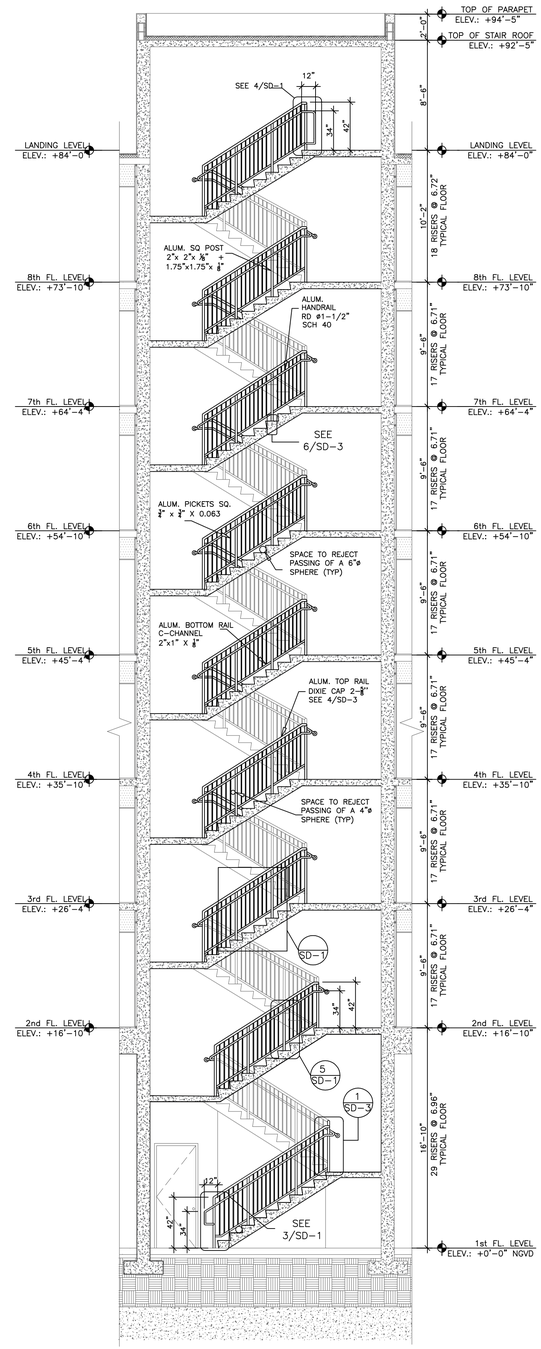


7 SD-1 BALCONY DETAIL
SCALE 3/4"=1'

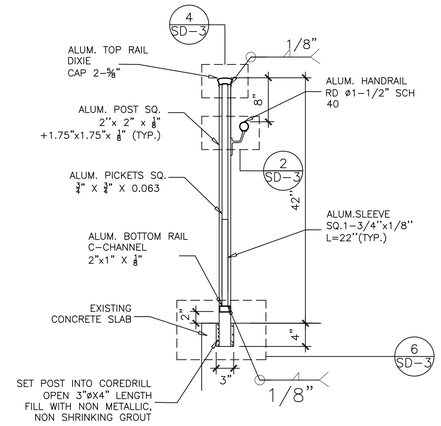
SD-1



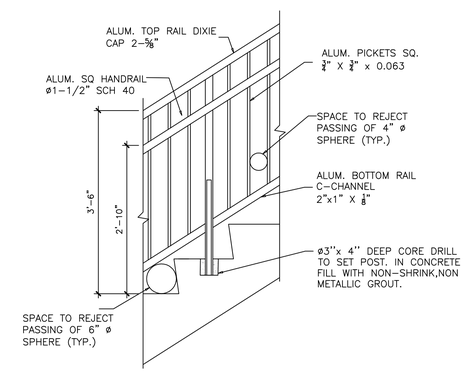
1 SD-1 PLAN VIEW 2ND FLOOR
SCALE 3/32"=1'



2 SD-1 STAIR #1 SECTION
SCALE 3/16"=1'



5 SD-1 SECTION B-B
SCALE 1"=1'



6 SD-1 STAIR RAILINGS DETAIL (TYP.)
SCALE 3/4"=1'

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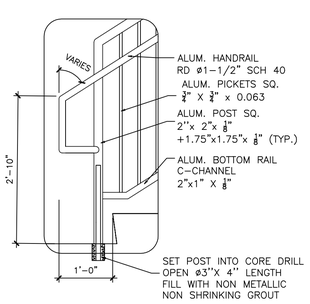
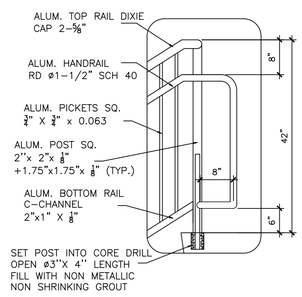
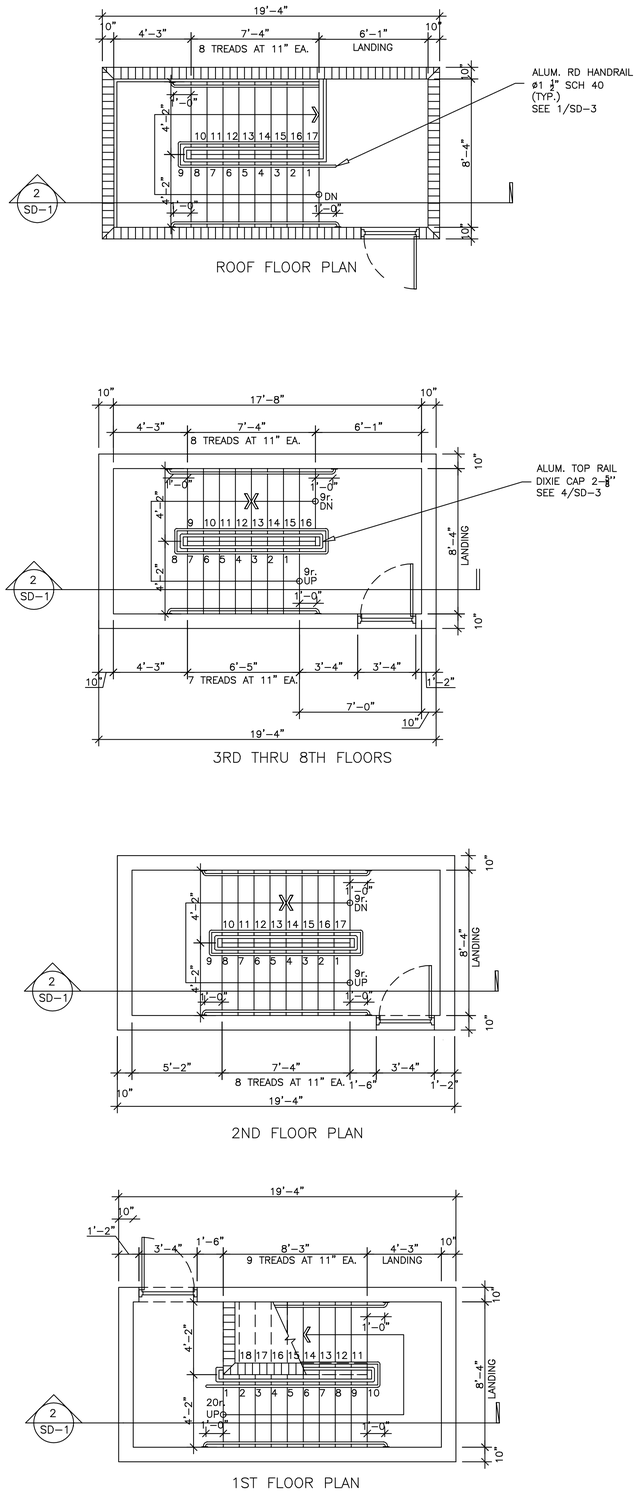


3 SD-1 GUARDRAIL BOTTOM DETAIL (TYP.)
SCALE 3/4"=1'

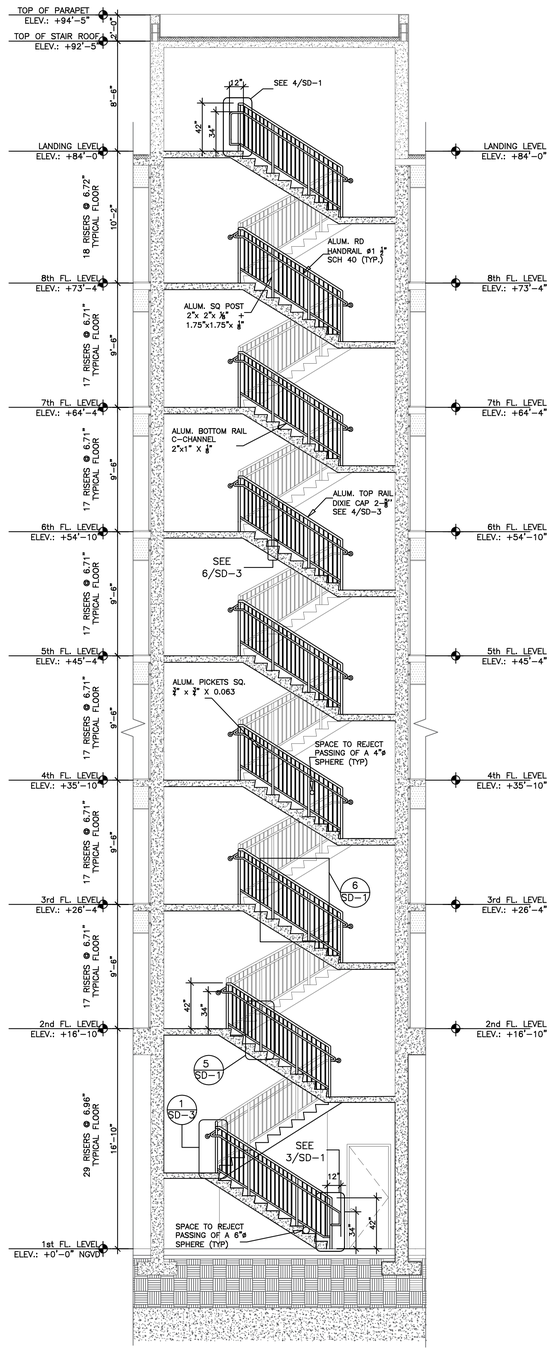


4 SD-1 GUARDRAIL TOP DETAIL (TYP.)
SCALE 3/4"=1'

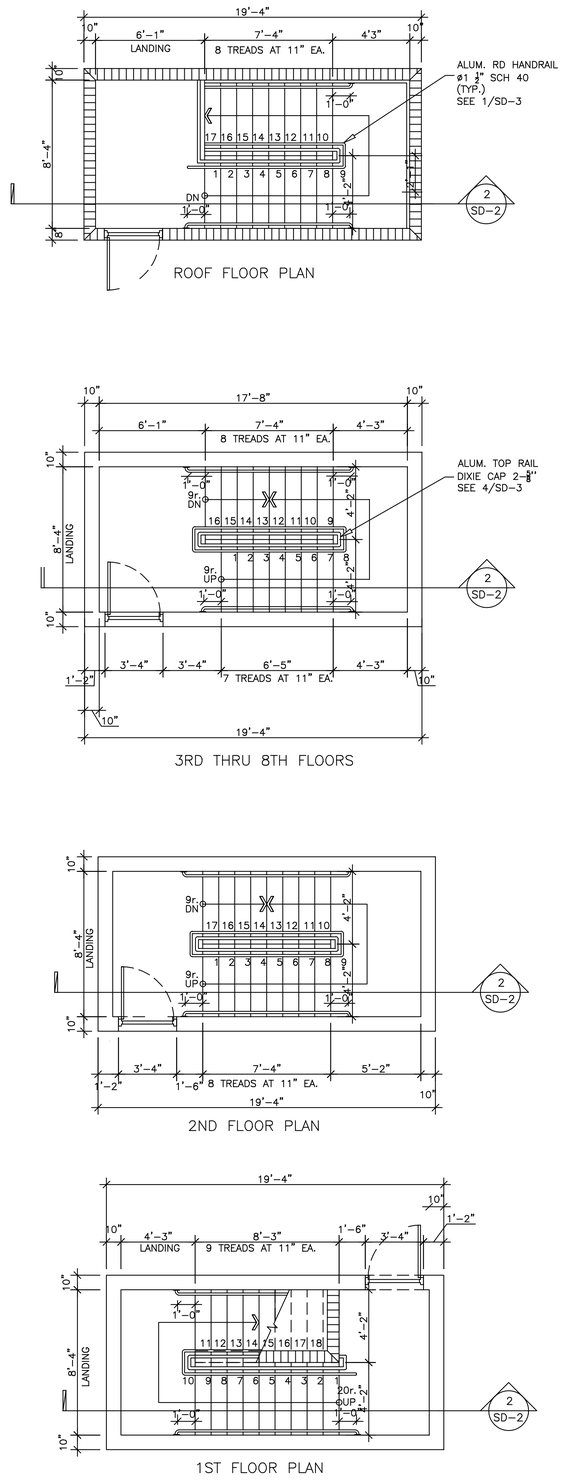
SD-1



1 SD-2 STAIR #1 PLANS
SCALE:1/4"=1'-0"

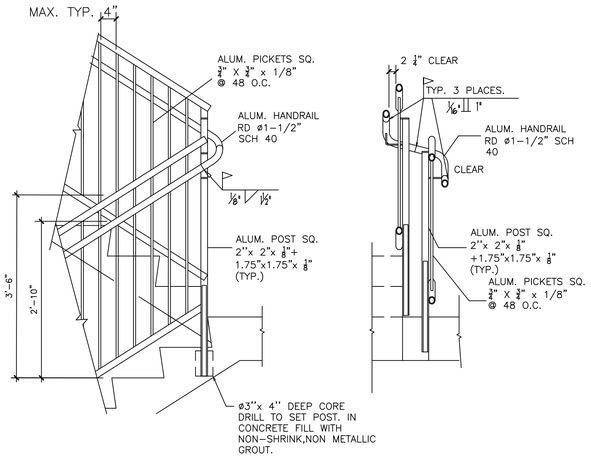


2 SD-2 STAIR #2 SECTION
SCALE 3/16"=1'

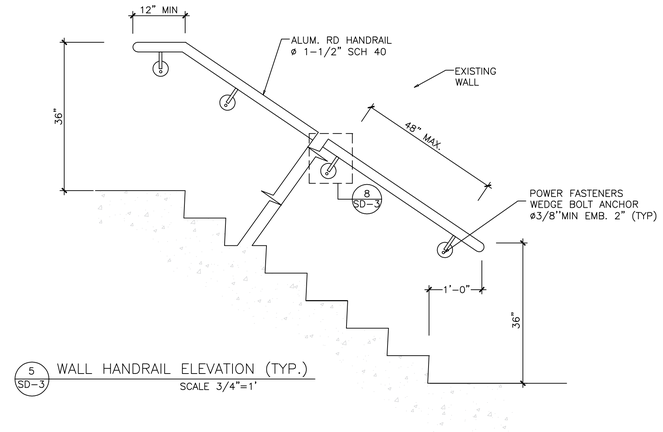


3 SD-2 STAIR #2 PLANS
SCALE:1/4"=1'-0"

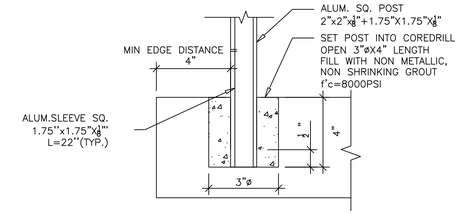
SD-2



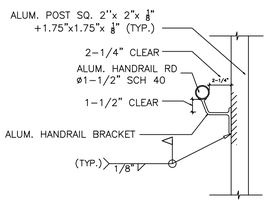
1 SD-3 STAIRS RAILING SECTION DETAIL
SCALE 3/4"=1'



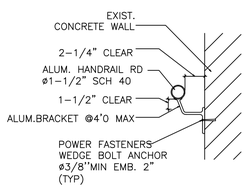
5 SD-3 WALL HANDRAIL ELEVATION (TYP.)
SCALE 3/4"=1'



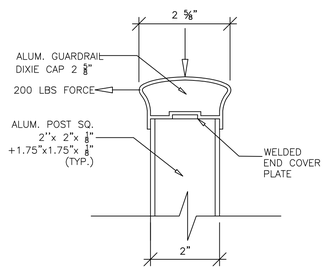
6 SD-3 POST EMBEDMENT DETAIL
SCALE 3"=1'



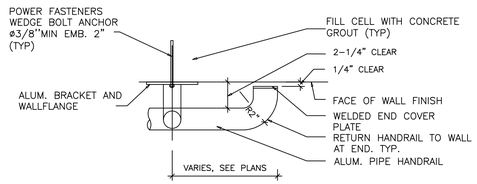
2 SD-3 HANDRAIL BRACKET POST CONNECTION DET. (TYP)
SCALE: 1-1/2"=1'-0"



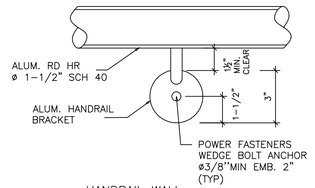
3 SD-3 HANDRAIL WALL BRACKET DETAIL (TYP)
SCALE: 1-1/2"=1'-0"



4 SD-3 DIXIE CAP DETAIL.
SCALE 6"=1'



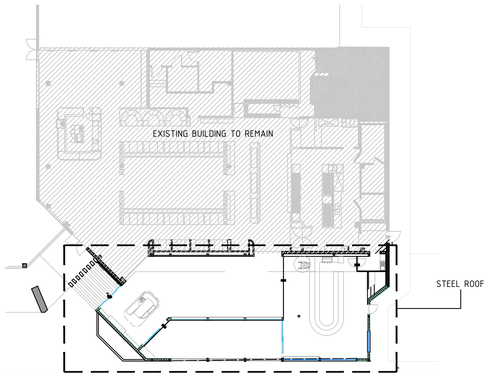
7 SD-3 HANDRAIL WALL MOUNTED TOP VIEW DET. (TYP.)
SCALE: 3"=1'-0"



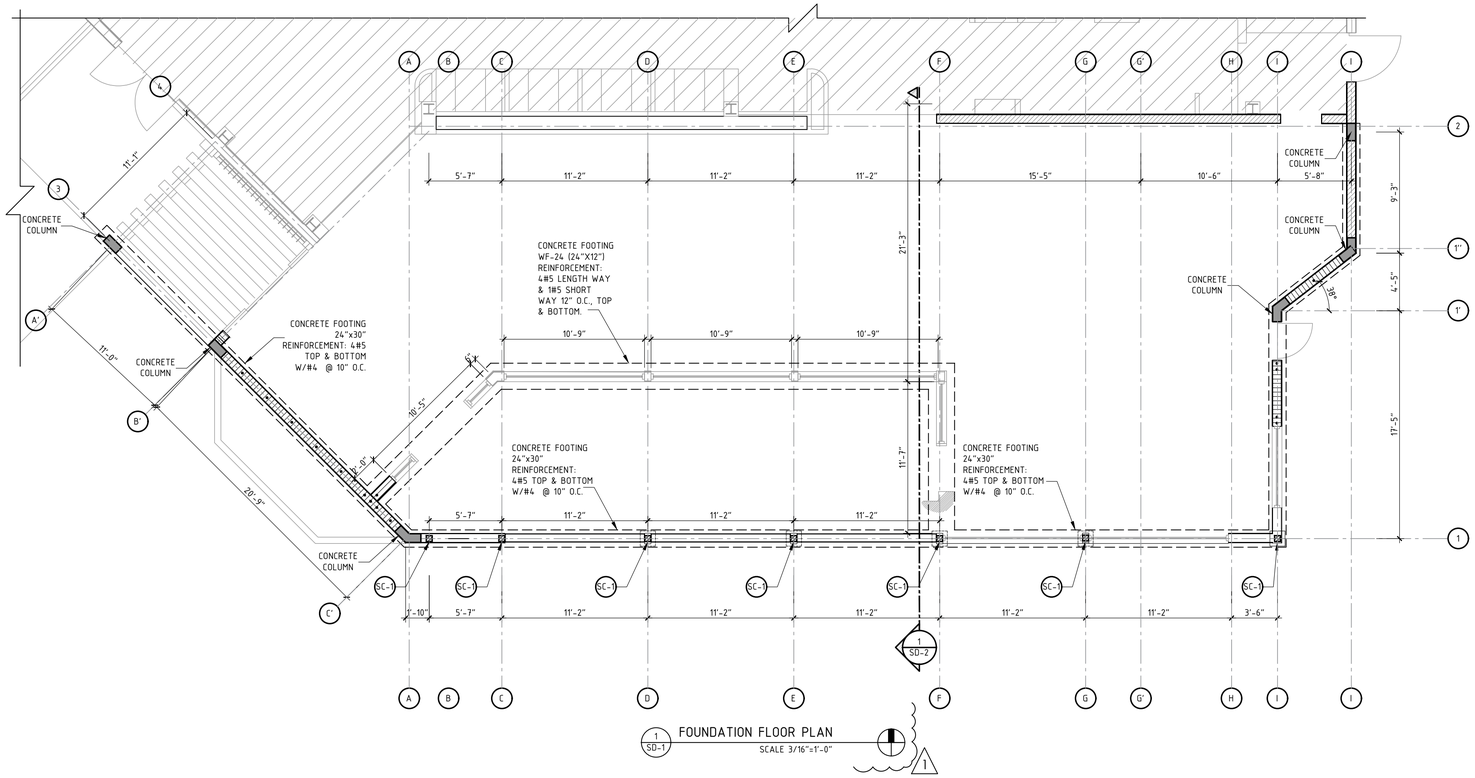
8 SD-3 HANDRAIL WALL MOUNTED FRONT VIEW DET. (TYP.)
SCALE: 3"=1'-0"

STEEL ROOF

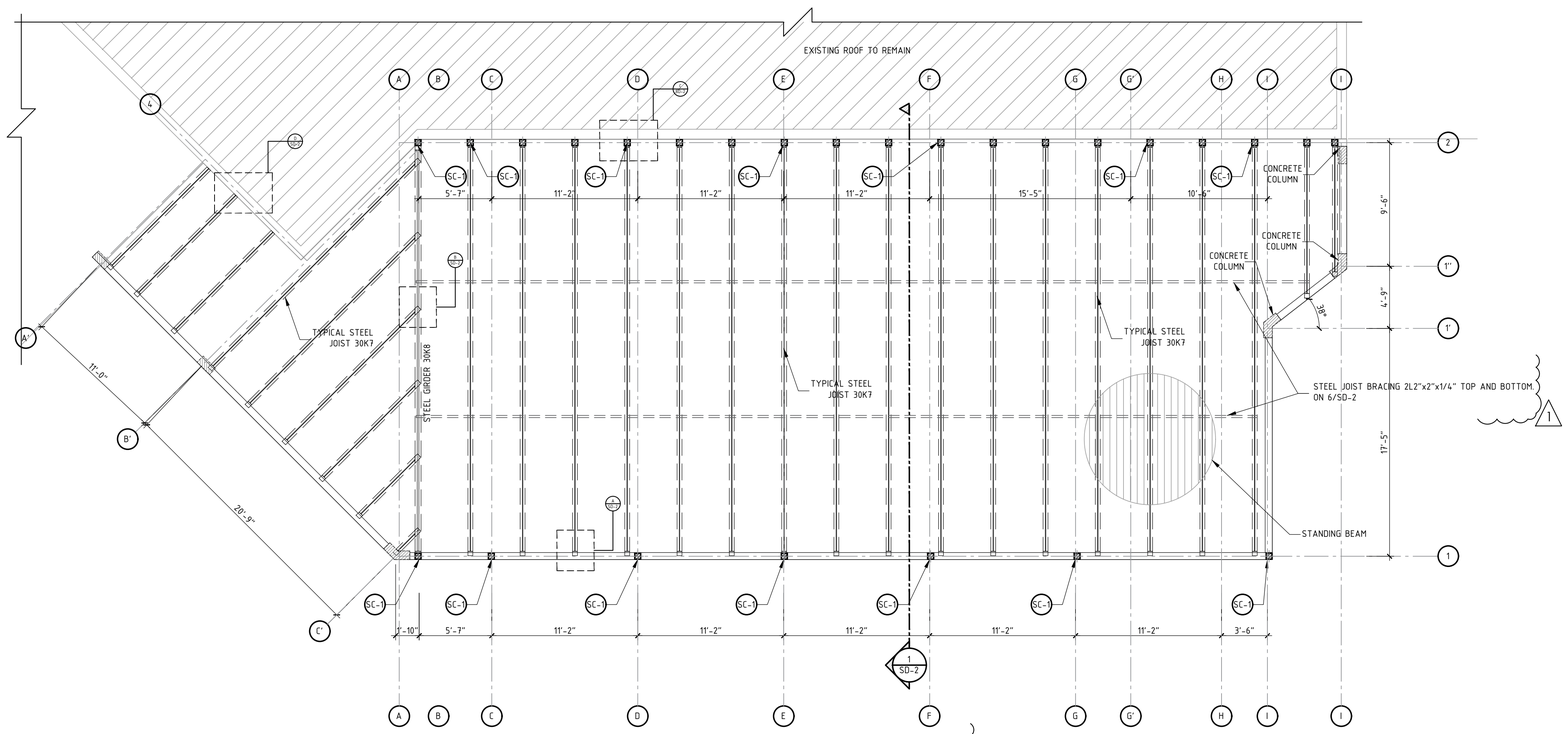
EXISTING RESTAURANT REMODEL - STEEL ROOF AT:
CORAL SQUARE MALL, 9231 W ATLANTIC BLVD.
CORAL SPRINGS, FL 33071



LOCATION PLAN
SCALE: NTS



FOUNDATION FLOOR PLAN
SCALE 3/16"=1'-0"



STEEL ROOF FRAMING PLAN
SCALE 3/16"=1'-0"

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ALL WELDING TO COMPLY WITH A.W.S. CODE (LATEST EDITION).
ALL WELDING TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY AWS BY CERTIFIED WELDERS.
ALL CONNECTIONS TO BE FULLY WELDED. USE ER-5356 $\frac{1}{4}$" U.N.O.
ALUMINUM SURFACES IN CONTACT WITH LIME-MORTAR, CONCRETE, OR OTHER MASONRY MATERIALS,
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WORK COMPLIES WITH NFPA 101 CHAPTER F 2012 EDITION.
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GLAZING PANEL MUST COMPLY WITH ANSI Z97.1 AND TAS 201 TESTS.

DESIGN CRITERIA:
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f 'c = 4000 PSI

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APPLICABLE CODES
FBC-2020
AISC-15TH EDITION
ACI 318-19

SHOP DRAWINGS
ALL REINF. STEEL, STRUCTURAL STEEL, PRECAST CONCRETE MEMBERS, PRE-ENGINEERED FLOOR SYSTEMS, WOOD TRUSSES, RAILINGS, HANDRAILS, PRE-FABRICATED METAL STAIRS, SHOP DRAWINGS ALONG WITH THEIR RESPECTIVE CALCULATIONS (WHEN APPLICABLE) SIGN AND SEALED BY PROFESSIONAL ENGINEER REGISTER IN THE STATE OF FLORIDA, SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OFFICE FOR REVIEW AND APPROVAL PRIOR TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND PRIOR TO ERECTION AND/OR FABRICATION.

SHOP DRAWINGS WILL BE REVIEWED FOR COMPLIANCE WITH THE CONCEPTUAL DESIGN ONLY.

QUANTITY, DIMENSIONS, ELEVATIONS ARE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL STEEL

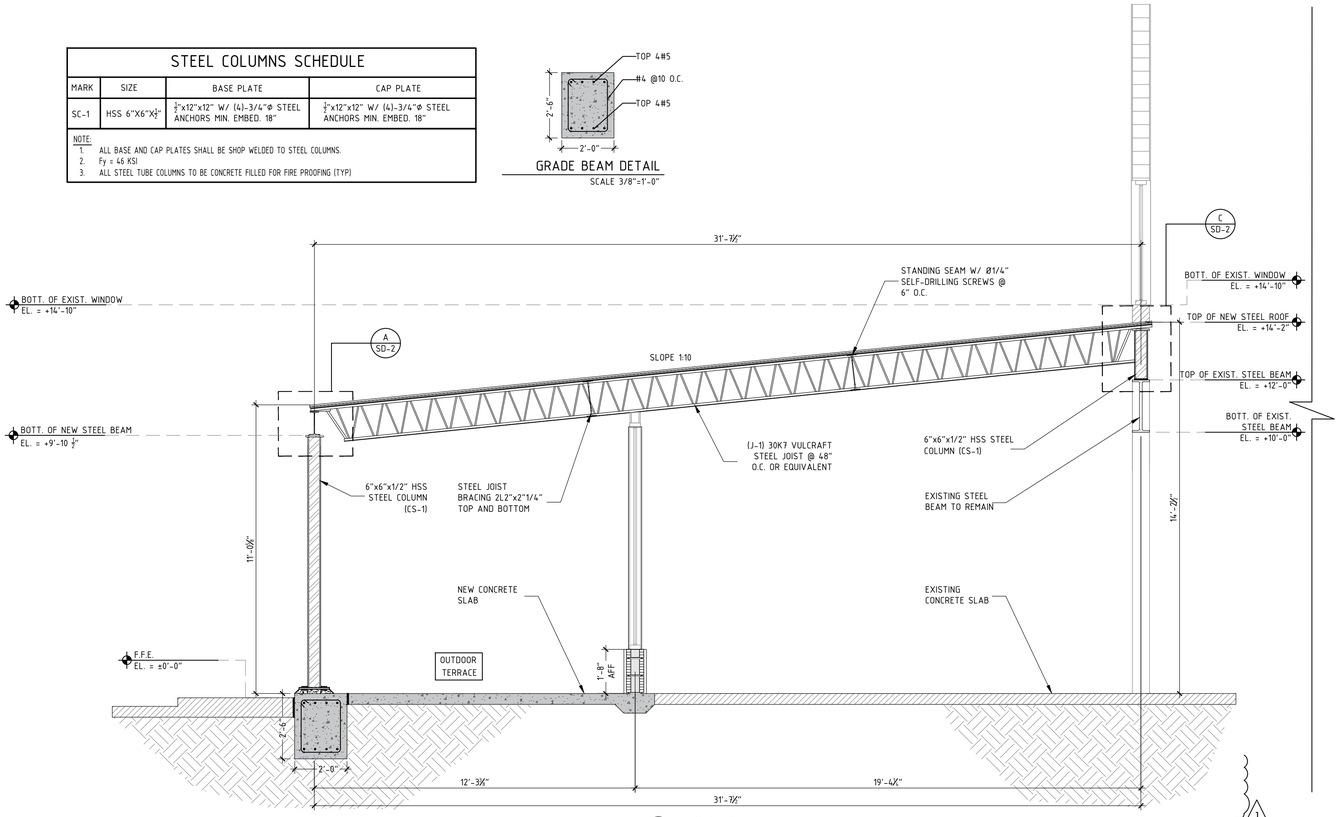
1. ALL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION ("AISC") "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN AND LOAD RESISTANCE FACTOR DESIGN (L.R.F.D.)", LATEST EDITION, AS MODIFIED BY SUBCHAPTER 10, ARTICLE 6 OF THE NYC BUILDING CODE 2014.
2. ALL WORK SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE",(LATEST EDITION).
3. ALL WIDE FLANGE STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50. ALL PLATES, CHANNELS, ANGLES AND MISCELLANEOUS PIECES SHALL BE ASTM A50 GRADE 50. STRUCTURAL STEEL TUBING SHALL BE ASTM A500, GRADE B.
4. STEEL CONNECTIONS SHALL BE PROPORTIONED FOR MINIMUM VALUES AS INDICATED ON THE ALLOWABLE LOAD TABLES ON THE ASD MANUAL EXCEPT AS MODIFIED BY THE SCHEDULES AND DETAILS SHOWN ON THE STRUCTURAL DRAWINGS. SHEAR CONNECTIONS SHALL BE DESIGNED TO DEVELOP A MINIMUM END REACTION OF 10.0 KIPS. MOMENT CONNECTIONS SHALL BE DESIGNED TO DEVELOP FULL MOMENT CAPACITY, U.O.N.
5. THE FRAME SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING EQUIPMENT AND OPERATION OF SAME. SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR STABILITY, SAFETY AND COMPLETION OF WORK.
6. SHOP DRAWINGS, PREPARED IN ACCORDANCE WITH AISC "DETAILING FOR STEEL CONSTRUCTION", SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO PERFORMING WORK. PRIOR TO DETAILING CONNECTIONS FOR STRUCTURAL STEEL, THE FABRICATOR SHALL SUBMIT FOR REVIEW, REPRESENTATIVE DETAILS AND CALCULATIONS FOR EACH TYPE OF STRUCTURAL STEEL CONNECTION TO BE UTILIZED.
7. OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION PRIOR TO THE START OF DETAILING AND FABRICATION. PRECISE MEASUREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DETAILER SHALL VISIT JOBSITE AS MANY TIMES AS NECESSARY TO MEASURE EXISTING CONDITIONS AS TO OBTAIN REQUIRED DIMENSIONS.
8. BOLTS SHALL BE 3/4 INCHES IN DIAMETER MINIMUM, UNLESS NOTED OTHERWISE. BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490. PROVIDE A MINIMUM OF 2 BOLTS PER CONNECTION.
9. ALL WELDING ELECTRODES SHALL BE E70XX. MINIMUM FILLET WELD SIZES SHALL COMPLY WITH THE AISC SPECIFICATION, BUT SHALL NOT BE LESS THAN 1/4 INCH, U.O.N. IN THESE DRAWINGS.
10. ALL WELDING SHALL BE DONE BY NEW YORK CITY CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY AWS D1.1.
11. ALL PIPES AND TUBES SHALL BE COMPLETELY SEALED WITH CAP PLATES.
12. LOCATION AND TYPE OF SPLICE SHALL BE SPECIFICALLY DETAILED ON SHOP DRAWINGS. SPLICING OF STRUCTURAL STEEL MEMBER IS PROHIBITED WITHOUT PRIOR APPROVAL.
13. FIELD CUTTING OF STEEL IS NOT PERMITTED.
14. ALL BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP.
15. PROVIDE FIELD WELDING AT ALL CANTILEVERS. KEEP ENDS OF ALL CANTILEVER BEAMS UP 1/2" UNLESS OTHERWISE NOTED ON DRAWINGS.
16. COPED OR CUT ENDS OF MEMBERS SHALL BE REINFORCED AS REQUIRED TO SUSTAIN THE REACTION AS PER ALLOWABLE LOAD TABLES ON THE ASD MANUAL.
17. STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE DECK SUPPORT ANGLES AS REQUIRED.
18. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FIRE PROTECTION REQUIREMENTS.
19. ALL STEEL TO BE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE CLEANED TO SSPC SP-3 AND RECEIVE TWO COATS OF RUST INHIBITOR.

SD-1

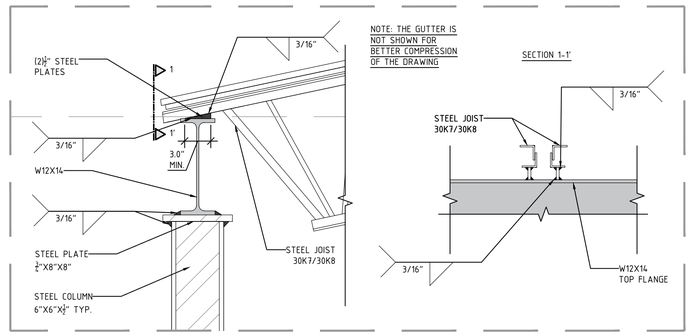
STEEL COLUMNS SCHEDULE			
MARK	SIZE	BASE PLATE	CAP PLATE
SC-1	HSS 6"X6"X$\frac{1}{2}$"	$\frac{3}{4}$"x12"x12" W/ (4)-3/4"Φ STEEL ANCHORS MIN. EMBED. 18"	$\frac{3}{4}$"x12"x12" W/ (4)-3/4"Φ STEEL ANCHORS MIN. EMBED. 18"

NOTE:
1. ALL BASE AND CAP PLATES SHALL BE SHOP WELDED TO STEEL COLUMNS.
2. Fy = 46 KSI
3. ALL STEEL TUBE COLUMNS TO BE CONCRETE FILLED FOR FIRE PROOFING (TYP)

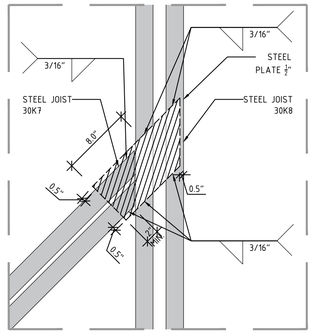
GRADE BEAM DETAIL
SCALE 3/8"=1'-0"



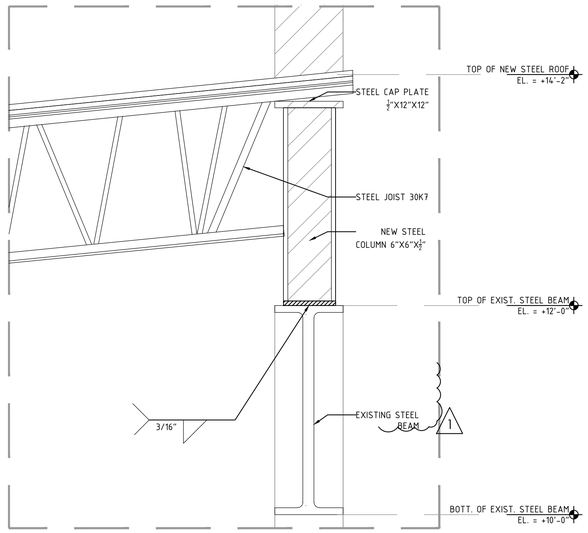
1 SD-2 SECTION
SCALE 3/8"=1'-0"



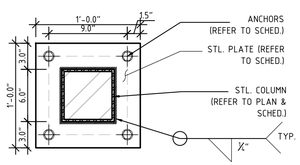
A SD-2 JOISTS TO MAIN BEAM - MAIN BEAM TO COLUMNS DET. (TYP.)
SCALE 1-1/2"=1'-0"



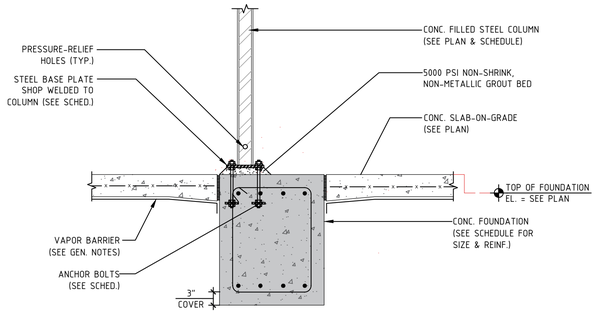
B SD-2 DIAGONAL JOISTS TO 30K8 JOIST DET.
SCALE 1-1/2"=1'-0"



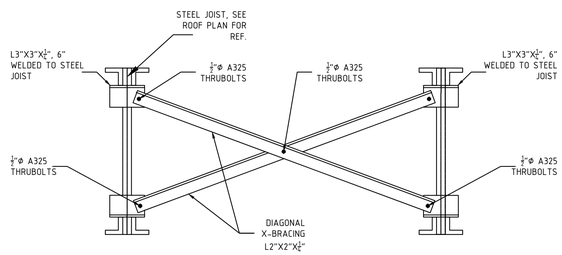
C SD-2 NEW STEEL COLUMN TO EXISTING STEEL BEAM CONNECTION DET.
SCALE 1-1/2"=1'-0"



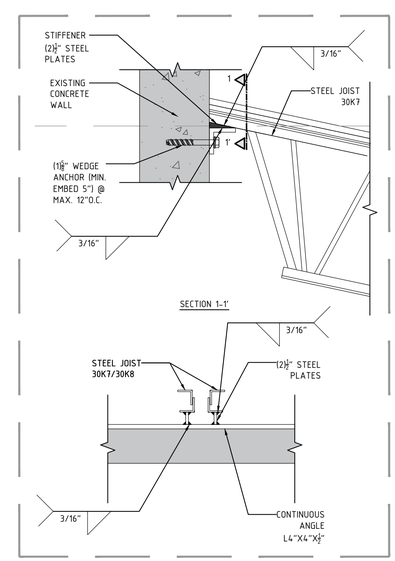
2 SD-2 STEEL COLUMN BASE PLATE DET.
SCALE 1-1/2"=1'-0"



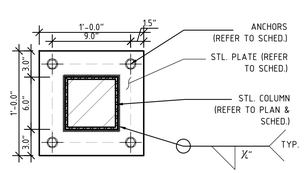
4 SD-2 STEEL COLUMN FOUNDATION DETAIL
SCALE 3/4"=1'-0"



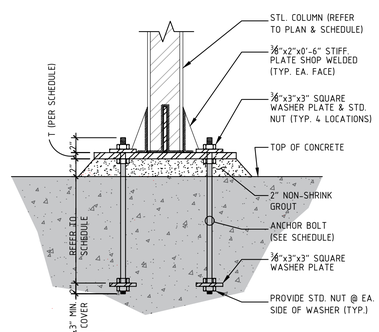
6 SD-2 BOLTED X-BRACING DETAIL
SCALE:1/4"=1'-0"



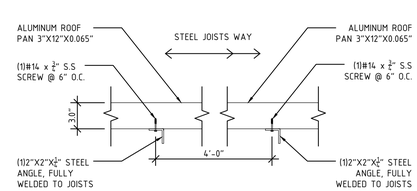
D SD-2 STEEL JOISTS TO EXISTING WALL CONNECTION DET. (TYP.)
SCALE 1-1/2"=1'-0"



3 SD-2 STEEL COLUMN TOP PLATE DET.
SCALE 1-1/2"=1'-0"

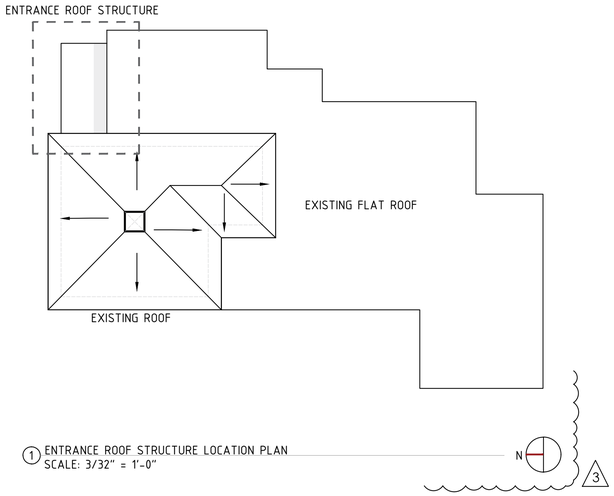


5 SD-2 STEEL COLUMN TO CONCRETE SLAB DET.
SCALE 3/4"=1'-0"

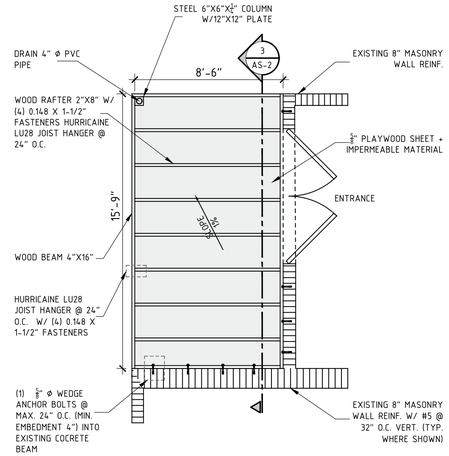


7 SD-2 ROOFING DETAIL
SCALE 1-1/2"=1'-0"

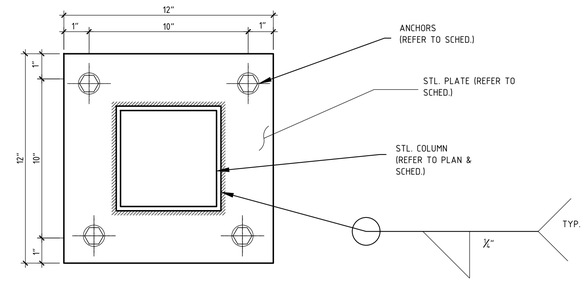
SD-2



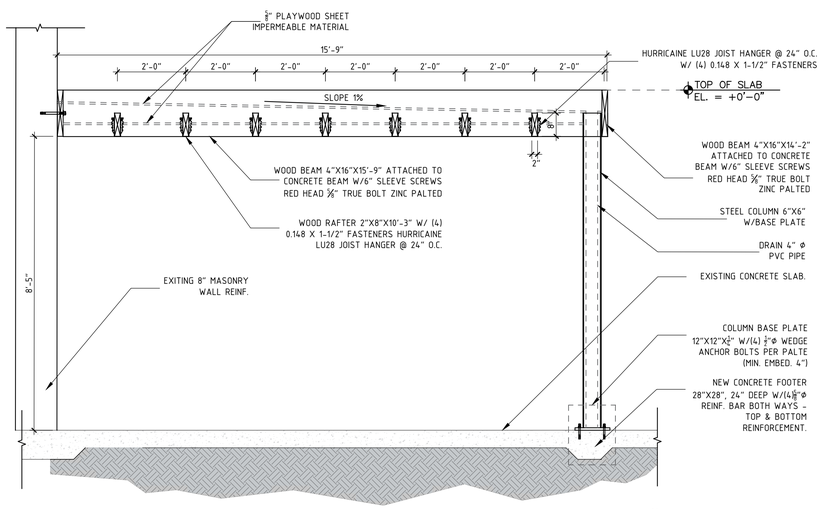
1 ENTRANCE ROOF STRUCTURE LOCATION PLAN
SCALE: 3/32" = 1'-0"



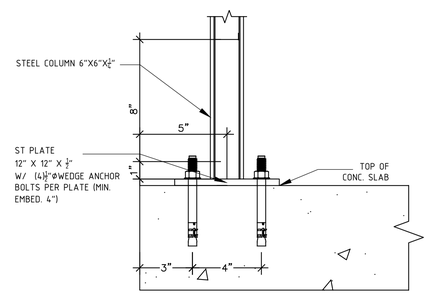
2 ENTRANCE ROOF STRUCTURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 NEW STEEL COLUMN PLATE DETAIL
SCALE: 1-1/2" = 1'-0"



3 ENTRANCE ROOF STRUCTURE SECTION
SCALE: 1/2" = 1'-0"



5 NEW STEEL COLUMN CONNECTION DETAIL
SCALE:3/16" = 1'-0"

GENERAL NOTES:

1. OUTDOOR ENVIRONMENTS ARE GENERALLY MORE CORROSIVE TO STEEL. IF YOU CHOOSE TO USE ZMAX® OR HDG FINISH OR STAINLESS STEEL MATERIAL ON AN OUTDOOR PROJECT, YOU SHOULD PERIODICALLY INSPECT YOUR CONNECTORS AND FASTENERS OR HAVE A PROFESSIONAL INSPECTION PERFORMED. REGULAR MAINTENANCE, INCLUDING WATER-PROOFING OF THE WOOD USED IN YOUR OUTDOOR PROJECT IS ALSO A GOOD PRACTICE.
2. COATINGS AVAILABLE:
   - 2.1. ZMAX: GALVANIZED (G185) 1.85 OZ. OF ZINC PER SQUARE FOOT OF SURFACE AREA. (HOT-DIP GALVANIZED PER ASTM A653 TOTAL BOTH SIDES). THESE PRODUCTS REQUIRE HOT-DIP GALVANIZED FASTENERS (FASTENERS WHICH MEET THE SPECIFICATIONS OF ASTM A153).
   - 2.2. HDG - HOT DIP GALVANIZED: PRODUCTS ARE HOT-DIP GALVANIZED AFTER FABRICATION (14 GA. AND THICKER). THE COATING WEIGHT INCREASES WITH MATERIAL THICKNESS. THE MINIMUM SPECIFIED COATING WEIGHT IS 2.0 OZ. PER SQUARE FOOT. (PER ASTM A123 TOTAL BOTH SIDES). THESE PRODUCTS REQUIRE HOT-DIP GALVANIZED FASTENERS (FASTENERS WHICH MEET THE SPECIFICATIONS OF ASTM A153).
   - 2.3. SS - STAINLESS STEEL: CONNECTORS ARE MANUFACTURED FROM TYPE 316L STAINLESS STEEL, AND PROVIDE GREATER DURABILITY AGAINST CORROSION. STAINLESS-STEEL NAILS ARE REQUIRED WITH STAINLESS-STEEL PRODUCTS, AND ARE AVAILABLE FROM SIMPSON STRONG-TIE.
3. WHEN USING STAINLESS STEEL CONNECTORS, USE STAINLESS STEEL FASTENERS. WHEN APPLICATIONS ALLOW THE USE OF ZMAX/HDG GALVANIZED CONNECTORS, USE HDG FASTENERS THAT MEET THE SPECIFICATIONS OF ASTM A153 OR EQUIVALENT COATING OFFERED ON SIMPSON STRONG-TIE FASTENERS.
4. DUE TO MANY VARIABLES INVOLVED WITH OUTDOOR CONSTRUCTION, SIMPSON STRONG-TIE CANNOT PROVIDE ESTIMATES ON SERVICE LIFE OF CONNECTORS, ANCHORS OR FASTENERS.
5. TO OBTAIN OPTIMAL PERFORMANCE FROM SIMPSON STRONG-TIE PRODUCTS, THE PRODUCTS MUST BE INSTALLED PROPERLY AND USED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS AND DESIGN LIMITS PROVIDED BY SIMPSON STRONG-TIE.
6. ALL INSTALLATION NOTES AND GUIDELINES WITHIN THE CURRENT WOOD CONSTRUCTION CONNECTORS CATALOG SHALL APPLY FOR THE CONNECTORS, ANCHORS, AND FASTENERS SHOWN.
7. SIMPSON STRONG-TIE RESERVES THE RIGHT TO CHANGE THE SPECIFICATIONS, DESIGN AND MODELS SHOWN WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. SIMPSON STRONG-TIE DOES NOT GUARANTEE THE PERFORMANCE OR SAFETY OF PRODUCTS THAT ARE MODIFIED, IMPROPERLY INSTALLED OR NOT USED IN ACCORDANCE WITH THE DESIGN.
9. ALL REFERENCES TO BOLTS OR MACHINE BOLTS (MB) ARE STRUCTURAL QUALITY THROUGH BOLTS (NOT LAG SCREWS OR CARRIAGE BOLTS) EQUAL TO OR BETTER THAN ASTM A307, GRADE A. BOLT HOLES SHALL BE AT LEAST A MINIMUM 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER PER 2005 NDS SECTION 11.1.2.
10. UNLESS NOTED OTHERWISE, ALL REFERENCES TO STANDARD CUT WASHERS REFER TO TYPE A PLAIN WASHERS (W) CONFORMING TO THE DIMENSIONS SHOWN IN ASME B18.22.1 FOR THE APPROPRIATE ROD SIZES.
11. UNLESS STATED OTHERWISE, SIMPSON STRONG-TIE CANNOT AND DOES NOT MAKE ANY REPRESENTATION REGARDING THE SUITABILITY OF USE OR LOAD-CARRYING CAPACITIES OF CONNECTORS INSTALLED WITH IMPROPER FASTENERS.

STEEL:

A. ALL FIELD WELDING SHALL BE VISUALLY INSPECTED FIELD WELDS SHALL BE TESTED PER AWS D1.1 AS FOLLOWS: ALL PENETRATION WELD SHALL BE ULTRASONICALLY TESTED, 50 PERCENT OF FILLED WELDS SHALL BE TESTED BY DYE PENETRANT OR MAGNETIC PARTICLE.

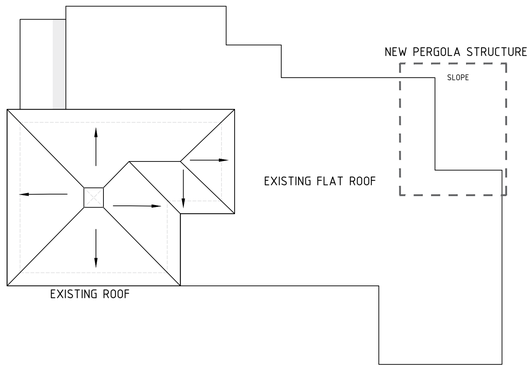
B. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED.

WOOD NOTES:

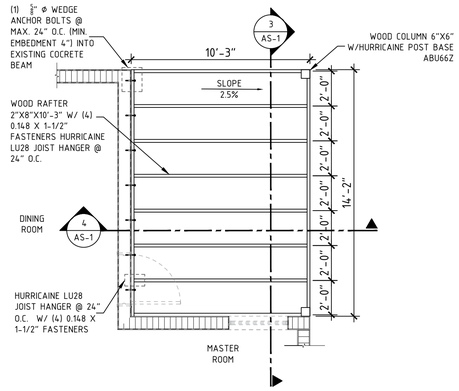
ALL LUMBER SHALL BE #2 OR BETTER GRADE SOUTHERN YELLOW PINE UON.
ALLOWABLE STRESSES SHALL BE AS INDICATED IN THE "DESIGN VALUES FOR WOOD CONSTRUCTION", A SUPPLEMENT TO THE NATIONAL DESIGN SPECIFICATION" 2012 EDITION BY THE AMERICAN FOREST AND PAPER ASSOCIACION. ALLOWABLE MAXIMUM WATER CONTENT SHALL BE 19%.
ALL FASTENERS (NAILS, SCREWS, BOLTS, RODS) SHALL BE HOT DEEP GALVANIZED(G60 MINIMUM GALVANIZED COATING) OR 300 SERIES STAINLESS STEEL.
STEEL CONNECTORS SHALL CONFORM TO ASTM A653 AND SHALL BE HOT DEEP GALVANIZED PER ASTM A525 OR 300 SERIES STAINLESS STEEL.
FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME.
ALL CUT HOLES AND INJURIES TO THE SURFACE OF TREATED WOOD SHALL BE PROTECTED BY FIELD TREATMEN MEETING AWPA STANDARD M4.
ALL TREATED WOOD PRODUCTS SHALL BE HANDLED AND FIELD FABRICATED IN ACCORDANCE WITH AWPA STANDARD M4 FOR THE CARE OF PRESERVATIVE TREATED WOOD PRODUCTS.
DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD.
BRACING SHOWN ON PLANS DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE WOOD ELEMENT.

FASTENER NOTES:

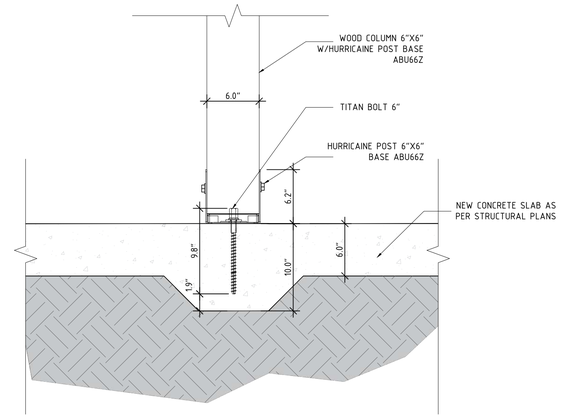
1. THE SPECIFIED QUANTITY, TYPE AND SIZE OF FASTENER MUST BE INSTALLED IN THE CORRECT HOLES ON THE CONNECTOR TO ACHIEVE PUBLISHED LOADS. INCORRECT FASTENER SELECTION OR INSTALLATION CAN COMPROMISE CONNECTOR PERFORMANCE AND COULD LEAD TO FAILURE.
2. NAIL DIAMETER ASSUMES NO COATING. SEE TECHNICAL BULLETIN T-NAILGUIDE FOR MORE INFORMATION.
3. THE SIMPSON STRONG-DRIVE® SD STRUCTURAL-CONNECTOR SCREW IS THE ONLY SCREW APPROVED FOR USE WITH OUR CONNECTORS.
4. NAIL REFERENCE IN TABLES: 16D = 16D COMMON, 10D = 10D COMMON



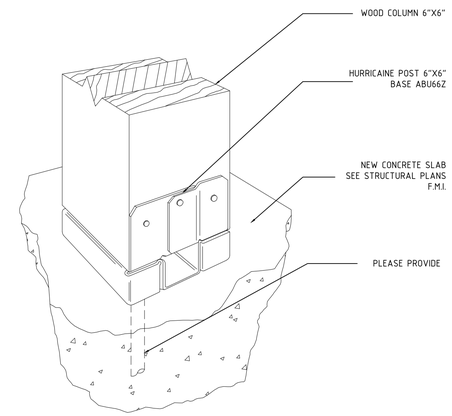
1 PERGOLA STRUCTURE LOCATION PLAN
SCALE: 3/32" = 1'-0"



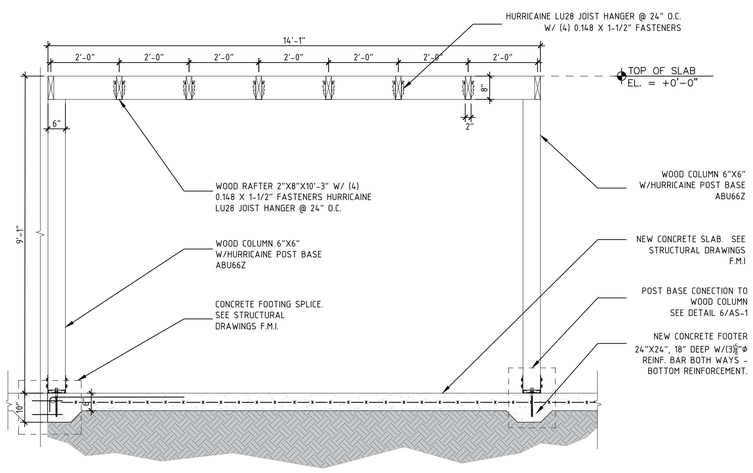
2 PERGOLA STRUCTURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



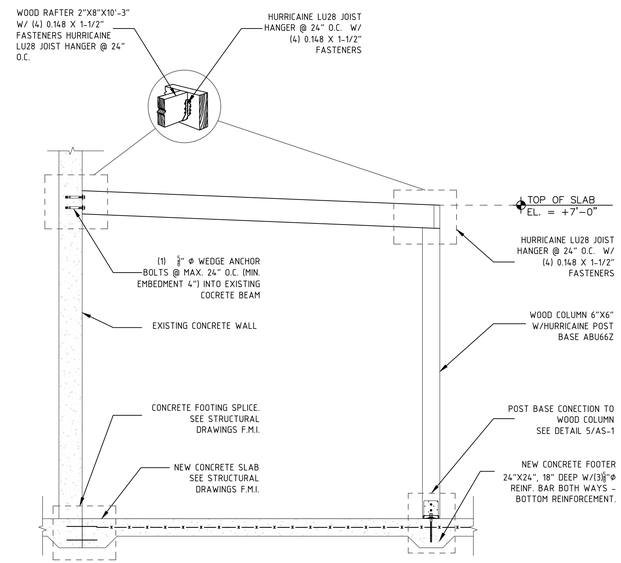
5 PERGOLA STRUCTURE SECTION
SCALE: 1-1/2" = 1'-0"



6 WOOD COLUMN TO NEW CONCRETE SLAB CONECTION DETAIL
SCALE: 6" = 1'-0"



3 PERGOLA STRUCTURE SECTION
SCALE: 1/2" = 1'-0"



4 PERGOLA STRUCTURE SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. OUTDOOR ENVIRONMENTS ARE GENERALLY MORE CORROSIVE TO STEEL. IF YOU CHOOSE TO USE ZMAX® OR HDG FINISH OR STAINLESS STEEL MATERIAL ON AN OUTDOOR PROJECT, YOU SHOULD PERIODICALLY INSPECT YOUR CONNECTORS AND FASTENERS OR HAVE A PROFESSIONAL INSPECTION PERFORMED. REGULAR MAINTENANCE, INCLUDING WATER-PROOFING OF THE WOOD USED IN YOUR OUTDOOR PROJECT IS ALSO A GOOD PRACTICE.
2. COATINGS AVAILABLE:
   - 2.1. ZMAX: GALVANIZED (G185) 1.85 OZ. OF ZINC PER SQUARE FOOT OF SURFACE AREA. (HOT-DIP GALVANIZED PER ASTM A653 TOTAL BOTH SIDES). THESE PRODUCTS REQUIRE HOT-DIP GALVANIZED FASTENERS (FASTENERS WHICH MEET THE SPECIFICATIONS OF ASTM A153).
   - 2.2. HDG - HOT DIP GALVANIZED: PRODUCTS ARE HOT-DIP GALVANIZED AFTER FABRICATION (14 GA. AND THICKER). THE COATING WEIGHT INCREASES WITH MATERIAL THICKNESS. THE MINIMUM SPECIFIED COATING WEIGHT IS 2.0 OZ. PER SQUARE FOOT. (PER ASTM A123 TOTAL BOTH SIDES). THESE PRODUCTS REQUIRE HOT-DIP GALVANIZED FASTENERS (FASTENERS WHICH MEET THE SPECIFICATIONS OF ASTM A153).
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2. NAIL DIAMETER ASSUMES NO COATING. SEE TECHNICAL BULLETIN T-NAILGUIDE FOR MORE INFORMATION.
3. THE SIMPSON STRONG-DRIVE® SD STRUCTURAL-CONNECTOR SCREW IS THE ONLY SCREW APPROVED FOR USE WITH OUR CONNECTORS.
4. NAIL REFERENCE IN TABLES: 16D = 16D COMMON, 10D = 10D COMMON

WOOD NOTES:

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ALLOWABLE STRESSES SHALL BE AS INDICATED IN THE "DESIGN VALUES FOR WOOD CONSTRUCTION", A SUPPLEMENT TO THE NATIONAL DESIGN SPECIFICATION® 2012 EDITION BY THE AMERICAN FOREST AND PAPER ASSOCIACION. ALLOWABLE MAXIMUM WATER CONTENT SHALL BE 19%.
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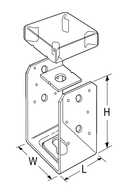
STEEL CONNECTORS SHALL CONFORM TO ASTM A653 AND SHALL BE HOT DEEP GALVANIZED PER ASTM A525 OR 300 SERIES STAINLESS STEEL.
FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME.
ALL CUT HOLES AND INJURIES TO THE SURFACE OF TREATED WOOD SHALL BE PROTECTED BY FIELD TREATMEN MEETING AWPA STANDARD M4.
ALL TREATED WOOD PRODUCTS SHALL BE HANDLED AND FIELD FABRICATED IN ACCORDANCE WITH AWPA STANDARD M4 FOR THE CARE OF PRESERVATIVE TREATED WOOD PRODUCTS.
DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD.
BRACING SHOWN ON PLANS DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND WEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE WOOD ELEMENT.



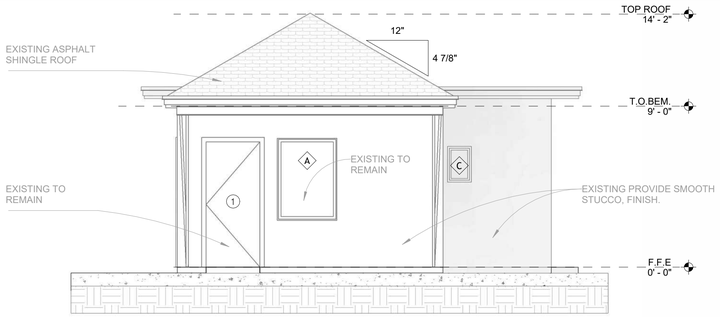
ABU66Z

INSTALLATION:
- ABA, ABU - FOR PRE-POUR INSTALLED ANCHORS. FOR SIMPSON STRONG-TIE EPOXY OR MECHANICAL ANCHORS, SELECT AND INSTALL IN ACCORDANCE WITH WWW.STRONGTIE.COM.
- PRODUCTS REQUIRE WASHERS BETWEEN THE NUT AND THE BASE. WASHERS ARE SUPPLIED WITH THE ABU BUT NOT THE ABA, WHICH REQUIRES A STANDARD CUT WASHER.

Model No.	Post Size	Dimensions (in.)				Anchor Dia.	Post Fasteners			
		W	L	H	HB		Nails	SD Screws	Machine Bolts	
									Qty.	Dia.
ABU66Z	6x6	5 1/2	5	6 1/16	1 3/4	5/8	12-16d	-	2	1/2

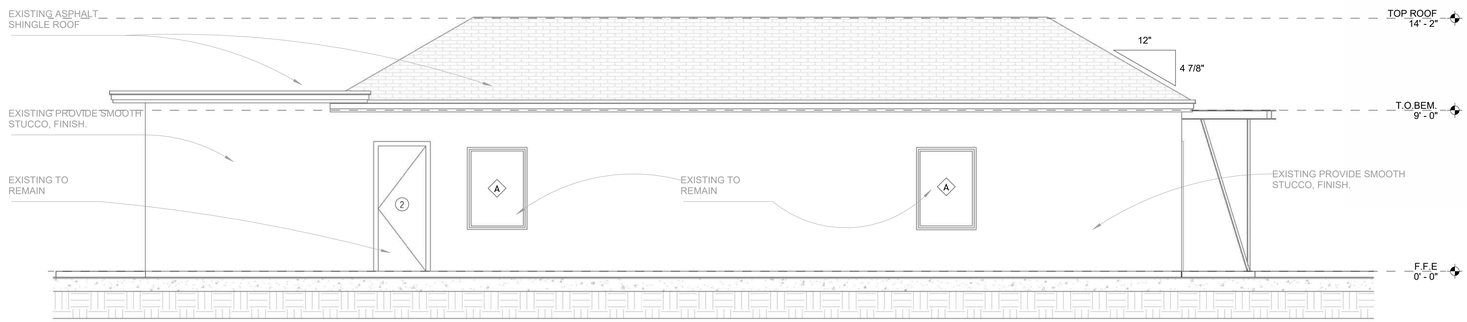
1. ▷ INDICATES CONNECTOR IS AVAILABLE IN STAINLESS STEEL. REPLACE Z IN MODEL NUMBER WITH SS WHEN ORDERING.
2. REFER TO CURRENT WOOD CONSTRUCTION CONNECTORS CATALOG FOR ADDITIONAL INFORMATION.

X-1



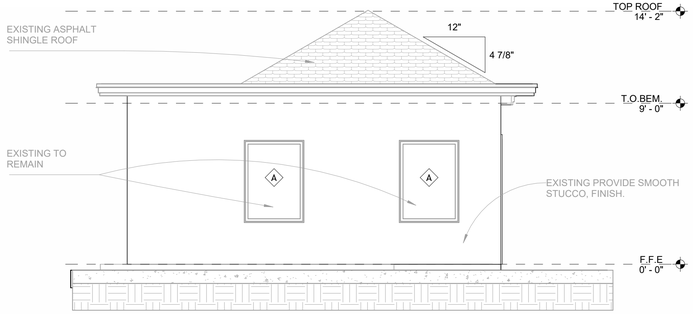
1. NORTH ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0"



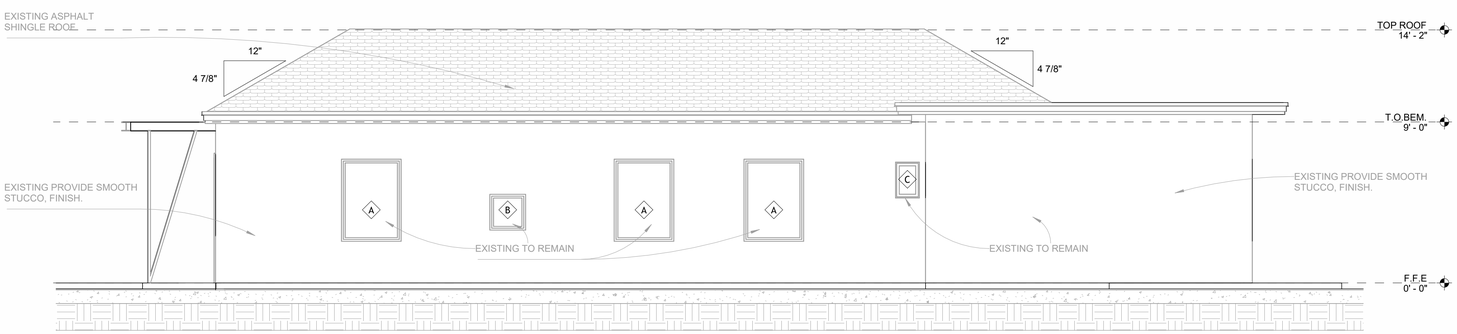
2. ARCHITECTURAL ELEVATION EAST

SCALE: 1/4" = 1'-0"



3. SOUTH ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0"



4. WEST ARCHITECTURAL ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS	BY

CESAR CASTILLO PE
Consulting Engineer - FL Reg # 68447
4908 SW 72nd Ave, Suite A, Miami, FL 33155
Phone: (954) 803-8968 - ccastillo@panamericanec.com

PROJECT:
EXISTING SINGLE RESIDENCE TO BE LEGALIZED

ADDRESS:
1559 NW 70th STREET MIAMI, FL 33147

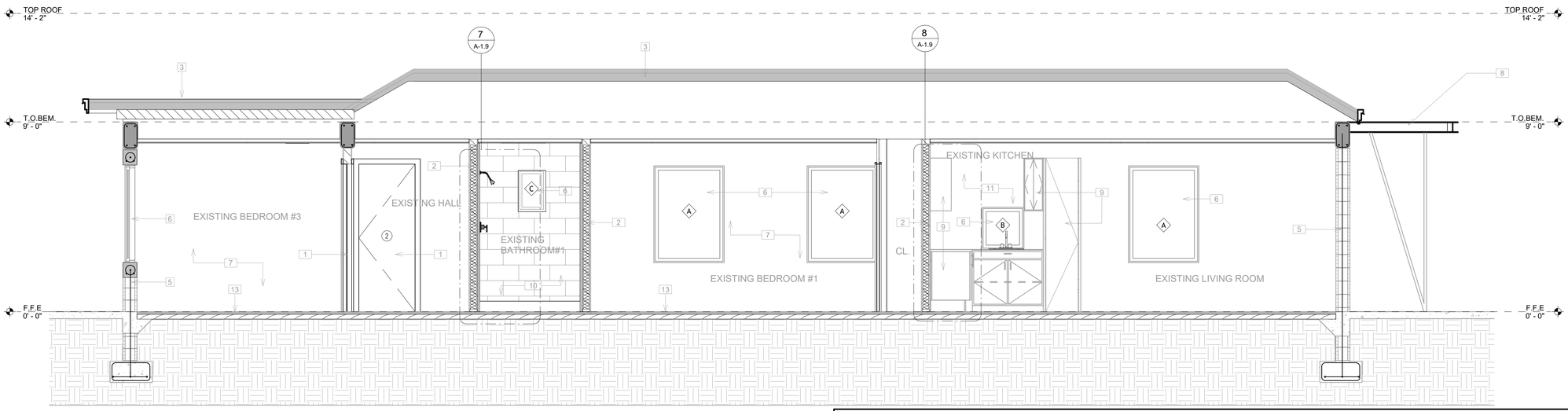
PROFESSIONAL SEAL:

CESAR CASTILLO
No. 68447
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DRAWING TITLE:
ELEVATION

LAST DATE REV.:
01/23/25

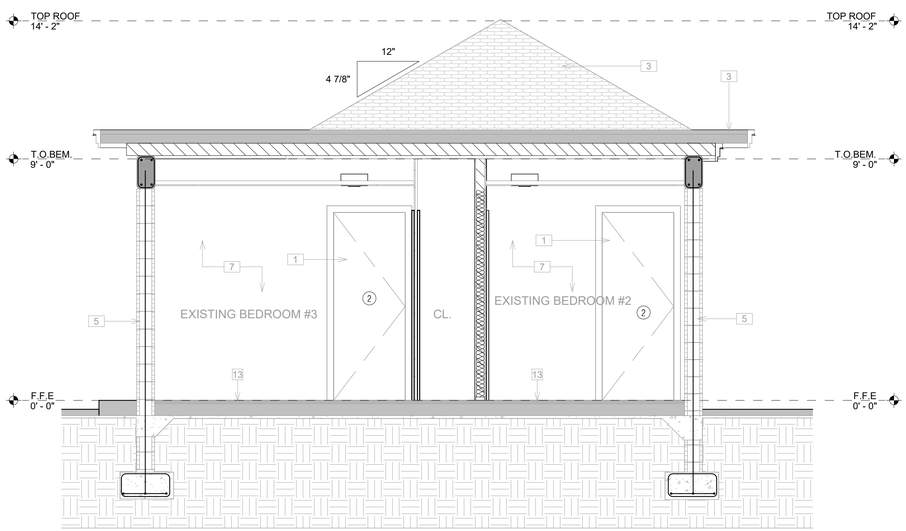
A-1.8



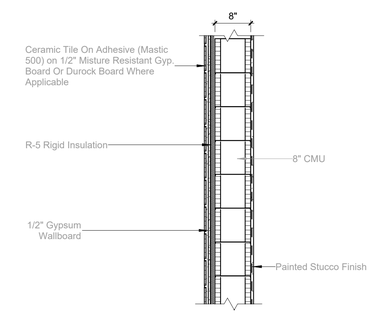
1 SECTION A
SCALE: 3/8" = 1'-0"

SECTION KEY NOTES

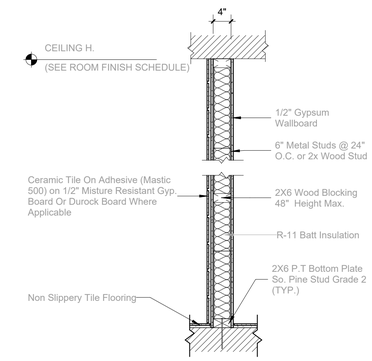
1. EXISTING DOOR
2. EXISTING INTERIOR PARTITION. 5/8" D.W. BOTH SIDES TO REMAIN.
3. EXISTING PLYWOOD SHEATHING = 2 PSF; UNDERLAYMENT - 1 PSF, MISC. = 2 PSF.
4. EXISTING CLOSET
5. EXISTING 8" MASONRY WALL WITH SMOOTH 5/8" STUCCO. PAINTED 5/8" GYPSUM BOARD ON 1"X2" P.T. WOOD FURRING @ 16" O.C. TO REMAIN.
6. EXISTING WINDOW
7. EXISTING BEDROOM
8. EXISTING PERGOLA
9. EXISTING STORAGE
10. EXISTING BATHROOM
11. EXISTING KITCHEN
12. EXISTING LIVING ROOM
13. EXISTING WOODEN FLOOR



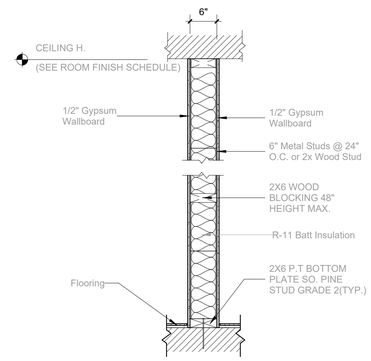
2 SECTION B
SCALE: 3/8" = 1'-0"



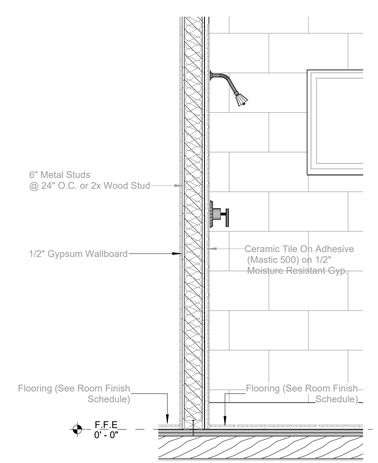
A-1.9 4 Wall Type
3/4" = 1'-0"



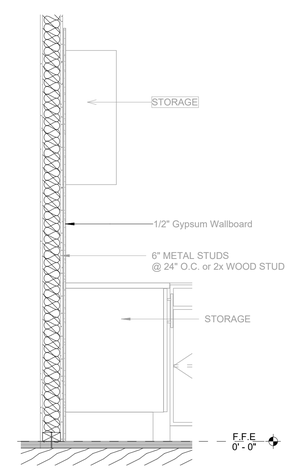
A-1.9 5 Wall Type
3/4" = 1'-0"



A-1.9 6 Wall Type
3/4" = 1'-0"



A-1.9 7 WALL TYPE
3/4" = 1'-0"



A-1.9 8 WALL TYPE
3/4" = 1'-0"

REVISIONS	BY

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PROFESSIONAL ENGINEER

DRAWING TITLE:
SECTION

LAST DATE REV.:
01/25/25

A-1.9

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