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A D D I T I O N F O R : B A R E D R E S I D E N C E

1 4 9 8 S E V I L L A A V E N U E , C O R A L G A B L E S , F L 3 3 1 3 4



SHEET INDEX

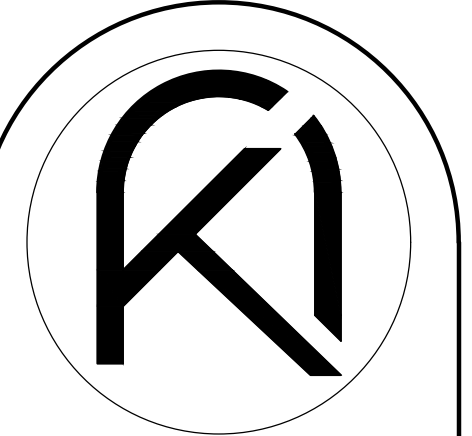
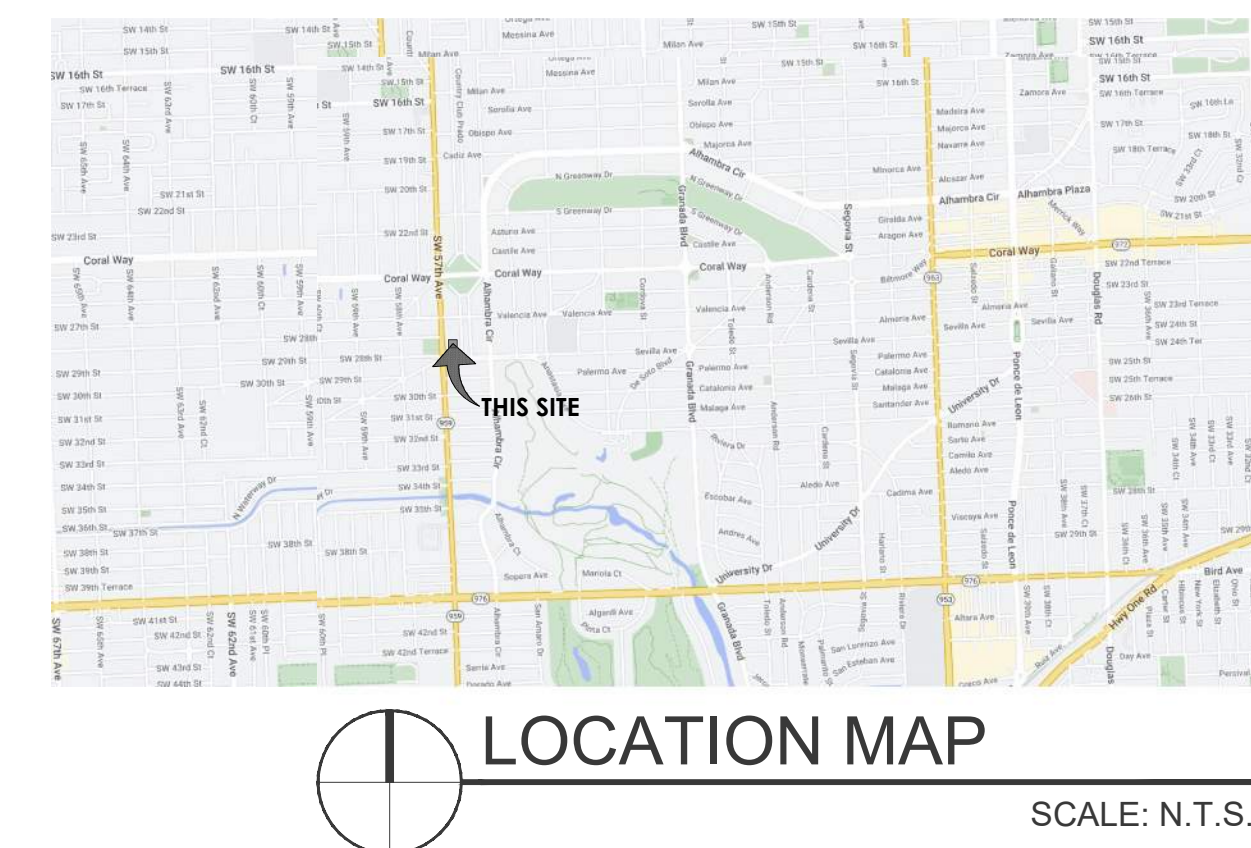
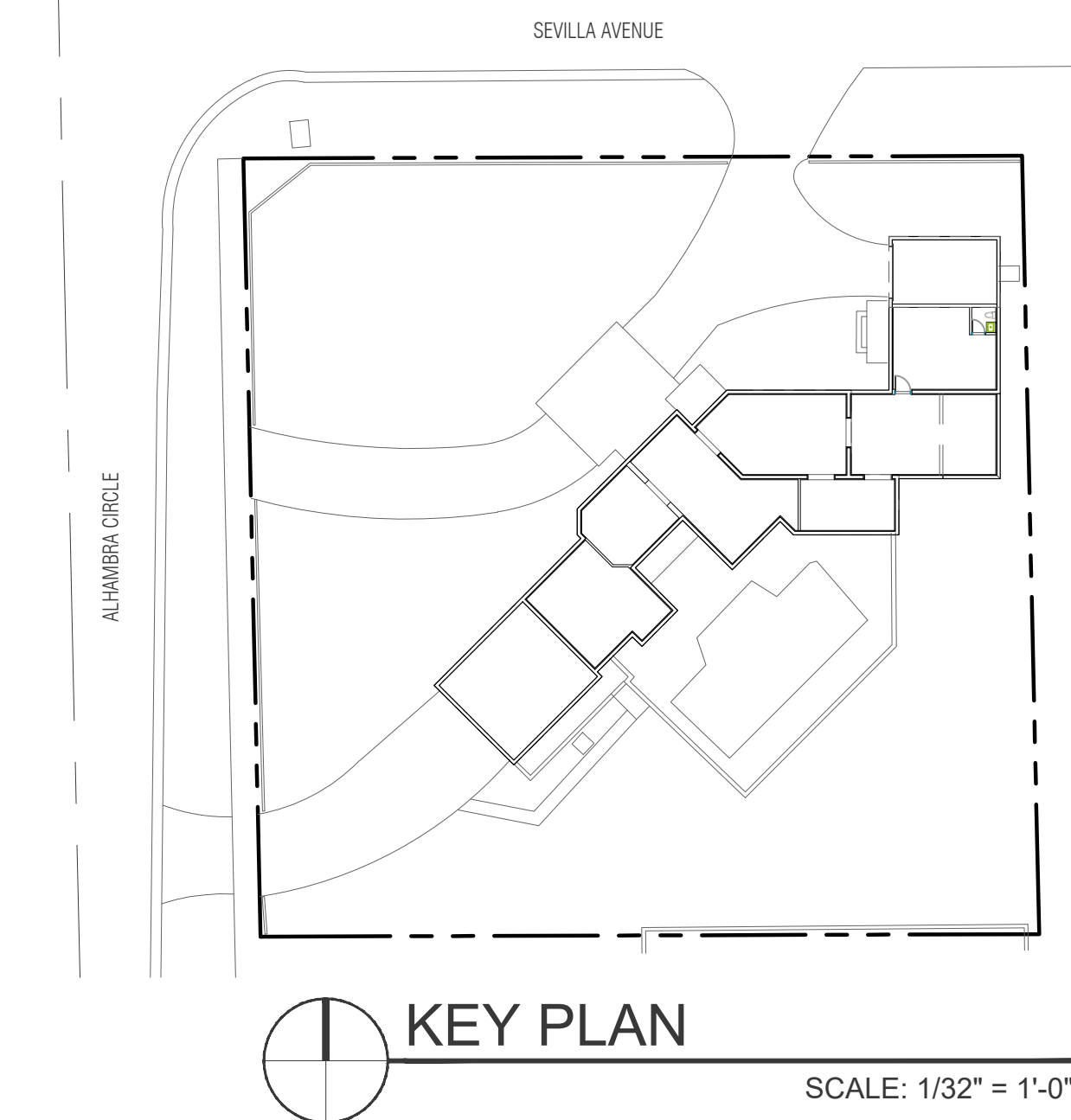
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SCOPE OF WORK

THIS EXISTING RESIDENCE IS A COMBINATION OF A HISTORICAL TWO-STORY HOME WITH A TWO-STORY ADDITION BUILT IN THE 1970'S SOLELY CONNECTED AT THE GROUND FLOOR. THE SCOPE OF WORK IS LIMITED TO A +/- 300 SF ADDITION ON THE SECOND LEVEL OF THE EXISTING RESIDENCE IN ORDER TO COMBINE BOTH, THE ORIGINAL HOME WITH THE 1970'S ADDITION THROUGH THE SECOND FLOOR AS WELL. PERMIT TO INCLUDE STRUCTURAL, MECHANICAL, & ELECTRICAL WORK.

CONSULTANTS

STRUCTURAL ENGINEER
I-DELTA INTERNATIONAL DESIGN ENGINEERS, INC
15366 SW 39TH LN.
PH: 786.637.7364
CONTACT: RUBEN CARRION, PE, FL #87004

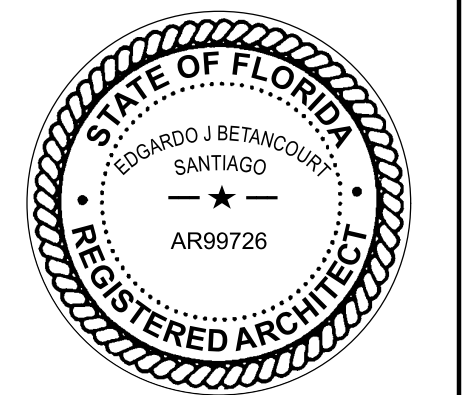


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PROPOSED ADDITION FOR:

BARED RESIDENCE

1498 SEVILLA AVENUE
CORAL GABLES, FL 33134



DRAWN BY
DATE 12.12.22 EV PROJECT
CHECKED BY 22-19

REVISIONS

1	04.17.2023	BUILDING DEPARTMENT COMMENTS
2	09.15.2023	BUILDING DEPARTMENT COMMENTS
4	01.05.2024	BUILDING DEPARTMENT COMMENTS

COVER SHEET

CONSTRUCTION DOCUMENTS

G-1.00

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PART 1.0 - GENERAL

1.01 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION WITH ALL REVISIONS AND ERRATAS APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

1.02 THE GENERAL CONTRACTOR AS MENTIONED HEREIN, IS DEFINED AS THE ENTITY TO WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.

1.03 THE CONTRACT DOCUMENTS ARE DESIGNED IN ACCORDANCE WITH ALL GOVERNING CODES, REGULATIONS, CITIES, MUNICIPALITIES AND BUILDING OFFICIALS HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR THE BUILDING AND ALL RELATED SITE WORK. THE CONTRACTOR SHALL COORDINATE WORK WITH EACH APPROPRIATE TRADE DISCIPLINE TO ASSURE NO CONFLICT OR OMISSION OF ANY REQUIRED OR SPECIFIED COMPONENT FOR A COMPLETE AND FUNCTIONAL PROJECT.

1.04 BEFORE COMMENCEMENT OF ANY WORK ON THE SITE, THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH ALL THE CONDITIONS OF THIS PROJECT. THE CONTRACTORS AND SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PORTION OF THE WORK, AS WELL AS ANY INFORMATION FURNISHED BY THE OWNER. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITION AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTORS AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND INCONSISTENCIES IN THE CONTRACT DOCUMENTS; HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. WHERE THE CONTRACTOR OR SUBCONTRACTORS ELECT NOT TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK OR NOTIFY THE ARCHITECT OF RECORD OR THE OWNER OF ANY DISCREPANCIES, THE GENERAL CONTRACTOR OR SUBCONTRACTOR WILL ASSUME ANY AND ALL LIABILITIES FOR ANY AND ALL CORRECTIONS, REPLACEMENTS AND LABOR TO MAKE WORK IN ACCORDANCE TO CONTRACT DOCUMENTS.

1.05 GENERAL CONTRACTOR AND SUBCONTRACTORS TO PROVIDE ALL REQUIRED OR NECESSARY MATERIALS, EQUIPMENT OR COMPONENTS NECESSARY FOR A COMPLETE AND FULLY OPERATIONAL INSTALLATION, INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH SUCH ITEMS ARE NOT INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. ALL CONSTRUCTION METHODS, MATERIALS, ETC. SHALL MEET OR EXCEED ANY AND ALL APPLICABLE BUILDING CODES, STANDARDS AND OR ORDINANCES.

1.06 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR, TO BID AND BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL SETS OF CONSTRUCTION DOCUMENTS DURING BIDDING AND/OR CONSTRUCTION SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR OF THEIR RESPONSIBILITY FOR THEIR WORK OR THE COORDINATION OF IT WITH WORK BY ALL TRADES.

1.07 WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS ARE NOT INDICATED OR DIMENSIONS CONFLICT OR SEEM TO BE IN ERROR, PROMPTLY NOTIFY THE ARCHITECT FOR RESOLUTION.

1.08 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTOR AND ALL THEIR FORCES TO BE AWARE OF ALL COMMENTS MADE BY THE JURISDICTIONAL BUILDING DEPARTMENT UPON THE OFFICIAL SIGNED AND SEALED CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL MAINTAIN A PROJECT FIELD SET AND SHALL INCORPORATE ALL APPROVED CHANGES WITHIN THE SCOPE OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO NOTIFY THE ARCHITECT OF ANY AND ALL FIELD CHANGES ORDERED BY THE JURISDICTIONAL INSPECTORS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WORK REQUIRED BY THESE DOCUMENTS WITH ALL TRADES INCLUDING AND NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING ELECTRICAL AND CIVIL DISCIPLINES.

1.09 STANDARDS CITED HEREIN, THE CODES, SPECIFICATIONS AND OTHER STANDARDS NOTED AND CITED IN THESE CONTRACT DOCUMENT AS PRODUCED BY THE ARCHITECT AND HIS CONSULTANTS ARE HEREIN INCORPORATED AS IF FULLY SET FORTH IN DOCUMENT. THESE NOTES PROVIDE SUPPLEMENTAL INFORMATION NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND OTHER STANDARDS BY THE GENERAL CONTRACTOR AND SUBCONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE TO BE ALL-INCLUSIVE OR, OR TO REPLACE OR ALLEVIATE, IN WHOLE OR PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE KNOWLEDGEABLE OF, AND SHALL AVAIL THEMSELVES TO THESE CODES SPECIFICATIONS AND OTHER STANDARDS AND APPLY THEM TO THE WORK.

1.10 SUBSTITUTIONS RECEIVED AFTER BIDDING WILL BE REVIEWED AT THE DISCRETION OF THE ARCHITECT. ALL SUBSTITUTIONS MUST BE EQUAL OR BETTER THAN ITEM SPECIFIED DEMONSTRATING COMPATIBILITY OF PERFORMANCE, OPERATION AND AESTHETIC QUALITY TO THAT OF THE SPECIFIED ITEM. SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT IN THE FORM OF AN "ALTERNATE TO CONSTRUCTION DOCUMENTS SPECIFICATION" LETTER STATING EACH ITEM TO BE SUBSTITUTED, ALONG WITH CUT SHEETS FOR BOTH THE SPECIFIED PRODUCT AND ALTERNATE. ALLOW TEN (10) DAYS REVIEW PERIOD FROM ARCHITECT'S RECEIPT OF SUBSTITUTION SUBMITTAL. ARCHITECT WILL DETERMINE ACCEPTABILITY OF ANY AND ALL SUBSTITUTIONS. *ALL APPROVALS FOR SUBSTITUTIONS MUST BE OBTAINED PRIOR TO SUBMITTAL FOR SHOP DRAWING REVIEW.* THE CONTRACTOR AND SUBCONTRACTORS BEAR ALL ADDITIONAL COSTS OF UNACCEPTABLE SUBSTITUTION IF USED IN ORIGINAL BID BEARS ALL ADDITIONAL COST FOR REMEDY IF UNAPPROVED SUBSTITUTION IS UTILIZED, DISCOVERED AND UNACCEPTABLE. SUBSTITUTIONS WILL NOT BE CONSIDERED DUE TO SUB-CONTRACTORS LACK OF PROPER AND TIMELY ORDERING, SCHEDULING AND/OR PLANNING.

1.11 SUBMIT FIVE (2) COPIES OF ALL SHOP DRAWINGS AND SIX (2) COPIES OF ALL PRODUCT SUBMITTALS REQUESTED BY THE ARCHITECT AND/OR THE JURISDICTIONAL AUTHORITY AND/OR GENERAL CONTRACTOR, REQUIRED FOR ALL CUSTOM FABRICATED WORK OR AS REQUESTED HEREIN. A MINIMUM OF TEN (10) WORKING DAYS SHOULD BE ESTIMATED FOR PROPER REVIEW OF SHOP DRAWINGS AND SUBMITTALS.

1.12 THE FOLLOWING SHOP DRAWINGS WILL BE REQUIRED FOR THE RELATED WORK (THE PRODUCTION OF THE REQUIRED SHOP DRAWING SHALL NOT BE CONSIDERED ANY EXTRA) THE FOLLOWING PRODUCT SUBMITTAL CUT SHEETS WILL BE REQUIRED FOR THE RELATED WORK: ELECTRICAL SWITCHGEAR, LIGHTING, FIRE ALARM, HVAC EQUIPMENT, ROOF MEMBRANE, INSULATION AND FLASHINGS, CONCRETE, DOOR AND HARDWARE, RESTROOM ACCESSORIES AND FINISHES, STRUCTURAL STEEL, REINFORCED STEEL, MISCELLANEOUS STEEL, GLAZING SYSTEMS, CONCRETE, PLUMBING, WATERPROOFING SYSTEMS, MILLWORK, FIRE SPRINKLER, FOUNTAINS / FOUNTAIN COMPONENTS AND EXTERIOR FINISH.

1.13 THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DATA, CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE HAVING JURISDICTION.

1.14 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO REVIEW ALL SHOP DRAWINGS AND SUBMITTALS *PRIOR* TO SUBMITTING SAME TO THE ARCHITECT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ACTUAL EXISTING CONDITIONS RELATING TO SHOP DRAWINGS AND/OR SUBMITTALS.

1.15 WORK SHALL NOT COMMENCE WITHOUT RELATED SHOP DRAWINGS AND/OR SUBMITTALS BEING APPROVED. THE GENERAL CONTRACTOR AND SUBCONTRACTORS BEAR RESPONSIBILITY OF ALL COSTS IF CHANGES ARE REQUIRED OF WORK THAT HAS BEEN PERFORMED WITHOUT PRIOR REVIEW AND APPROVAL OF SHOP DRAWINGS AND/OR SUBMITTALS.

1.16 ALL MATERIALS SHALL BE NEW, FREE OF ALL DEFECTS AND SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND INDUSTRY STANDARDS.

1.17 THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PREPARE AND MAINTAIN THROUGH-OUT THE LENGTH OF CONSTRUCTION A FULL AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS. UPON COMPLETION OF THIS PROJECT SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER FOR HIS PERMANENT RECORDS AND INFORMATION.

PART - 2.0 - SITE WORK

2.01 REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL REQUIREMENTS AND STANDARDS.
2.02 THE SOIL PAD UNDER ALL NEW INTERIOR FLOOR SLABS AND ALL FOUNDATION WALLS SHALL RECEIVE AN APPLIED SOIL POISONING TREATMENT TO PREVENT THE INFESTATION OF SUBTERRANEAN TERMITES. PROVIDE MATERIAL AND CHEMICALS APPROVED BY APA FOR THIS TYPE OF APPLICATION.

PART 3.0 - CONCRETE

- 3.01 REFER TO THE CONSTRUCTION DOCUMENTS / STRUCTURAL DRAWINGS FOR ALL REQUIREMENTS AND STANDARDS RELATING TO CONCRETE.
- 3.02 INTERIOR CONCRETE FLOOR SLABS SHALL HAVE A SMOOTH STEEL TROWELED FLAT FINISH, HARDWARE AND SEALERS AS PER PLANS.
- 3.03 EXTERIOR CONCRETE SLABS SHALL RECEIVE LIGHT BROOM FINISH.
- 3.04 CONCRETE CONSTRUCTION JOINTS SHALL BE KEVED, AND EXPANSION JOINT FILLER INSTALLED IN A MANNER AS PER AC308 AND ACI STANDARDS.

PART 4.0 - CONCRETE MASONRY UNITS

4.01 PROVIDE AND INSTALL ALL CONCRETE MASONRY UNITS, MORTAR REINFORCEMENTS AND RELATED MATERIALS REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS / STRUCTURAL DRAWINGS.

PART 5.0 - METALS

- 5.01 PROVIDE ALL STRUCTURAL STEEL, MISCELLANEOUS METALS, METAL DECKING, PLATES, BOLTS, ETC., REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS / STRUCTURAL DRAWINGS OR REQUIRED FOR A COMPLETE AND OPERATIONAL FACILITY.
- 5.02 ALL MATERIALS SHALL BE NEW, SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND APPROVED SHOP DRAWINGS.
- 5.03 ALL STRUCTURAL STEEL STUDS SHALL BE GALVANIZED, SIZES AND GAUGE AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 5.04 ALL EXPOSED STEEL USED AS STRUCTURAL, DECORATIVE OR ARCHITECTURAL FEATURES SHALL BE MIN. G-90 GALVANIZED. FASTENERS USED IN EXPOSED CONDITION SHALL BE GALVANIZED UNLESS OTHERWISE INDICATE TO BE STAINLESS STEEL.

PART 6.0 - WOOD

- 6.01 PROVIDE ALL REQUIRED, NAILS, BOLTS, SCREWS, FRAMING ANCHORS, AND THE LIKE ITEMS NEEDED FOR ROUGH AND FINISHED CARPENTRY IN THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.
- 6.03 ALL WOOD USED IN CONNECTION WITH ROOFING, FLASHING, WATERPROOFING, ALL MEMBERS IN CONTACT WITH MASONRY, AND ALL MEMBERS LESS THAN 2" ABOVE THE GROUND SHALL BE PRESSURE TREATED.
- 6.04 SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS INDICATED AND AS REQUIRED BY RECOGNIZED STANDARDS.
- 6.05 PROVIDE FIRE TREATED WOOD STUD EACH SIDE OF ALL RECESSED EQUIPMENT AND ACCESSORIES, DOOR JAMBS, ETC.
- 6.06 PROVIDE WOOD GROUND, NAILERS AND SLEEPERS WHERE INDICATED ON DRAWINGS AND AS REQUIRED. PROVIDE ALL WORKMANSHP IN ACCORDANCE WITH (AWI) AMERICAN WOODWORKING INSTITUTE AND (OWI) WOOD INSTITUTE OF CALIFORNIA, QUALITY STANDARDS.
- 6.07 WHERE WOOD IS REQUIRED AND IS CONCEALED SAID WOOD MUST BE FIRE RETARDANT TREATED WOOD.

PART 7.0 - THERMAL & MOISTURE PROTECTION

7.01 ALL NEW SLAB ON GRADE FLOORS TO BE UNDERLAYED WITH A VAPOR BARRIER. VAPOR BARRIER SHALL BE MIN. 6 MIL (VISOQUEEN) POLYETHYLENE AND LOCATED BELOW ALL INTERIOR FLOOR SLABS, WITH OVERLAPPING OF MATERIAL NOT LESS THAN SIX INCHES (6") AND TAPED SEALED.

7.02 PROVIDE ALL INSULATION WITH AN (AGED) R-VALUE, AS SPECIFIED WITHOUT GAPS OR VOIDS USING NEW AND UNDAAMAGED MATERIALS.

FI-FOIL COMPANY, PO BOX 800, AUBURNDALE, FLORIDA 33823. TOLL FREE (800) 448-3401. PHONE (863) 965-1846. FAX (863) 967-0137. WEB SITE WWW.FI-FOIL.COM E-MAIL CUSTSERV@FI-FOIL.COM.

REFLECTIVE INSULATION: FI-FOIL VR PLUS SHIELD. SUBMIT MANUFACTURER'S PRODUCT DATA, INCLUDING INSTALLATION INSTRUCTIONS. INDICATE COMPLIANCE WITH MATERIAL REQUIREMENTS.

PART 8.0 - DOORS AND WINDOWS

NOT USED

PART 9.0 - FINISHES

NOT USED

PART 10.00 - SPECIALTIES

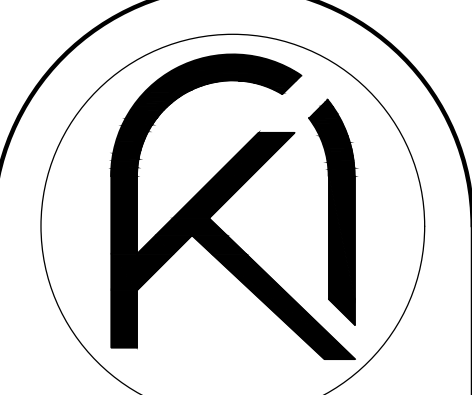
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GENERAL NOTES

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY CLEARANCES OF DUCTWORK AND LIGHTS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE CABINET INSTALLATION WITH ELECTRICAL OUTLET LOCATIONS. REFER TO ELECTRICAL DRAWINGS AND CABINET SHOP DRAWINGS.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES - FLOORING, CEILINGS, PAINT, PLASTIC LAMINATING, ETC. - COLOR AND STYLE WITH TENANT / OWNER PRIOR TO FABRICATION AND/OR INSTALLATION.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED WOOD

SAFEGUARD UNDER CONST.

- THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE 2020 F.B.C. AND ALL PREVAILING CODES UNDER THIS JURISDICTION
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE®, INsofar AS THEY CAN REASONABLY BE APPLIED TO BUILDINGS UNDER CONSTRUCTION.
- PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.

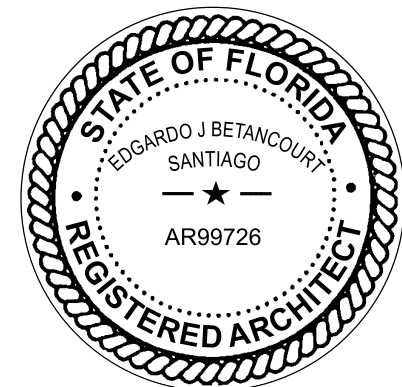


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PROPOSED ADDITION FOR:

BARED RESIDENCE

1498 SEVILLA AVENUE
CORAL GABLES, FL 33134



DRAWN BY
DATE 09.12.22 EV CHECKED BY 22-19 PROJECT

REVISIONS

GENERAL NOTES & SPECIFICATIONS

CONSTRUCTION DOCUMENTS

G-1.01



VIEW FROM SOUTH

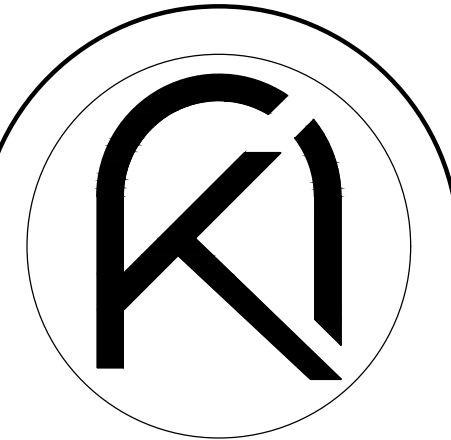


VIEW FROM SEVILLA



VIEW FROM SEVILLA

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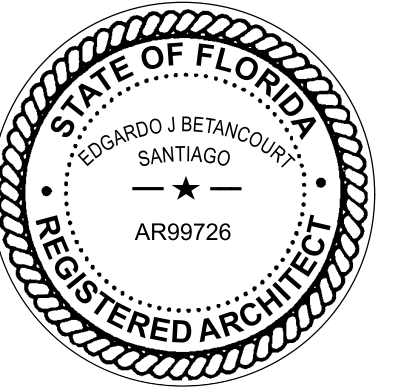


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DRAWN BY: EV
 DATE: 09.12.22
 PROJECT: 22-19
 CHECKED BY: ---

REVISIONS

PHOTOS OF
 EXISTING
 CONDITION

CONSTRUCTION DOCUMENTS

G-1.02

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RENDERING (REAR)



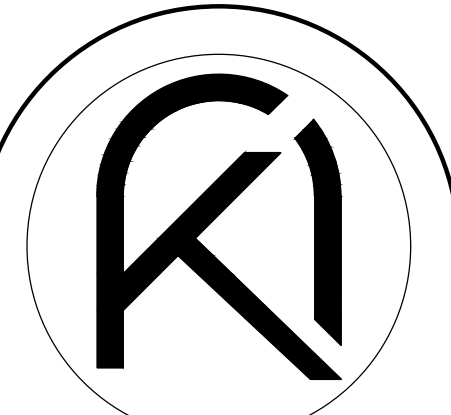
RENDERING (REAR)



RENDERING (FRONT)



RENDERING (FRONT)

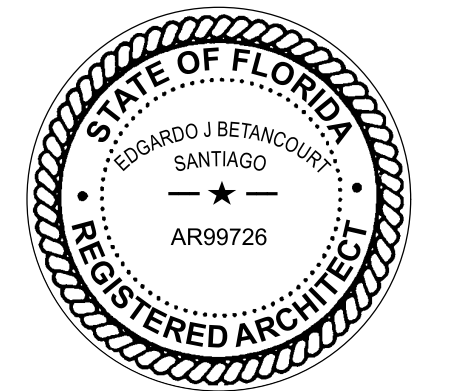


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DRAWN BY
DATE 12.12.22 EV PROJECT
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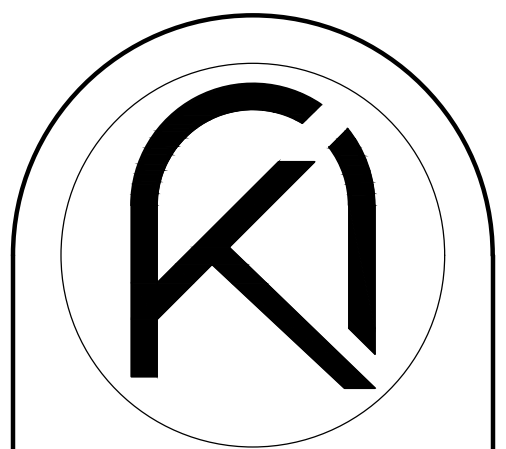
01.05.2024
BUILDING DEPARTMENT COMMENTS

RENDERINGS

CONSTRUCTION DOCUMENTS

G-1.03

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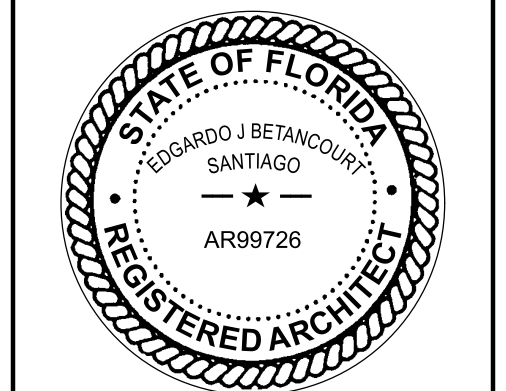


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 CORAL GABLES, FL 33134



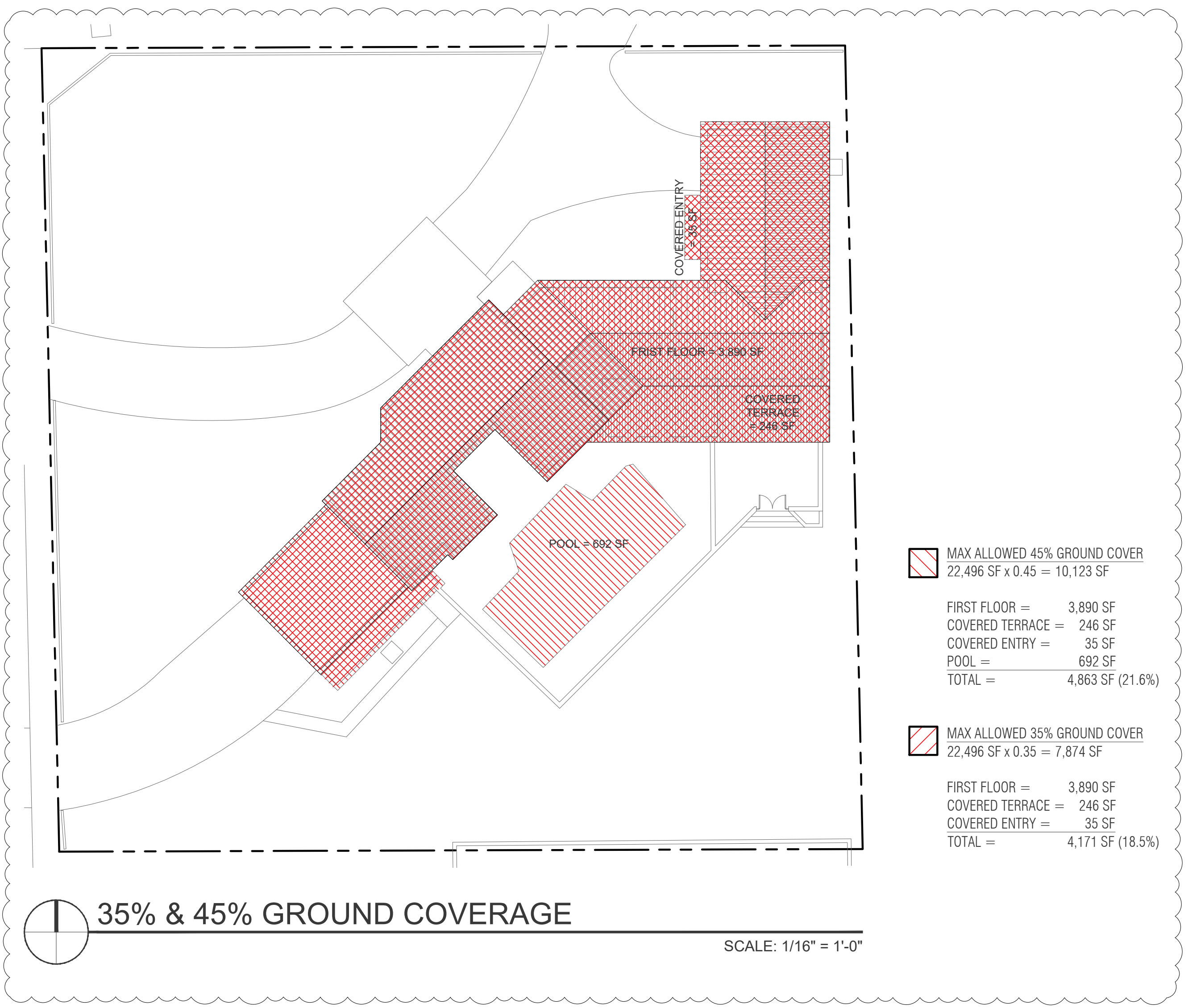
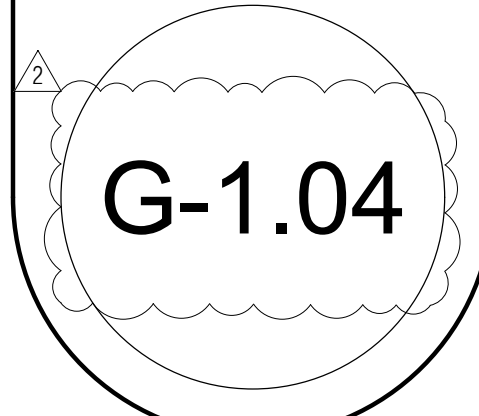
DRAWN BY: EV
 DATE: 12.12.22
 PROJECT: 22-19
 CHECKED BY: ---

REVISIONS

- ② 09.15.2023 BUILDING DEPARTMENT COMMENTS
- ③ 11.28.2023 BUILDING DEPARTMENT COMMENTS

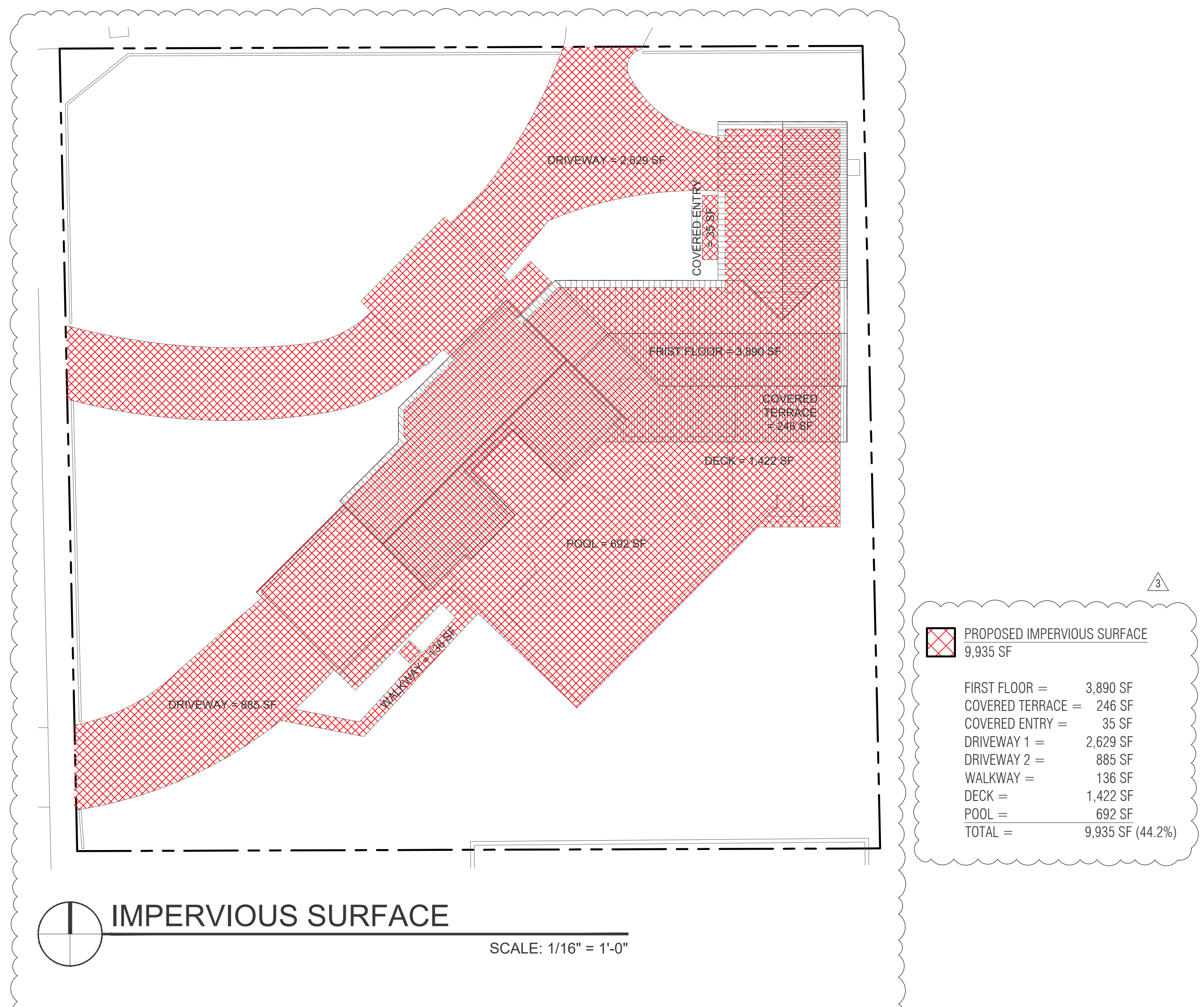
ZONING DIAGRAMS

CONSTRUCTION DOCUMENTS



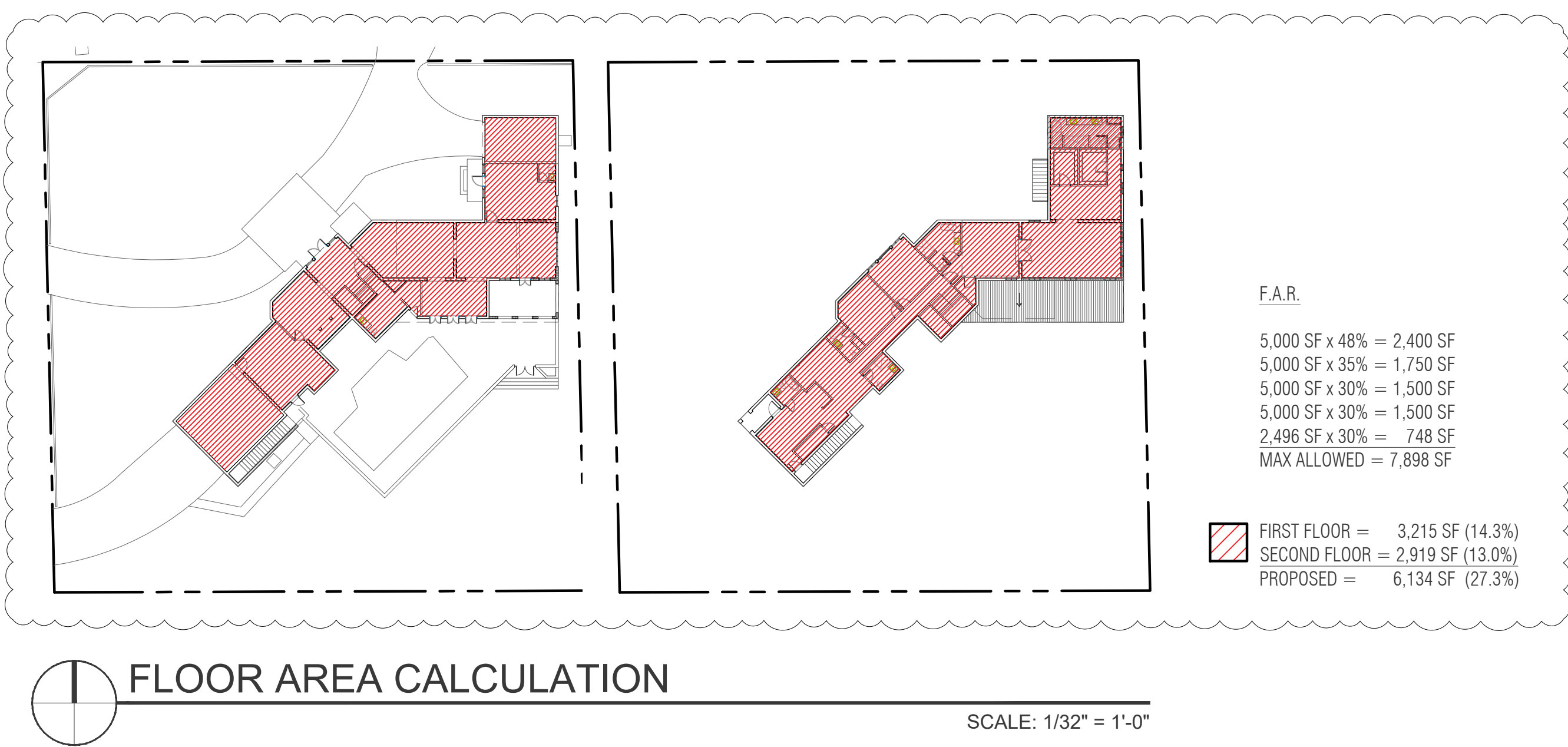
35% & 45% GROUND COVERAGE

SCALE: 1/16" = 1'-0"



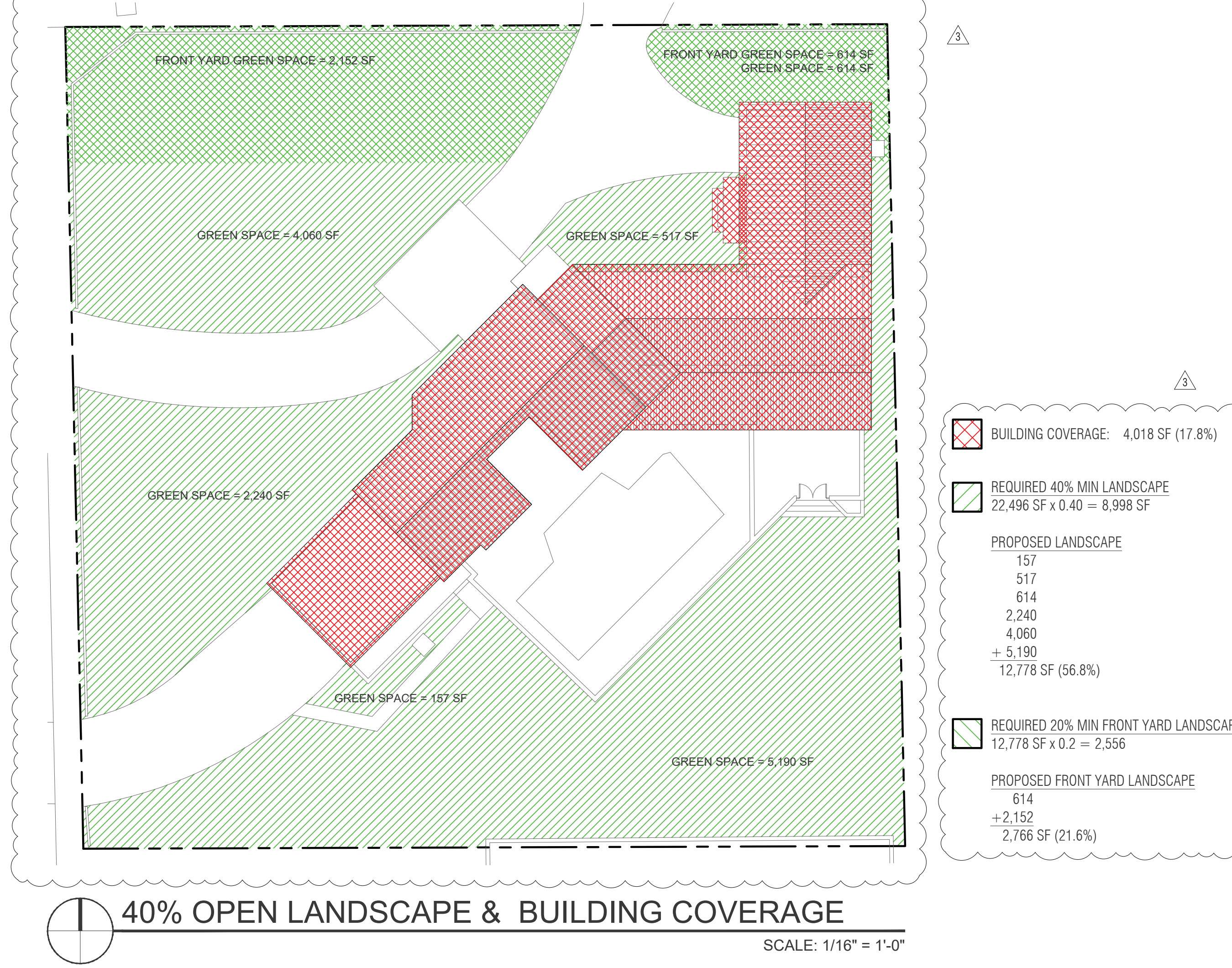
IMPERVIOUS SURFACE

SCALE: 1/16" = 1'-0"



FLOOR AREA CALCULATION

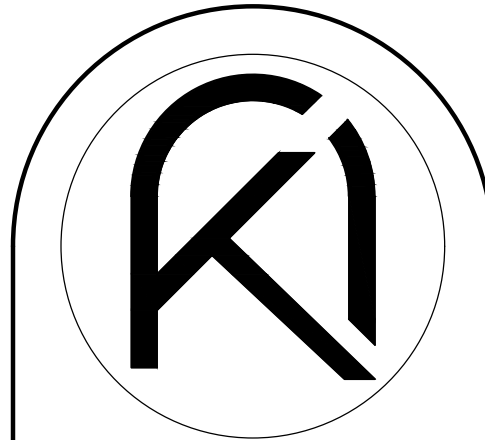
SCALE: 1/32" = 1'-0"



40% OPEN LANDSCAPE & BUILDING COVERAGE

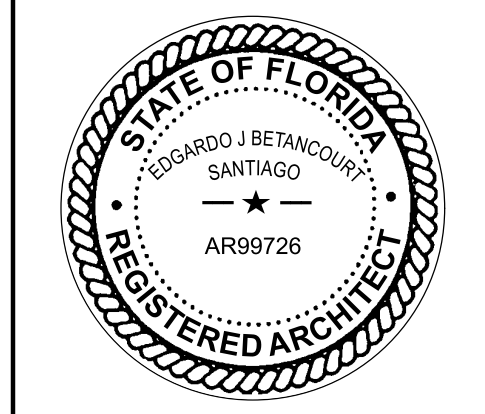
SCALE: 1/16" = 1'-0"

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PROPOSED ADDITION FOR:
BARED RESIDENCE
 1498 SEVILLA AVENUE
 CORAL GABLES, FL 33134



DRAWN BY: EV
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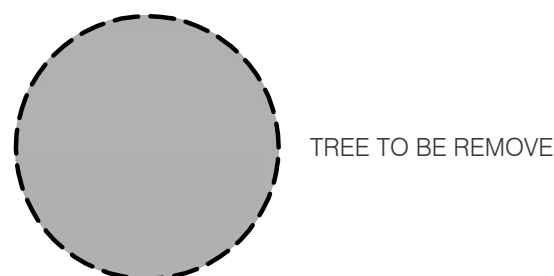
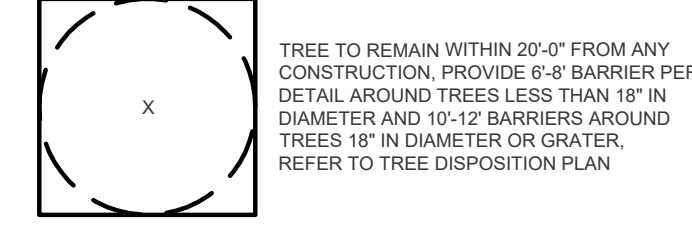
REVISIONS

TREE
 DISPOSITION
 PLAN

CONSTRUCTION DOCUMENTS

TD-1.00

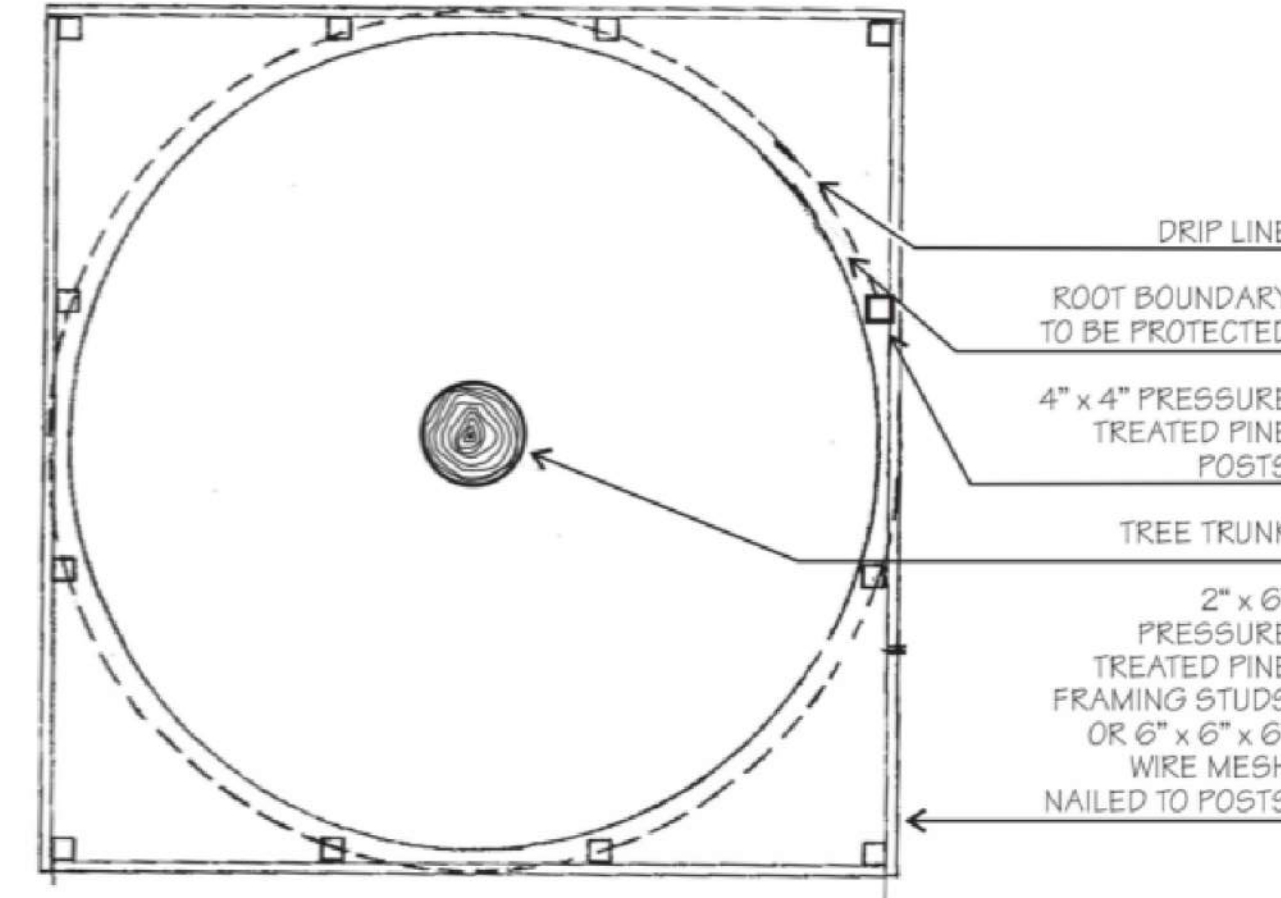
SEVILLA AVENUE



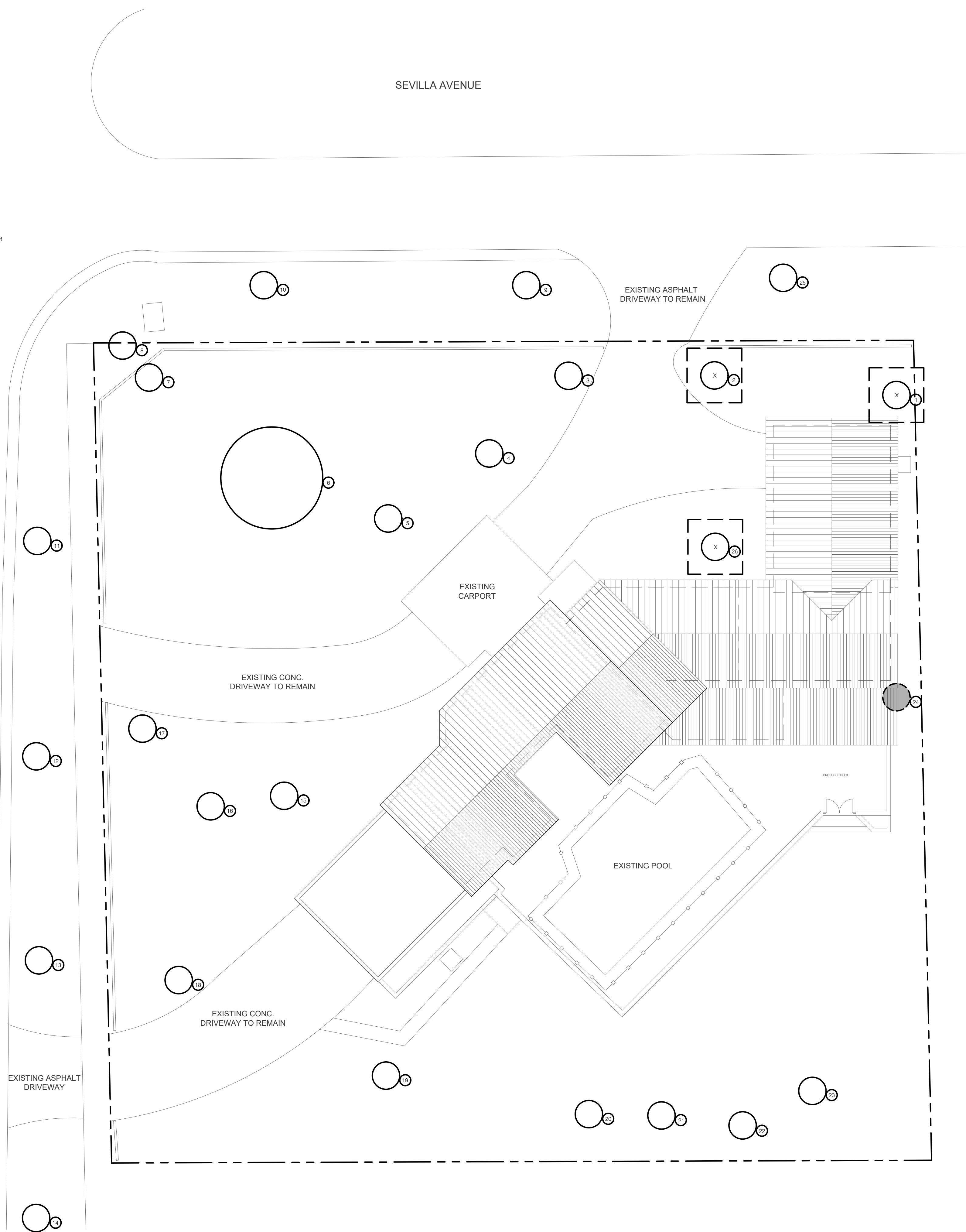
NOTE: TREES TO BE REMOVED.
 STUMP GRIND AND RESTORE AREA WITH GRASS

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape 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.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



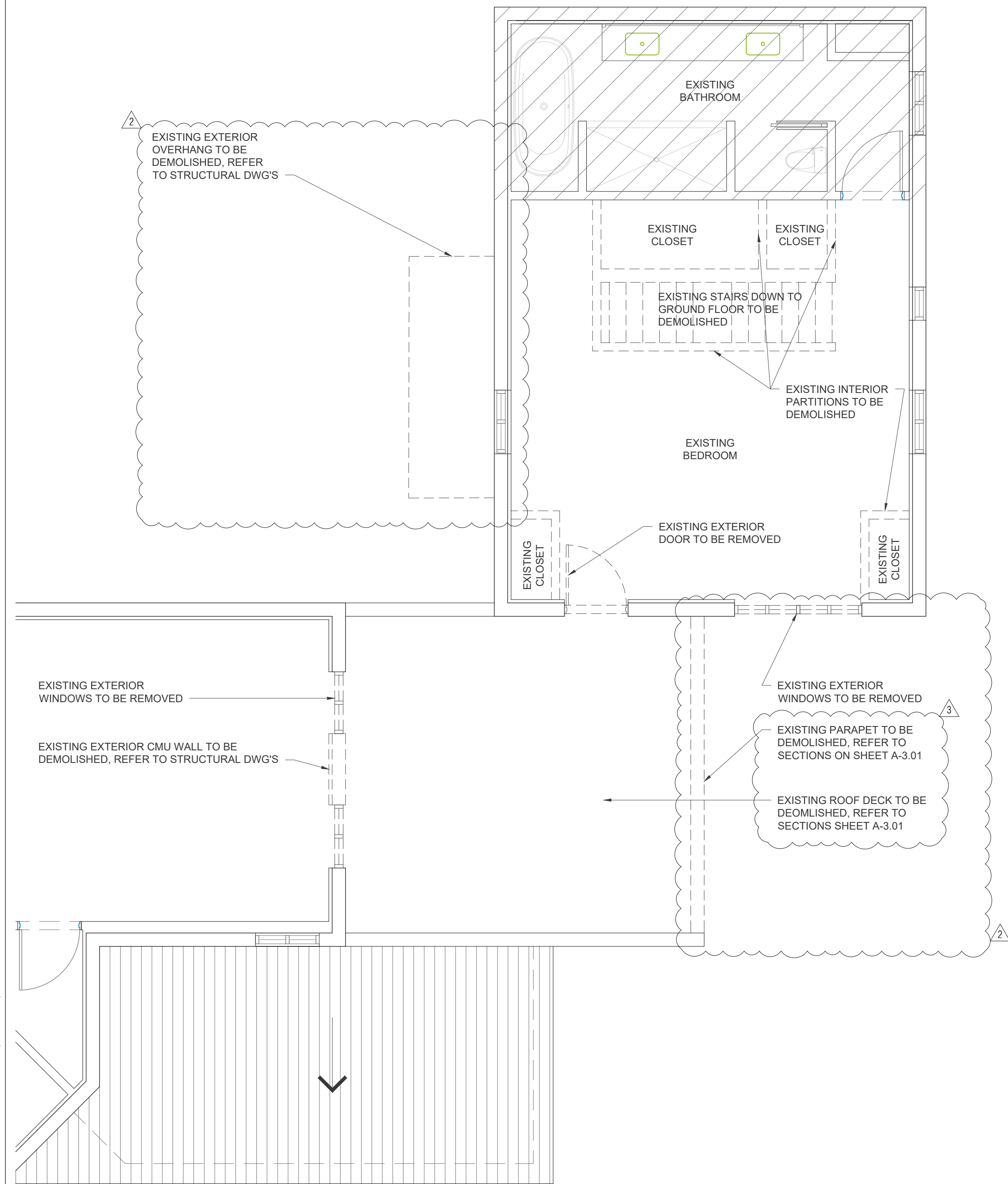
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP
1	<i>Manilkara zapota</i>	Sapodilla Tree	33"	29'	36'
2	<i>Pouteria sapota</i>	Sapote Tree	9"	17'	12'
3	<i>Mangifera indica sp.</i>	Mango Tree	17"	25'	34'
4	<i>Averrhoa carambola</i>	Starfruit Tree	12"	27'	38'
5	<i>Leucaena leucocephala</i>	Lead Tree	35"	45'	50'
6	<i>Dimocarpus longan</i>	Longan Tree	47"	41'	60'
7	<i>Blighia sapida</i>	Ackee Tree	12"	19'	18'
8	<i>Blighia sapida</i>	Ackee Tree	12"	19'	18'
9	<i>Cocos nucifera</i>	Coconut Palm	7"	23'	16'
10	<i>Cocos nucifera</i>	Coconut Palm	5"	25'	16'
11	<i>Quercus virginiana</i>	Southern Live Oak	10"	17'	14'
12	<i>Quercus virginiana</i>	Southern Live Oak	10"	18'	14'
13	<i>Quercus virginiana</i>	Southern Live Oak	11"	17'	14'
14	<i>Quercus virginiana</i>	Southern Live Oak	10"	17'	14'
15	<i>Mangifera indica sp.</i>	Mango Tree	34"	23'	40'
16	<i>Blighia sapida</i>	Ackee Tree	16"	21'	28'
17	<i>Mangifera indica sp.</i>	Mango Tree	16"	18'	20'
18	<i>Mangifera indica sp.</i>	Mango Tree	17"	19'	22'
19	<i>Mangifera indica sp.</i>	Mango Tree	21"	33'	56'
20	<i>Persea americana</i>	Avocado Tree	34"	27'	46'
21	<i>Persea americana</i>	Avocado Tree	21"	30'	54'
22	<i>Mangifera indica sp.</i>	Mango Tree	8"	17'	14'
23	<i>Persea americana</i>	Avocado Tree	24"	31'	40'
24	<i>Persea americana</i>	Avocado Tree	26"	17'	36'
25	<i>Cocos nucifera</i>	Coconut Palm	12"	35'	18'



SITE PLAN

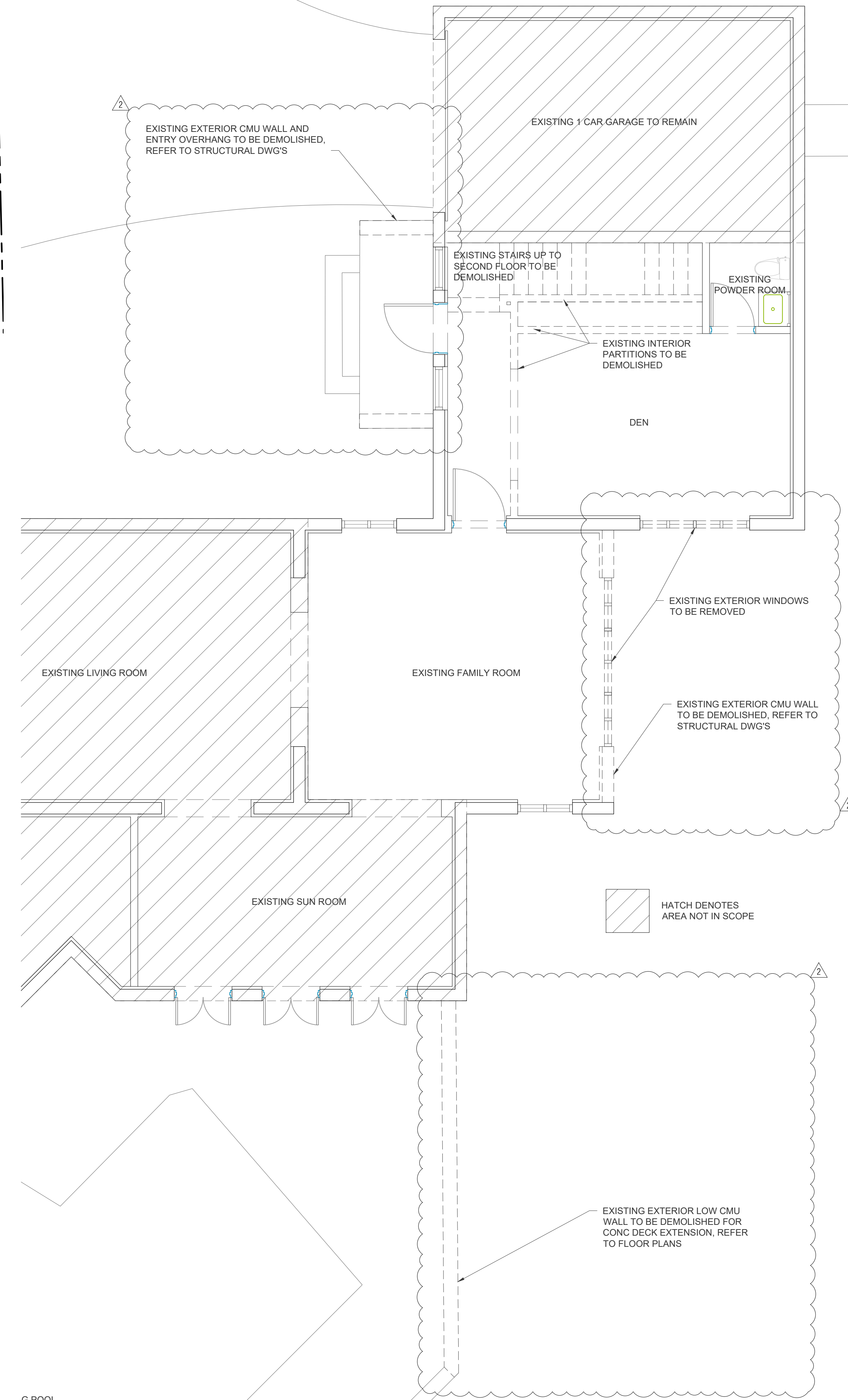
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EXISTING 2ND LEVEL

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

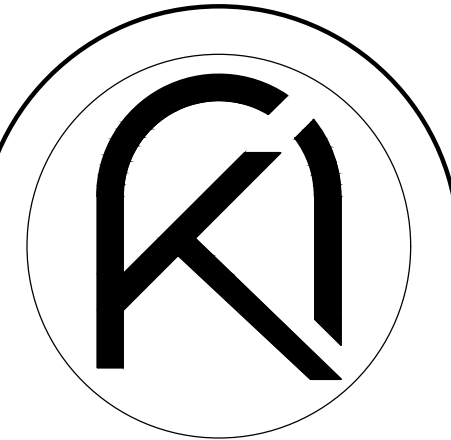


EXISTING GROUND LEVEL

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

GENERAL DEMOLITION NOTES

- THE CONTRACTOR WILL BE HELD TO HAVE EXAMINED AND UNDERSTAND THE SCOPE OF WORK, FIELD CONDITIONS, DIMENSIONS AND CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THE CONTRACT. THEY WILL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY ON BEHALF OF CONTRACTOR FOR ANY ERROR THROUGH NEGLIGENCE ON HIS PART IN EXAMINING PREMISES.
 - DRAWINGS WILL DEPICT THE GENERAL DIMENSIONS OF THE BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ARCHITECT AWARE OF ANY QUESTIONS OR DISCREPANCIES REGARDING THE SCOPE OF WORK, EXISTING CONDITIONS, AND/OR INTENT. A WRITTEN CLARIFICATION FROM THE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES, WHICH WILL REQUIRE TEMPORARY INTERRUPTION OF BUILDING MECHANICAL OR ELECTRICAL SYSTEMS. A WRITTEN METHOD OF PROCEDURE WILL BE REQUIRED FROM THE CONTRACTOR PRIOR TO COMMENCING WITH WORK.
 - INSTALL ALL SHORING AND BRACING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES AND/OR REGULATIONS TAKE PRECEDENCE.
 - THE CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTION, EXAMINATION AND FEES OR CHARGES REQUIRED BY ANY OF THE PUBLIC AUTHORITIES HAVING JURISDICTION. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS AS SET FORTH BY ALL APPLICABLE LOCAL AND FEDERAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND COMPLYING WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
 - ALL WORK (BOTH TEMPORARY AND PERMANENT) SHALL COMPLY WITH ALL APPLICABLE OSHA AND CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO 2020 FBC-EXISTING BUILDING.
 - ALL ELECTRICAL/TELEPHONE CONDUIT AND/OR PLUMBING WITHIN THE DEMOLISHED PARTITIONS SHALL BE REMOVED TO THE POINT WHERE IT IS NO LONGER EXPOSED AND CLEAR OF NEW WORK. PROPERLY CAP AND TERMINATE AS PER CODE.
 - MAINTAIN THE EXISTING BUILDING IN A SAFE AND WEATHER-TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING EXTERIOR WALLS BY SHORING AND BRACING AS REQUIRED AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL KEEP ALL AREAS FREE FROM THE ACCUMULATION OF CONSTRUCTION DEBRIS. NO STOCK PILING OF DEBRIS WILL BE ALLOWED ON SITE. ALL DEBRIS SHALL BE REMOVED FROM SITE ON A DAILY BASIS AND PLACED IN WASTE CONTAINERS FOR PROPER REMOVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OR RECYCLING OF ALL DEMOLISHED MATERIALS, AND BE RESPONSIBLE FOR ALL ASSOCIATED TIPPING FEES AT THE LANDFILL.
 - THE CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK.
 - STRUCTURAL COMPONENTS OF THIS BUILDING SHALL NOT BE ALTERED IN ANY WAY. PROVIDE ADEQUATE SHORING AND BRACING WHEN REMOVING INTERIOR FLOORS AND WALLS.
 - GENERAL CONTRACTOR SHALL HAND NOTATE ON DEMOLITION DRAWINGS ANY "AS-BUILT" INFORMATION OF INTEREST TO THE OWNER.
 - ARCHITECT AND OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT DEMOLITION PROCEDURES PROPOSED BY THE CONTRACTOR.
 - CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING EXTERIOR ENCLOSURE INCLUDING ROOF AND WINDOWS.
 - CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER FREE FROM ALL CONSTRUCTION DEBRIS, SCRAPS, MATERIAL AND EQUIPMENT.
 - AVOID EXCEEDING ALLOWABLE FLOOR LOADING CAPACITY AT ANY LOCATION BY ANY CONSTRUCTION PROCESS AND SPECIFICALLY BY THE MOVING AND STORAGE OF CONSTRUCTION MATERIALS OR OPERATION OF ANY HOIST, VEHICLE OR CRANE DEVICE.
 - WHERE CUTTING AND/OR PATCHING IS REQUIRED, THE CONTRACTOR SHALL PROTECT ADJACENT WORK.
 - WHERE APPLICABLE PROVIDE TEMPORARY WEATHER TIGHT CLOSURE OF OPENINGS IN EXTERIOR ENCLOSURE SURFACES. SUCH ENCLOSURE SHALL PREVENT ENTRY OF UNAUTHORIZED PERSONS. IF ASBESTOS IS PRESENT OR SUSPECTED TO BE PRESENT, THE CONTRACTOR MUST FOLLOW EPA, STATE ENVIRONMENTAL AGENCY, AND OSHA REGULATIONS. IF SUSPECT MATERIAL IS NOT TESTED THE CONTRACTOR SHALL PROCEED AS IF THE MATERIAL CONTAINS ASBESTOS. FAILURE TO REALIZE THAT A SUBSTANCE CONTAINS ASBESTOS DOES NOT ABSOLVE CONTRACTORS FROM LIABILITY.
 - CONTRACTOR SHALL VERIFY WITH OWNER IF REMOVED EQUIPMENT SHALL BE KEPT, STORED OR DEMOLISHED PRIOR TO PERFORMING ANY DEMOLITION WORK.
- STRUCTURAL BRACING CONSIDERATIONS DURING DEMOLITION
- PRIOR TO DEMOLITION OF FLOORS, WALLS, ETC. CONTRACTOR SHALL SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
 - WALLS SHALL BE BRACED AT EXISTING ADJACENT LOCATIONS. THE BRACING SHALL BE CONSTRUCTED SO THAT BRACING MEMBERS CAN WITHSTAND TENSION & COMPRESSION FORCES.
 - CONTRACTOR IS RESPONSIBLE FOR CONNECTING BRACING TO MEMBERS DESIGNED TO TRANSFER OR RESIST LATERAL LOADS.
 - CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE DURING DEMOLITION.
 - STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
- CONSTRUCTION SITE SAFETY
- THE CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT OPERATIONS AND CITY OPERATIONS WITHIN AND AROUND THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL INFORM THE OWNER OF A MINIMUM OF 72 HOURS OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDINGS AND OR CITY SERVICES.
 - THE CONTRACTOR SHALL REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.
 - THE CONTRACTOR SHALL COORDINATE WITH F.P.L., WATER MANAGEMENT AND ALL CITY AFFECTED SERVICES ALL DEMOLITION WORK TO PROPERLY PROTECT ALL CITY LINES DURING DEMOLITION WORK. CONTRACTOR WILL BE HELD LIABLE FOR ALL WORK NOT COORDINATED WITH THE CITY PRIOR, DURING, AND AFTER DEMOLITION WORK HAS BEGUN.

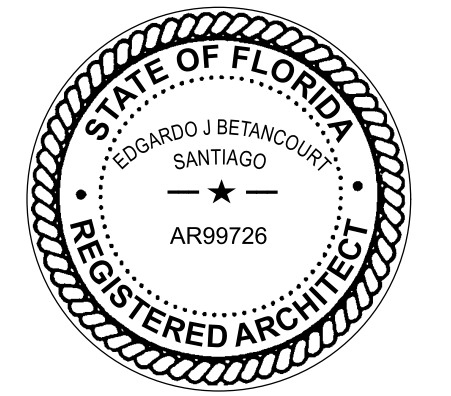


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PROPOSED ADDITION FOR:

BARED RESIDENCE

1498 SEVILLA AVENUE
CORAL GABLES, FL 33134



DRAWN BY
DATE 12.12.22 EV CHECKED BY 22-19 PROJECT

REVISIONS

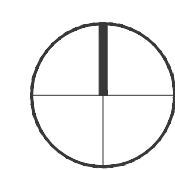
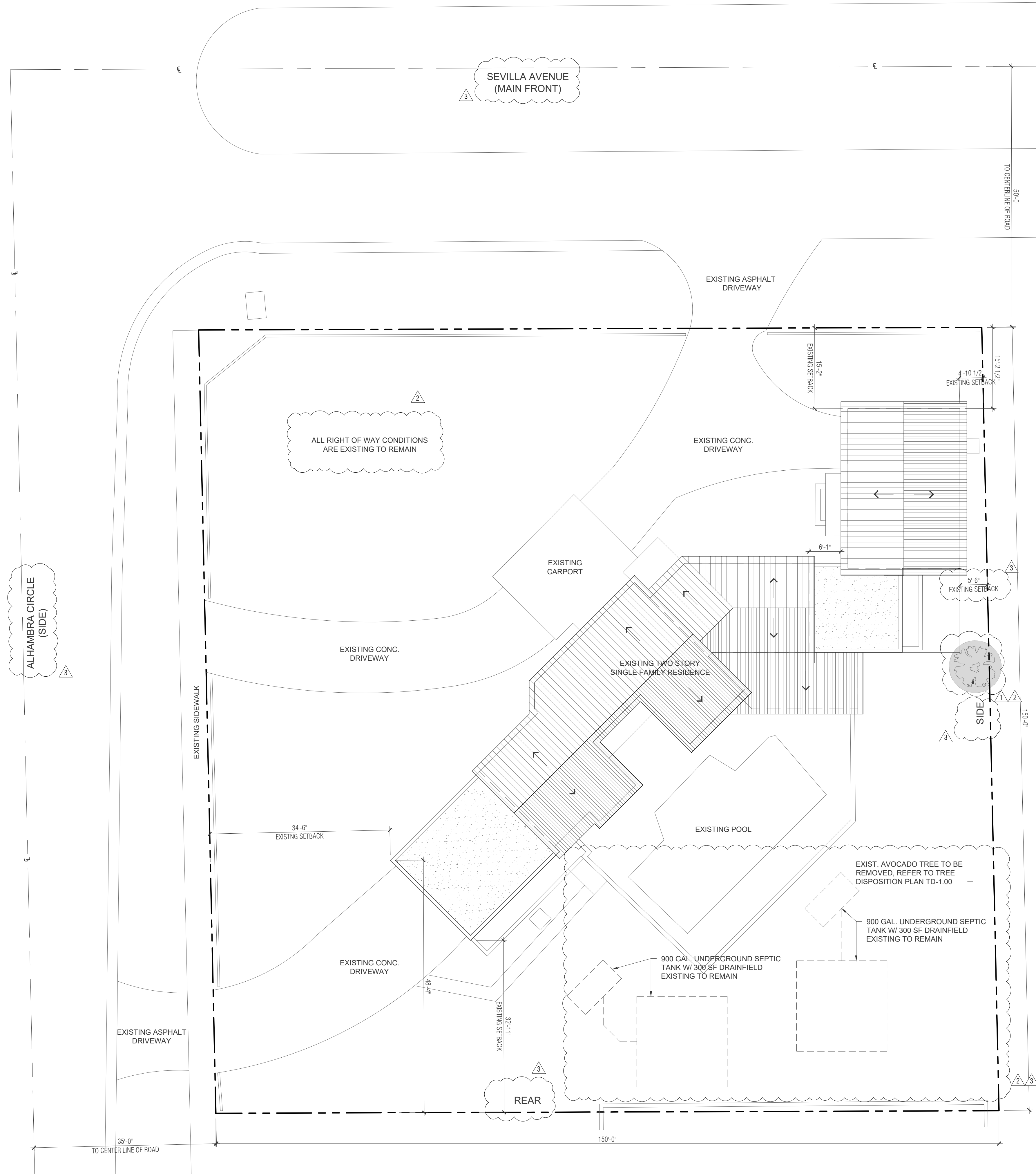
- 09.15.2023 BUILDING DEPARTMENT COMMENTS
- 11.28.2023 BUILDING DEPARTMENT COMMENTS

DEMOLITION
1ST & 2ND LEVEL
FLOOR PLANS

CONSTRUCTION DOCUMENTS

D-1.01

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EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION

CORAL GABLES COUNTRY CLUB SEC 1
PB 8-108
LOTS 1 TO 3 INC BLK 6
LOT SIZE IRREGULAR

SCOPE OF WORK

300 SF SECOND STORY MASTER BEDROOM ADDITION, EXTENDING TO CONNECT THE ORIGINAL STRUCTURE TO THE 1970'S ADDITION.

GOVERNING CODES

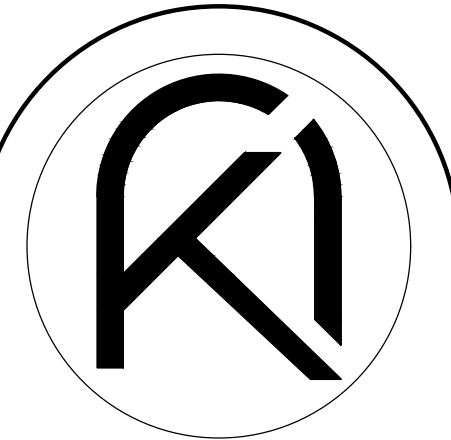
1.01 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2020 EDITION WITH ALL REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

GENERAL NOTES

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY CLEARANCES OF DUCTWORK AND LIGHTS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE CABINET INSTALLATION WITH ELECTRICAL OUTLET LOCATIONS. REFER TO ELECTRICAL DRAWINGS AND CABINET SHOP DRAWINGS.
- CONTRACTOR TO COORDINATE ALL INTERIOR BUILT-INS AND INTERIOR FINISHES - FLOORING, CEILINGS, PAINT, PLASTIC LAMINATING, ETC. - COLOR AND STYLE WITH TENANT / OWNER PRIOR TO FABRICATION AND/OR INSTALLATION.
- PIPES AND WIRES PASSING THROUGH FIRE RATED PARTITION ASSEMBLIES ARE TO BE PROTECTED AS PER F.B.C. SECTIONS 705.5.1.2 AND 705.6.1. SEE SHEET A-9 FOR DETAIL.
- PORTABLE FIRE EXTINGUISHERS COMPLYING WITH NFPA 1, 1B, 3.9.1, 1B, 3.9.3, 1B, 3.9.4 AND NFPA 1141 SECTION 10.1.5, 10.1.5.1 AND NFPA 101 SEC. 9.7.4.1 (2020 ED.) SHALL BE INSTALLED DURING CONSTRUCTION. MOUNTING HEIGHT SHALL MEET NFPA-10.
- FLAMMABLE AND COMBUSTIBLE MATERIALS, IF USED DURING CONSTRUCTION, SHALL BE HANDLED AND STORED IN ACCORDANCE WITH NFPA 30.
- SEE PLUMBING PLANS TO CONFIRM WET COLUMN AND RAINWATER LEADER LOCATIONS FOR BOX-OUTS.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED WOOD

SAFEGUARD UNDER CONST.

- THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE 2010 F.B.C. AND ALL PREVAILING CODES UNDER THIS JURISDICTION
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMP, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE®, INsofar AS THEY CAN REASONABLY BE APPLIED TO BUILDINGS UNDER CONSTRUCTION.
- PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THIS PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. PERMANENT FIRE DEPARTMENT ACCESS ROAD MARKINGS SHALL NOT BE REQUIRED UNTIL BUILDING IS COMPLETE OR OCCUPIED FOR USE

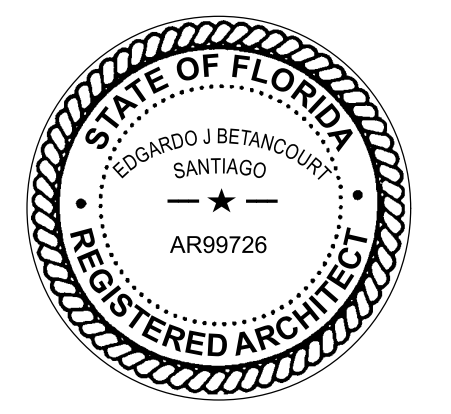


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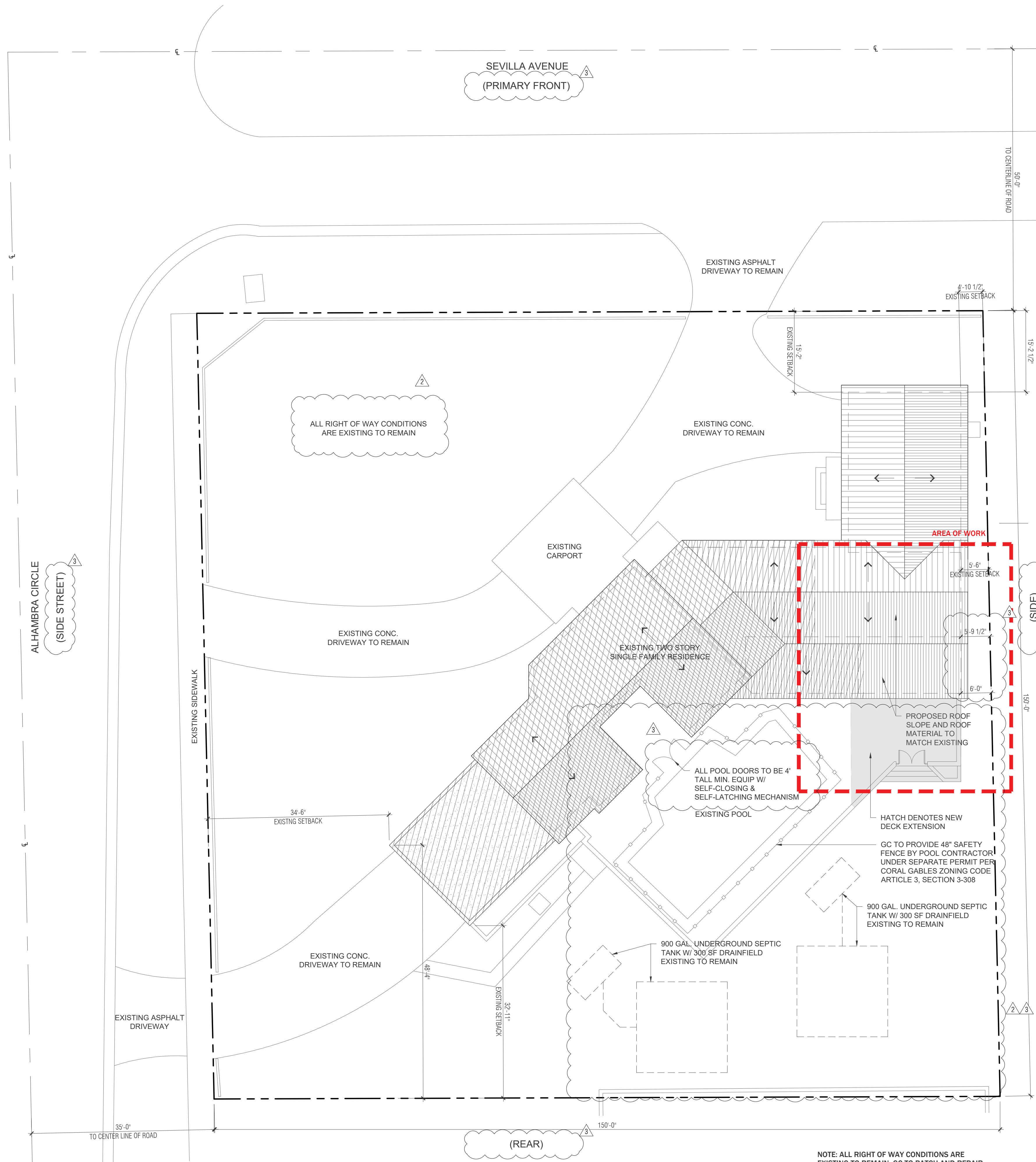
- 1 04.17.2023 BUILDING DEPARTMENT COMMENTS
- 2 09.15.2023 BUILDING DEPARTMENT COMMENTS
- 3 11.28.2023 BUILDING DEPARTMENT COMMENTS

EXISTING SITE PLAN

CONSTRUCTION DOCUMENTS

A-1.00

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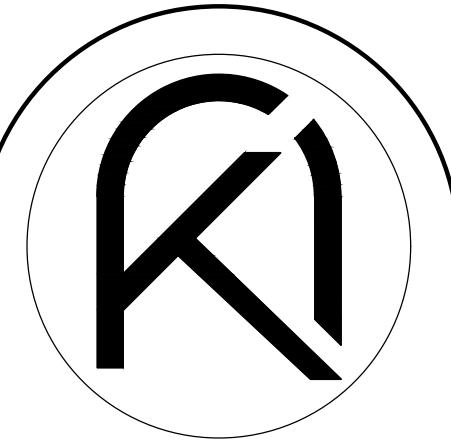
NOTE: ALL RIGHT OF WAY CONDITIONS ARE EXISTING TO REMAIN. GC TO PATCH AND REPAIR AS NEEDED

ZONING LEGEND		
1. ZONING DESIGNATION	SFR	
2. LOT AREA	22,496 SF.	
3. LOT COVERAGE	EXISTING	PROPOSED
MAIN BUILDING (35% MAX.)	2,973 SF (13.2%)	4,018 SF (17.8%)
OPEN SPACE (40% MIN.)	13,195 SF (58.7%)	12,103 SF (53.8%)
4. SETBACKS	EXISTING	PROPOSED
FRONT (SEVILLA)	15'-2"	15'-2"
SIDE STREET (ALHAMBRA)	34'-6"	34'-6"
SIDE (EAST)	4'-10 1/2"	4'-10 1/2"
REAR (SOUTH)	32'-11"	32'-11"

NOTE: ALL ZONING REQUIREMENTS ARE EXISTING TO REMAIN

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

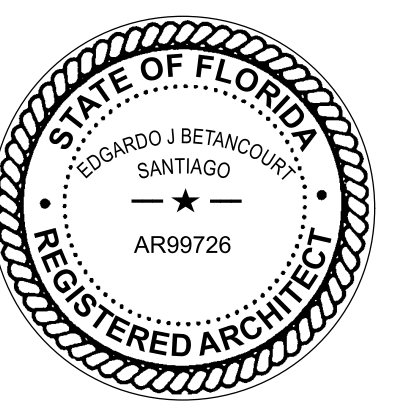


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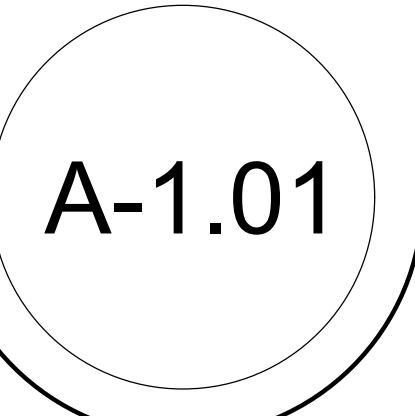
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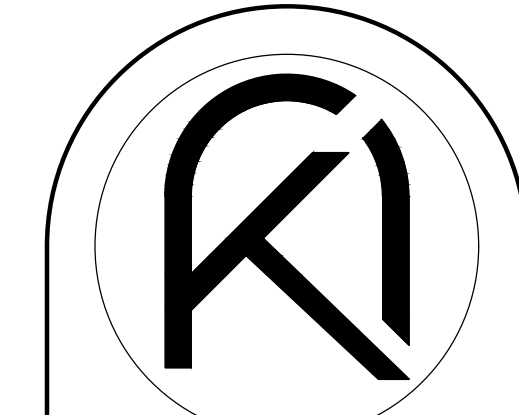
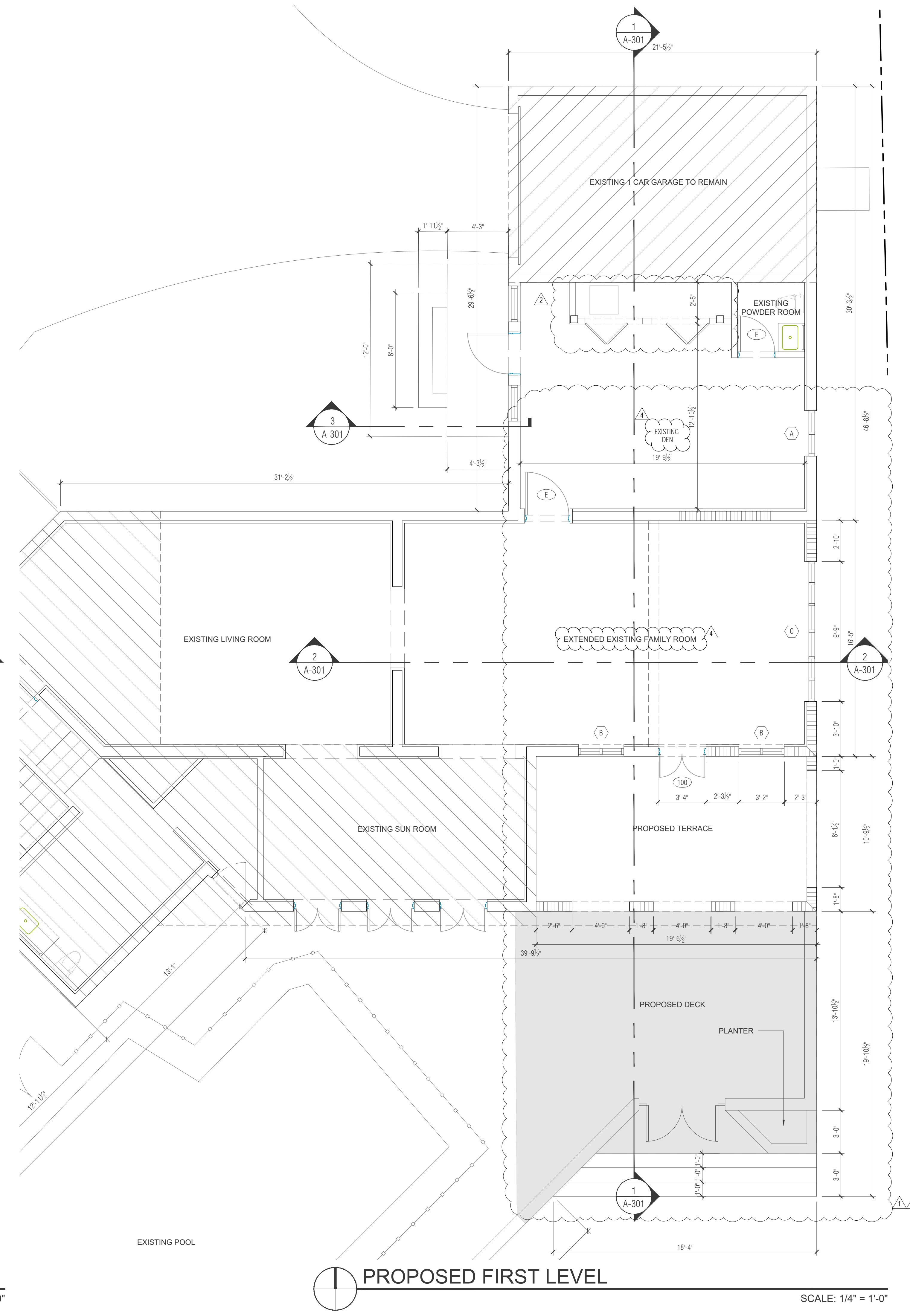
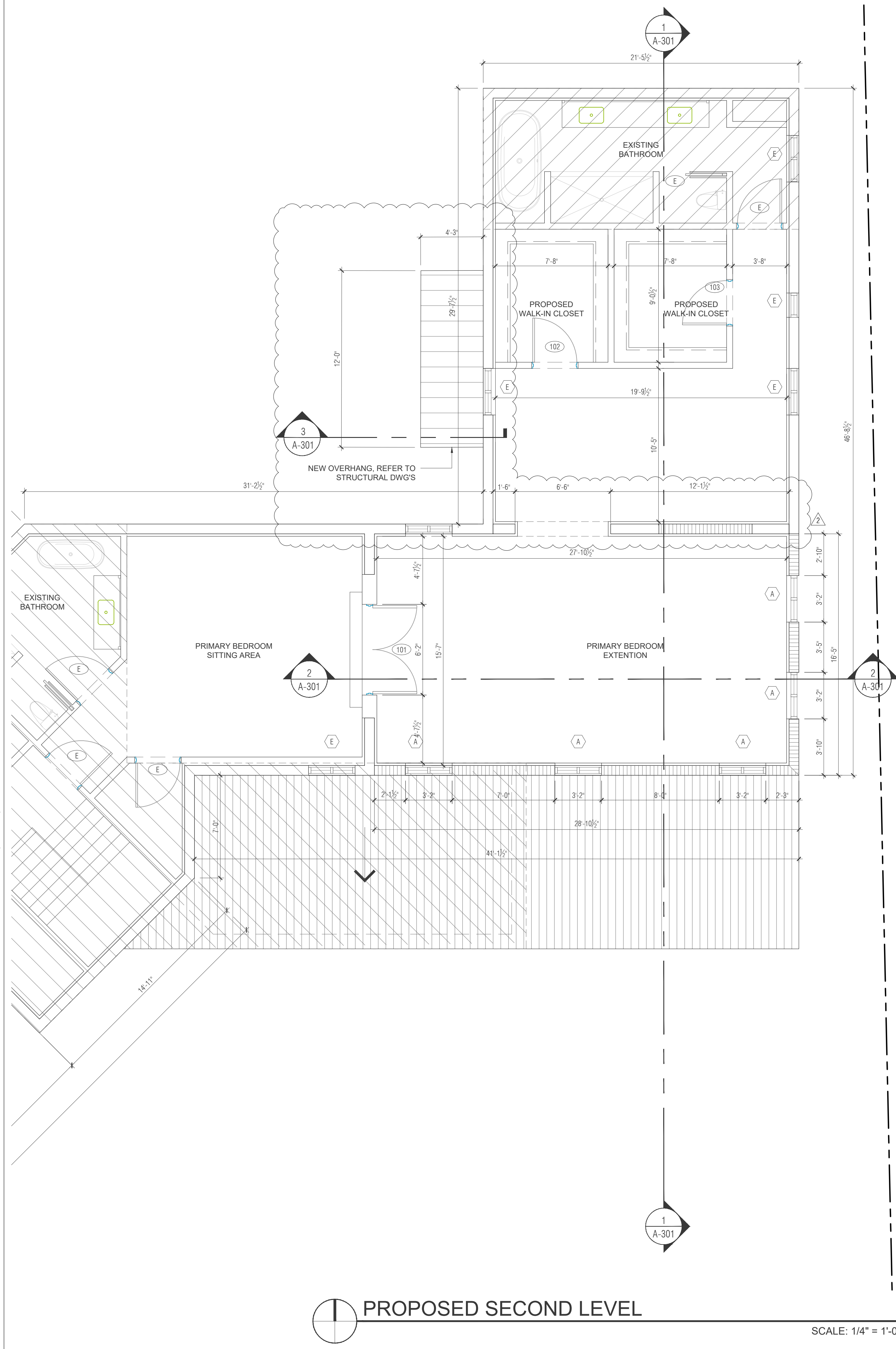
- 1. 04.17.2023 BUILDING DEPARTMENT COMMENTS
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CONSTRUCTION DOCUMENTS

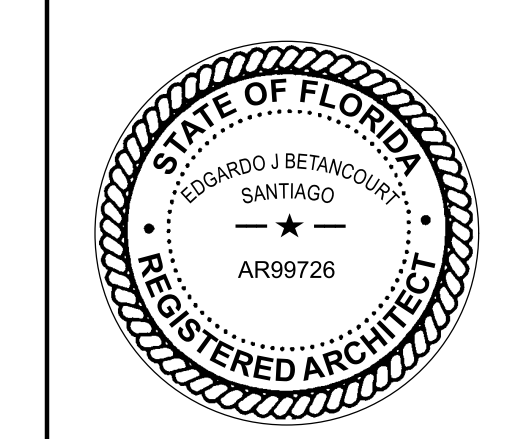


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 c: 305.951.6181

PROPOSED ADDITION FOR:
BARED RESIDENCE
 1498 SEVILLA AVENUE
 CORAL GABLES, FL 33134



DRAWN BY: EV
 DATE: 12.12.22
 CHECKED BY: ---
 PROJECT: 22-19

REVISIONS

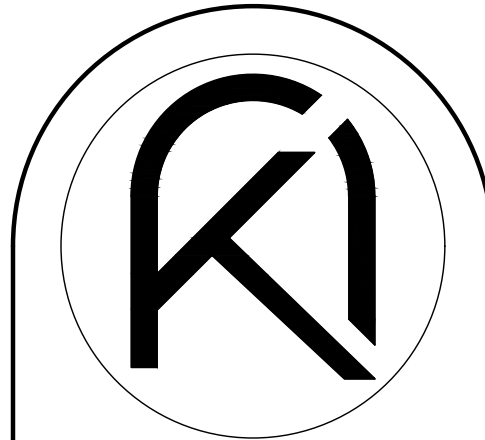
1	04.17.2023	BUILDING DEPARTMENT COMMENTS
2	09.15.2023	BUILDING DEPARTMENT COMMENTS
3	11.28.2023	BUILDING DEPARTMENT COMMENTS
4	01.09.2024	MDC BLDG. DEPART. COMMENTS

PROPOSED 1ST & 2ND LEVEL FLOOR PLANS

CONSTRUCTION DOCUMENTS

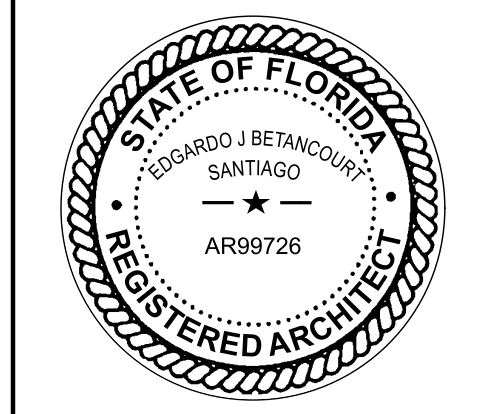
A-1.02

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PROPOSED ADDITION FOR:
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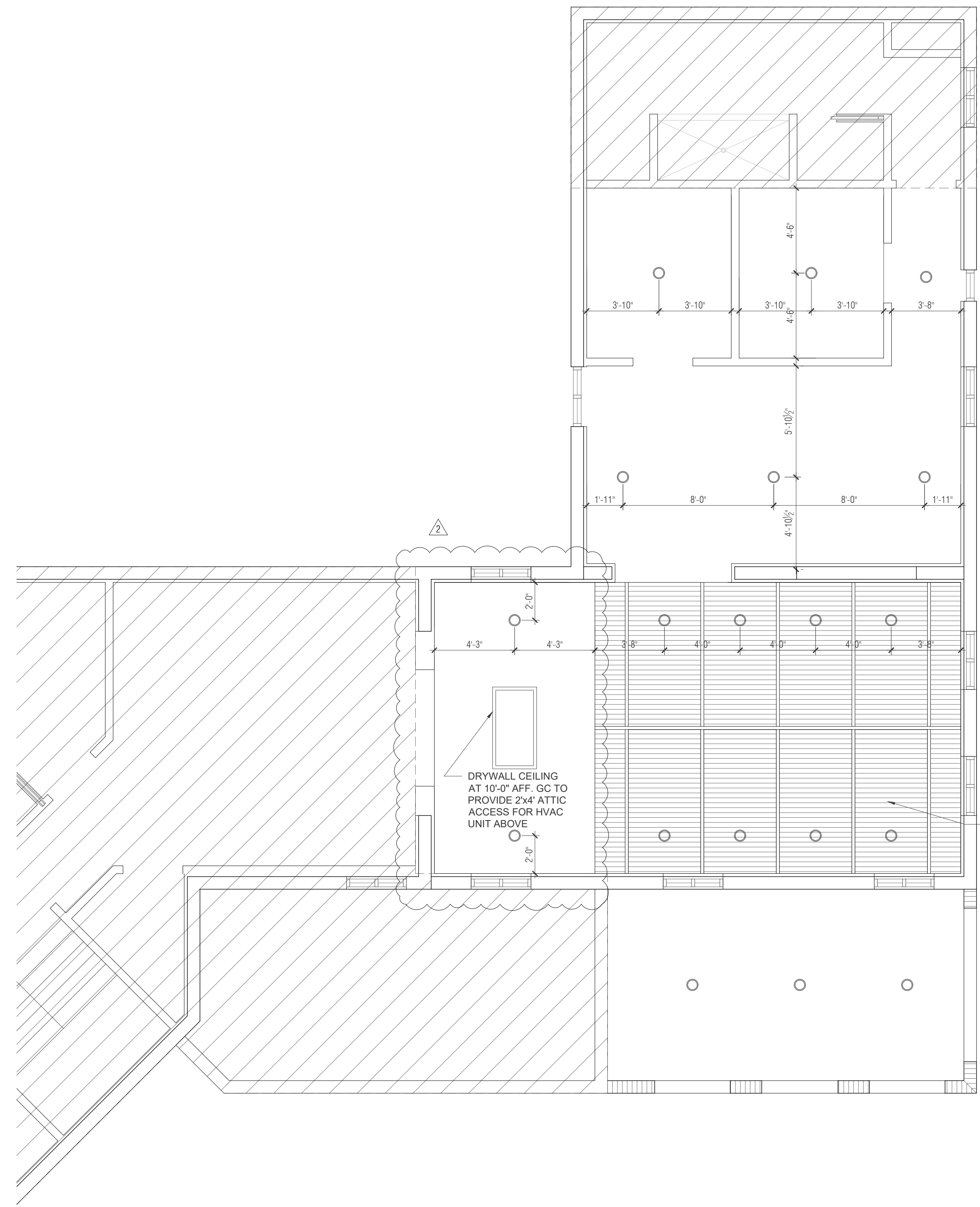
DRAWN BY: EV
 DATE: 12.12.22
 PROJECT: 22-19
 CHECKED BY: ---

REVISIONS	
2	09.15.2023 BUILDING DEPARTMENT COMMENTS
4	01.05.2024 BUILDING DEPARTMENT COMMENTS

PROPOSED RCP & ROOF PLAN

CONSTRUCTION DOCUMENTS

A-1.03



DECORATIVE TONGUE & GROOVE ATTACHED TO UNDERSIDE OF NEW PROPOSED SCISSOR TRUSSES. GC TO PROVIDE SUBMITTAL FOR ARCHITECT'S REVIEW

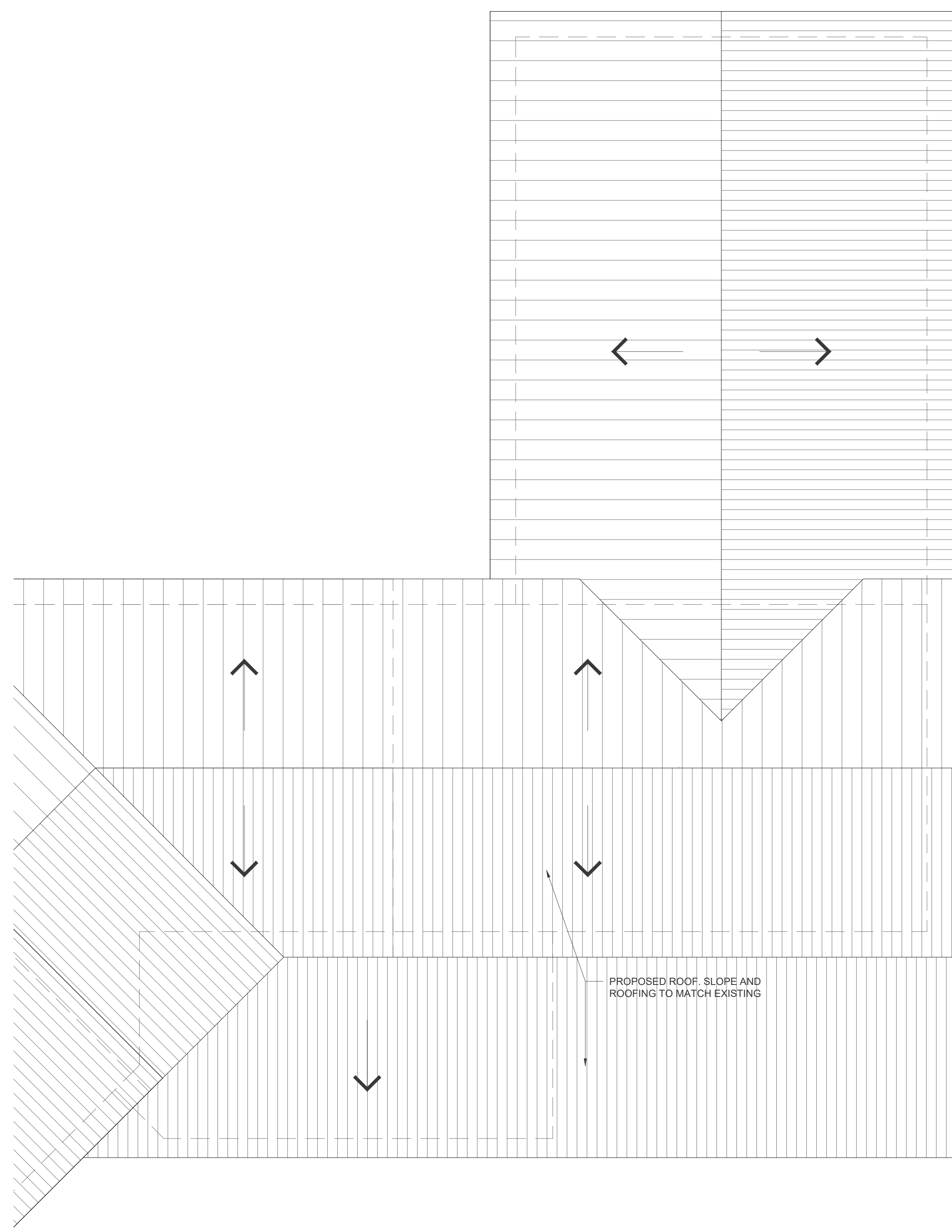
NOTE: GC TO PROVIDE TRUSS SHOP DRAWINGS SUBMITTAL FOR ARCHITECT'S REVIEW, UPPER AND LOWER TRUSS CORDS TO BE A MIN. OF 2 x 6 INCHES. REFER TO STRUCTURAL DWGS

RCP LEGEND

- 6" RECESSED LED LIGHT
- GWB CEILING

PROPOSED REFLECTED CEILING PLAN

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



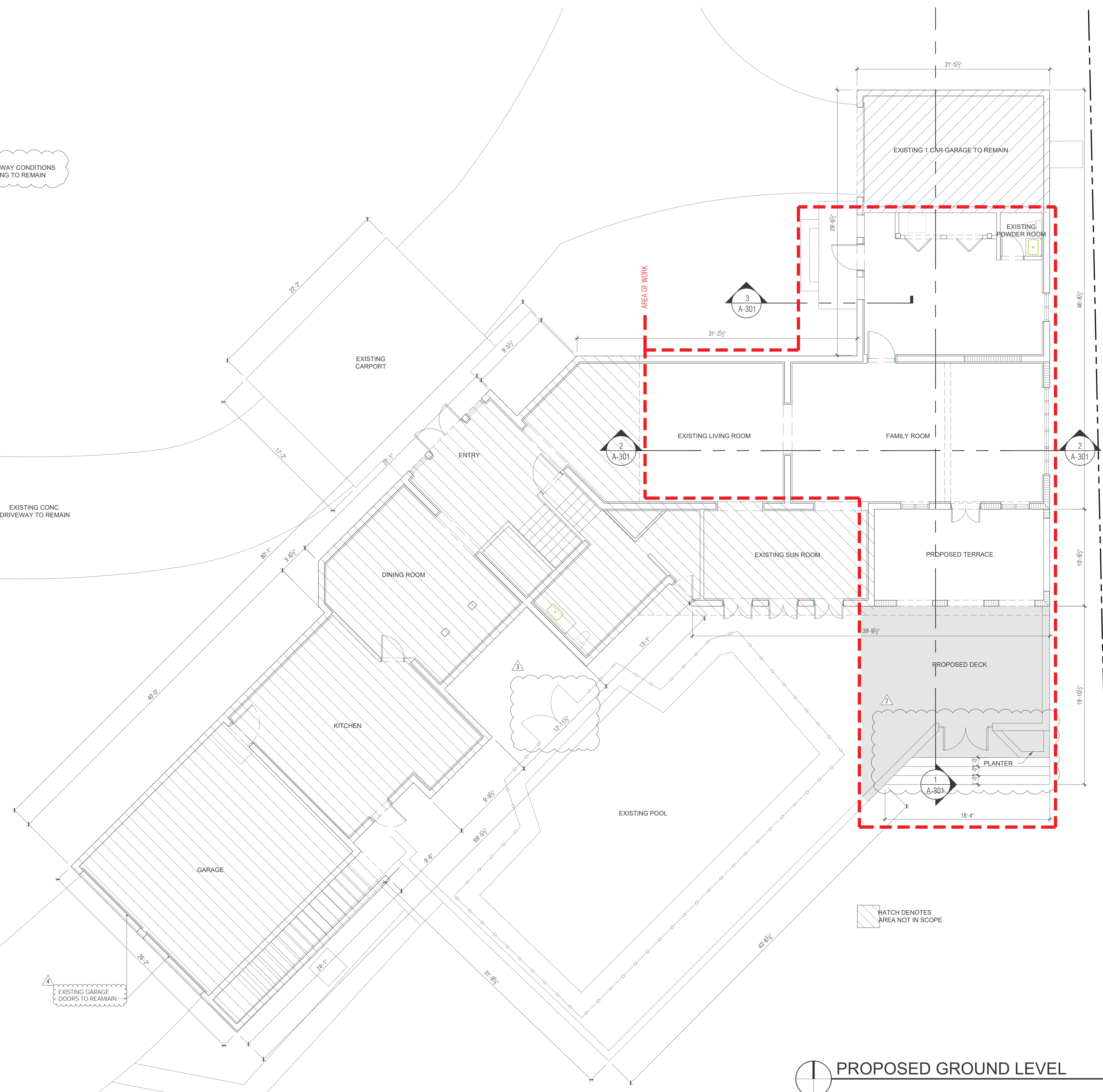
PROPOSED ROOF PLAN

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

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2
ALL RIGHT OF WAY CONDITIONS
ARE EXISTING TO REMAIN

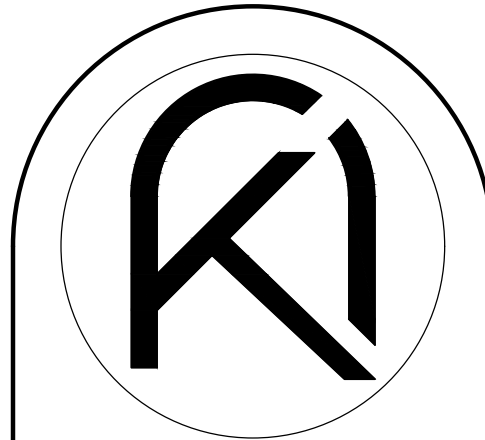
EXISTING CONC.
DRIVEWAY TO REMAIN



HATCH DENOTES
AREA NOT IN SCOPE

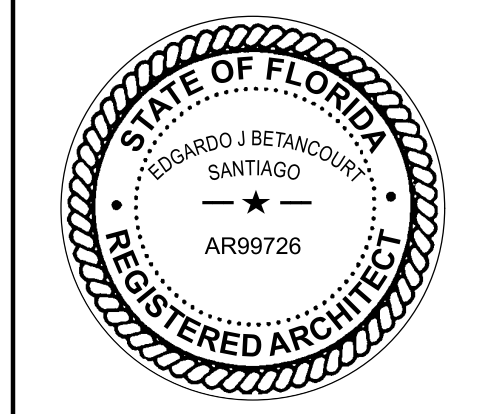
PROPOSED GROUND LEVEL

SCALE: 3/16" = 1'-0"



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PROPOSED ADDITION FOR:
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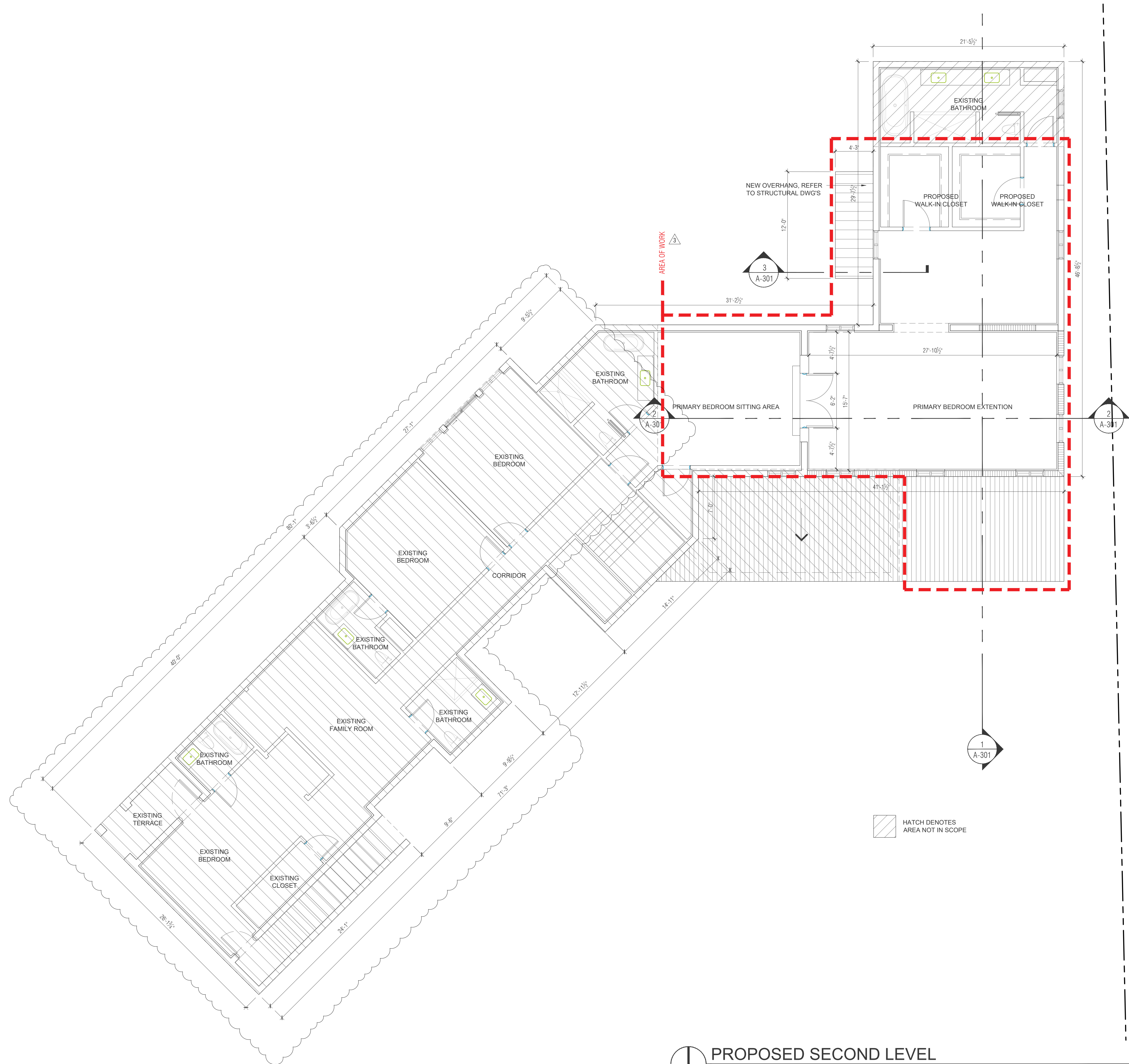
REVISIONS	
1	04.17.2023 BUILDING DEPARTMENT COMMENTS
2	09.15.2023 BUILDING DEPARTMENT COMMENTS
3	11.28.2023 BUILDING DEPARTMENT COMMENTS
4	01.05.2024 BUILDING DEPARTMENT COMMENTS

REFERENCE
PROPOSED
1ST LEVEL
FLOOR PLAN

CONSTRUCTION DOCUMENTS

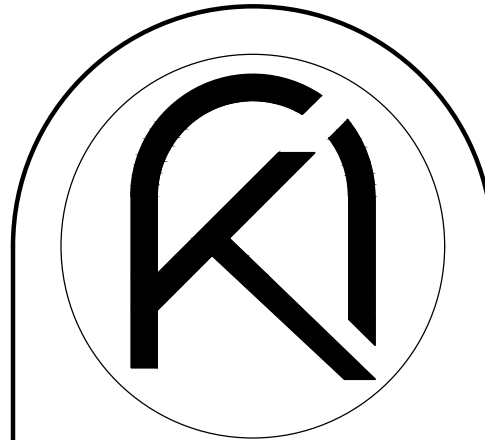
A-1.04

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PROPOSED SECOND LEVEL

SCALE: 3/16" = 1'-0"



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PROPOSED ADDITION FOR:
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 CHECKED BY: ---

REVISIONS

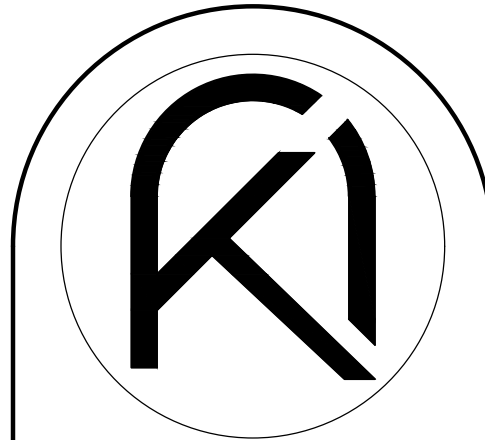
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2	09.15.2023	BUILDING DEPARTMENT COMMENTS
3	11.28.2023	BUILDING DEPARTMENT COMMENTS

REFERENCE
 PROPOSED
 2ND LEVEL
 FLOOR PLAN

CONSTRUCTION DOCUMENTS

A-1.05

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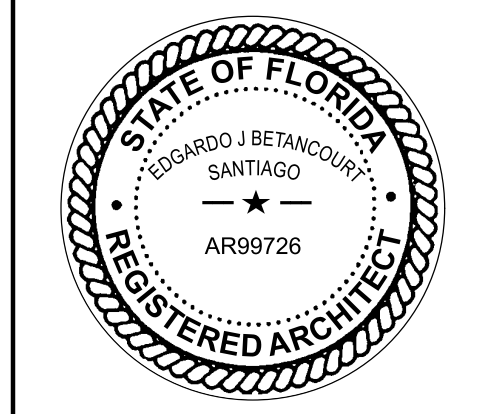


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PROPOSED ADDITION FOR:

BARED RESIDENCE

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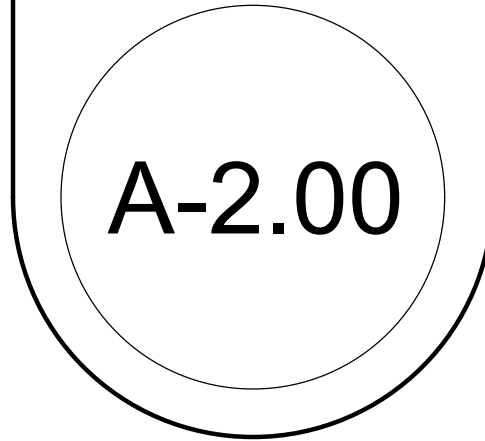
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CHECKED BY: EV

REVISIONS

01.05.2024
BUILDING DEPARTMENT COMMENTS

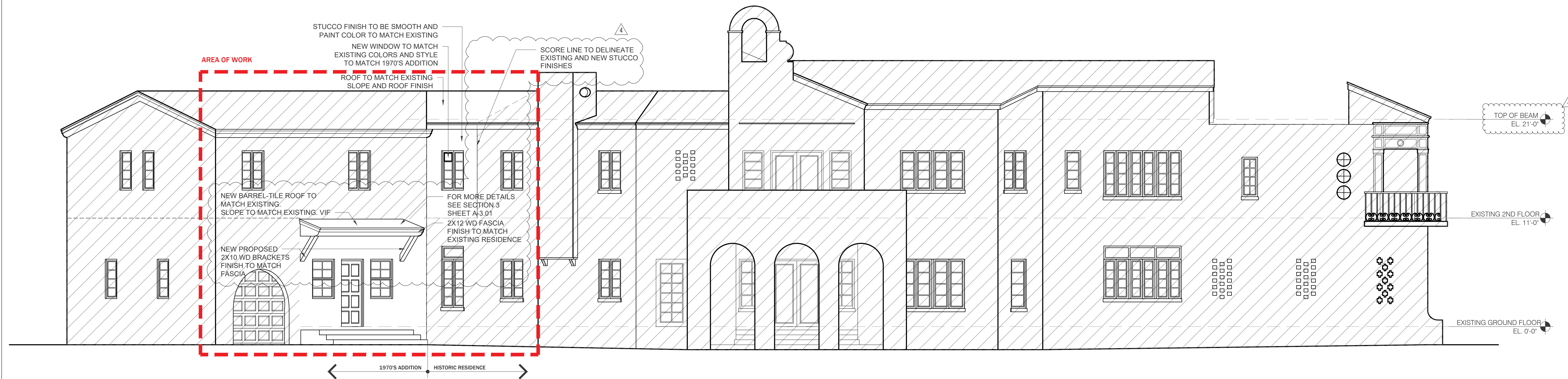
FRONT ELEVATIONS

CONSTRUCTION DOCUMENTS



EXISTING FRONT ELEVATION

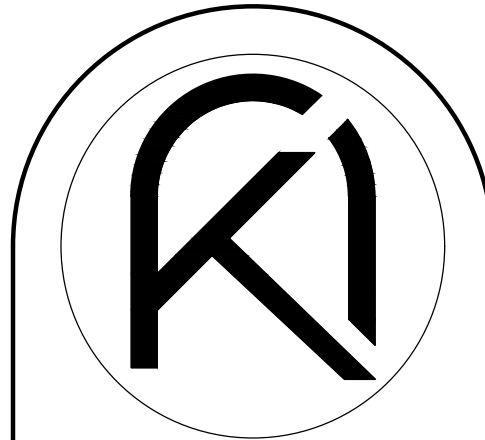
SCALE : 3/16"=1'-0"



PROPOSED FRONT ELEVATION

SCALE : 3/16"=1'-0"

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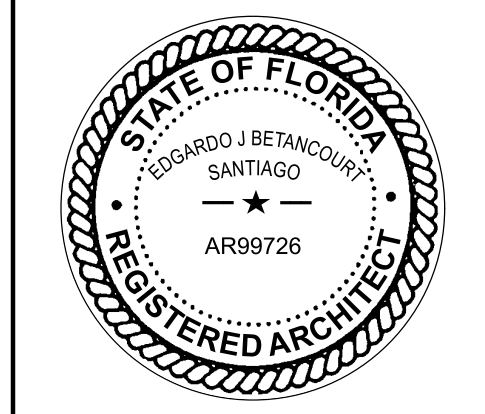


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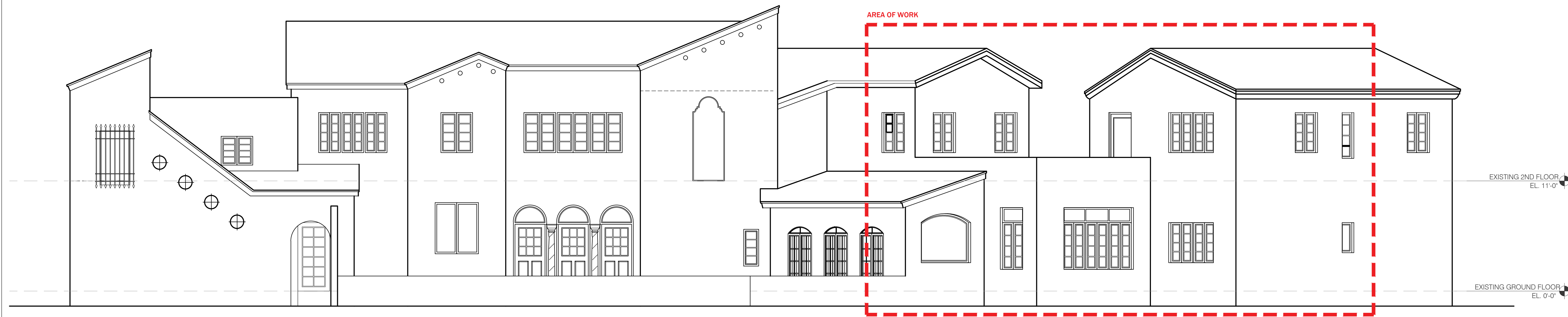
DRAWN BY: EV
DATE: 12.12.22
PROJECT: 22-19

REVISIONS
01.05.2024
BUILDING DEPARTMENT COMMENTS

REAR ELEVATIONS

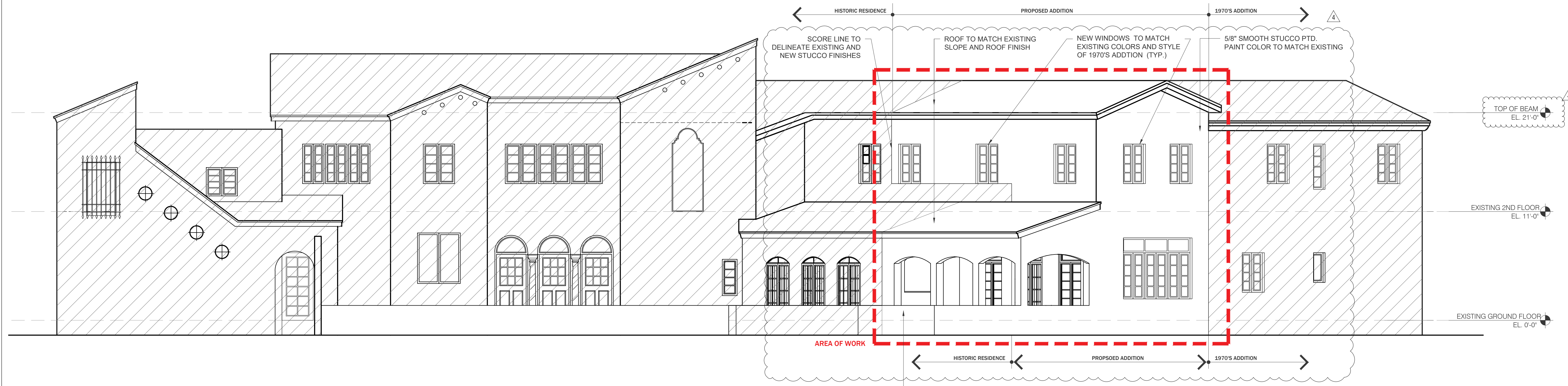
CONSTRUCTION DOCUMENTS

A-2.01



EXISTING REAR ELEVATION

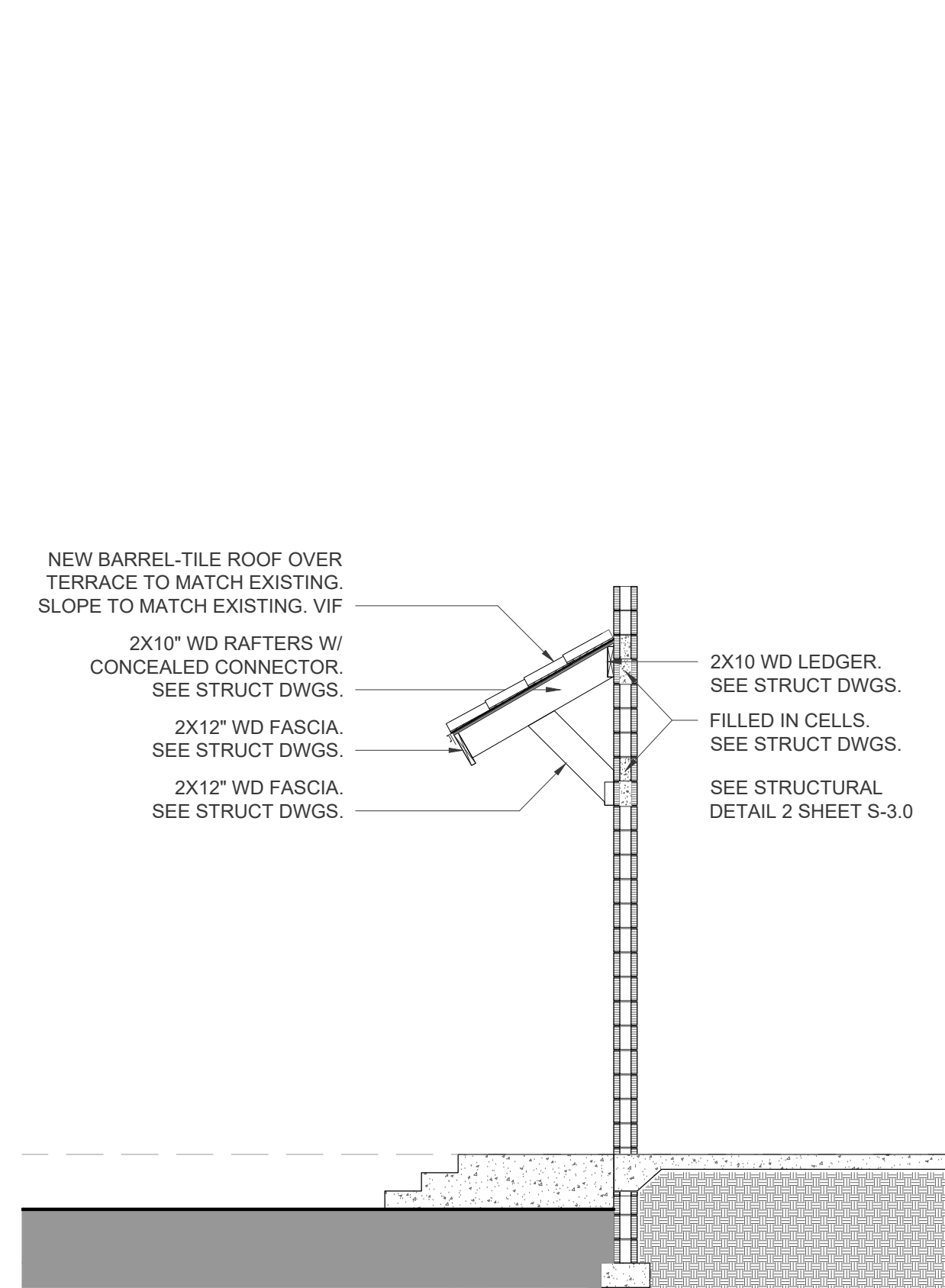
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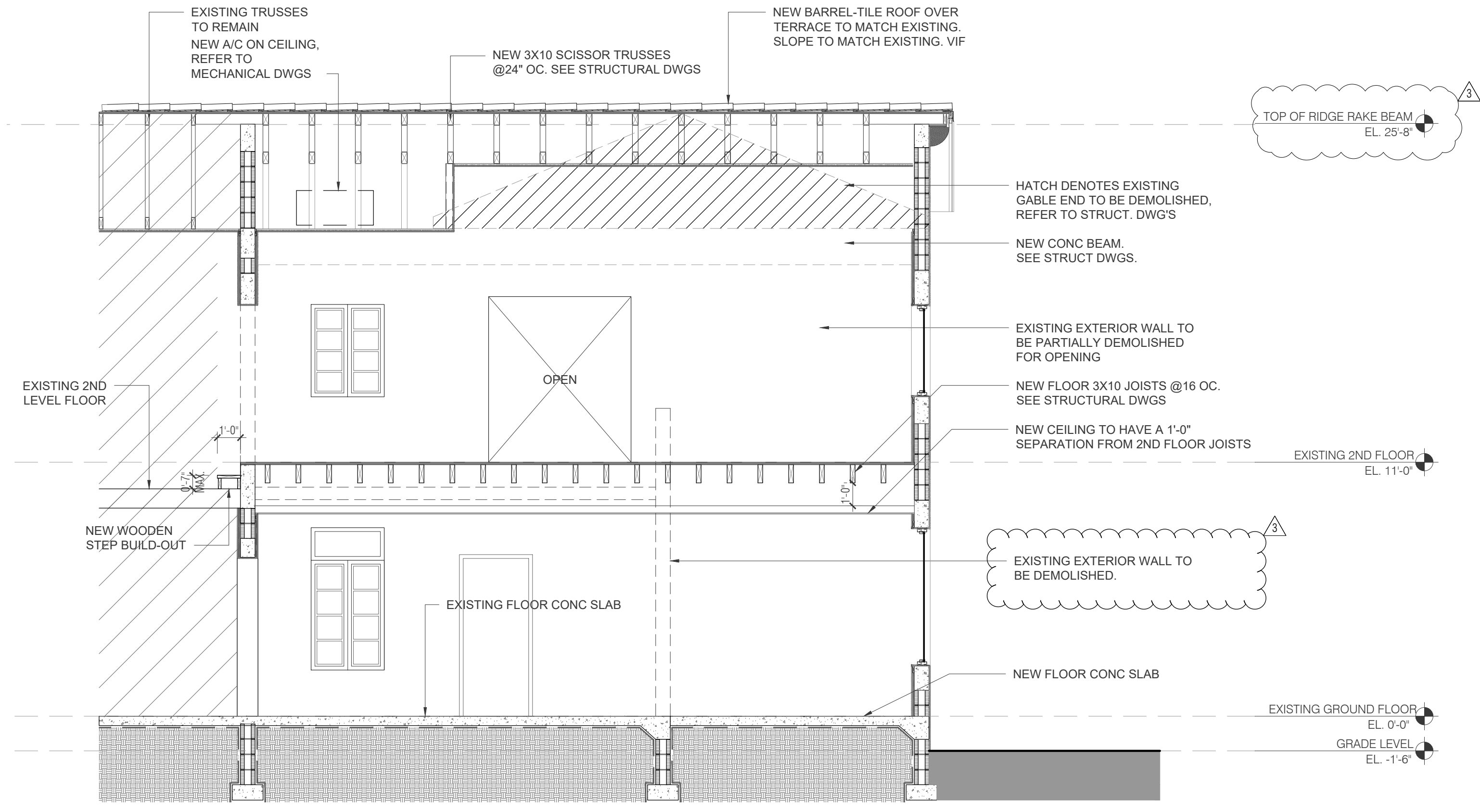
PROPOSED REAR ELEVATION

SCALE : 3/16"=1'-0"

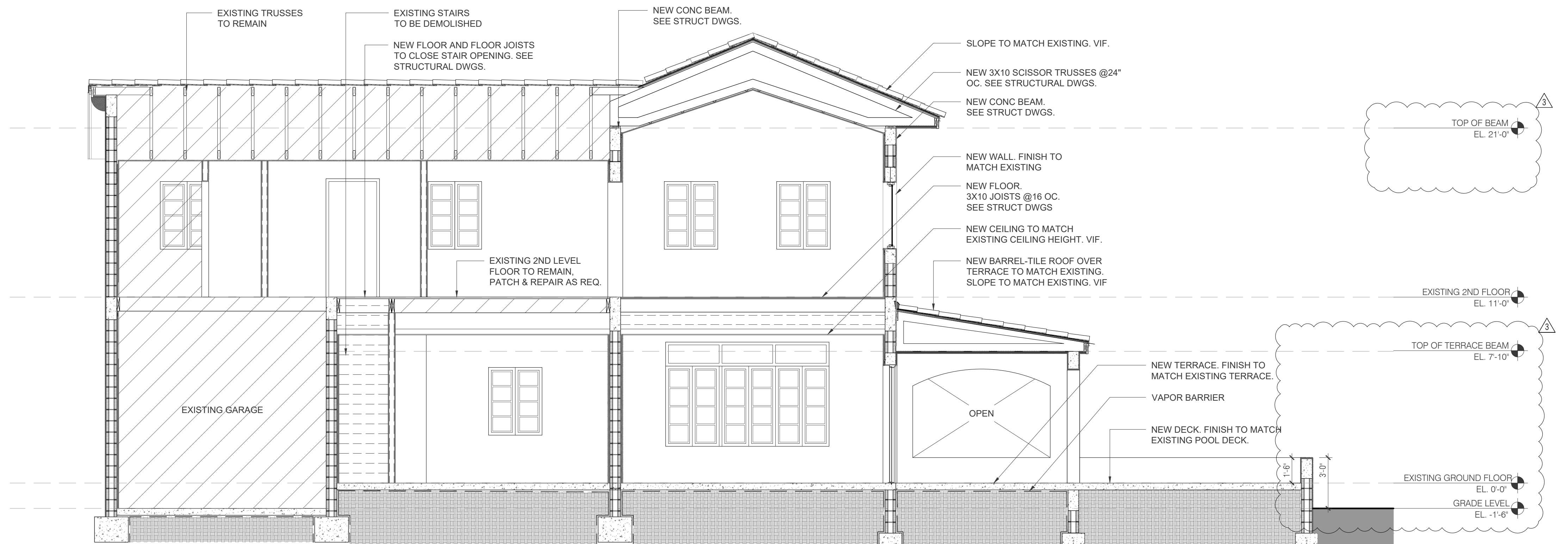
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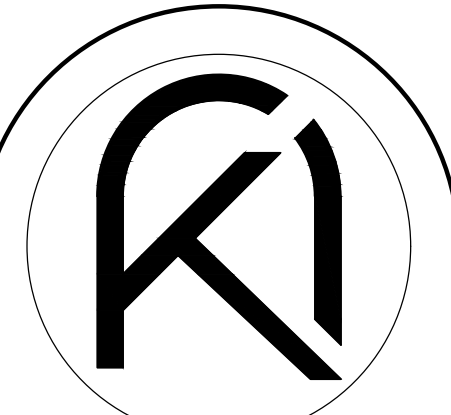
3 ENTRYWAY AWNING SECTION
SCALE: 1/4" = 1'-0"



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

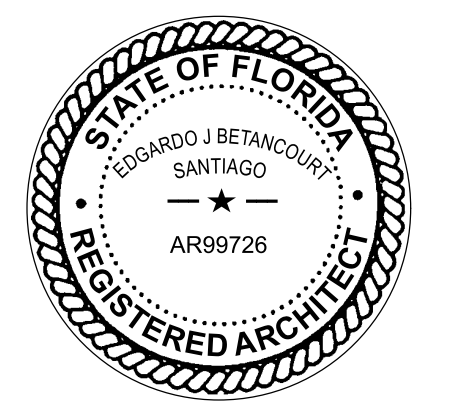


1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



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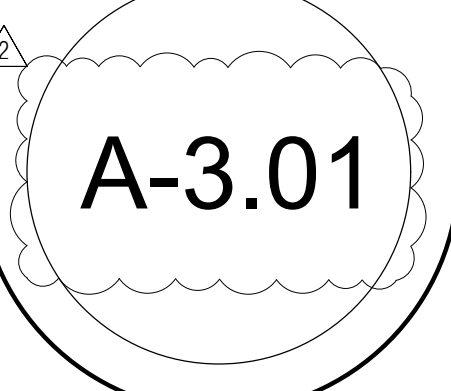
DRAWN BY: EV
DATE: 12.12.22
PROJECT: 22-19

REVISIONS

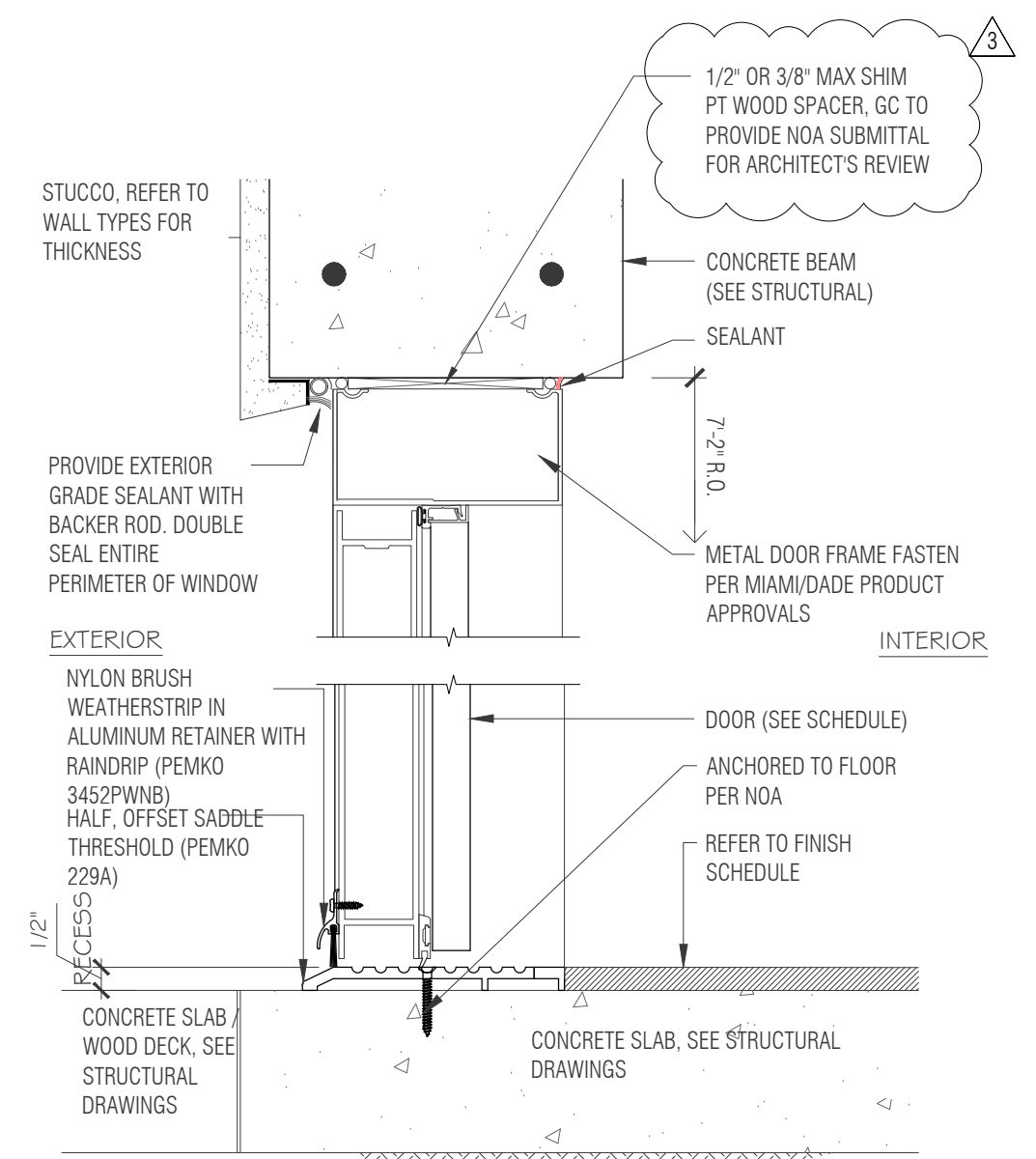
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3	11.28.2023	BUILDING DEPARTMENT COMMENTS

SECTIONS

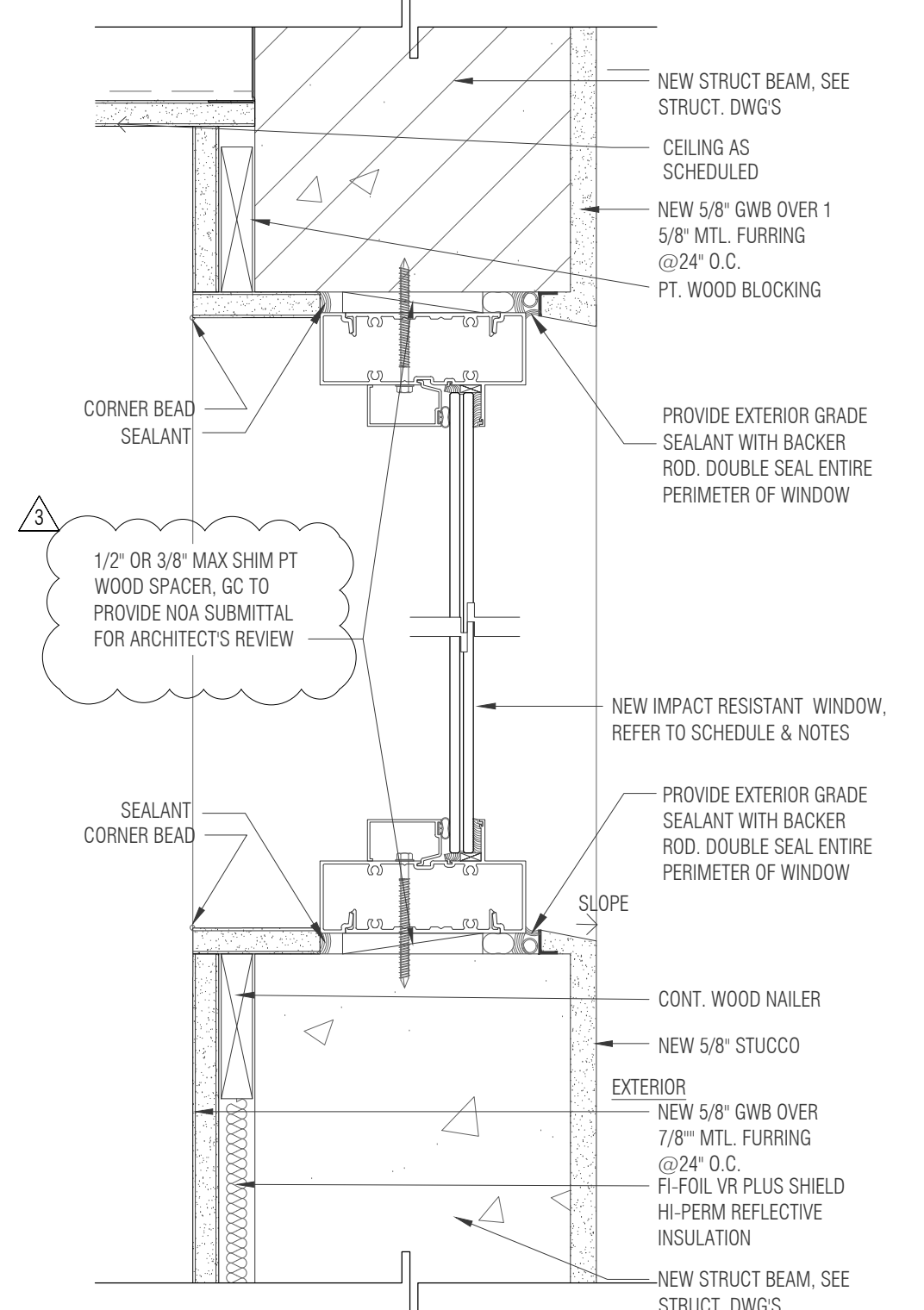
CONSTRUCTION DOCUMENTS



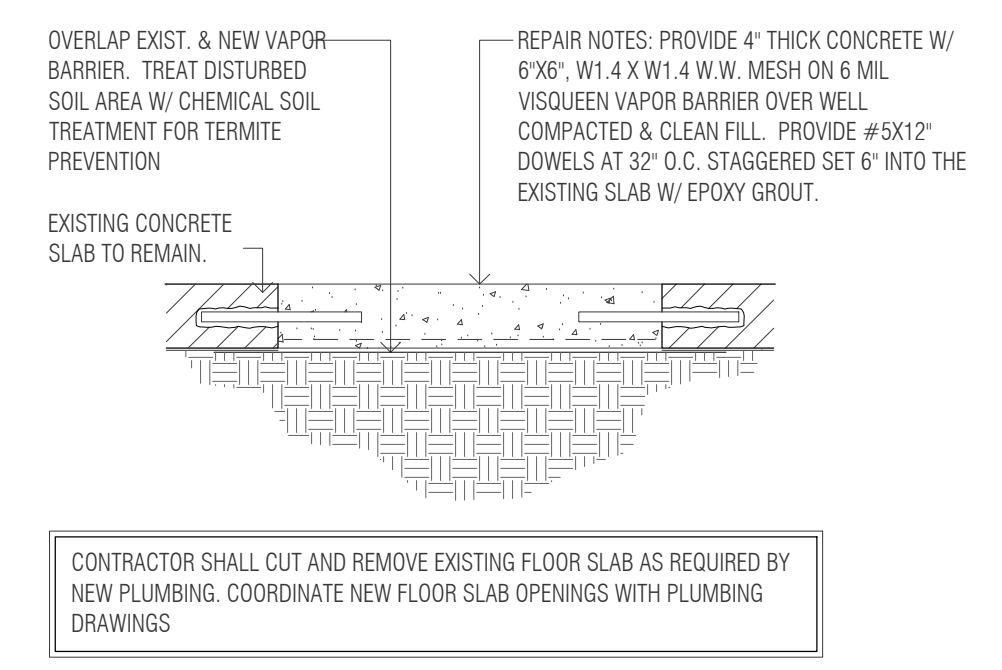
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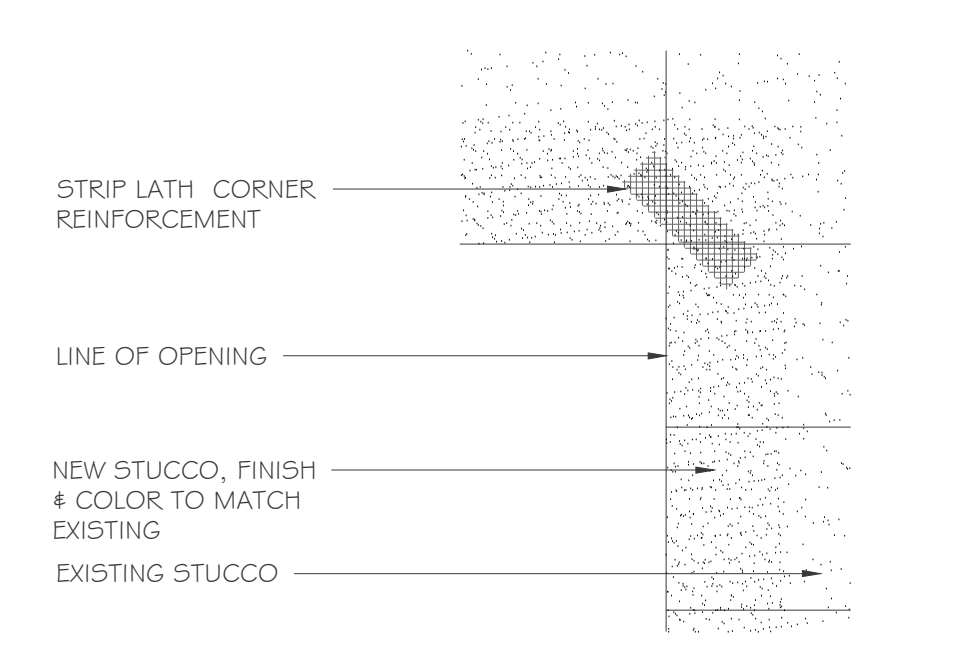
6 DOOR DETAIL NTS



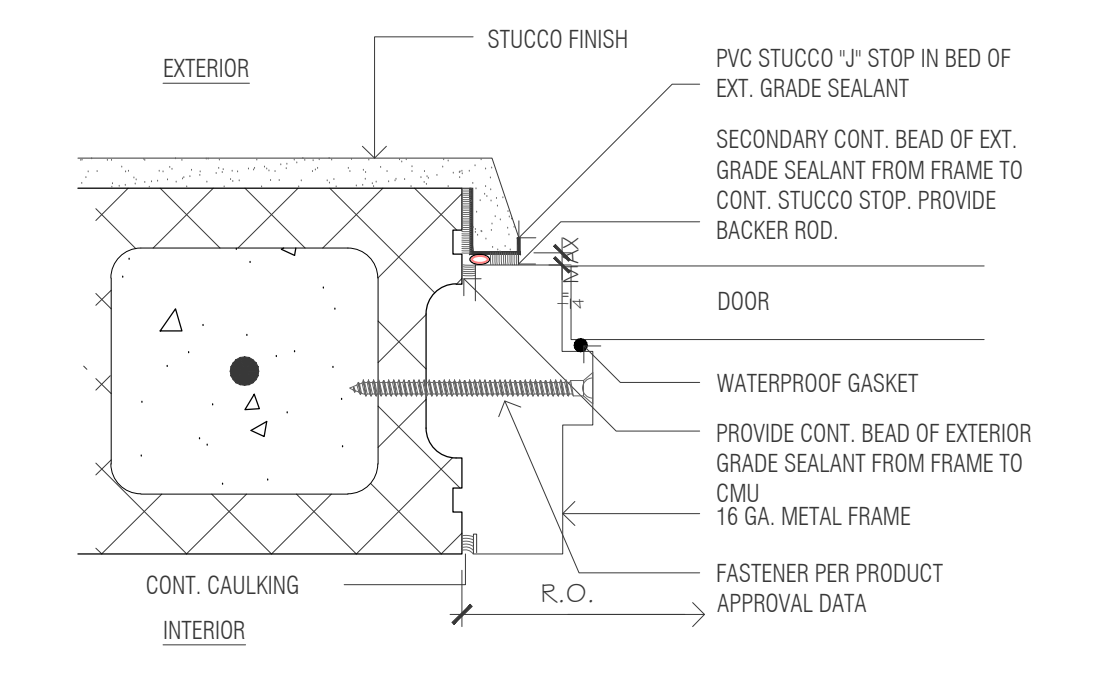
5 WINDOW SILL & HEADER NTS



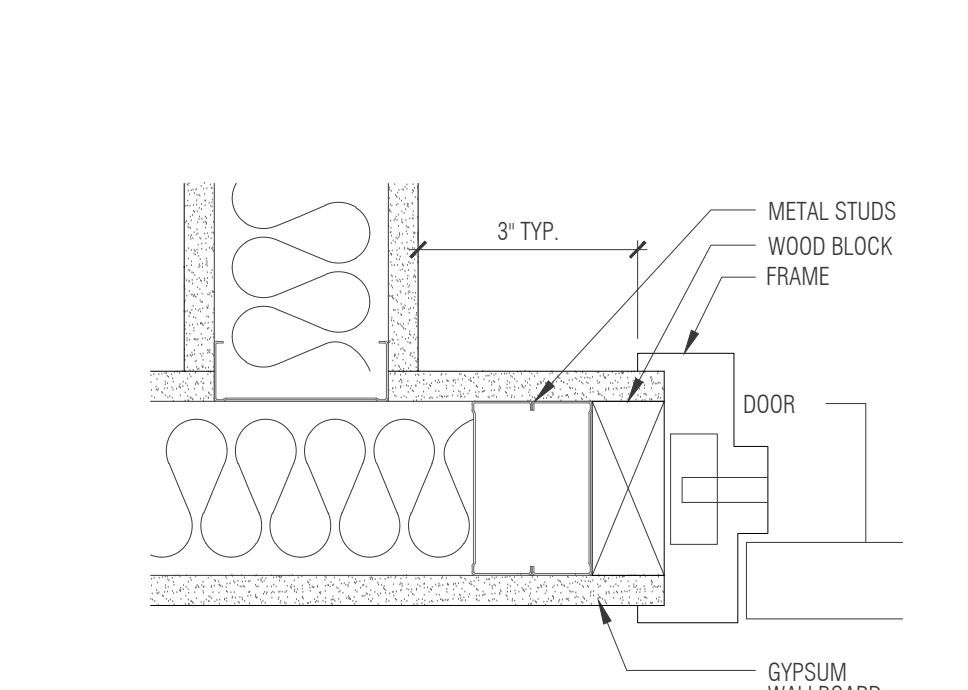
4 SLAB REPAIR DETAIL NTS



2 STUCCO REPAIR DTL. SCALE: N.T.S.



3 EXT. DOOR JAMB DETAIL NTS

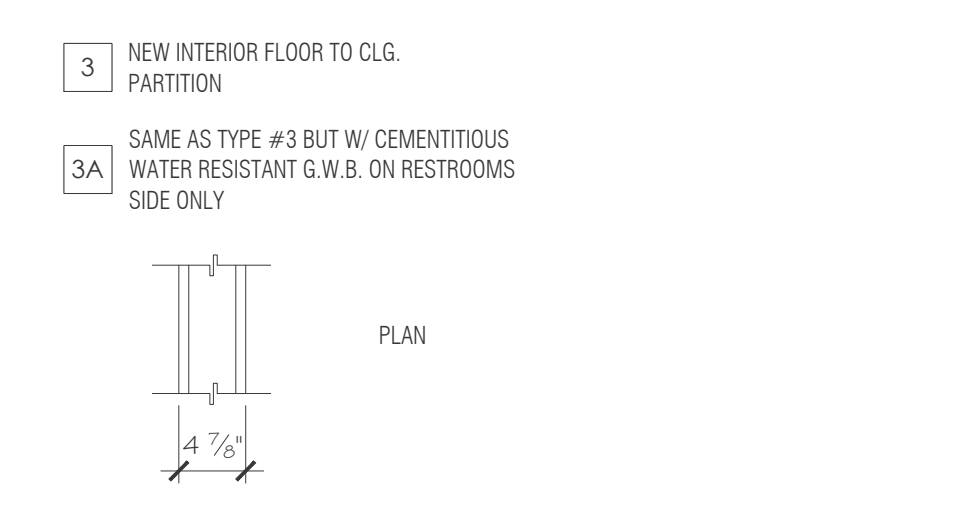
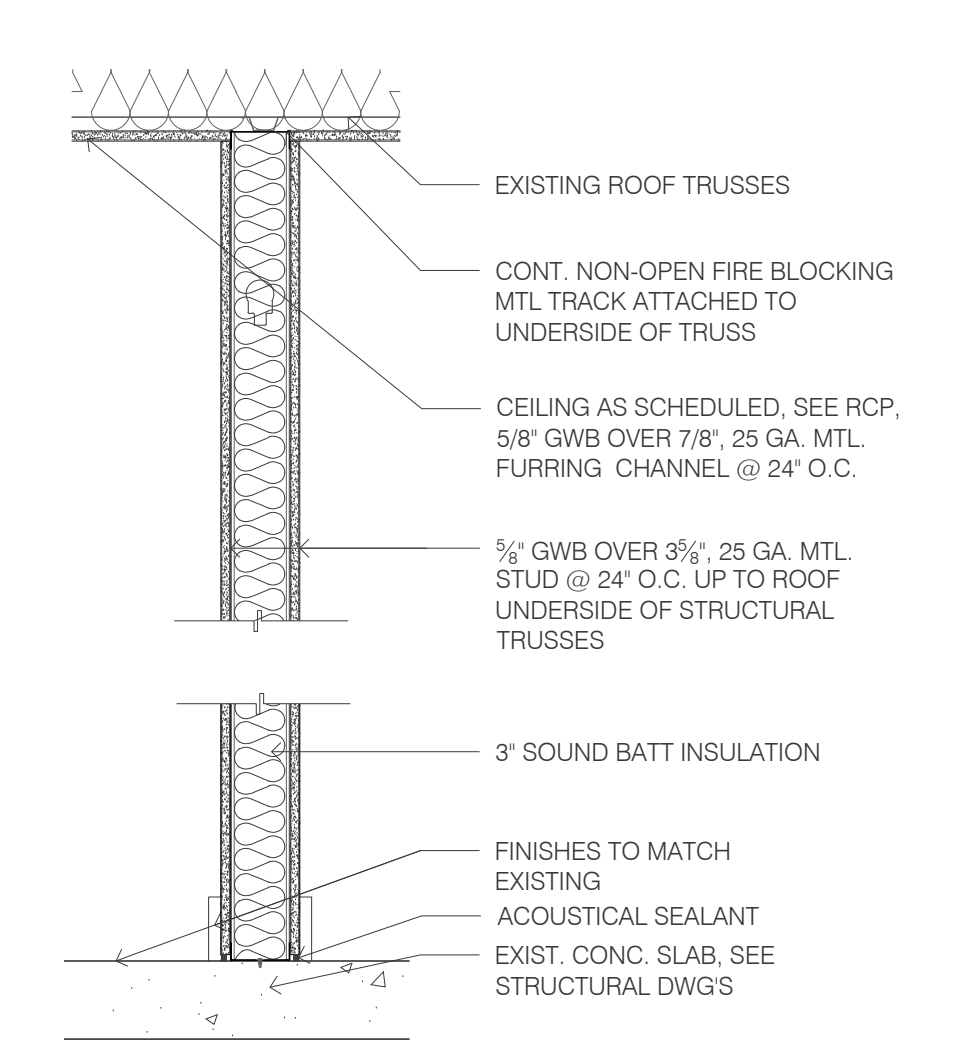


1 INT. DOOR JAMB/HEAD. NTS

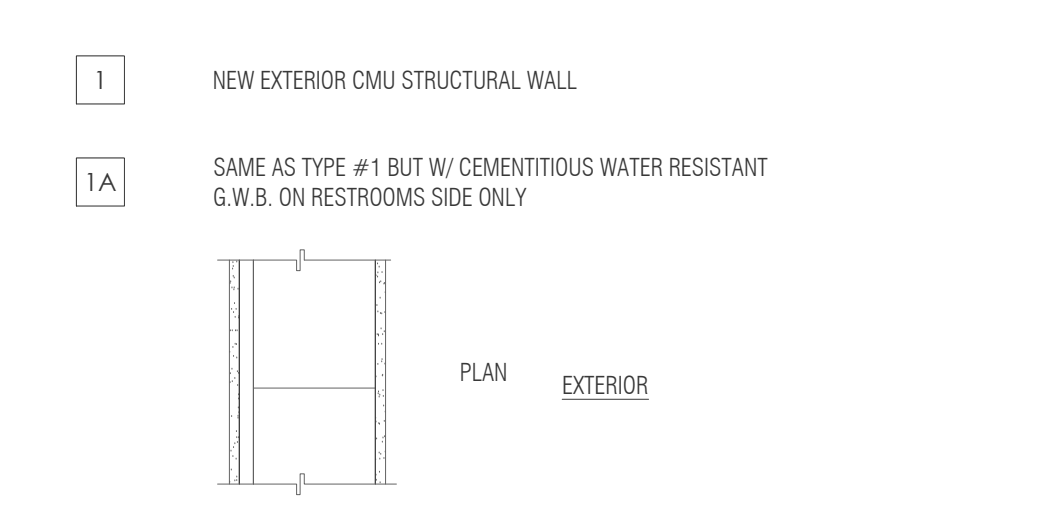
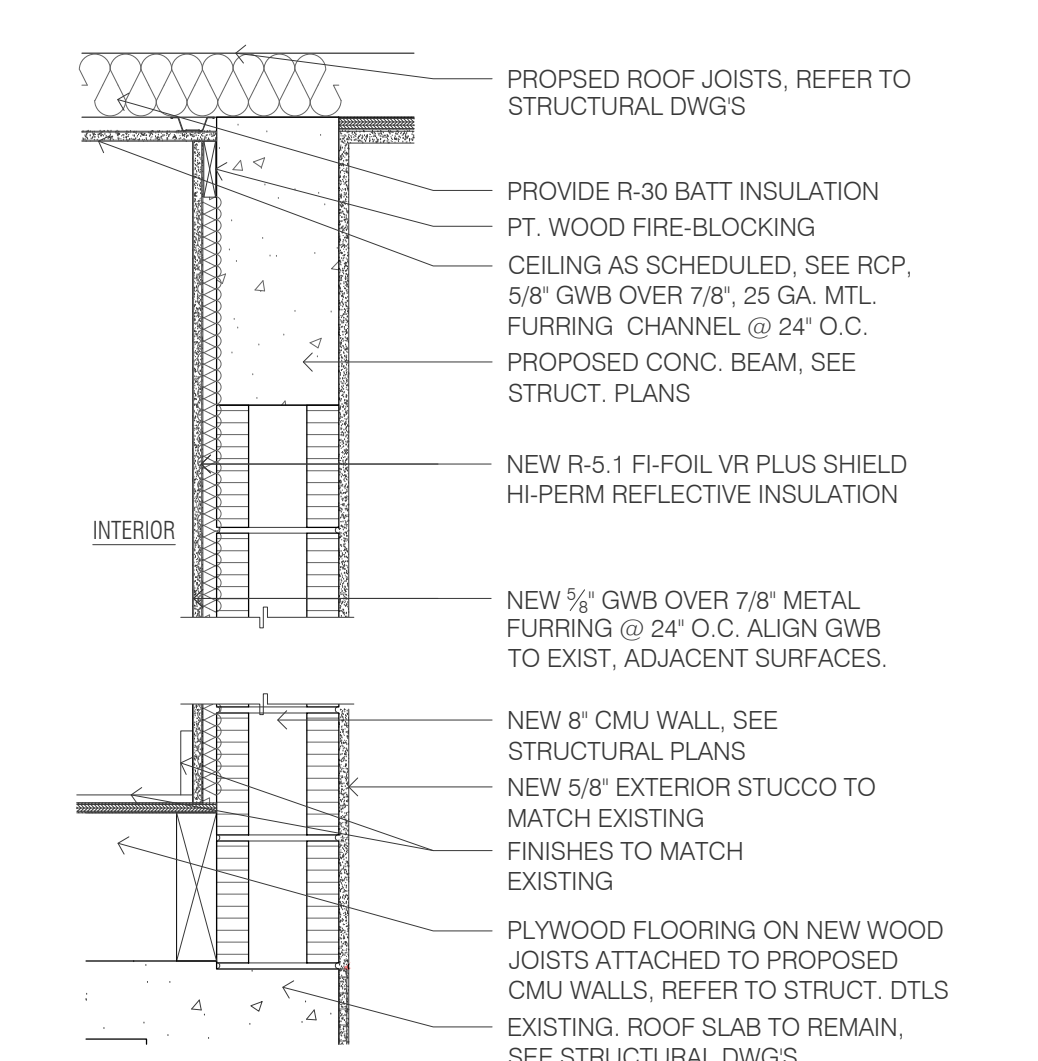
- THIS PROJECT SHALL CONFORM TO ALL SAFEGUARD CONSTRUCTION REQUIREMENTS AS PER CHAPTER 33 OF THE 2020 F.B.C. AND ALL PREVAILING CODES UNDER THIS JURISDICTION
- STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
- IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF NATIONAL FIRE PROTECTION ASSOCIATION 101, LIFE SAFETY CODE®, INsofar AS THEY CAN REASONABLY BE APPLIED TO BUILDINGS UNDER CONSTRUCTION.
- PER N.F.P.A. 1141 SECTION 3-9.6 AT LEAST ONE PORTABLE FIRE EXTINGUISHER HAVING A RATING OF AT LEAST 4-A, 30-BC SHALL BE WITHIN A TRAVEL DISTANCE OF 75 FT OR LESS TO ANY POINT OF A STRUCTURE UNDER CONSTRUCTION. PERSONNEL NORMALLY ON THE CONSTRUCTION SITE SHALL BE INSTRUCTED IN THE USE OF THE FIRE EXTINGUISHER PROVIDED.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THIS PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIX. SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE (FBC 2517.5.1.1). A HORIZONTAL MEMBER SECURELY FASTENED NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIX.

FLAME SPREAD FOR INSULATION MAX. 25. SMOKE DEVELOPED MAX. 450 PER RESIDENTIAL FBC 302.10
 FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200. SMOKE DEVELOPED MAX. 450 PER RESIDENTIAL FBC 302.9



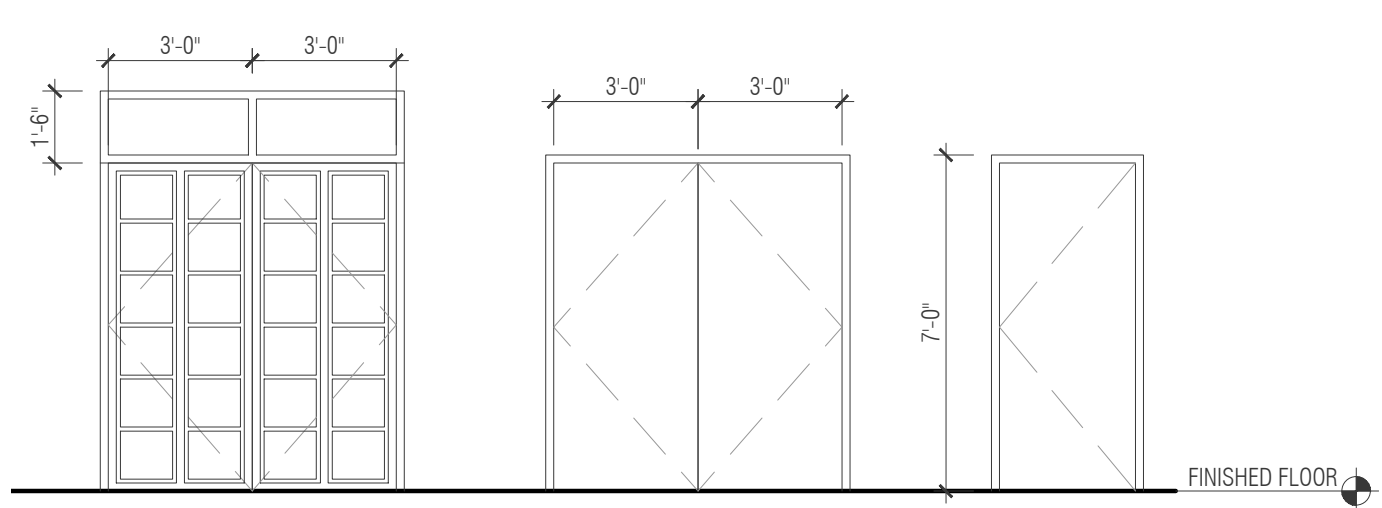
WALL TYPE #2 SCALE: 1" = 1'-0"



WALL TYPE #1 SCALE: 1" = 1'-0"

- ALL DOOR HARDWARE TO HAVE LEVER HANDLES (SINGLE ACTION RELEASE W/O INTERIOR KEY LOCKS), MAXIMUM CLOSER PULL FORCE TO BE 5 LB. AND TO COMPLY WITH F.B.C., CH. 11.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
- ALL DOORS TO HAVE (3) SILENCERS & THOSE W/O CLOSERS TO RECEIVE FLOOR/WALL STOPS.
- KEYING SCHEDULE - PROVIDE MASTER KEY FOR ALL DOORS (COORDINATE WITH OWNER) OWNER TO RECEIVE (2) COPIES OF EACH KEY.
- ALL EGRESS DOORS SHALL COMPLY WITH N.F.P.A. 101, 7-2.1.5.1, FBC (2020) SECTION 1008 & FBC 11-4.1.3(7), 11-4.1.3.9 AND 11-4.13.
- ALL EGRESS DOORS HARDWARE SHALL COMPLY WITH N.F.P.A. 101, 12.2.2.3.
- ALL DOOR HARDWARE TO COMPLY WITH F.B.C., CH. 11.
- PROVIDE DOOR STOPS THROUGHOUT.
- SEE MANUFACTURER'S FUNCTIONS SHEET FOR HARDWARE GROUP DESCRIPTION.
- CONTRACTOR SHALL COORDINATE INTERIOR DOOR FRAMES WITH PARTITIONS THICKNESS. (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL) PROVIDE & INSTALL NEW WOOD DOOR TRIM AS REQUIRED (PRIME & PAINT).
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
- ALL WOOD DOORS TO BE SOLID CORE
- ALL EXTERIOR DOOR FRAMES ARE TO BE 16 GAUGE
- ALL EXTERIOR DOORS SHALL BE LARGE MISSILE IMPACT RESISTANT, SUBMIT DADE COUNTY PRODUCT (NOA) APPROVALS.
- ALL EXTERIOR DOOR FRAMES ANCHOR PER PRODUCT APPROVALS.
- ALL DOOR FRAMES ON CONCRETE TO BE GROUDED SOLID.
- PROVIDE DRIP CAP ON ALL EXTERIOR DOORS
- ALL NEW EXTERIOR DOORS TO BE SERIES 'MG-500' ALUMINUM OUTSWING FRENCH DOOR (LJM) FL. #27001 BY MR. FLAS. DOORS & WINDOWS, INC. OR APPROVED EQUAL.

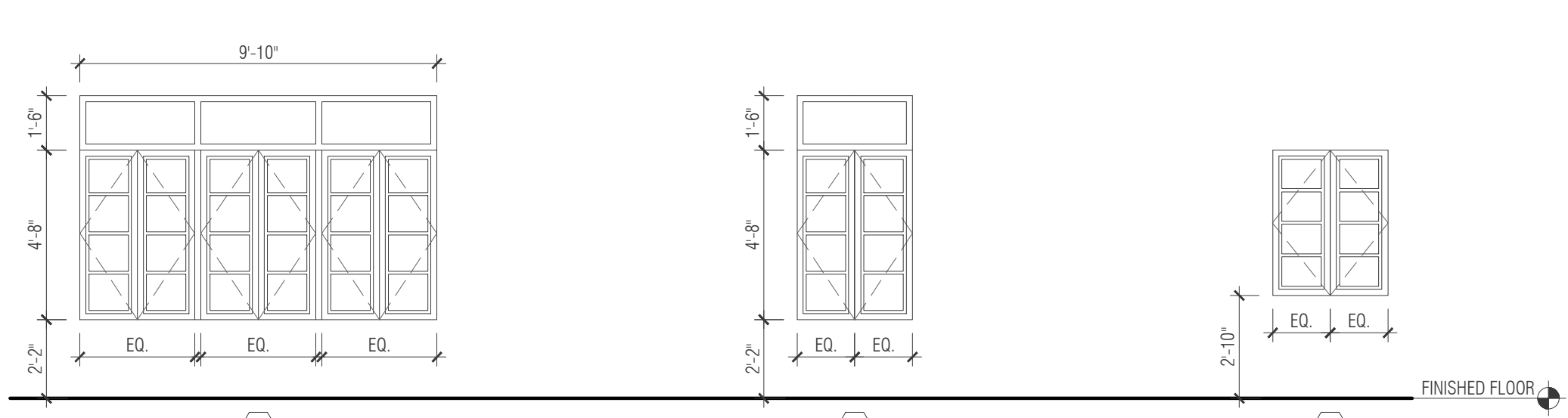
MARK	ROOM NAME	DOOR					FRAME	NOTES	HARDWARE GROUP	
		SIZE			MATL	EL				GLZ
		W	HT	THK						
100	FAMILY ROOM	6'-0"	6'-10"	1 1/2"	ALUM/GL	C	-	ALUM	ALL HARDWARE TO BE SCHLAGE 'D' OR AL SERIES OR APPROVED EQUAL BY OWNER	
101	PRIMARY BEDROOM	6'-0"	6'-10"	1 1/2"	WD	B	-	WD		
102	WALK-IN CLOSET 1	3'-0"	6'-10"	1 1/2"	WD	A	-	WD		
103	WALK-IN CLOSET 2	3'-0"	6'-10"	1 1/2"	WD	A	-	WD		



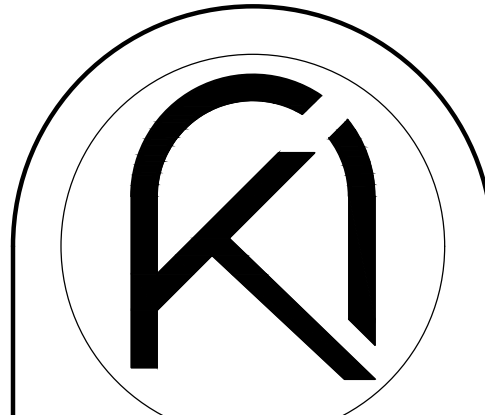
DOOR TYPE ELEVATIONS NTS

MARK	SIZE			MATL	GLZ	SHGC - U FACTOR USED FOR ENERGY CALCS	DETAIL				
	W	HT	TYPE				HEAD	JAMB	SILL	HORIZ MULL	VERT MULL
A	3'-0"	4'-0"	CASEMENT	ALUM	9/16" SAFETY GLASS CAT. II	1.05	-	-	-	-	-
B	3'-0"	5'-0"	CASEMENT	ALUM	9/16" SAFETY GLASS CAT. II	1.05	-	-	-	-	-
C	9'-10"	6'-2"	CASEMENT	ALUM	9/16" SAFETY GLASS CAT. II	1.05	-	-	-	-	-

- ALL FRAME OPENING DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INTERIOR WINDOWS WITH PARTITIONS THICKNESS.
- COORD. FINAL WINDOW DESIGN W/ OWNER.
- ALL STOREFRONT SYSTEM TO BE SERIES MG-6000 ALUMINUM WINDOW WALL SYSTEM FL. #18411 BY MR. GLASS DOORS & WINDOWS, INC. OR APPROVED EQUAL. GC TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.

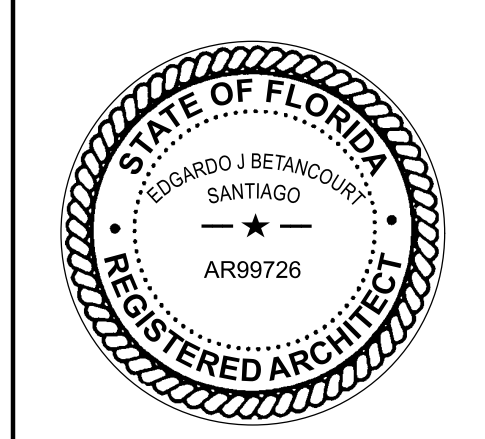


WINDOW ELEVATIONS NTS



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PROPOSED ADDITION FOR:
BARED RESIDENCE
 1498 SEVILLA AVENUE
 CORAL GABLES, FL 33134

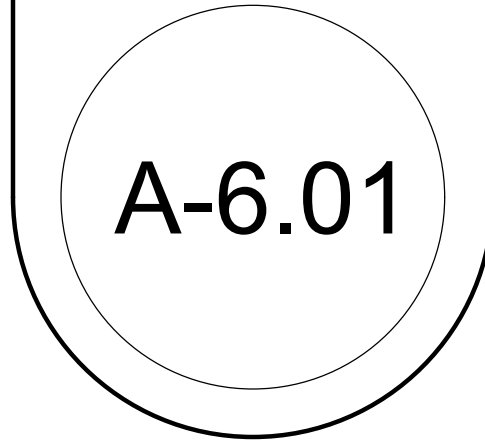


DRAWN BY: EV
 DATE: 09.12.22
 PROJECT: 22-19
 CHECKED BY: EB

REVISIONS
 11.28.2023
 BUILDING DEPARTMENT COMMENTS

WALL TYPES, SCHEDULES & DETAILS

CONSTRUCTION DOCUMENTS



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BUILDING CODES

FLORIDA BUILDING CODE - 2020 EDITION

STRUCTURAL LOADING:

THE STRUCTURE HAS BEEN DESIGNED IN ACCORD WITH THE FLORIDA BUILDING CODE AND / OR MORE RESTRICTIVE REQUIREMENTS FOR LOADS AS GIVEN BELOW UNLESS SPECIFICALLY CALL FOR DIFFERENT LOADING CRITERIA. REFER TO DRAWINGS FOR LOAD SCHEDULE.

GRAVITY LOADING	UNIFORM LIVE LOAD	UNIFORM DEAD LOAD
ROOF	30 PSF	15PSF
2ND FLOOR	40 PSF	15PSF
WIND LOADING CODE:	ASCE 7-16	
VELOCITY:	175 MPH	
EXPOSURE:	"C"	
ENCLOSED CONDITION:	+0.18/-0.18	
CATEGORY:	II (IMPORTANCE FACTOR = 1.0)	
MEAN ROOF HEIGHT:	22'	

DRAWING DIMENSIONS AND COORDINATION

1. COMPLY WITH THE MORE RESTRICTIVE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL MAINTAIN IN THE FIELD OFFICE COPIES OF ALL STANDARDS AND SPECIFICATIONS REFERENCED BY THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
4. THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION. CHANGES PRIOR TO THAT DATE WILL NOT BE CLOUDED. CHANGES AND/OR REVISIONS, AFTER THE CONSTRUCTION SET IS ISSUED, WILL BE CLOUDED IN AN ATTEMPT TO BRING TO THE CONTRACTOR'S ATTENTION ANY MAJOR ITEMS. HOWEVER, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE PRICING AND CONSTRUCTION OF ALL REQUIREMENTS OF THESE DOCUMENTS, INCLUDING REVISIONS (FLAGGED OR UN-FLAGGED) WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS.

SCOPE OF SERVICES:

THE STRUCTURAL ENGINEER OF RECORD HAS DESIGNED AND IS RESPONSIBLE FOR ONLY THE SPECIFIC STRUCTURAL COMPONENTS SHOWN IN THIS SET OF STRUCTURAL CONSTRUCTION DOCUMENTS. IF A SPECIALTY ENGINEER, AS DEFINED BY THE FLORIDA DEPARTMENT OF PROFESSIONAL REGULATION, IS REQUIRED, HIS/HER SERVICES MUST COMPLY WITH THE SCOPE OF SERVICES AS OUTLINED IN THE PROJECT CONSTRUCTION DOCUMENTS.

FOUNDATIONS:

DESIGN VALUES:

DESIGN SOIL BEARING PRESSURE=2000 PSF
ALLOWABLE SOIL BEARING PRESSURE=2000 PSF

SOIL STATEMENT:

THE PROPOSED FOUNDATION HAS BEEN DESIGNED BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2,000 PSF. AT THE TIME OF CONSTRUCTION, A LICENSED ARCHITECT OR A REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER THAT THE NATURE OF THE SOIL HAS BEEN IDENTIFIED (SOIL DESCRIPTION BY VISUAL INSPECTION), AND THE FOUNDATION DESIGN CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

FOUNDATIONS

A CERTIFIED TESTING AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY-STANDARD SOIL DENSITY TESTS TO ENSURE CONFORMANCE WITH GEOTECHNICAL SOILS REPORT. SUBMIT REPORTS TO ARCHITECT AND ENGINEER, CONTRACTOR, IN CONJUNCTION WITH GEOTECHNICAL FIELD REPRESENTATIVE, SHALL DETERMINE IF ANY UNSUITABLE CONDITIONS ARE DISCOVERED DURING EXCAVATION WHICH WOULD PREVENT ATTAINMENT OF THE DESIGN SOIL PRESSURE RECOMMENDED BY THE SOILS REPORT. A CERTIFIED AGENCY SHALL BE ENGAGED TO PERFORM INDUSTRY STANDARD TESTING INCLUDING SLUMP TESTS AND CYLINDER BREAKS TO ENSURE CONFORMANCE WITH PLANS AND SPECIFICATIONS (IF PROVIDED). SUBMIT REPORTS TO ARCHITECT AND ENGINEER. CONCRETE WORK SHALL CONFORM TO ACI 301 (LATEST EDITION), SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. WITH A MINIMUM F'C=4000 PSI

CONCRETE REINFORCEMENT:

WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- ACI 315-92 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
- ACI 318-19 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
- ACI SP-66 "ACI DETAILING MANUAL-1994"
- CRSI "MANUAL OF STANDARD PRACTICE"
- CRSI "PLACING REINFORCING BARS" SEVENTH EDITION, WRI
- "MANUAL OF STANDARD PRACTICE-STRUCTURAL WELDED WIRE FABRIC"

REINFORCING SHALL CONFORM TO ASTM SPECIFICATION A615-94, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 TOKSI. WELDED BAR MATS SHALL CONFORM TO ASTM A445. SEE TYPICAL DETAILS AND LAP SPLICE TABLE BELOW FOR SPLICE REQUIREMENTS. TOTAL STEEL AT LAP SPLICES SHALL NOT EXCEED 8%. THEREFORE, MEMBERS WITH REINFORCING RATIO NOT EXCEEDING 4% MAY HAVE ALL BARS LAPPED, 53% MAY HAVE 1/2 BARS LAPPED, AND 6.0% MAY HAVE 1/3 BARS LAPPED, ALL IN ACCORD WITH ACI 315-92. MECHANICAL CONNECTORS SHALL BE IN ACCORD WITH "MECHANICAL CONNECTIONS OF REINFORCING BARS" ACI-439.3R-91. WELDING SHALL BE IN ACCORD WITH AWS D1.4-92 AND PERFORMED ONLY UNDER DIRECT SUPERVISION AND AUTHORIZATION OF THE STRUCTURAL ENGINEER. ALL STANDARD HOOKS (90°) UNLESS NOTED OTHERWISE.

CONCRETE COVER REQUIRED AS FOLLOWS:

FOUNDATIONS.....3" (INCHES)
EXPOSED BEAMS, SLABS AND COLUMNS.....2" (INCHES)

F'C = 3000 PSI		LAP SPLICE TABLE			
BAR SIZE	COMP LAP	TOP TENSION	OTHER TENSION	HOOKED BAR DEVELOPMENT	
		BARS	BARS	SPECIAL	GENERAL
#3	12"	24"	19"	6"	7"
#4	15"	33"	25"	7"	10"
#5	19"	41"	31"	9"	12"
#6	23"	49"	37"	10"	15"
#7	27"	71"	54"	12"	17"
#8	30"	81"	62"	14"	19"
#9	34"	91"	70"	15"	22"

CAST-IN-PLAGE CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
- ACI 318-14 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND COMMENTARY"
- ALL REINFORCED CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

- ALL STRUCTURAL ELEMENTS F'C = 3,000 PSI

CONCRETE MASONRY UNIT:

ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION", ACI 530.1-15 AND ALL APPLICABLE LOCAL BUILDING CODE PROVISIONS. ALL MASONRY WALLS TO BE CONSTRUCTED ENTIRELY OF UNITS CONFORMING TO ASTM C 90, AND REINFORCED WITH #4 GAGE LADDER TYPE HORIZONTAL MASONRY REINFORCING LOCATED AT 16" O.C. ALL MASONRY TO BE LAID IN TYPE "S" MORTAR (1800 PSI ON THE JOB) WITH FULL HEAD AND BED JOINTS.

MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900PSI (FM = 1500 PSI). CERTIFICATION OF BLOCK STRENGTH SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.

TERMITE PROTECTION:

ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. THE STANDARDS OF NATIONAL PEST CONTROL ASSOCIATION SHALL DEEMED AS APPROVED IN RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY LICENSED PEST CONTROL AGENCY.

LEGEND: (E) EXISTING
(N) NEW
PLEASE REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS

STRUCTURAL WOOD FRAMING AND SHEATHING:

ALL STRUCTURAL WOOD SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF THE NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION (NDS-18). ALL DIMENSION LUMBER 2" AND LESS IN NOMINAL THICKNESS SHALL BE FOR SURFACED DRY AND STAMPED BY AN AGENCY CERTIFIED BY THE BOARD OF REVIEW OF THE AMERICAN LUMBER STANDARDS COMMITTEE AND MANUFACTURED IN ACCORD WITH PS 20-70. MEMBERS THICKER THAN 2" NOMINAL MAY BE SURFACED GREEN. MINIMUM SPECIES AND GRADES SHALL BE AS FOLLOWS:

SOUTHERN PINE KD GRADE #2 FOR RAFTERS & 4 x 8's SOUTHERN PINE SELECT STRUCTURAL FOR 4 x 10's.

TREAT ALL FRAMING IN CONTACT WITH CONCRETE OR MASONRY IN ACCORD WITH AMERICAN WOOD PRESERVER'S BUREAU LP-2 OR PROVIDE 1/4" THICK 60 DUROMETER BEARING PAD BETWEEN CONCRETE OR MASONRY AND UNTREATED WOOD MEMBERS.

ROOF TRUSSES NOTES:

THE TRUSS LAYOUTS ON THESE PLANS ARE SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS DESIGNER LAYOUT. THIS FRAMING SCHEME (DIRECTION OF THE TRUSSES, MAJOR GIRDER TRUSS BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE ENGINEER OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ONLY.

ALL GIRDER TRUSSES SHALL BE MINIMUM 2 MEMBERS (2-PLY) AS SHOWN ON PLANS. ROOF GIRDERS WITH UPLIFT IN EXCESS OF 2,500LBS. SHALL BE FABRICATED WITH A 2X6 BOTTOM CHORD MINIMUM.

COORDINATE ANY TRAY/COFFERED CEILINGS WITH THE ARCHITECTURAL PLAN IN ORDER TO AVOID OMISSIONS AND MISTAKES.

FABRICATED IN ACCORDANCE WITH ANSI/TPI-1 REQUIREMENTS. WOOD TRUSS DESIGN TO BE CERTIFIED BY A PROFESSIONAL ENGINEER FOR REVIEW BY THE STRUCTURAL ENGINEER. CALCULATIONS AND SHOP DRAWINGS TO INCLUDE TRUSS LAYOUT AND DESIGN FOR EACH LOAD AND SPAN CONDITION. ADDITIONALLY, TRUSS DESIGN SHALL INCLUDE TRUSS CONFIGURATION, LOADING MEMBERS STRESSES, LIVE LOAD DEFLECTION, DEAD LOAD DEFLECTION AND CAMBER REQUIREMENTS. TRUSS COMPANY/ENGINEER IS RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

ROOF TRUSSES SHALL BE LIMITED TO A LIVE LOAD DEFLECTION OF L/240 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.

FLOOR TRUSSES SHALL BE LIMITED TO A LIVE LOAD DEFLECTION OF L/360 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.

LATERALLY BRACE WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS PER APPLICABLE CODES.

STRUCTURAL ROOF SHEATHING:

PLYWOOD SHALL BE APA GRADE STAMPED. ALL SHEATHING SHALL BE "APA" RATED SHEATHING EXP 1, "5/8" THICK. CONFORM TO APA RECOMMENDATIONS FOR INSTALLATIONS OF PLYWOOD. MINIMUM NAILING REQUIREMENTS SHALL BE AS FOLLOWS:

USE 10d COMMON NAILS AT 19/32 PLYWOOD SHEATHING. NAIL SPACING SHALL BE 4"o/c AT PANELS EDGES AND AT INTERMEDIATE SUPPORTS (BASED ON SUPPORT SPACING OF 16"o/c AT EDGE ZONES AND OVERHANGS. SEE PLAN FOR ADDITIONAL INFORMATION.

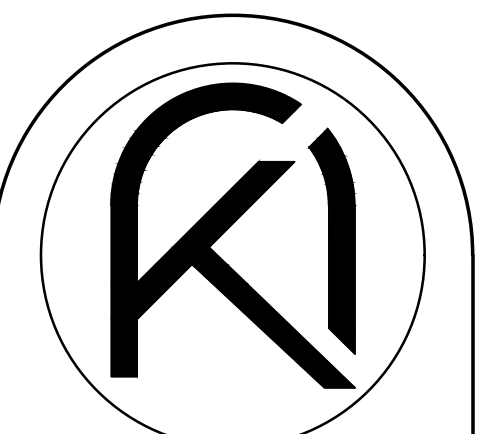
WOOD METAL CONNECTOR:

ALL METAL CONNECTOR TO COMPLY WITH ASTM A-653 REQUIREMENT FOR GALVANIZED STEEL.

1. SEE SCHEDULE FOR MORE INFO FOR METAL CONNECTORS
2. ALL METAL CONNECTORS MUST BE INSTALLED FOR MAXIMUM PERFORMANCE PER MANUFACTURER'S SPECIFICATIONS.

TERMITE STATEMENT

THE EXISTING SOIL AREA, WHERE THE NEW CONSTRUCTION WILL TAKE PLACE, SHALL BE THEREAFTER FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING 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."

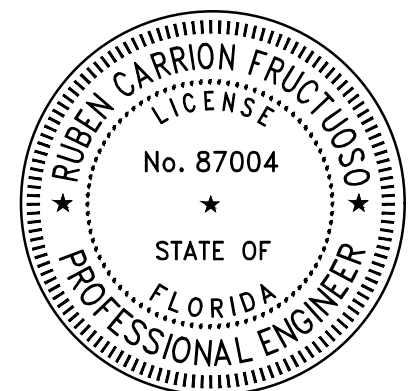


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PROPOSED ADDITION FOR:

BARED RESIDENCE

1498 SEVILLA AVENUE
CORAL GABLES, FL 33134



DRAWN BY
DATE 09.12.22 EV CHECKED BY 22-19 PROJECT

REVISIONS

STRUCTURAL GENERAL NOTES

CONSTRUCTION DOCUMENTS

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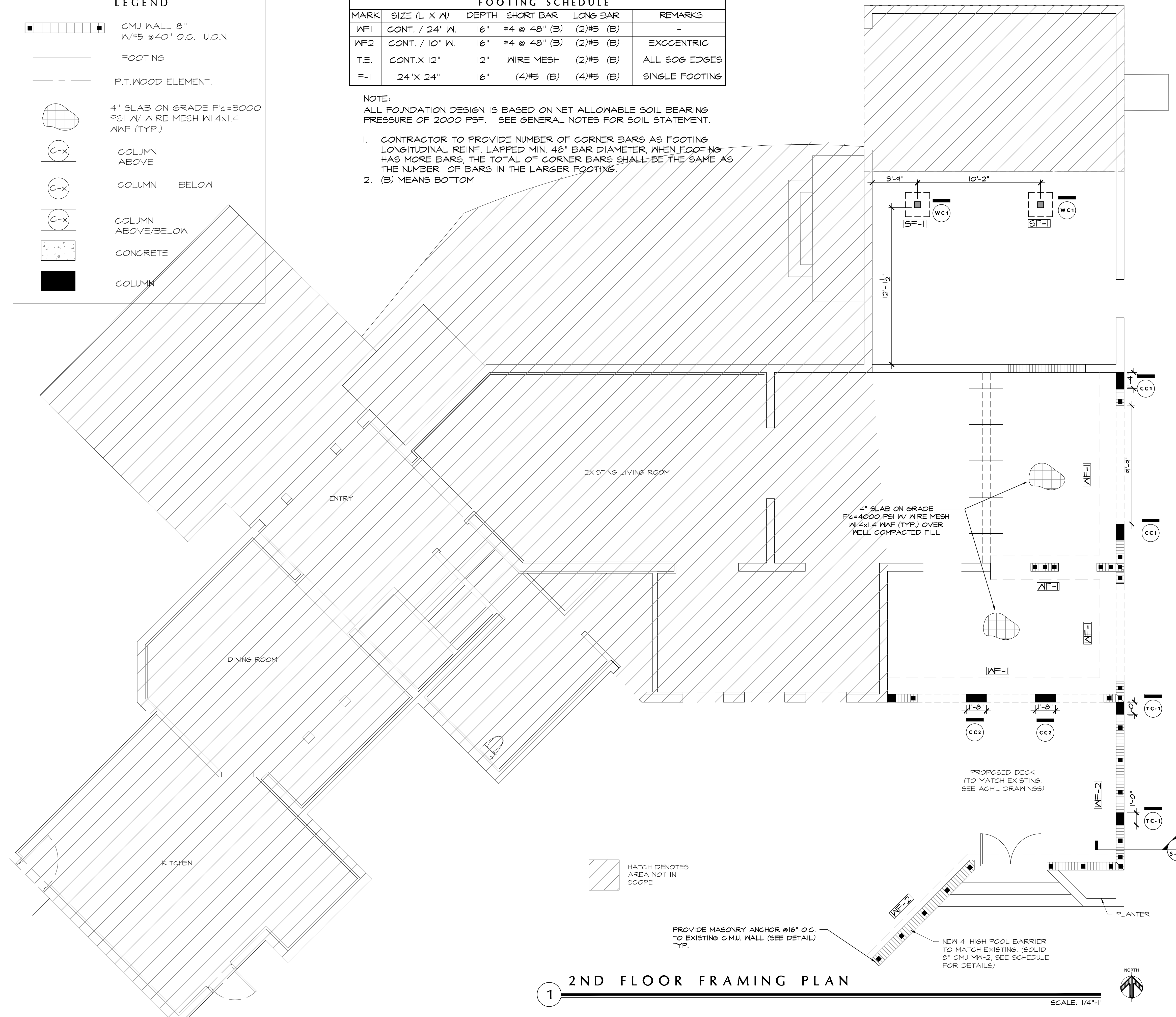
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LEGEND	
	CMU WALL 8" W/#5 @40" O.C. U.O.N
	FOOTING
	P.T. WOOD ELEMENT.
	4" SLAB ON GRADE F'c=3000 PSI W/ WIRE MESH W/ 4x1.4 WAF (TYP.)
	COLUMN ABOVE
	COLUMN BELOW
	COLUMN ABOVE/BELOW
	CONCRETE
	COLUMN

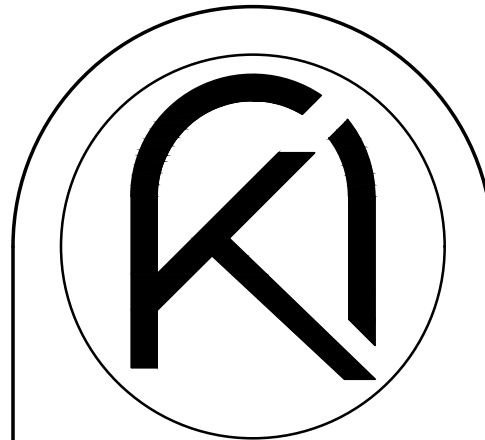
FOOTING SCHEDULE					
MARK	SIZE (L X W)	DEPTH	SHORT BAR	LONG BAR	REMARKS
WF1	CONT. / 24" W.	16"	#4 @ 48" (B)	(2)#5 (B)	-
WF2	CONT. / 10" W.	16"	#4 @ 48" (B)	(2)#5 (B)	EXCCENTRIC
T.E.	CONT. X 12"	12"	WIRE MESH	(2)#5 (B)	ALL SOG EDGES
F-1	24" X 24"	16"	(4)#5 (B)	(4)#5 (B)	SINGLE FOOTING

NOTE:
ALL FOUNDATION DESIGN IS BASED ON NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. SEE GENERAL NOTES FOR SOIL STATEMENT.

- CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. LAPPED MIN. 48" BAR DIAMETER, WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.
- (B) MEANS BOTTOM

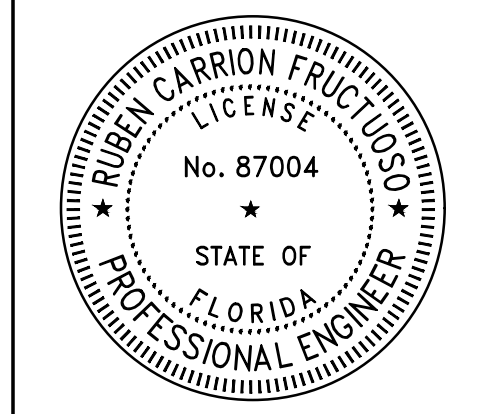


1 2ND FLOOR FRAMING PLAN



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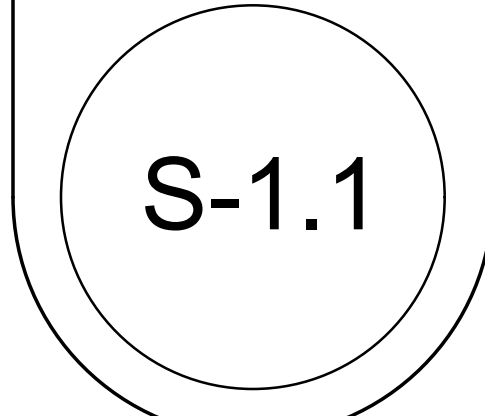


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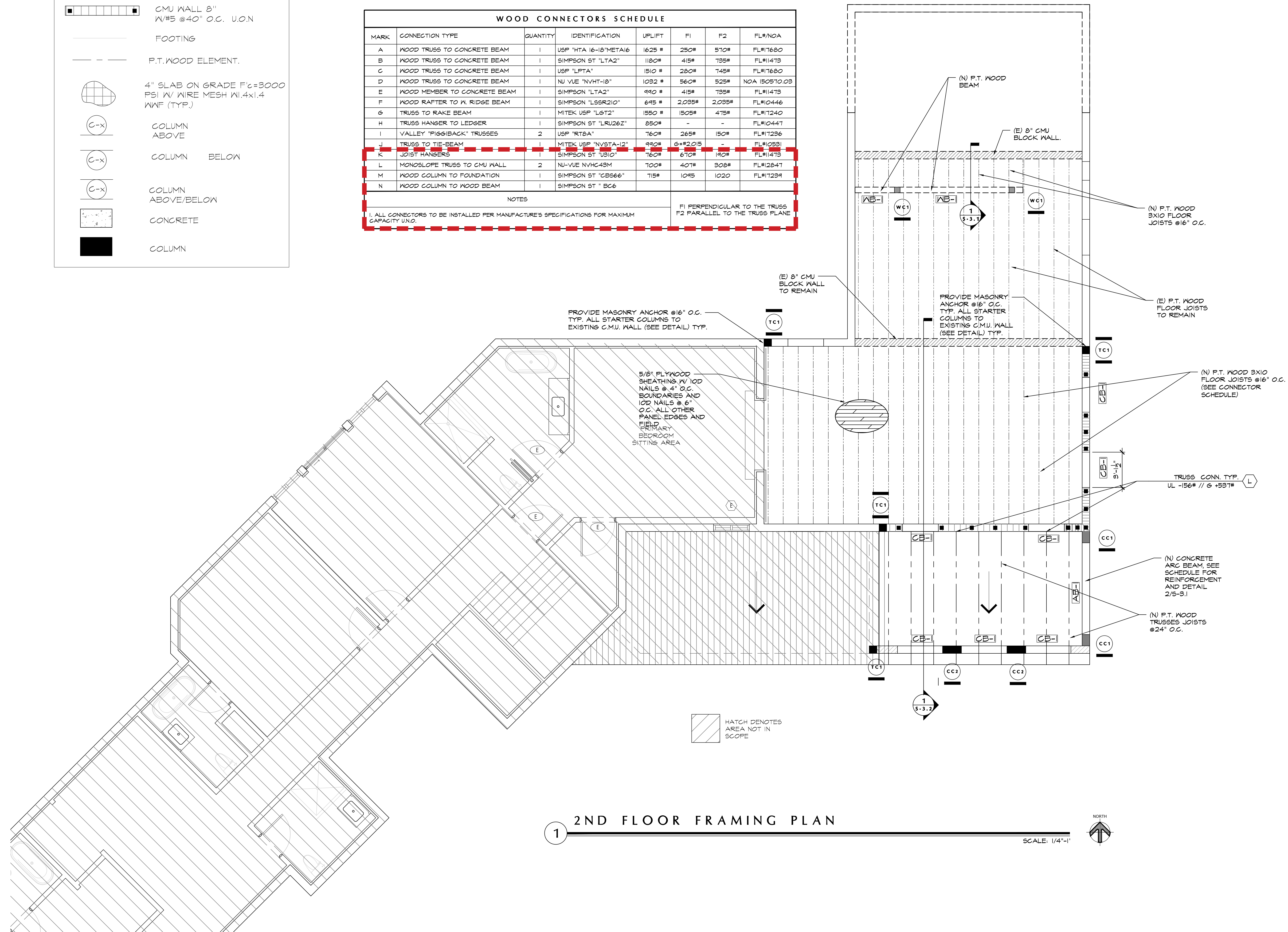


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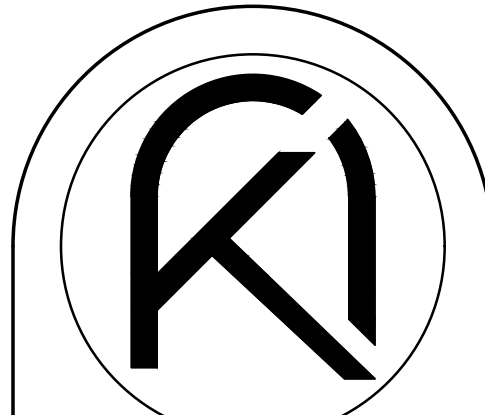
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	FOOTING
	P.T. WOOD ELEMENT.
	4" SLAB ON GRADE F'c=3000 PSI W/ WIRE MESH W/ .4x1.4 WAF (TYP.)
	COLUMN ABOVE
	COLUMN BELOW
	COLUMN ABOVE/BELOW
	CONCRETE
	COLUMN

WOOD CONNECTORS SCHEDULE							
MARK	CONNECTION TYPE	QUANTITY	IDENTIFICATION	UPLIFT	F1	F2	FL#/NOA
A	WOOD TRUSS TO CONCRETE BEAM	1	USP "HTA 16-18" METAL 16	1625 #	250#	570#	FL#17680
B	WOOD TRUSS TO CONCRETE BEAM	1	SIMPSON ST "LTA2"	1180#	415#	735#	FL#1147B
C	WOOD TRUSS TO CONCRETE BEAM	1	USP "LPTA"	1510 #	280#	745#	FL#17680
D	WOOD TRUSS TO CONCRETE BEAM	1	NU VUE "NVHT-18"	1032 #	560#	525#	NOA 150570.03
E	WOOD MEMBER TO CONCRETE BEAM	1	SIMPSON "LTA2"	440 #	415#	735#	FL#1147B
F	WOOD RAFTER TO W. RIDGE BEAM	1	SIMPSON "LSSR210"	645 #	2,095#	2,095#	FL#10446
G	TRUSS TO RAKE BEAM	1	MITEK USP "L6T2"	1550 #	1505#	475#	FL#17240
H	TRUSS HANGER TO LEDGER	1	SIMPSON ST "LRU26Z"	850#	-	-	FL#10447
I	VALLEY "PIGGIBACK" TRUSSES	2	USP "RT8A"	760#	265#	150#	FL#17236
J	TRUSS TO TIE-BEAM	1	MITEK USP "NVSTA-12"	990#	6-#2015	-	FL#10581
K	JOIST HANGERS	1	SIMPSON ST "UB10"	760#	670#	140#	FL#1147B
L	MONOSLOPE TRUSS TO CMU WALL	2	NU-VUE NVHC43M	700#	407#	308#	FL#12847
M	WOOD COLUMN TO FOUNDATION	1	SIMPSON ST "CB866"	715#	1045	1020	FL#17234
N	WOOD COLUMN TO WOOD BEAM	1	SIMPSON ST "BC6"				

NOTES:
 1. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM CAPACITY UNG.
 F1 PERPENDICULAR TO THE TRUSS
 F2 PARALLEL TO THE TRUSS PLANE

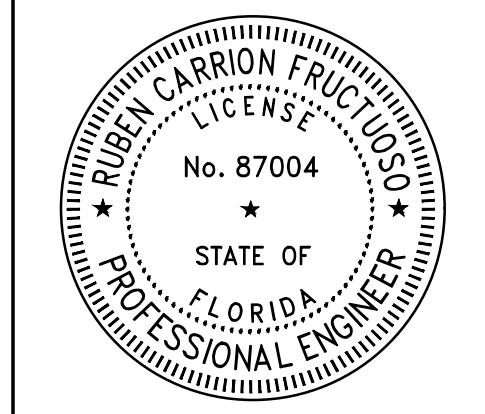


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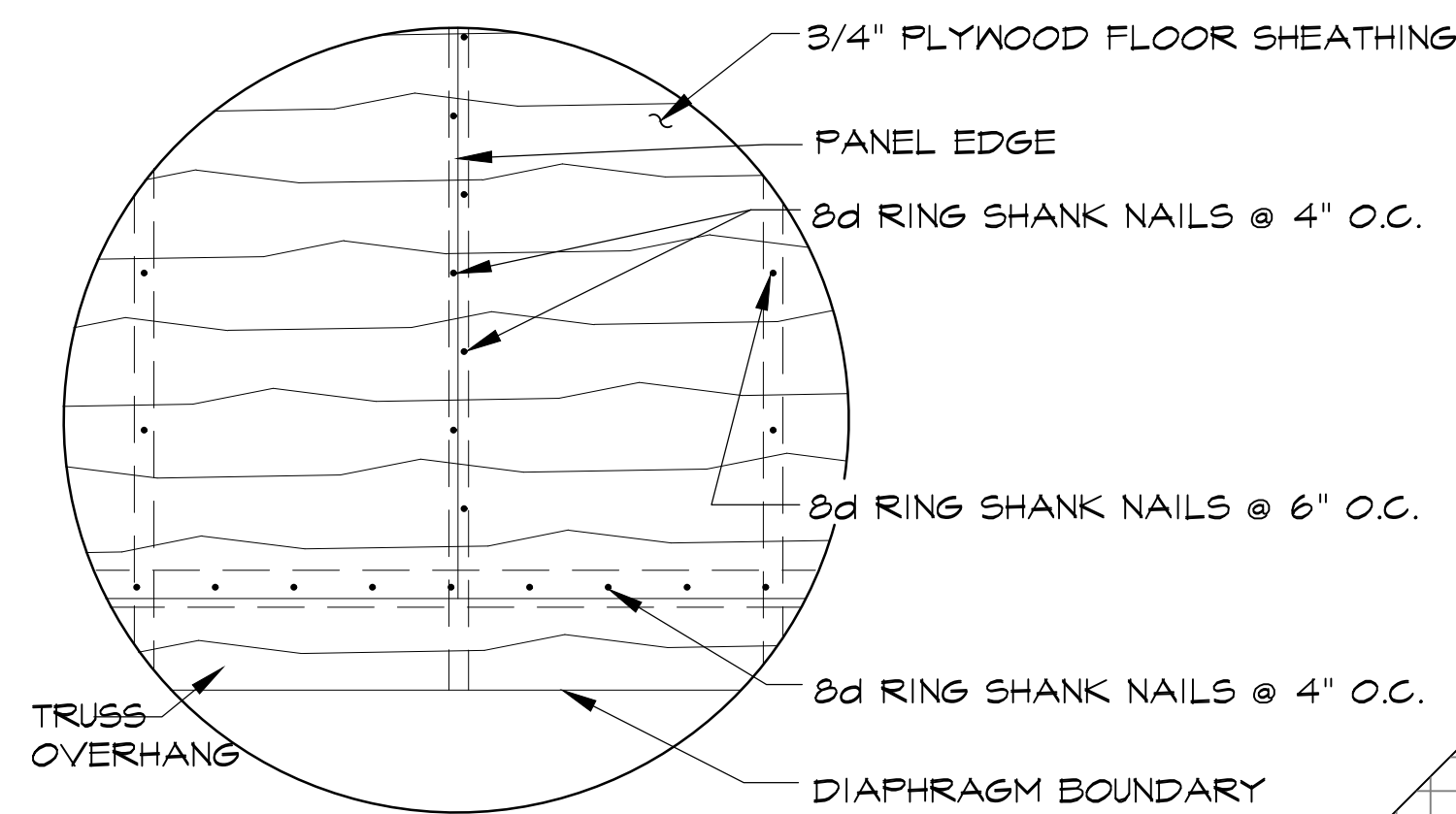
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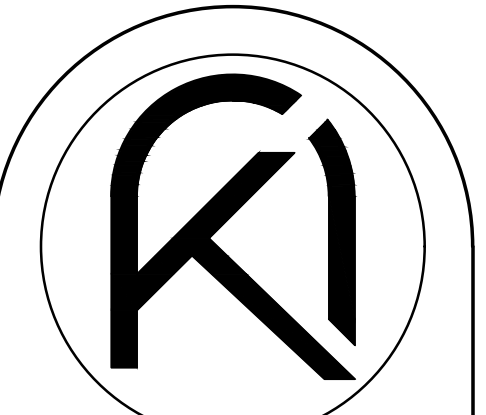
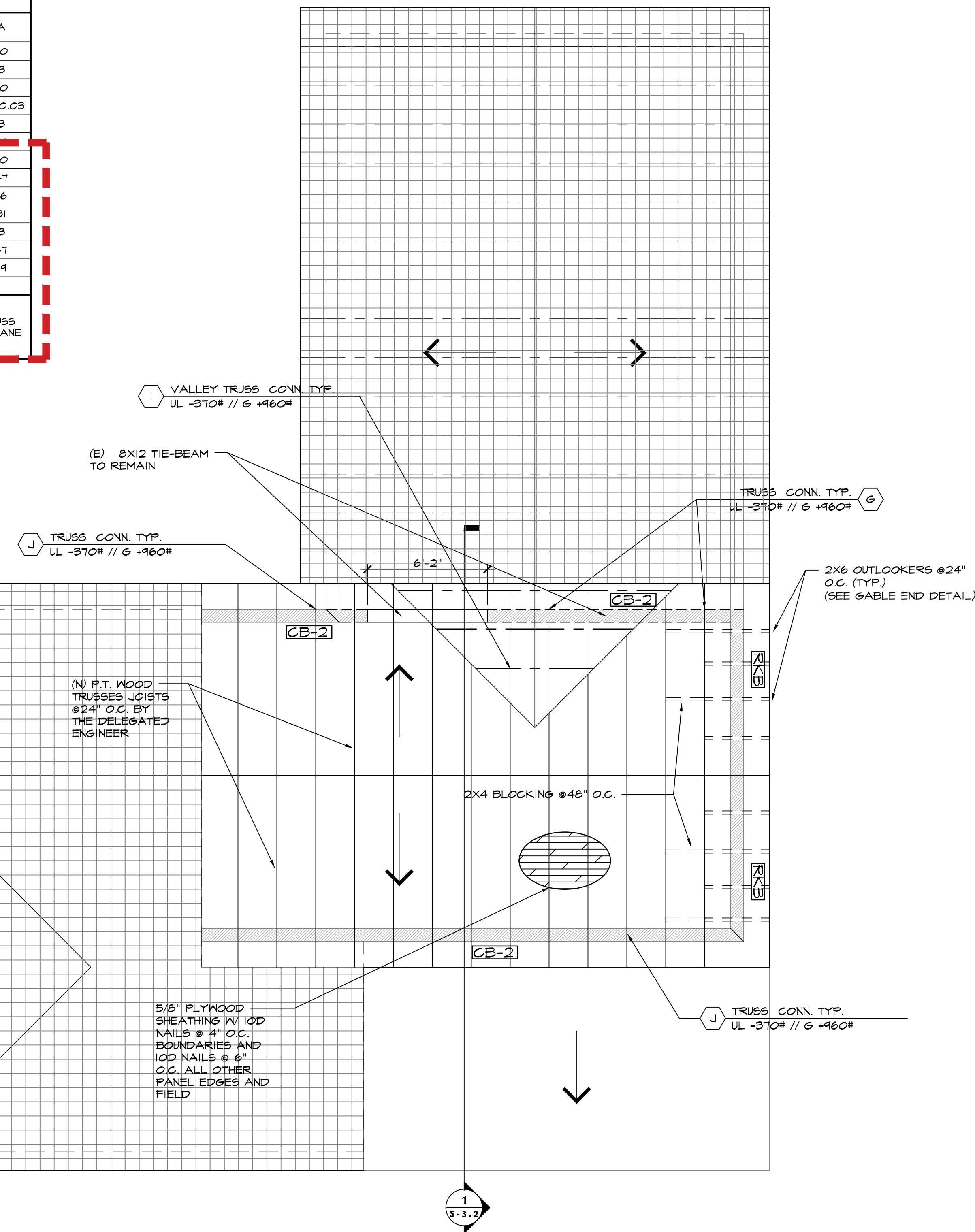
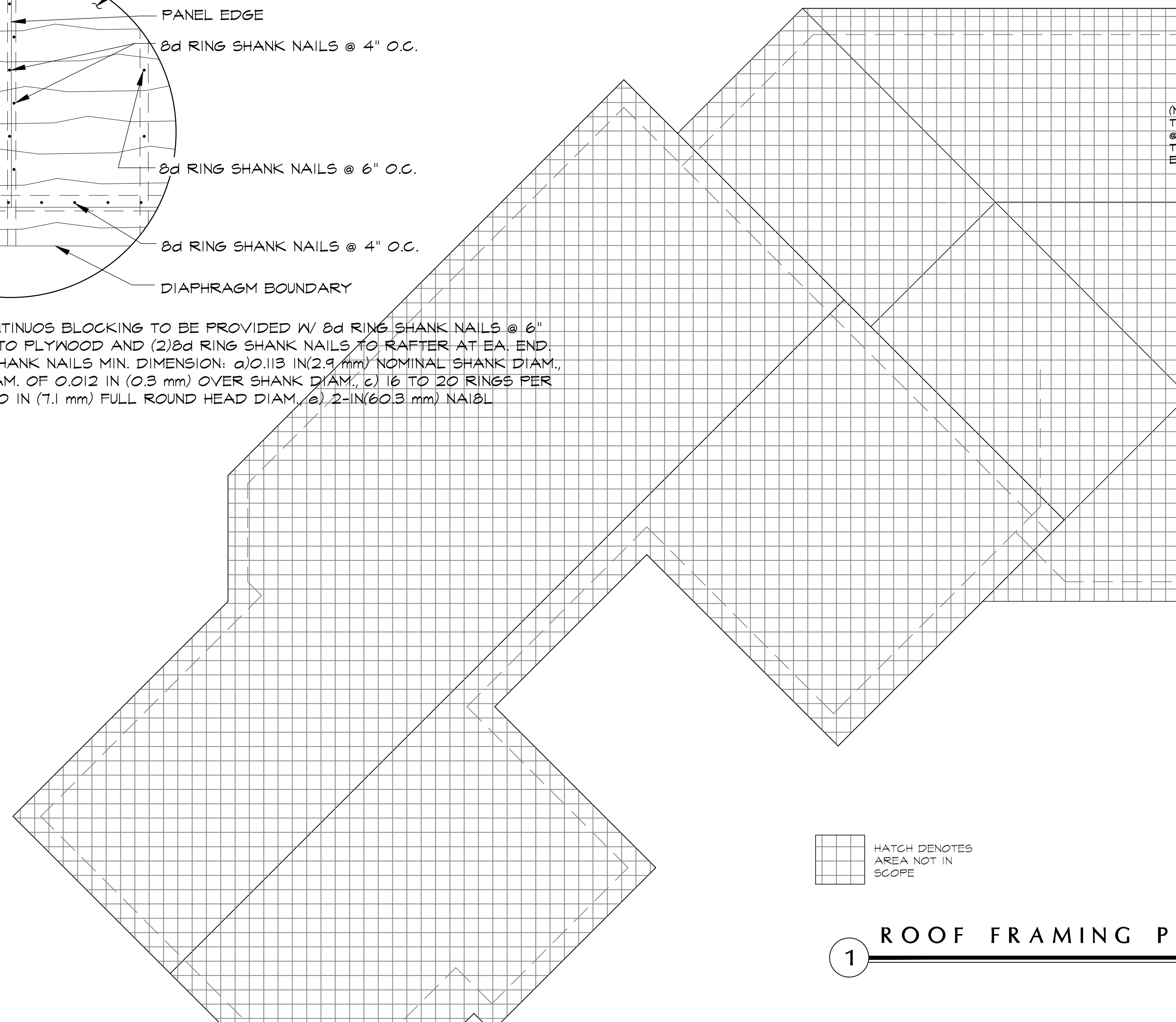
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	COLUMN ABOVE
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WOOD CONNECTORS SCHEDULE							
MARK	CONNECTION TYPE	QUANTITY	IDENTIFICATION	UPLIFT	F1	F2	FL#/NOA
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B	WOOD TRUSS TO CONCRETE BEAM	1	SIMPSON ST "LTA2"	1180#	415#	795#	FL#11473
C	WOOD TRUSS TO CONCRETE BEAM	1	USP "LPTA"	1510 #	280#	745#	FL#17680
D	WOOD TRUSS TO CONCRETE BEAM	1	NU VUE "NVHT-18"	1032 #	560#	525#	NOA 150570.03
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H	TRUSS HANGER TO LEDGER	1	SIMPSON ST "LRU26Z"	850#	-	-	FL#10447
I	VALLEY "PIGGIBACK" TRUSSES	2	USP "RTBA"	760#	265#	150#	FL#11236
J	TRUSS TO TIE-BEAM	1	MITEK USP "NVSTA-12"	990#	6#2,015	-	FL#10531
K	JOIST HANGERS	1	SIMPSON ST "UB10"	760#	670#	190#	FL#11473
L	MONSLOPE TRUSS TO CMU WALL	2	NU-VUE NVHC43M	700#	407#	302#	FL#12847
M	WOOD COLUMN TO FOUNDATION	1	SIMPSON ST "CB566"	715#	1095	1020	FL#11239
N	WOOD COLUMN TO WOOD BEAM	1	SIMPSON ST "BC6"				

NOTES:
 1. ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS FOR MAXIMUM CAPACITY UNO.
 F1 PERPENDICULAR TO THE TRUSS
 F2 PARALLEL TO THE TRUSS PLANE



NOTE: CONTINUOUS BLOCKING TO BE PROVIDED W/ 8d RING SHANK NAILS @ 6" O.C. U.N.O TO PLYWOOD AND (2) 8d RING SHANK NAILS TO RAFTER AT EA. END. 8d RING SHANK NAILS MIN. DIMENSION: a) 0.113 IN (2.9 mm) NOMINAL SHANK DIAM., b) RING DIAM. OF 0.012 IN (0.3 mm) OVER SHANK DIAM., c) 16 TO 20 RINGS PER IN, d) 0.280 IN (7.1 mm) FULL ROUND HEAD DIAM., e) 2-IN (60.3 mm) NAIL LENGTH.

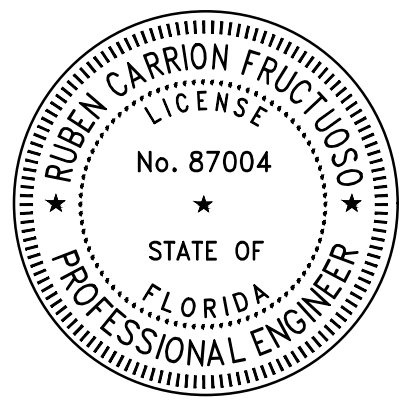


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PROPOSED ADDITION FOR:

BARED RESIDENCE

1498 SEVILLA AVENUE
 CORAL GABLES, FL 33134



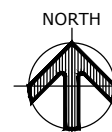
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STRUCTURAL GENERAL NOTES

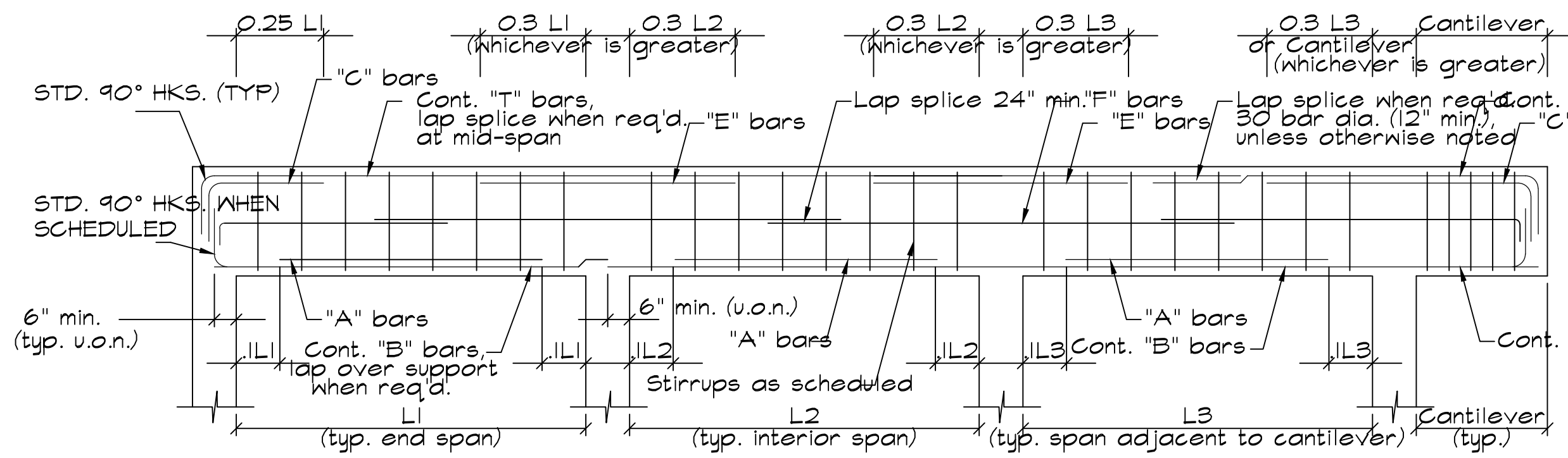
CONSTRUCTION DOCUMENTS

S-1.3

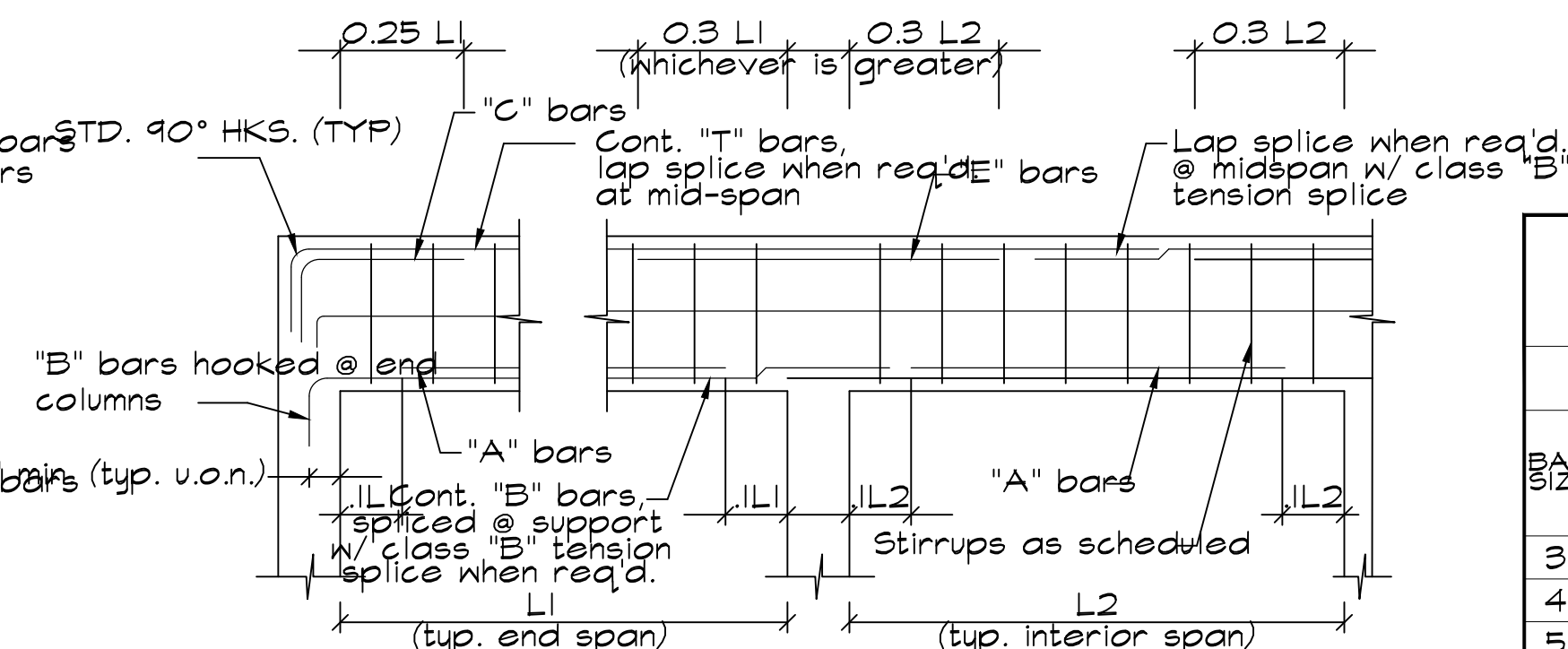


SCALE: 1/4"=1'

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TYPICAL BEAM DIAGRAM



PERIMETER BEAM DIAGRAM

BAR PLACEMENT NOTES:

- BEAMS SHOWN IN PLAN ARE READ FROM LEFT TO RIGHT.
- THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN A LAYER SHALL BE EQUAL TO THE NOMINAL DIAMETER OF THE BARS. IN NO CASE SHALL THE CLEAR DISTANCE BETWEEN BARS BE LESS THAN ONE INCH, NOR LESS THAN ONE AND ONE-HALF TIMES THE MAXIMUM SIZE OF THE COARSE AGGREGATE.
- WHEN REINFORCEMENT IS PLACED IN TWO OR MORE LAYERS, THE CLEAR DISTANCE BETWEEN LAYERS SHALL NOT BE LESS THAN ONE INCH NOR LESS THAN THE DIAMETER OF THE BARS, AND THE BARS IN THE UPPER LAYERS SHALL BE PLACED DIRECTLY ABOVE THOSE IN THE BOTTOM LAYER.
- "B" BARS ARE BOTTOM BARS. "B" BARS OF INTERIOR BEAMS SHALL EXTEND OVER SUPPORTS 6" MIN. UNLESS OTHERWISE NOTED (THEY MAY BE CONT.). "B" BARS OF PERIMETER BEAMS SHALL BE SPLICED (IF REQUIRED) AT OR NEAR THE SUPPORT WITH CLASS "B" TENSION SPLICE. "B" BARS OF PERIMETER BEAMS SHALL BE ANCHORED AT END SUPPORT TO DEVELOP f_y USING A STANDARD HOOK OR HEADED DEFORMED BAR (AC131B).
- "A" BARS ARE BOTTOM BARS. "A" BARS DO NOT EXTEND OVER SUPPORTS. "A" BARS SHALL BE PLACED IN THE SAME LAYER AS "B" BARS (U.O.N.).
- "T" BARS ARE CONTINUOUS TOP BARS. "T" BARS SHALL BE LAP SPLICED WHEN REQUIRED AT MID-SPAN WITH A CLASS "B" TENSION SPLICE.
- "C" BARS ARE TOP BARS AT THE DISCONTINUOUS END OF END SPANS. "C" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
- "E" BARS ARE TOP BARS OVER INTERIOR SUPPORTS. "E" BARS SHALL BE PLACED IN THE SAME LAYER AS "T" BARS UNLESS OTHERWISE NOTED.
- "F" BARS SHALL BE EQUALLY SPACED BETWEEN "B" AND "T" BARS, HALF ON EACH VERTICAL FACE. "F" BARS MAY BE CONTINUOUS. SEE BEAM INTERMEDIATE REINFORCEMENT TABLE UNLESS SCHEDULED NOTE.
- STIRRUPS SPACING IS FROM FACE OF SUPPORT. STIRRUPS SHALL HAVE "B" OR "T" BARS TIED IN EACH CORNER.
- ALL REINFORCING BARS TO HAVE A MINIMUM OF 1 1/2" CLEAR COVER (U.O.N.)
- MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318-14, SECTION 7.7.1.
- STIRRUPS IN TIE BEAMS SHALL BE #3 AT 12" c/c EACH END, BAL. AT 48" c/c U.N.O.
- PROVIDE 2-#5 CORNER BARS (EXTEND 30" IN EACH DIRECTION FROM CORNER), SEE DETAIL 4/S-4.00
- WHERE CONG. LINTELS NOT USED DROP TIE-BEAM ABOVE OPENING, ADD 2-#5 BOTT AND #3 STIRRUPS @ 8"

REBAR DEVELOPMENT LENGTH & HOOKS									
BAR SIZE	MIN BAR SPACING (IN) NOTE 3	TENSION SPLICE				COMP. SPLICE		HOOKED BARS (TENSION ONLY)	
		3000 PSI		4000 PSI		3 KSI	4 KSI	3 KSI	4 KSI
		TOP BARS NOTE 4	OTHER BARS	TOP BARS NOTE 4	OTHER BARS				
3	1	22	17	19	15	12	12	12	12
4	1	29	22	25	19	12	12	12	12
5	1 1/4	36	28	31	24	14	12	14	12
6	1 1/2	43	33	37	29	16	14	17	14.5
7	1 3/4	63	48	54	42	19	17	19.5	17
8	2	71	55	62	48	22	19	22	19
9	2 1/4	81	62	70	54	25	21	25	21
10	2 1/2	91	70	79	60	28	24	28	24
11	2 3/4	101	78	87	67	34	27	31	27

CONCRETE LINTEL SCHEDULE						
WIDTH	HEIGHT	CLEAR SPAN IN FEET	REINFORCING		TIES	
			TOP	BOTTOM		
8"	8"	5'-0" TO 7'-0"	2#5	2#5	#3@10"OC	
8"	12"	7'-0" TO 9'-0"	2#5	2#5	5#3@4"EE, BAL @10"OC	
8"	16"	9'-0" TO 12'-0"	2#5	2#6	5#3@6"EE, BAL @10"OC	

NOTE:
MINIMUM CONNECTION REQUIREMENT FOR STRUCTURAL INTEGRITY SHALL BE AS PER ACI-318 AND FBC.

R.E. - RIGHT END
L.E. - LEFT END
E.E. - EACH END
E.F. - EACH FACE

FOOTING SCHEDULE					
MARK	SIZE (L X W)	DEPTH	SHORT BAR	LONG BAR	REMARKS
WF1	CONT. / 24" W.	16"	#4 @ 48" (B)	(2)#5 (B)	-
WF2	CONT. / 10" W.	16"	#4 @ 48" (B)	(2)#5 (B)	EXCCENTRIC
T.E.	CONT.X 12"	12"	WIRE MESH	(2)#5 (B)	ALL SOG EDGES
F-1	24"X 24"	16"	(4)#5 (B)	(4)#5 (B)	SINGLE FOOTING

NOTE:
ALL FOUNDATION DESIGN IS BASED ON NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. SEE GENERAL NOTES FOR SOIL STATEMENT.

- CONTRACTOR TO PROVIDE NUMBER OF CORNER BARS AS FOOTING LONGITUDINAL REINF. LAPPED MIN. 48" BAR DIAMETER, WHEN FOOTING HAS MORE BARS, THE TOTAL OF CORNER BARS SHALL BE THE SAME AS THE NUMBER OF BARS IN THE LARGER FOOTING.
- (B) MEANS BOTTOM

CONCRETE BEAM SCHEDULE									
MARK	T.O.B. ELEV.	SIZE (in) b x d	LONG. REINF.				STIRRUPS		REMARKS
			B	F	C	T	No.	TYPE SPACING	
TB-1	SEE ARCHS	8" x 12"	2 #5			2 #5	#3	□ AT 12" O.C.	TYP. ALL CMU WALLS
CB-1	SEE ARCHS	8" x 12"	2 #5			2 #5	#3	□ AT 8" O.C.	
CB-2	SEE ARCHS	8" x 18"	2 #6			2 #6	#3	□ AT 8" O.C.	
RKB	SEE ARCHS	8" x 12"	2 #5			2 #5	#3	□ AT 8" O.C.	TYP. GABLE ENDS

COLUMN SCHEDULE				
COLUMN MARK	DIMENSIONS SIZE	VERTICAL REINF.	REINF. TIES	REMARKS
(TC1)	8" x 8"	4#5	#3 @ 8" o.c.	☐
(CC1)	8" x 12"	6#5	#3 @ 8" o.c.	☐
(CC2)	8" x 20"	6#5	#3 @ 8" o.c.	☐
(WC)	6" x 6"	PT SP No2 WOOD	-	☒

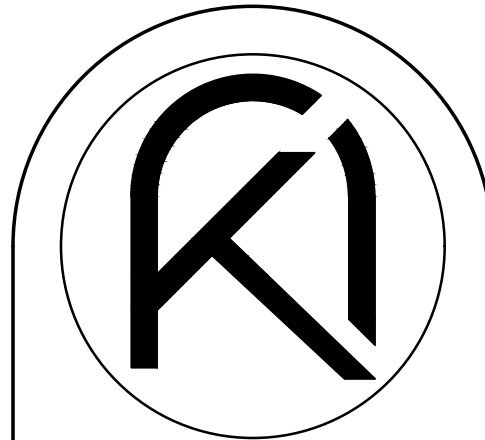
BEAM INTERMEDIATE REINFORCEMENT			
BEAM DEPTH	6" TO 14" WIDE	15" TO 20" WIDE	21" TO 24" WIDE
UP TO 24"	NONE	NONE	NONE
25" TO 36"	1-#5 EACH FACE	1-#5 EACH FACE	1-#6 EACH FACE
37" TO 44"	2-#5 EACH FACE	2-#5 EACH FACE	2-#6 EACH FACE
45" TO 63"	3-#5 EACH FACE	3-#5 EACH FACE	3-#6 EACH FACE
64" TO 83"	4-#5 EACH FACE	4-#5 EACH FACE	4-#6 EACH FACE

DEVELOPMENT & LAP SPLICE LENGTH OF REBARS IN MASONRY									
BAR SIZE	3	4	5	6	7	8	9		
D&S LENGTH	18	32	49	98	143	216	296		
HOOKS	5	7	8	10	12	13	15		

LAP SPLICE LENGTH				
BAR SIZE	TENSION LAP SPLICE		COMPRESSION LAP SPLICE	
	3 KSI	4 KSI	5 KSI	≥3 KSI
3	22	20	19	12
4	29	25	25	15
5	36	31	28	19
6	43	37	33	23
7	63	54	48	26
8	71	62	55	30
9	81	70	62	34
10	91	78	70	38
11	101	87	78	42

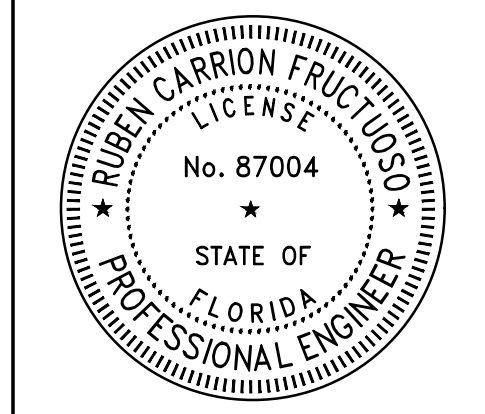
MASONRY WALL SCHEDULE					
WALL #	THICKNESS	VERTICAL REINF.	HORIZONTAL REINFORCING	VERT. REINF. WALLS ENDS	REMARKS
TYP.	8"	#5@40"O.C.	LADDER TYPE @ 16" O.C.	1#6	PARTIALLY GROUTED
MW-2	8"	#5@16"O.C.	LADDER TYPE @ 16" O.C.	1#6	FULLY GROUTED

- NOTE:
- ANCHOR ROD SHALL BE ASTM F1554/GRADE/36 UNO, THREADED EACH END WITH NUT AT BOTTOM, TACK-WELDED SECURE.
 - PLATE WASHERS SHALL HAVE HOLE DIAMETER EQUAL TO ROD DIAMETER + 1/16" CIRCULAR OR SQUARE ARE ACCEPTABLE.



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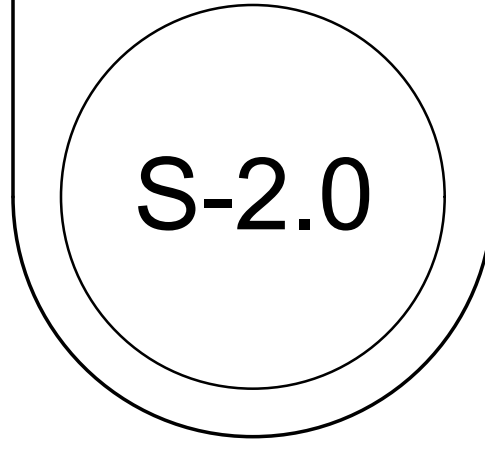


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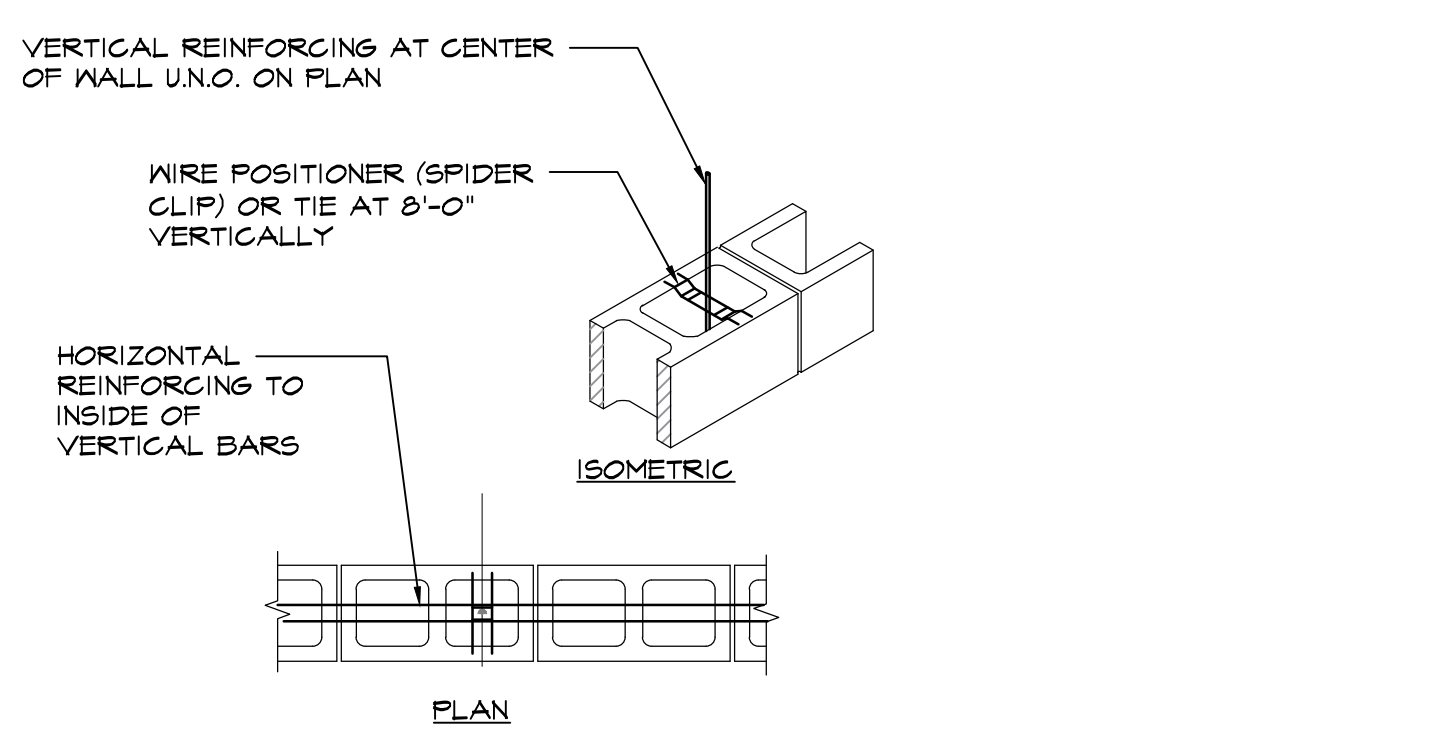
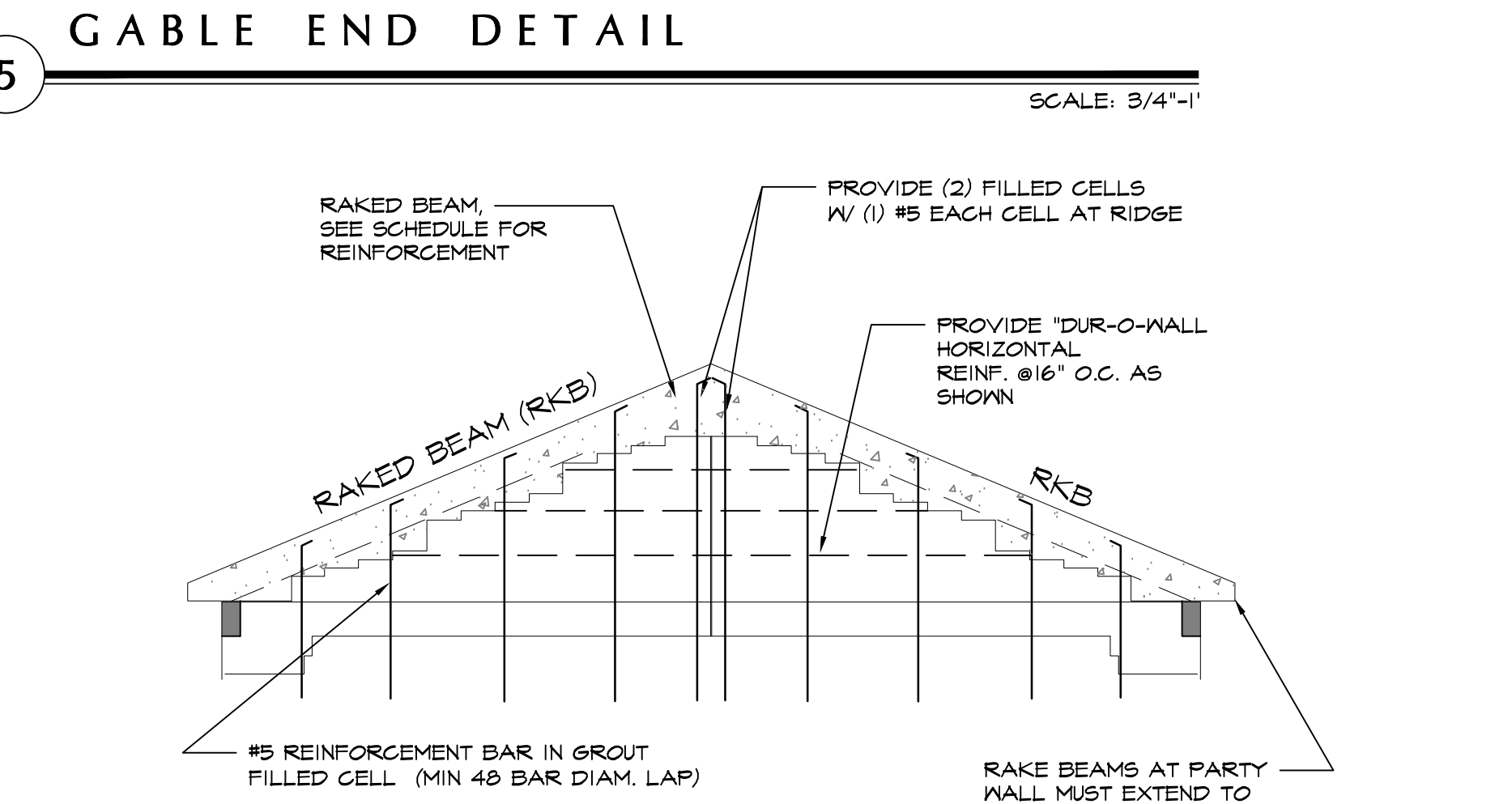
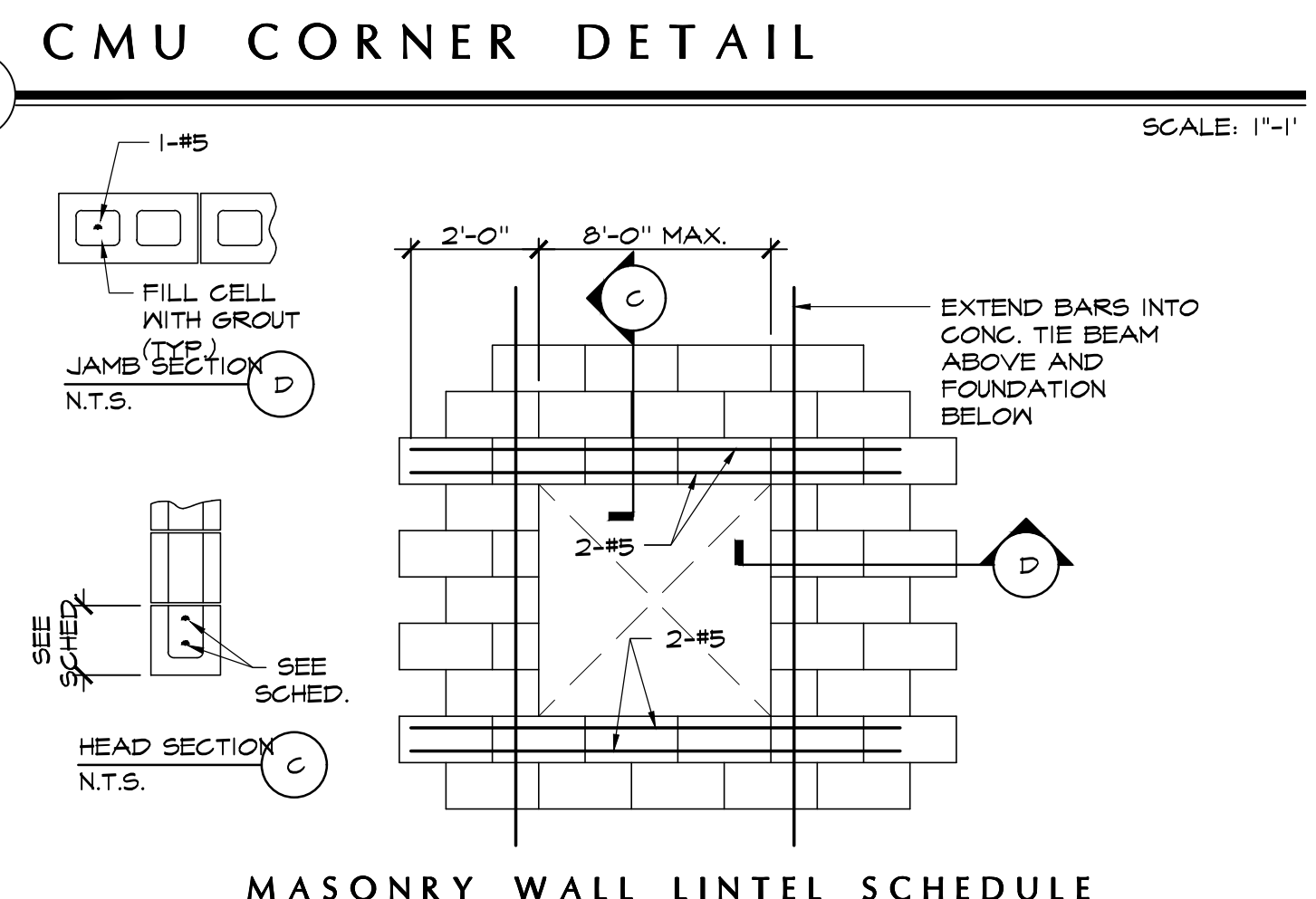
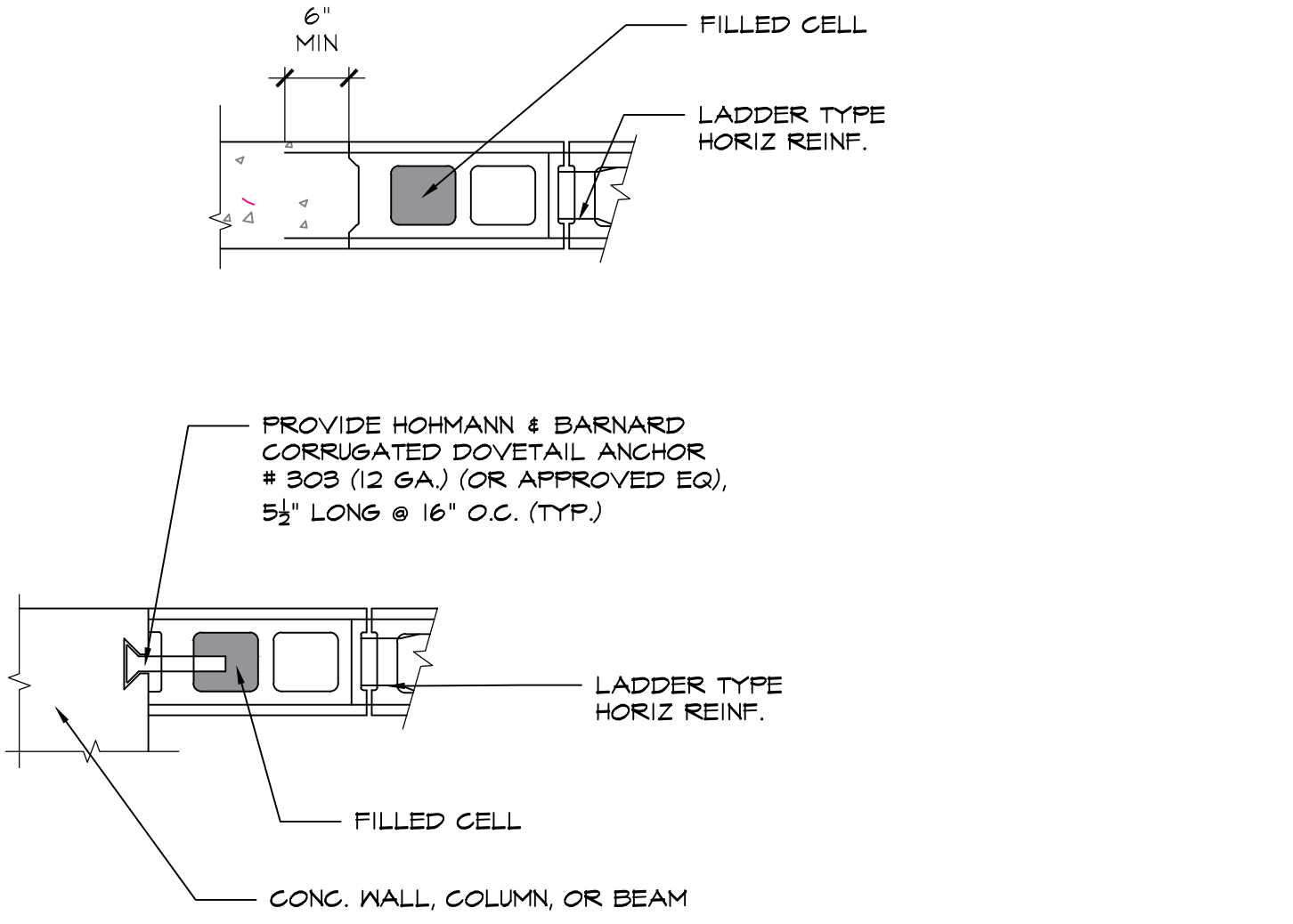
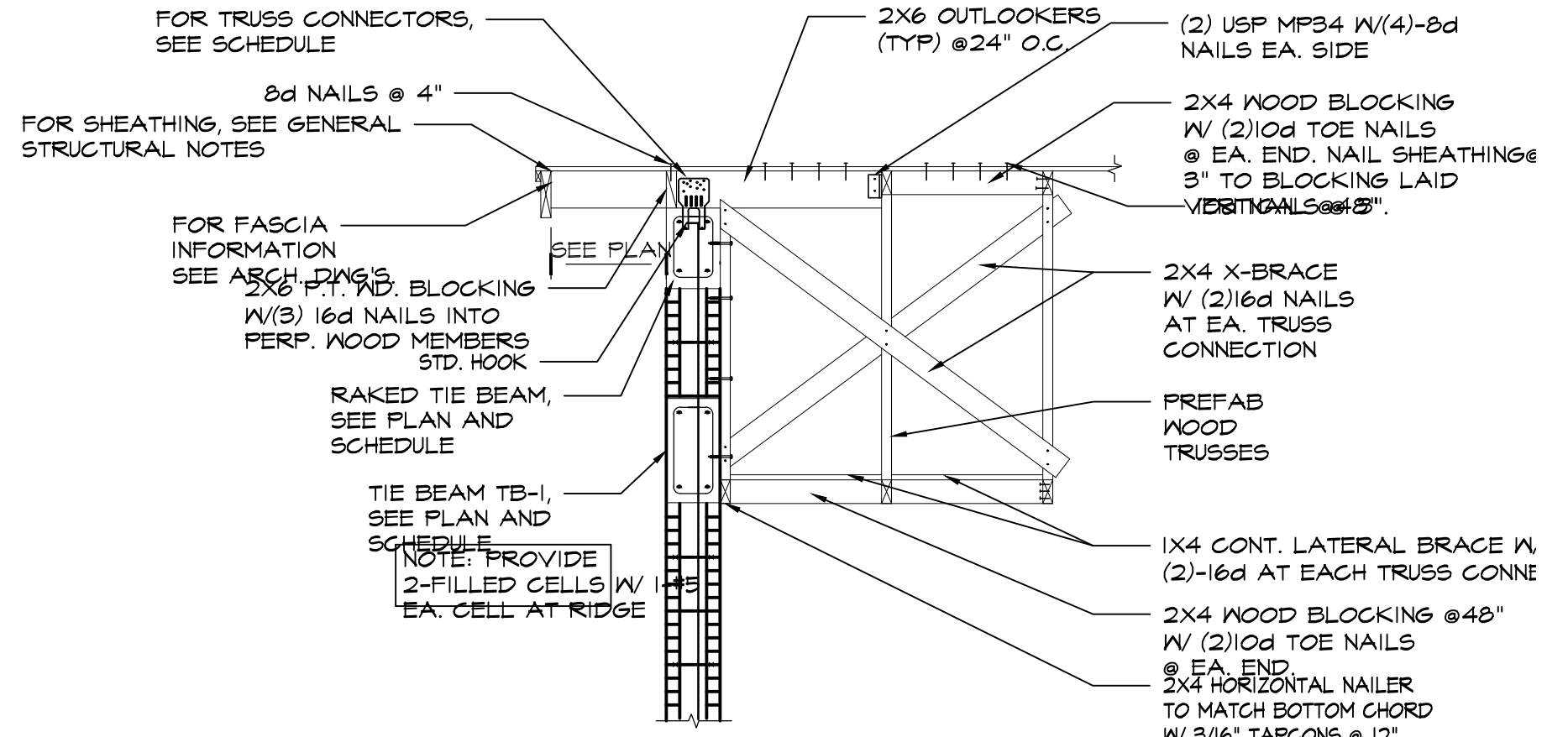
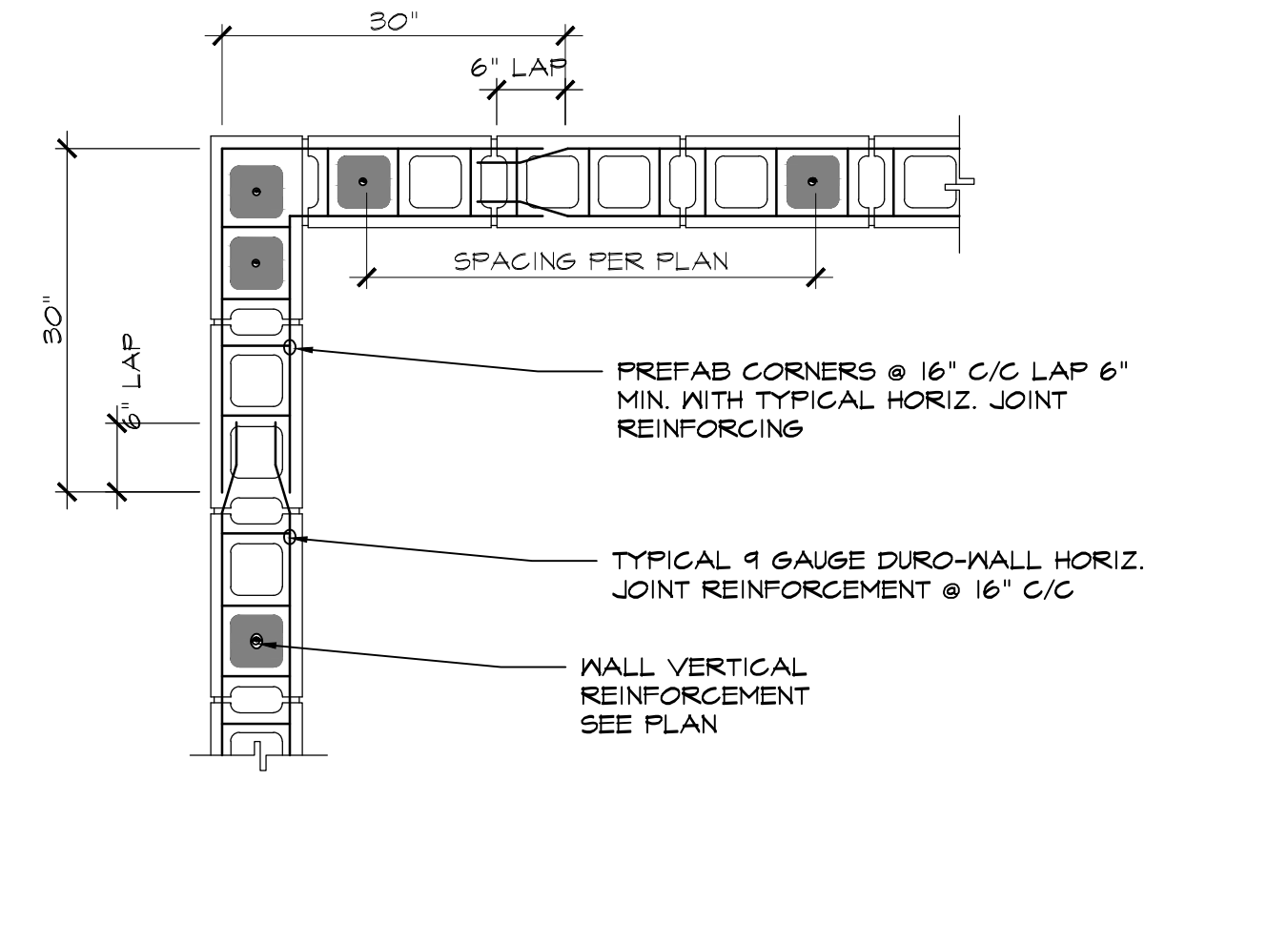
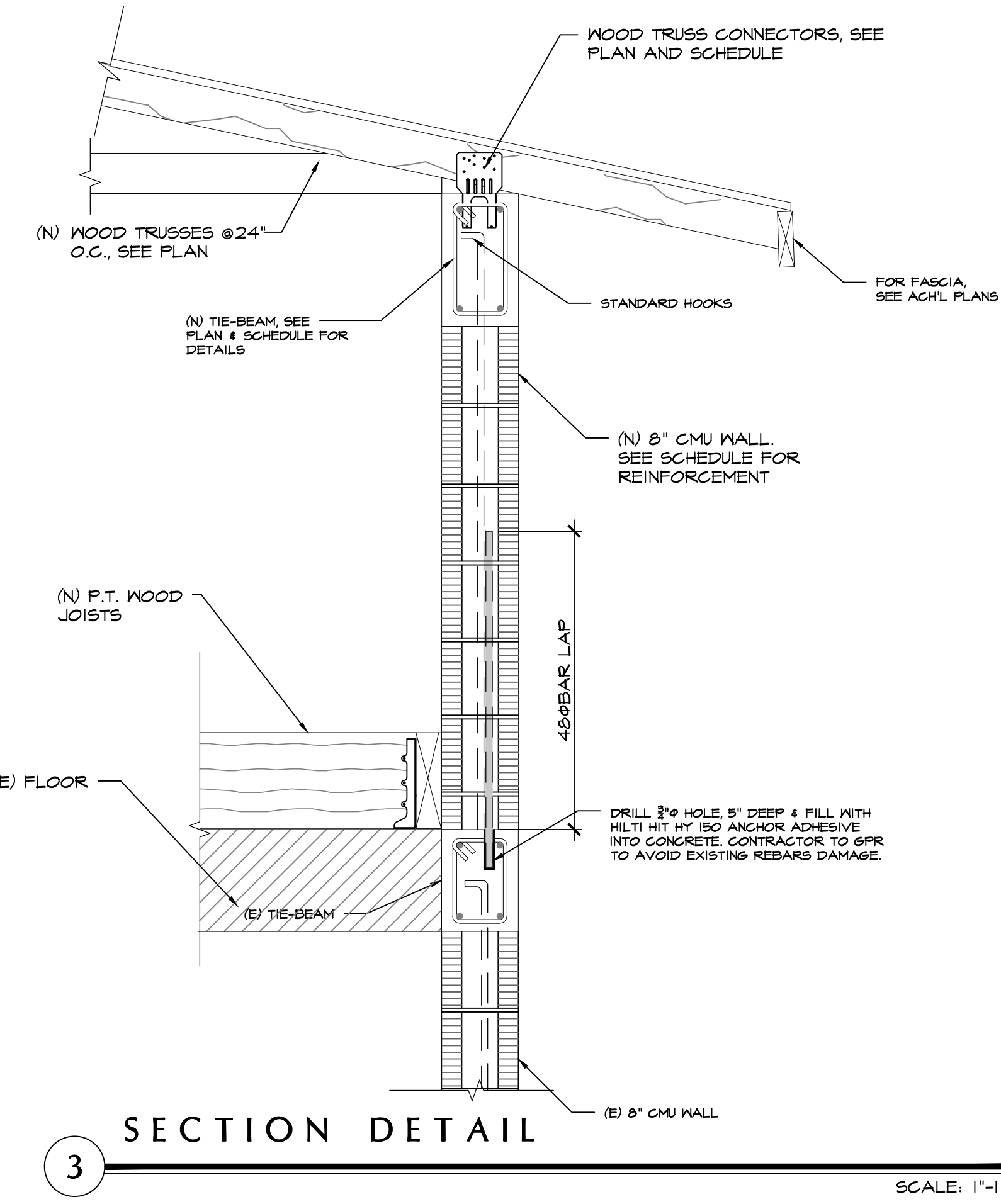
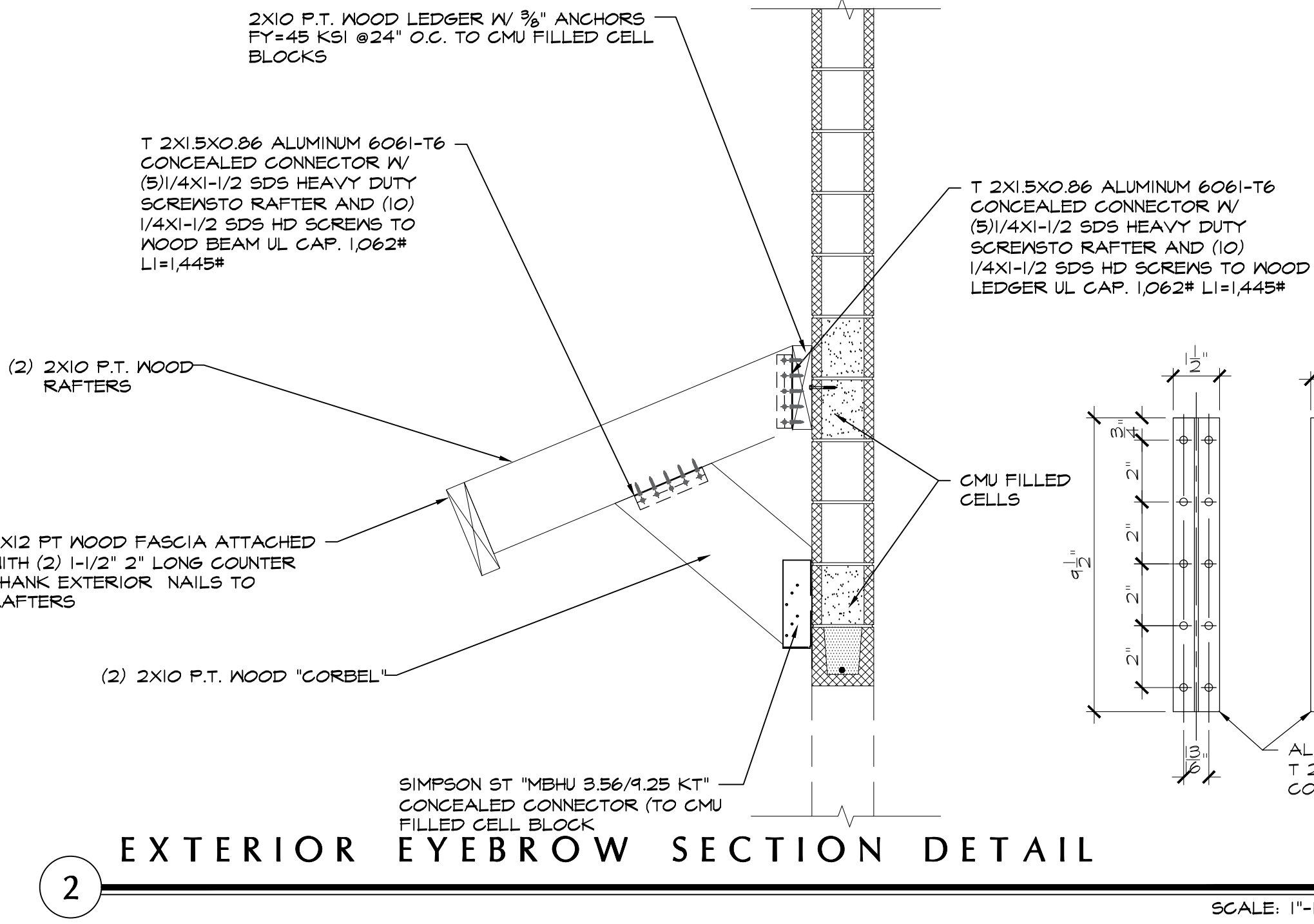
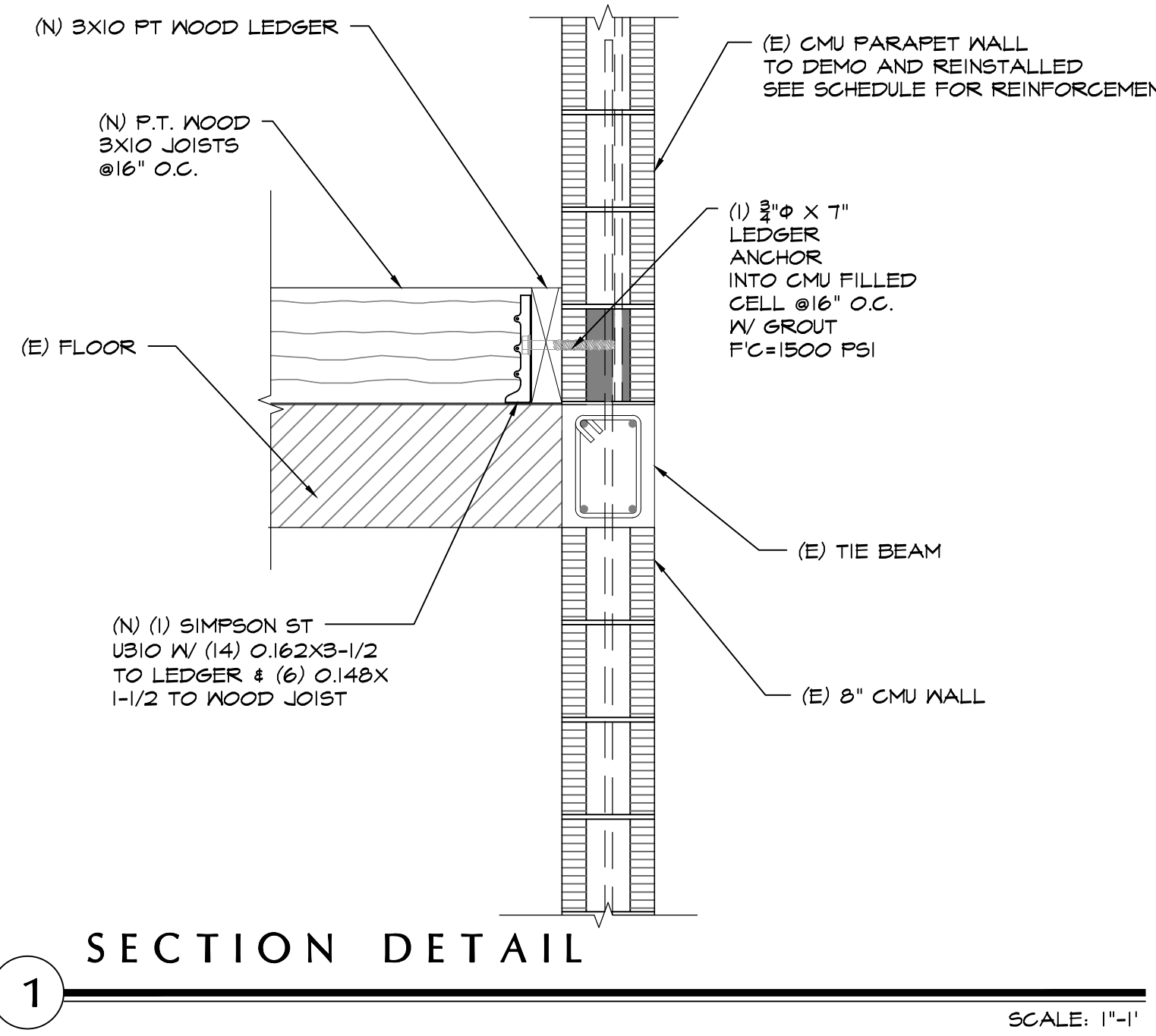
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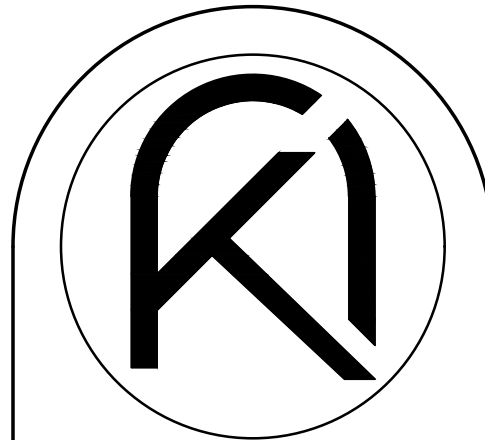
MASONRY WALL LINTEL SCHEDULE

WALL SIZE (NOMINAL INCH)	OPENING SIZE TO 5'-11"	OPENING SIZE 6'-0" TO 8'-0"
8"	8"x8" W/2-#5	8"x16" W/2-#6

NOTE: ALL MASONRY WALLS TO BE IN PLACE BEFORE BEAMS AND COLUMNS ARE POURED.

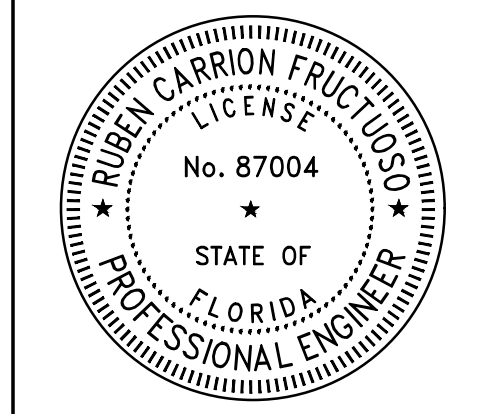
NOTE:
 1. SOFFIT OF RAKE BEAM SHALL HAVE 5:12 (MAX.) SLOPE.
 2. FOR SLOPE ON TOP SIDE OF THE TIE BEAM SEE ROOF PLAN.
 3. RAKE BEAM SOFFIT MAY BE STEPPED UP EVERY 8 FEET, AT FILLED CELL AS SHOWN.

NOTE
 WIRE POSITIONERS AS SHOWN SHALL BE USED IN ALL WALLS REQUIRING 1 BAR IN A CELL



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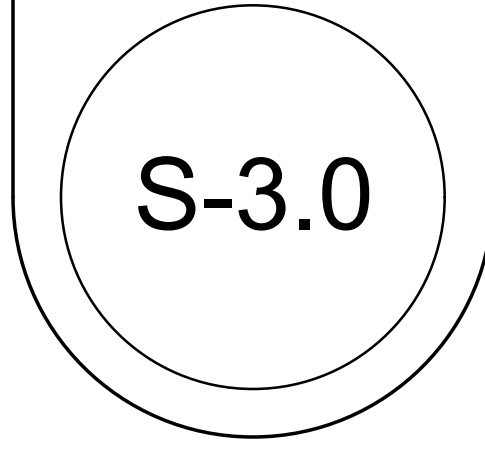


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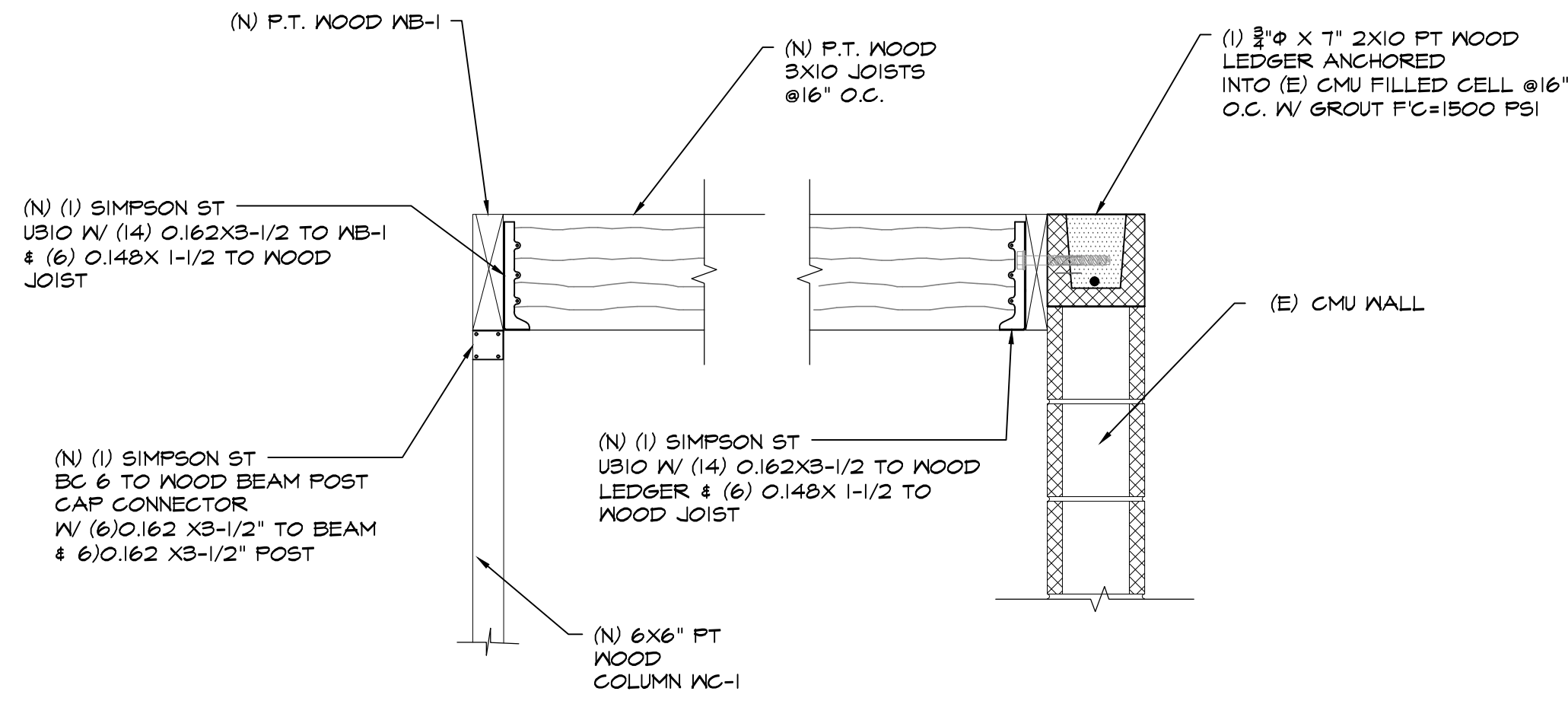
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STRUCTURAL DETAILS
 1/2

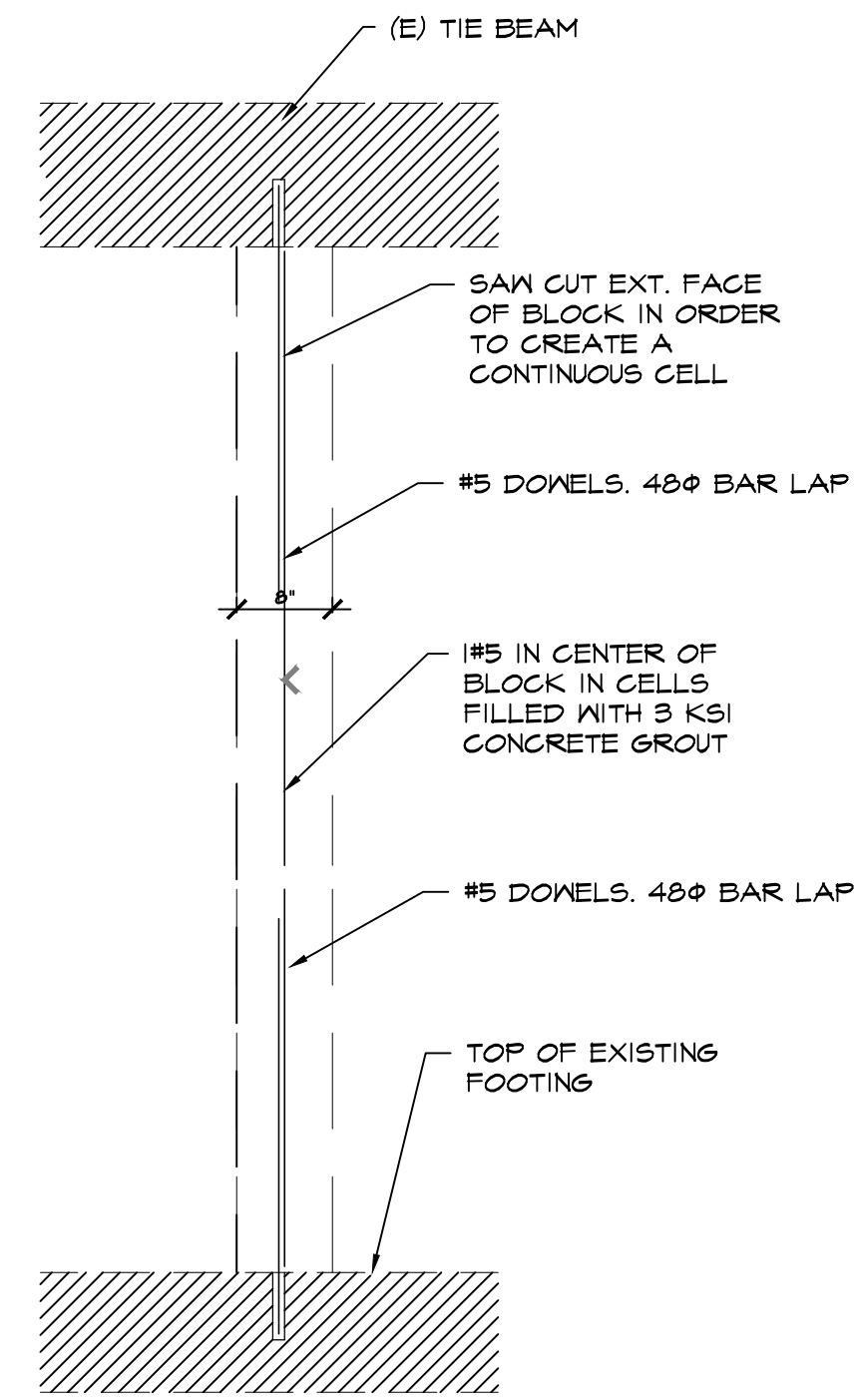
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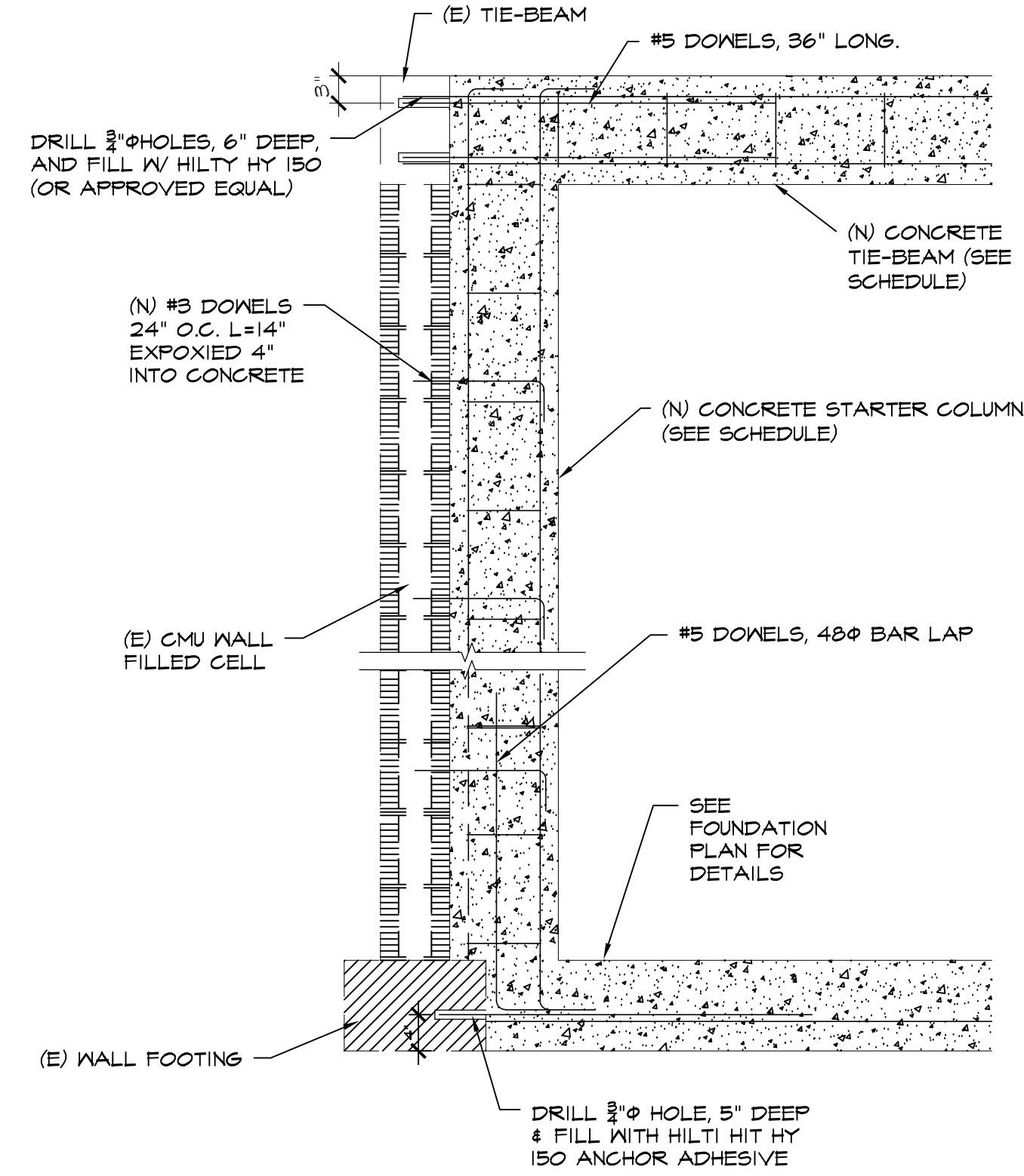
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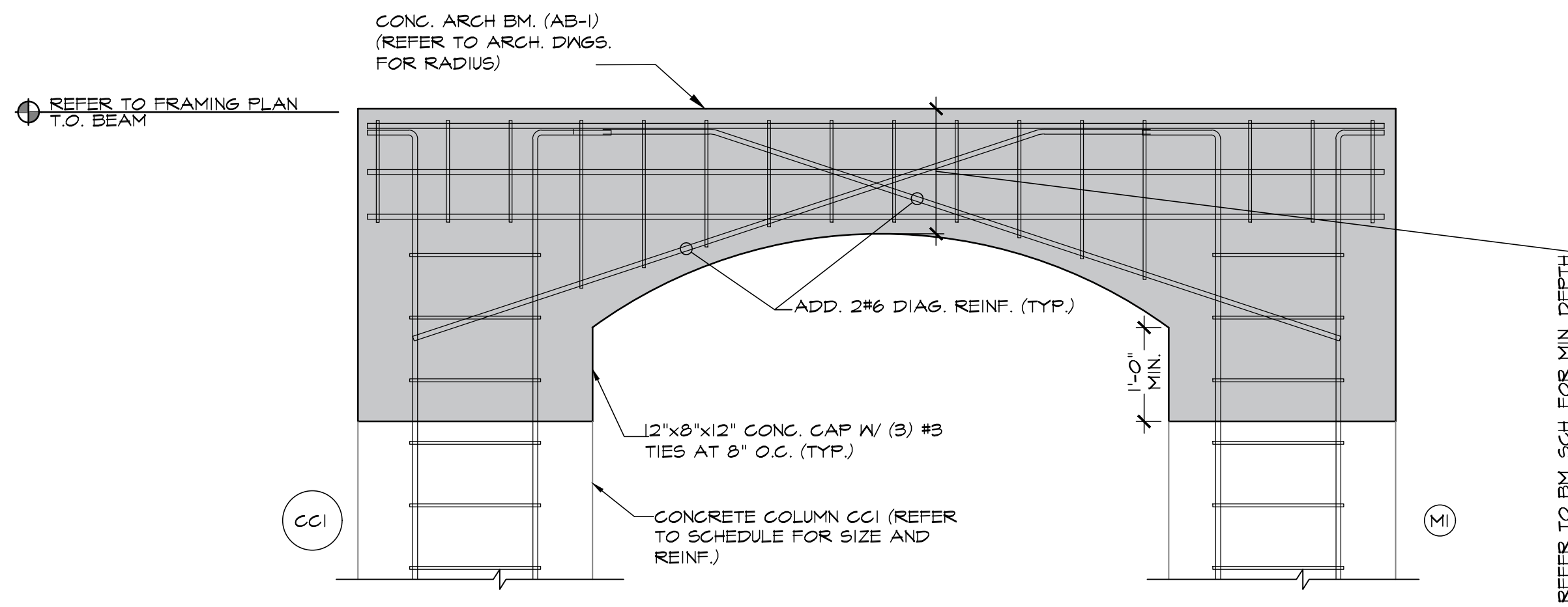
1 SECTION DETAIL
SCALE: 1/4"=1'-0"



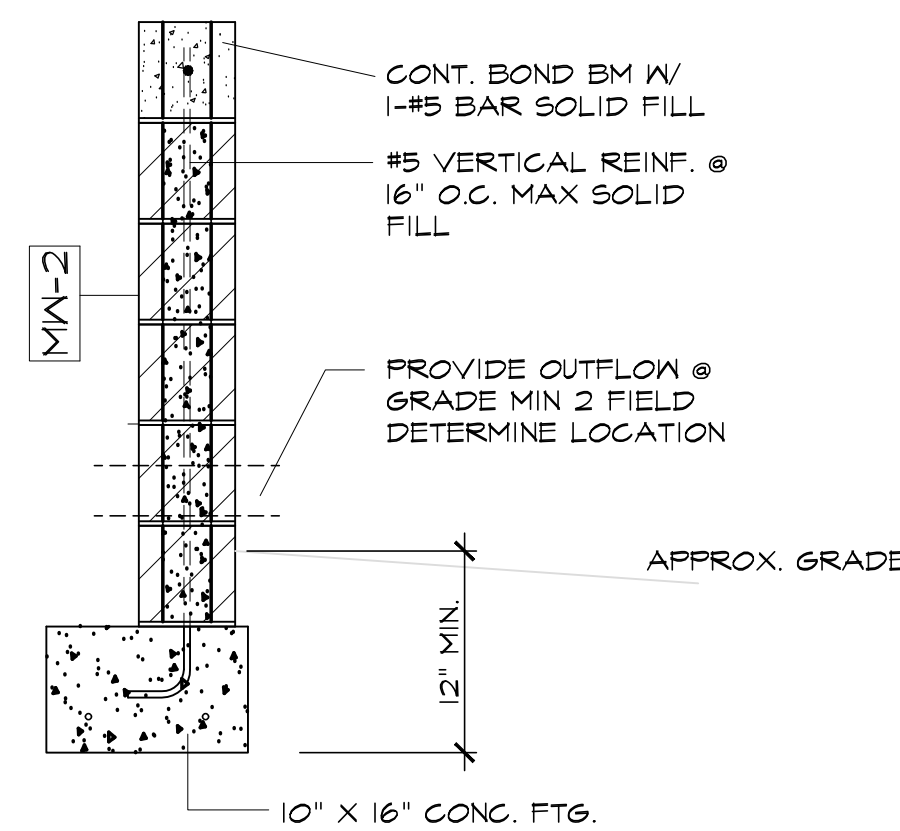
2 STARTER COLUMN DETAIL
SCALE: 3/4"=1'-0"



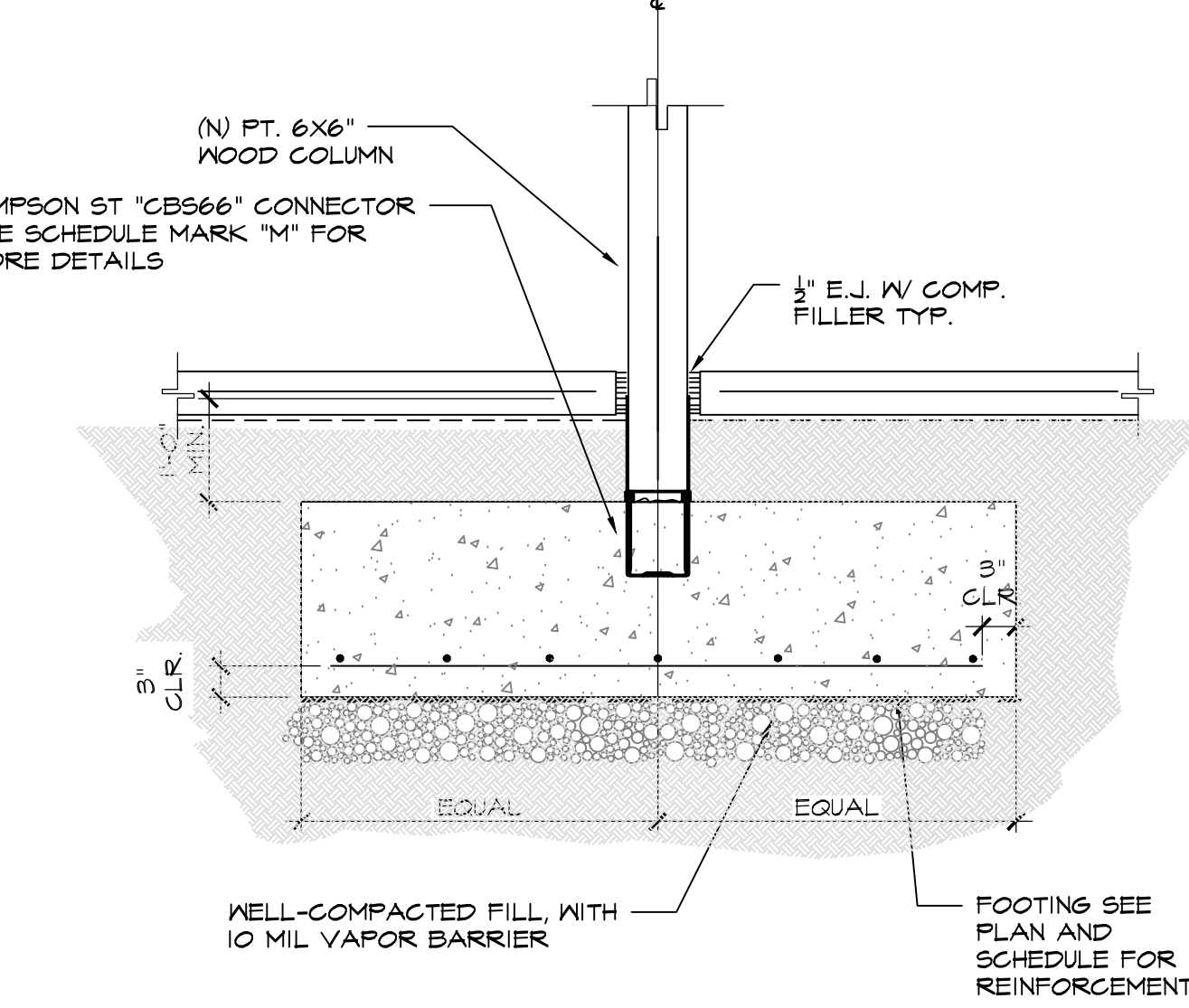
5 SINGLE FOOTING DETAIL
SCALE: 3/4"=1'-0"



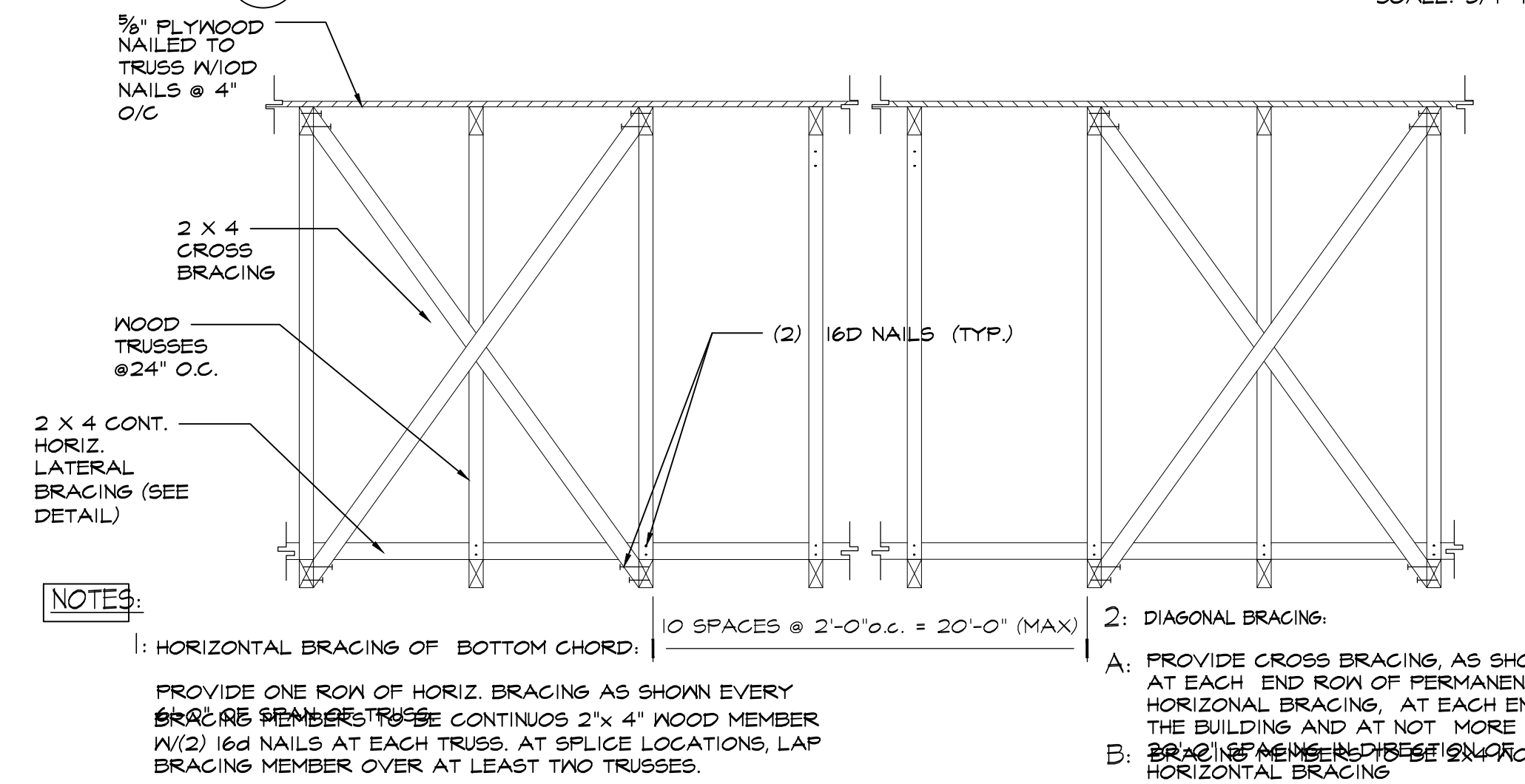
3 NEW ARC OPENING DETAIL
SCALE: 3/4"=1'-0"



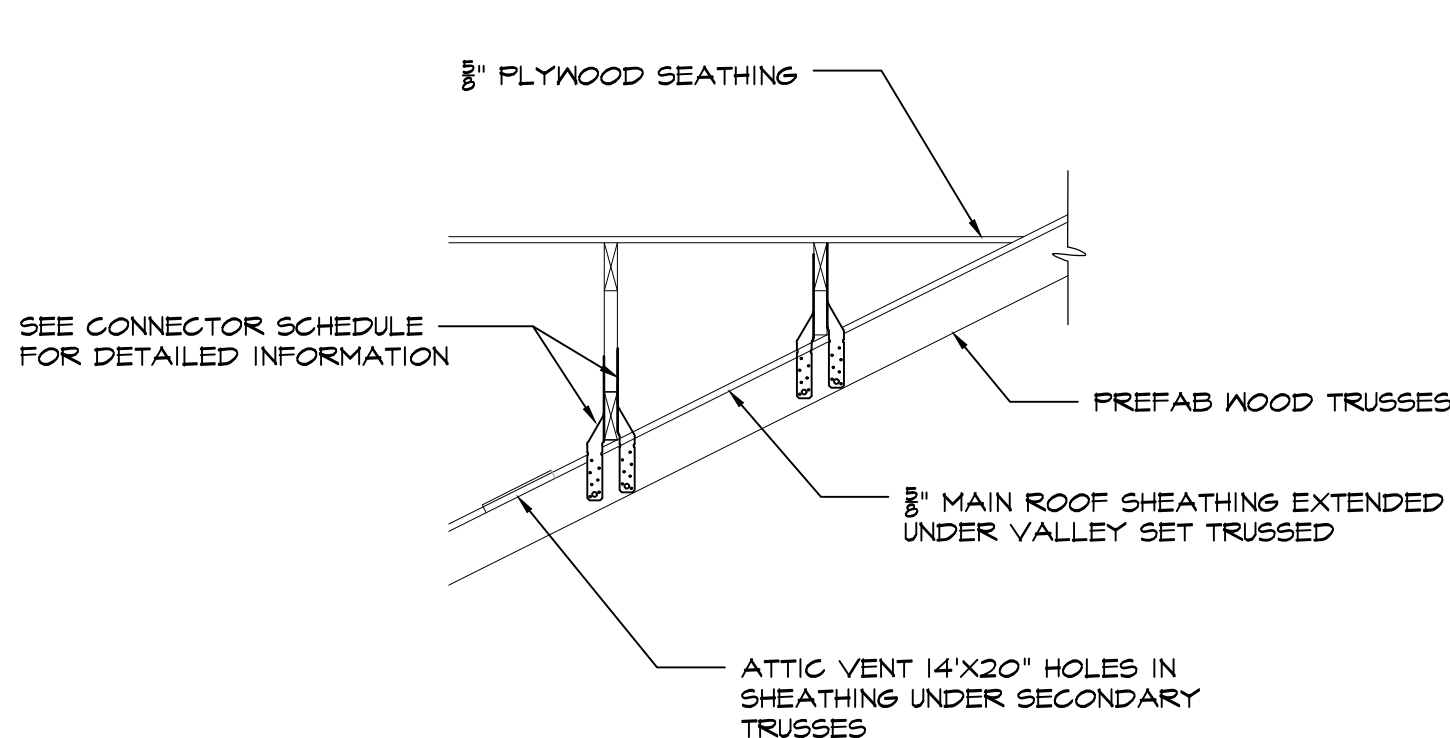
4 RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"



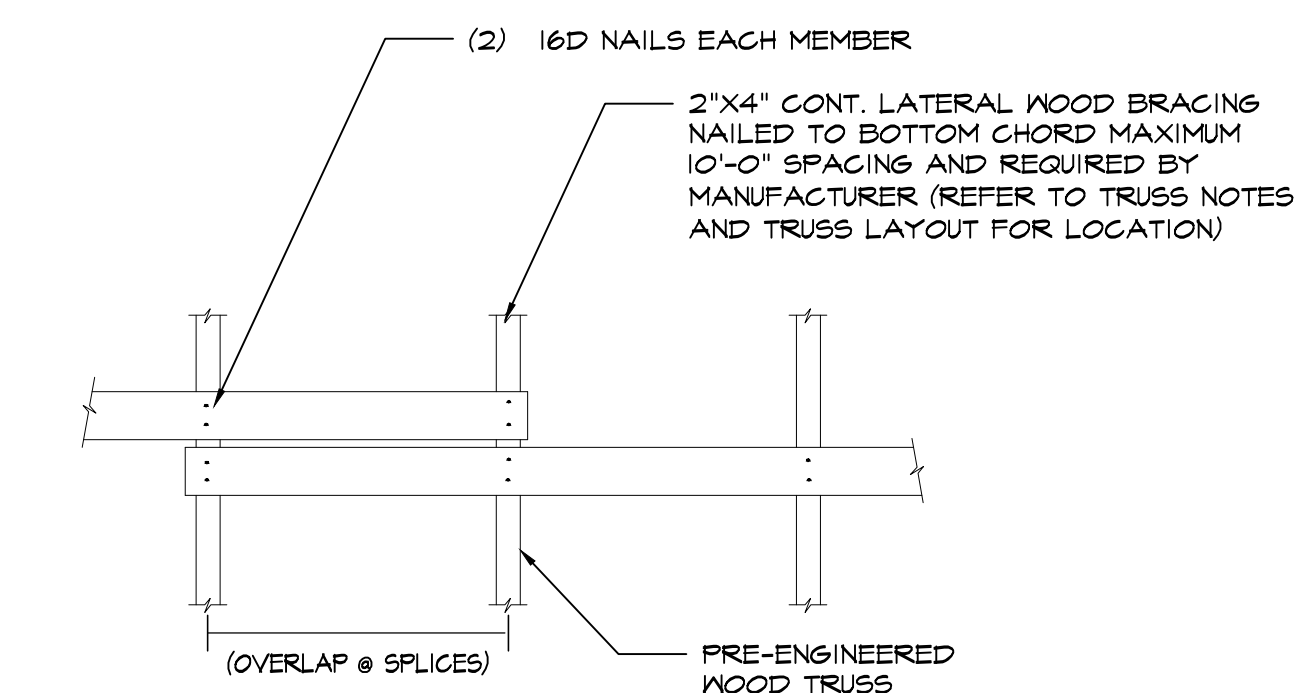
5 SINGLE FOOTING DETAIL
SCALE: 3/4"=1'-0"



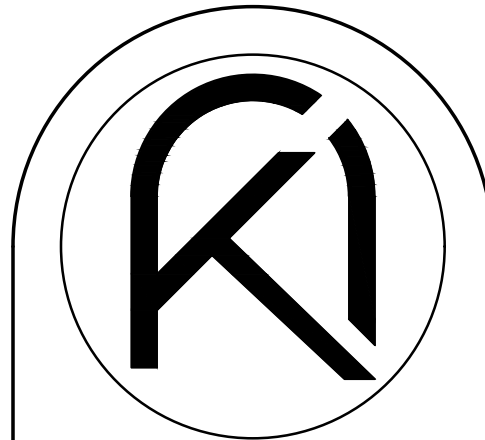
6 VERTICAL BRACING DETAIL
SCALE: 3/8"=1'-0"



7 VALLEY TRUSSES DETAIL
SCALE: 3/4"=1'-0"

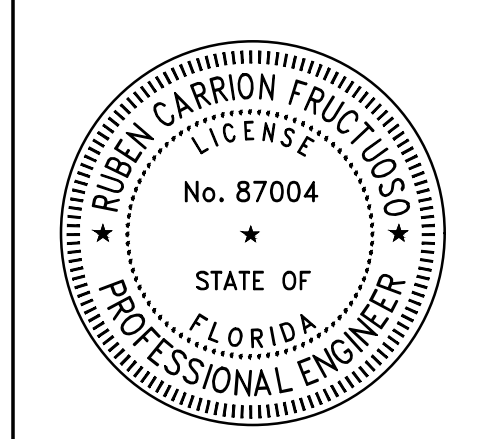


8 HORIZ. CONTINUOUS BRACING DETAIL
SCALE: 3/4"=1'-0"



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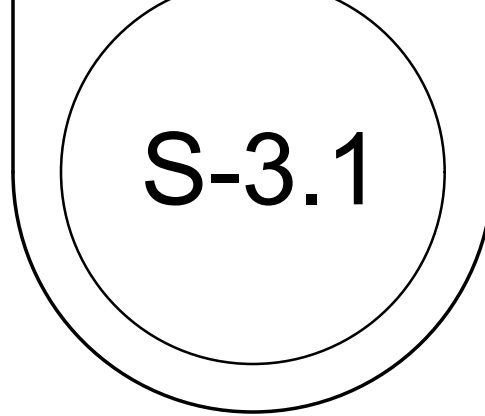


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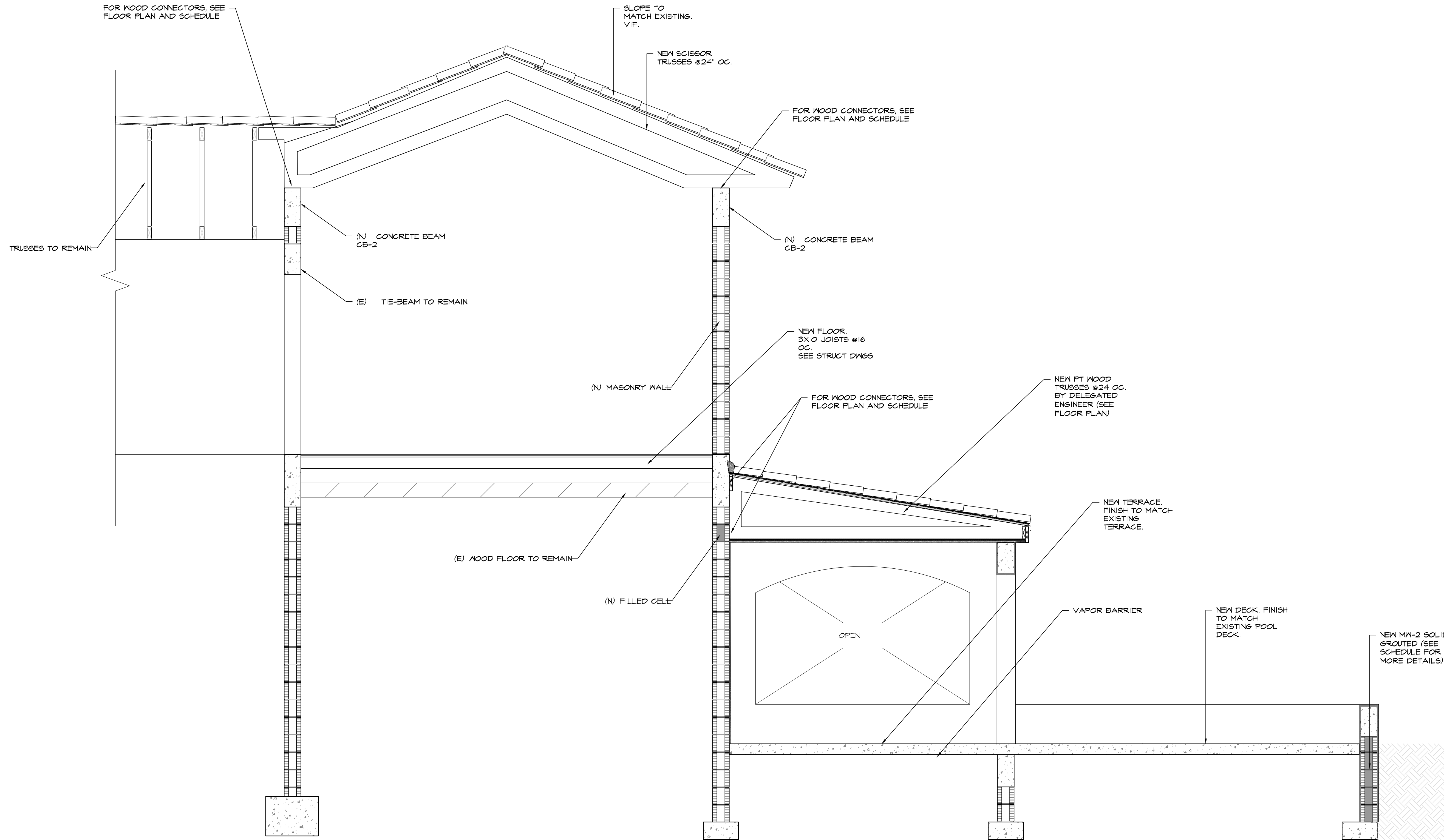
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2/2

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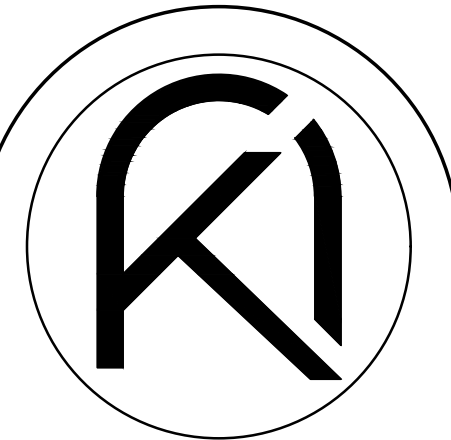


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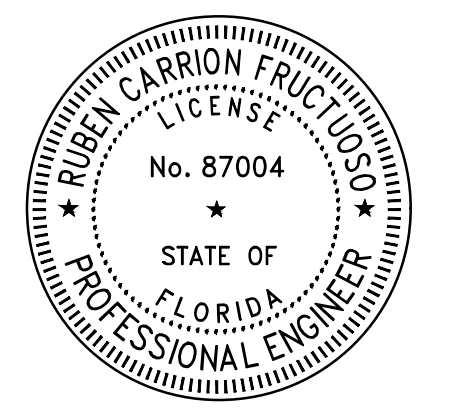
1 SECTION DETAIL

SCALE: 1/2"=1'



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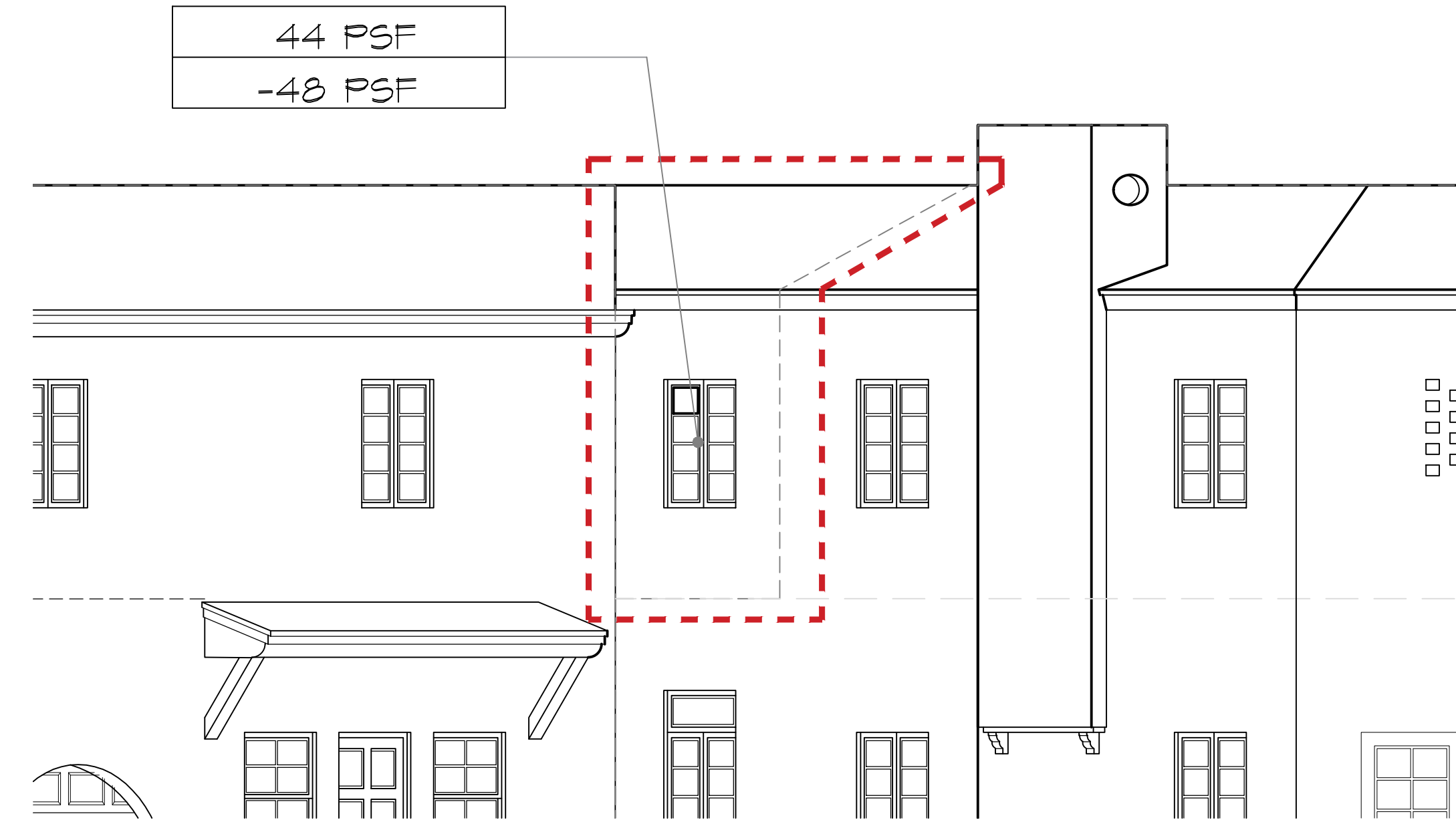
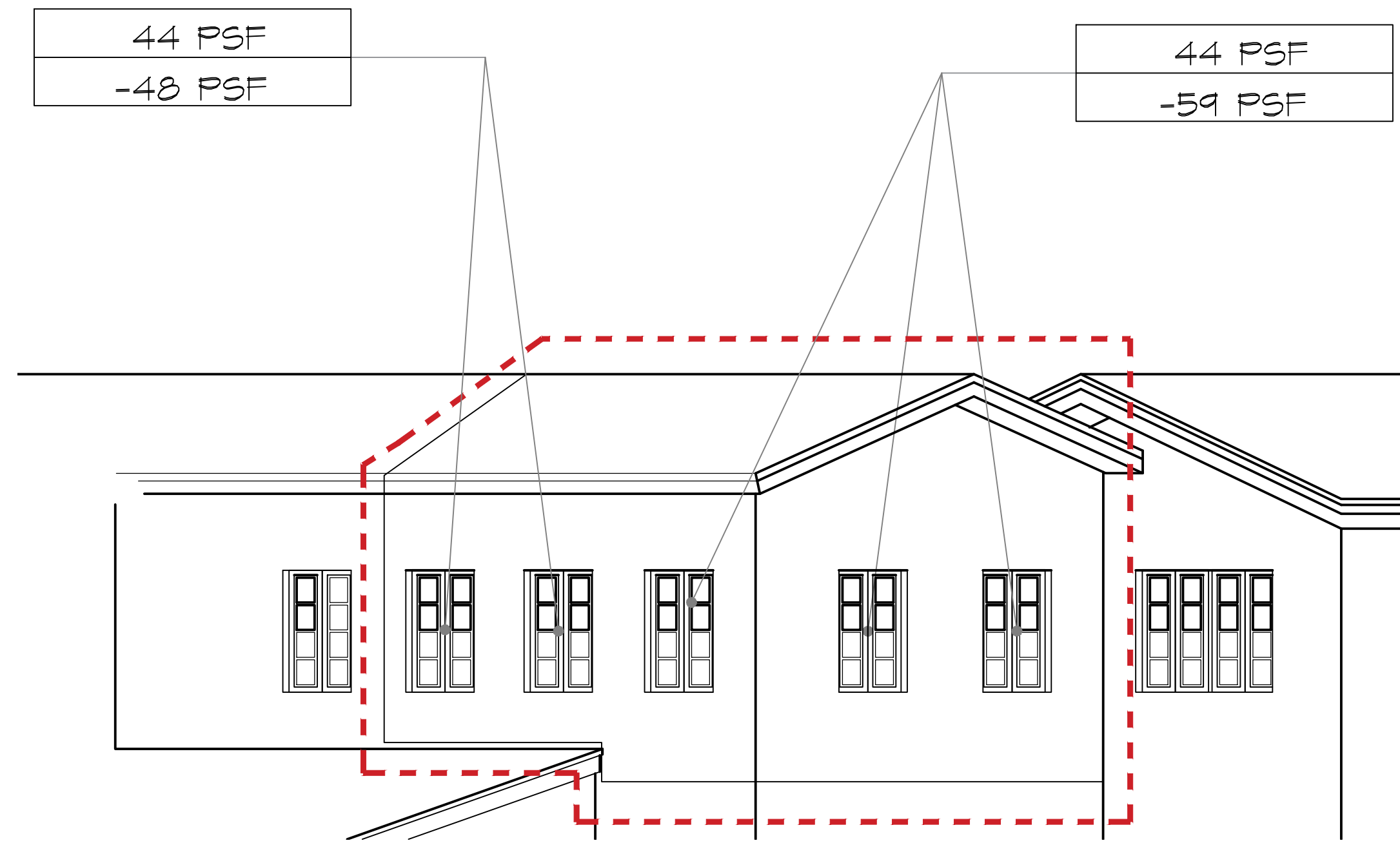
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1 FRONT ELEVATION WIND PRESSURES
SCALE: 1"=1'

2 REAR ELEVATION WIND PRESSURES
SCALE: 1/4"=1'

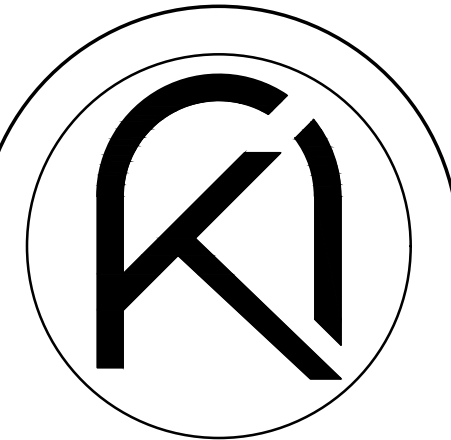
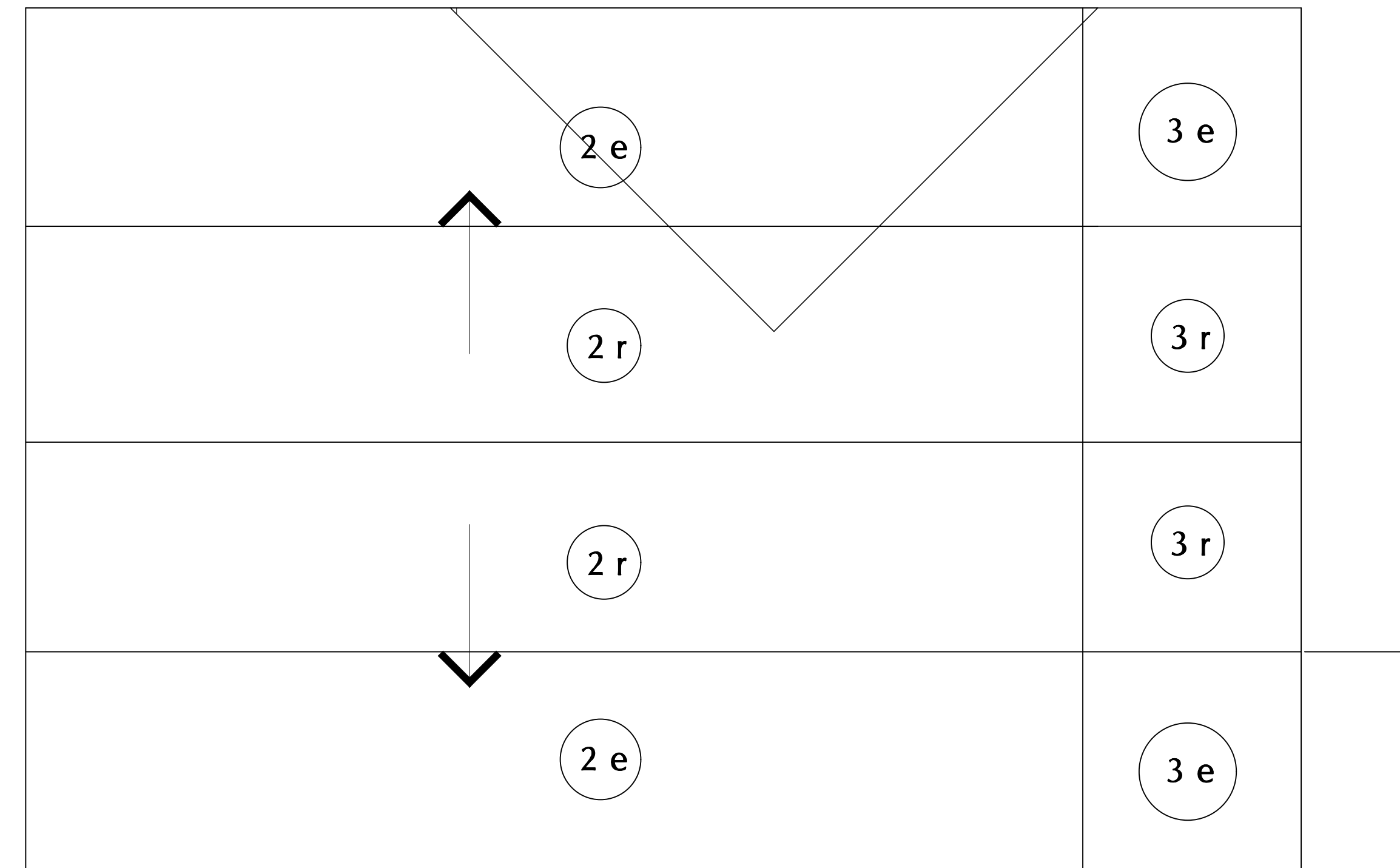
Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1 (Table 1 of 2)
All wind pressures include a Load Factor (LF) of 0.6

Zone	Figure	Pos A ≤ 02 ft ² psf	Neg A ≤ 02 ft ² psf	Pos A = 10 ft ² psf	Neg A = 10 ft ² psf	Pos A = 20 ft ² psf	Neg A = 20 ft ² psf	Pos A = 50 ft ² psf	Neg A = 50 ft ² psf
1	30.3-2B	32.53	-80.59	26.45	-80.59	23.83	-80.59	20.36	-49.02
2e	30.3-2B	32.53	-80.59	26.45	-80.59	23.83	-80.59	20.36	-49.02
2n	30.3-2B	32.53	-117.55	26.45	-117.55	23.83	-101.63	20.36	-80.59
2r	30.3-2B	32.53	-117.55	26.45	-117.55	23.83	-101.63	20.36	-80.59
3e	30.3-2B	32.53	-117.55	26.45	-117.55	23.83	-101.63	20.36	-80.59
3r	30.3-2B	32.53	-139.73	26.45	-139.73	23.83	-119.70	20.36	-93.22
4	30.3-1	43.62	-47.32	43.62	-47.32	41.66	-45.35	39.06	-42.75
5	30.3-1	43.62	-58.41	43.62	-58.41	41.66	-54.48	39.06	-49.28
1_OHS	30.3-2B	9.60	-99.07	9.60	-99.07	9.60	-99.07	9.60	-78.02
2e_OHS	30.3-2B	9.60	-99.07	9.60	-99.07	9.60	-99.07	9.60	-78.02
2'_OHS	30.3-2B	9.60	-99.07	9.60	-99.07	9.60	-99.07	9.60	-78.02
2n_OHS	30.3-2B	9.60	-136.04	9.60	-136.04	9.60	-124.10	9.60	-108.31
2r_OHS	30.3-2B	9.60	-136.04	9.60	-136.04	9.60	-124.10	9.60	-108.31
3e_OHS	30.3-2B	9.60	-158.22	9.60	-158.22	9.60	-137.52	9.60	-110.16
3'_OHS	30.3-2B	9.60	-158.22	9.60	-158.22	9.60	-137.52	9.60	-110.16
3r_OHS	30.3-2B	9.60	-180.40	9.60	-180.40	9.60	-153.69	9.60	-118.38

Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1 (Table 2 of 2)
All wind pressures include a Load Factor (LF) of 0.6

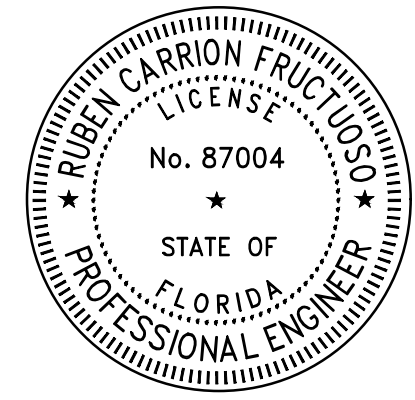
Zone	Figure	Pos A = 100 ft ² psf	Neg A = 100 ft ² psf	Pos A = 200 ft ² psf	Neg A = 200 ft ² psf	Pos A = 250 ft ² psf	Neg A = 250 ft ² psf	Pos A > 500 ft ² psf	Neg A > 500 ft ² psf
1	30.3-2B	17.74	-25.14	17.74	-25.14	17.74	-25.14	17.74	-25.14
2e	30.3-2B	17.74	-25.14	17.74	-25.14	17.74	-25.14	17.74	-25.14
2n	30.3-2B	17.74	-64.67	17.74	-48.75	17.74	-43.62	17.74	-43.62
2r	30.3-2B	17.74	-64.67	17.74	-48.75	17.74	-43.62	17.74	-43.62
3e	30.3-2B	17.74	-64.67	17.74	-48.75	17.74	-43.62	17.74	-43.62
3r	30.3-2B	17.74	-73.19	17.74	-73.19	17.74	-73.19	17.74	-73.19
4	30.3-1	37.09	-40.79	35.13	-38.82	34.50	-38.19	32.53	-36.23
5	30.3-1	37.09	-45.35	35.13	-41.42	34.50	-40.16	32.53	-36.23
1_OHS	30.3-2B	9.60	-62.10	9.60	-62.10	9.60	-62.10	9.60	-62.10
2e_OHS	30.3-2B	9.60	-62.10	9.60	-62.10	9.60	-62.10	9.60	-62.10
2'_OHS	30.3-2B	9.60	-62.10	9.60	-62.10	9.60	-62.10	9.60	-62.10
2n_OHS	30.3-2B	9.60	-96.37	9.60	-84.43	9.60	-80.59	9.60	-80.59
2r_OHS	30.3-2B	9.60	-96.37	9.60	-84.43	9.60	-80.59	9.60	-80.59
3e_OHS	30.3-2B	9.60	-89.46	9.60	-68.77	9.60	-62.10	9.60	-62.10
3'_OHS	30.3-2B	9.60	-89.46	9.60	-68.77	9.60	-62.10	9.60	-62.10

3 ROOF WIND PRESSURES W=0.6W
SCALE: NTS



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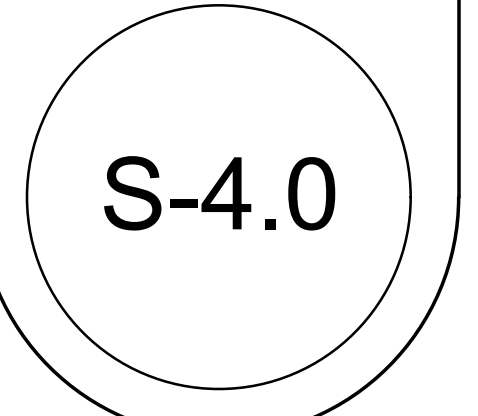


DRAWN BY: EV
DATE: 09.12.22
CHECKED BY: ---
PROJECT: ---

REVISIONS

C&C
ASD WIND
PRESSURES
(=0.6W)
1/2

CONSTRUCTION DOCUMENTS



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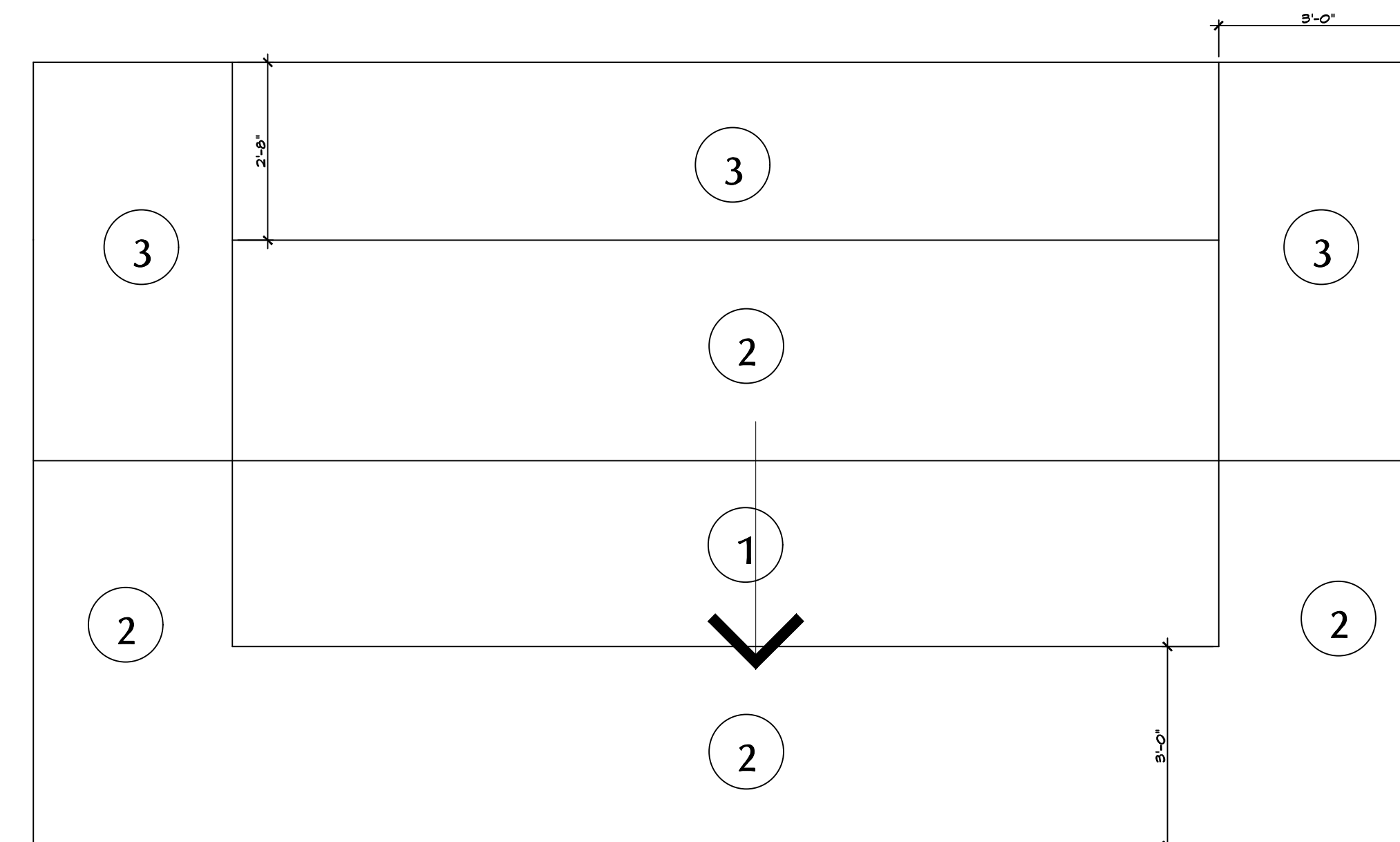
Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1 (Table 1 of 2)
All wind pressures include a Load Factor (LF) of 0.6

Zone	Figure	Pos A ≤ 10 ft ² psf	Neg A ≤ 10 ft ² psf	Pos A = 20 ft ² psf	Neg A = 20 ft ² psf	Pos A = 50 ft ² psf	Neg A = 50 ft ² psf
1	30.3-5B	19.69	-50.23	18.66	-48.19	17.31	-45.49
2	30.3-5B	19.69	-60.42	18.66	-56.33	17.31	-50.93
3	30.3-5B	19.69	-104.54	18.66	-95.34	17.31	-83.19
4	30.3-1	40.05	-43.45	38.25	-41.64	35.86	-39.26
5	30.3-1	40.05	-53.63	38.25	-50.02	35.86	-45.25
1_OHS	30.3-5B/30.3-1	19.69	-84.18	18.66	-80.33	17.31	-75.24
2_OHS	30.3-5B/30.3-1	19.69	-94.36	18.66	-88.47	17.31	-80.68
3_OHS	30.3-5B/30.3-1	19.69	-138.48	18.66	-127.48	17.31	-112.94

Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1 (Table 2 of 2)
All wind pressures include a Load Factor (LF) of 0.6

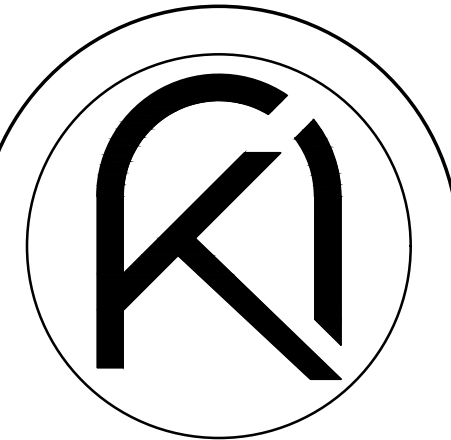
Zone	Figure	Pos A = 100 ft ² psf	Neg A = 100 ft ² psf	Pos A = 200 ft ² psf	Neg A = 200 ft ² psf	Pos A > 500 ft ² psf	Neg A > 500 ft ² psf
1	30.3-5B	16.29	-43.45	16.29	-43.45	16.29	-43.45
2	30.3-5B	16.29	-46.84	16.29	-46.84	16.29	-46.84
3	30.3-5B	16.29	-73.99	16.29	-73.99	16.29	-73.99
4	30.3-1	34.06	-37.45	32.25	-35.65	29.87	-33.26
5	30.3-1	34.06	-41.64	32.25	-38.03	29.87	-33.26
1_OHS	30.3-5B/30.3-1	16.29	-71.39	16.29	-69.59	16.29	-67.20
2_OHS	30.3-5B/30.3-1	16.29	-74.79	16.29	-72.98	16.29	-70.60
3_OHS	30.3-5B/30.3-1	16.29	-101.94	16.29	-100.14	16.29	-97.75

- * A is effective wind area for C&C: Span Length * Effective Width
- * Effective width need not be less than 1/3 of the span length
- * Maximum and minimum values of pressure shown.
- * + Pressures acting toward surface, - Pressures acting away from surface
- * Per § 30.2.2 the Minimum Pressure for C&C is 9.60 psf (0.460 kPa) (Includes LF)
- * Interpolation can be used for values of A that are between those values shown.



1 ROOF WIND PRESSURES W=0.6W

SCALE: NTS

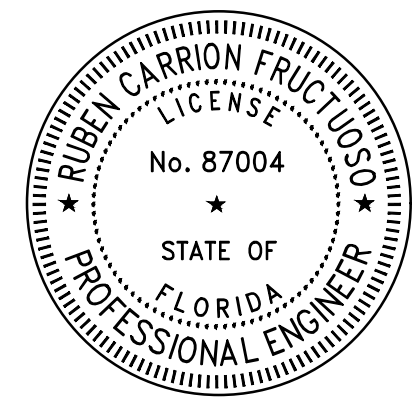


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DRAWN BY: EV
DATE: 09.12.22
CHECKED BY: EV
PROJECT: 22-19

REVISIONS

C&C
ASD WIND
PRESSURES
(=0.6W)
2/2

CONSTRUCTION DOCUMENTS

S-4.1

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SYSTEMS NOTE

- TEMPERATURE CONTROLS:
 - NEW UNITS: THERMOSTAT SHALL BE COMBINATION COOLING/HEATING, WITH SYSTEM "COOL-AUTO- HEAT-OFF" AND FAN "ON-AUTO" SELECTOR SWITCHES. PROVIDE PROGRAMMABLE TYPE AS RECOMMENDED BY MANUFACTURER, HONEYWELL OR EQUAL.
 - POWER PROVISIONS: SHALL BE FURNISHED AND INSTALLED BY ELEC. CONTRACTOR UNLESS OTHERWISE NOTED. CONTROL WIRING BY MECH/CONTROL CONTRACTOR.
 - 24V TRANSFORMER SHALL BE PROVIDED BY MANUFACTURER FOR ALL UNITS/EQUIPMENT THAT REQUIRE CONTROL POWER FOR UNITARY CONTROLLERS, IF NOT OTHERWISE NOTED.
 - 120V POWER AS REQUIRED BY SYSTEM CONTROLLERS SHALL BE PROVIDED/COORDINATED BY ELEC. CONTRACTOR WITH MECH. AND CONTROLS CONTRACTORS.
- THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEER BEFORE INSTALLATION. INSTALL THERMOSTAT PER A.D.A REQUIREMENTS WHERE APPLICABLE; MAX. 48" HIGH FOR FORWARD REACH, MAX. 48" HIGH FOR SIDE REACH. MECHANICAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL REQUIREMENTS FOR JUNCTION BOXES, CONDUITS, CONTROL WIRING, POWER, ETC. AND DEFINE RESPONSIBILITIES AND SCOPE OF WORK FOR EACH TRADE PRIOR TO PURCHASING/INSTALLATION.

SPECIAL NOTE

WHENEVER THERE ARE MORE THAN ONE SENSOR OR THERMOSTAT, SIDE BY SIDE, THEY SHALL BE GANGED TOGETHER WITHIN THE SAME COVER PLATE WHEREVER POSSIBLE. CONTRACTOR SHALL COORDINATE THIS ISSUE WITH ARCHITECT/OWNER PRIOR TO INSTALLATION AND SHALL BRING ANY DISCREPANCY TO THE ENGINEER'S ATTENTION.

- REFRIGERANT LINES SHALL BE COPPER, TYPE "L" HARD DRAWN WITH WROUGHT COPPER BRAZING--JOINT FITTINGS, USE BRAZING MATERIALS FOR HIGH PRESSURE PIPING PER AWS A5.8. BQUP SERIES COPPER-PHOSPHORUS ALLOY OR BAg1 SILVER ALLOY. REFRIGERANT LINES SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS. SOFT COPPER TYPE "M" SHALL BE ALLOWED FOR RISER PIPING INSIDE CHASE TO LIMIT NUMBER OF JOINTS. COORDINATE WITH ENGINEER FOR PRIOR APPROVAL. ALL EXPOSED INSULATION SHALL BE PROTECTED WITH A PROTECTIVE, PUNCTURE AND TEAR RESISTANT JACKETING SYSTEM EQUAL TO "VENTURE CLAD" AND COMPLY WITH FMC 2020, SEC.1101.3 PROTECTION.

SPECIAL NOTE

ALL WIND LOAD AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR OUTDOOR MOUNTED MECHANICAL EQUIPMENT AS REQUIRED BY FBC 2020, SEC. 1522 AND CHAPTER 16, SHALL BE PROVIDED BY A STRUCTURAL ENGINEER AND ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. SUCH CALCULATIONS SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER OR BY THE GENERAL OR MECHANICAL CONTRACTOR ON BEHALF OF CLIENT.

- MECHANICAL CONTRACTOR TO PROVIDE WIND LOAD CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER IN ORIGINAL FOR COMPLIANCE WITH SEC. 301.15 OF FMC 2020, INCLUDING ANY DOCUMENTATION REQUIRED BY LOCAL JURISDICTION FOR PERMIT PURPOSES.
- PROVIDE A MIN. OF 36" CLEARANCE IN FRONT OF ALL 120-208/240 VOLT PANELS AND MIN. 42" CLEARANCE IN FRONT OF ANY 277-480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE PER NEC 110.26.
- MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CHANGES IN DUCTWORK SIZE AND ROUTE WILL BE REQUIRED TO AVOID STRUCTURAL, PLUMBING, FIRE SPRINKLER AND ARCHITECTURAL BUILDING FEATURES. DUCTWORK CHANGES MAY BE MADE BY CONTRACTOR USING EQUIVALENT SIZED DUCT. CONTACT ENGINEER IF DUCT AREA WILL NOT FIT.
- CONDENSATE DRAIN PIPING TO BE AS SPECIFIED PER PLUMBING PLANS. IF NOT SPECIFIED THEY SHALL BE TYPE "L" COPPER OR PVC WHERE ALLOWED BY CODE WITH INSULATION THICKNESS PER FEC 2020 TABLE C403.2.9.1. PROVIDE APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO AUTOMATICALLY SHUT DOWN THE AIR COND. UNIT, AS A SECONDARY DRAIN SYSTEM TO COMPLY WITH FMC 2020, SEC. 307 SUPPLY CONDENSATE PUMP WHERE NECESSARY AS IMPOSED BY FIELD CONDITIONS OR INSTALLATION CHANGES AND PIPE TO CONDENSATE DRAIN PER PLUMBING PLANS.
- CLEARANCE FOR MAINTENANCE, SERVICE, REPAIRS, AND REPLACEMENT FOR ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED TO COMPLY WITH FMC 2020, SEC. 306. SERVICE ACCESS PANELS FOR MECH. EQUIPMENT IN CONCEALED SPACES SHALL BE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF SEC. 306.
- CORROSION COATING: CONTRACTOR SHALL PROVIDE CORROSION COATING TO CONDENSER/EVAPORATOR COILS, EQUIPMENT CASINGS/CABINETS AND ALL EXPOSED COPPER PIPING/ COMPRESSORS/ CONDENSER SECTION, AS WELL AS, ANY EXPOSED METAL WITHIN AIRSTREAM BY 3RD PARTY AS APPLIED BY BLYGOLD, LUVATA, ADVANCOAT OR APPROVED EQUAL WITH STANDARD 5-YEAR WARRANTY.
- MATERIALS ALLOWED IN RETURN AIR PLENUMS OR ABOVE CEILINGS USED AS RETURN AIR PLENUM SHALL COMPLY WITH FMC 2020, SEC. 602.2.1. IF SPACE WITH RETURN AIR PLENUM HAS ANY DECK TO DECK PARTITIONS, AIR TRANSFER DUCTS MUST BE INSTALLED. WHEN CPVC PIPING IS USED FOR FIRE SPRINKLER SYSTEMS, THE R/A GRILLES LAYOUT SHALL BE (FIELD) COORDINATED WITH SUCH PIPING SO THAT NO PORTION OF THE GRILLES WILL BE DIRECTLY BELOW THE CPVC PIPING. STUD CAVITIES AND JOIST SPACE PLENUMS SHALL COMPLY WITH FMC 2020, SEC. 602.3.

CONTRACTOR NOTE

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2020 AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LISTED EDITION OF THE FOLLOWING PUBLICATIONS; SMACNA/ANSI--2016, SMACNA--10, 85; ASHRAE 15--2019; 34--2019; 62.1--2018; NFPA 70--2017, 72--16, 90A--15, 91--16, 96--17, 101--2018; NEBB--2005; NA1M--2009; NFRC 100--2017, 200--2017, 400--2017; ANSI Z10.0--2019, Z21.8--2017, Z21.83--98.
- THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
- THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES.
- THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH "AS-BUILT" DRAWINGS.
- CONTRACTOR SHALL SUBMIT, FOR APPROVAL FIVE (5) COPIES OF A COMPLETE SET OF SHOP DWGS (INCLUDING DUCTWORK), MANUFACTURER'S SUBMITTALS FOR EACH PIECE OF EQUIPMENT AND CONTROLS INCLUDED IN CONTRACT.
- ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED AT INDUSTRY STANDARD QUALITY LEVEL BY CERTIFIED PROFESSIONALS. ALL EQUIPMENT SHALL BE UL OR ETL LISTED. ALL INSTALLATIONS SHALL COMPLY WITH FMC 2020, CH. 3, GENERAL REGULATIONS.

FOR BUILDINGS LOCATED WITHIN 3,000 FT FROM THE OCEAN, CONTRACTOR SHALL UTILIZE NON-FERROUS MATERIALS OR PROVIDE CORROSION COATING FOR ALL OUTDOOR EXPOSED METAL/STEEL EQUIPMENT, SUPPORTS, STANDS, FASTENERS, ETC. BY 3RD PARTY AS APPLIED BY BLYGOLD, LUVATA, ADVANCOAT (ENSEAL CR) OR APPROVED EQUAL WITH STANDARD 5-YEAR WARRANTY.
- HVAC CONTRACTOR SHALL PROVIDE A T & B REPORT PER FEC 2020, SEC. C 408.2.2. FOR SYSTEMS OVER 15 TONS, THE T & B SHALL BE PERFORMED BY A CERTIFIED, INDEPENDENT COMPANY FOR ALL MECHANICAL EQUIPMENT, AIR DEVICES, DAMPERS, AND ANY AIR MOVING SYSTEMS. THE TEST AND BALANCE REPORT SHALL BE IN ACCORDANCE WITH THE AABC OR NEBB STANDARDS AND PROCEDURES AND SHALL INCLUDE AIR QUANTITIES FOR ALL SUPPLY GRILLES, RETURN GRILLES AND EXHAUST GRILLES AND THE LEAVING AND ENTERING AIR TEMPERATURE (T) FROM SUPPLY GRILLES, EVAPORATORS, ENERGY RECOVERY UNITS AND ANY TYPE OF HEAT EXCHANGERS.

EXCEPTIONS:
1. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEM(S).
2. BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 BTU/H OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

BUILDING ENVELOPE SHALL BE POSITIVELY PRESSURIZED TO PREVENT INFILTRATION PER FEC 2020, SEC. C 408.2.2.1.
8. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT, IN ORDER TO PROVIDE A FULLY INTEGRATED MECHANICAL AND CONTROLS SYSTEMS. WITH THE EXISTING ONES. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PLANS, OR ADDITIONAL CLARIFICATION REQ'D SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO FINAL BIDDING AND WORK.
9. MANUFACTURER'S WARRANTY: CONTRACTOR SHALL PROVIDE WARRANTY FOR A PERIOD OF (1) ONE YEAR AFTER BUILDING C.O. FOR ALL MECHANICAL SYSTEMS, DUCTWORK, CONTROLS ACCESSORIES AND ALL OTHER EQUIPMENT, PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE WARRANTY FOR COMPRESSORS FOR (5) FIVE YEARS. ANY REPAIRS REQUIRING SYSTEM SHUTDOWN WILL BE DONE DURING NON-OPERATIONAL PERIODS OR AS AGREED WITH OWNER.
10. IF REMODELING AN EXISTING SPACE, THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID. CONTRACTOR SHALL INSPECT ALL EXISTING AND NEW COMPONENTS OF THE MECHANICAL SYSTEMS AND ENSURE THAT ALL ARE OPERATIONAL AND WORKING AS SHOWN ON THE APPROVED CD PLANS AT THE TIME OF C.O.

DUCTWORK NOTE

- DUCTWORK:
 - DUCTWORK CONSTRUCTION, INSTALLATION AND MINIMUM INSULATION R-VALUES SHALL COMPLY WITH FEC 2020, SEC. C403.2.9 AND TABLE C403.2.9.1, S.M.A.C.N.A. MANUAL FOR MEANS AND METHODS AND MANUFACTURER'S INSTRUCTIONS. DUCT SIZING IS COMPLIANT WITH FMC SEC. 603.2 BASED ON ASHRAE "EQUAL FRICTION" METHOD, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.
 - ALL AIR CONDITIONING DUCT WORK SHALL BE OF 1" (R-4.2) STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER ALL FLEXIBLE DUCT TO BE R-4.2 WITH A MAX. TOTAL LENGTH NOT TO EXCEED 15 FT. INSTALL UL LISTED FOR PLENUM, FLEXIBLE DUCTWORK ELBOW SUPPORTS AT EACH DIFFUSER, GRILLE, AND REGISTER EQUAL TO "FLEXRIGHT" BY TITUS OR "FLEXFLOW ELBOW" AS MANUFACTURED BY "THERMAFLEX".

SPECIAL NOTE

SMACNA DUCT PRESSURE CLASSES BASED ON OPERATING PRESSURE ARE: 1/2", 1", 2", 3", 4", 6", AND 10". EACH DUCT SYSTEM SHALL BE CONSTRUCTED FOR THE SPECIFIC DUCT PRESSURE CLASS SHOWN ON PLANS. WHERE NO PRESSURE CLASS IS SPECIFIED FOR CONSTANT VOLUME SYSTEMS, 1" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS REGARDLESS OF VELOCITY. WHERE NO PRESSURE CLASS IS SPECIFIED FOR VARIABLE VOLUME SYSTEMS, 2" W.G. PRESSURE CLASS IS THE BASIS OF COMPLIANCE WITH THE SMACNA STANDARDS FOR DUCTWORK UPSTREAM OF VAV BOXES. ALL DUCTWORK SHALL BE SEALED TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" FOR ITS PRESSURE CLASS SEALING METHODS.

- NONMETALLIC DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL AND SHALL COMPLY WITH UL 181. THE AIR TEMPERATURE WITHIN NONMETALLIC DUCTS SHALL NOT EXCEED 250F (121°C) PER FMC 2020 SEC 603.5.
- ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR DUCT SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATION R-6 MIN. ALL METAL EXHAUST, MAKE-UP OR OTHERWISE DUCTS INSTALLED IN LOCATIONS WHERE DEWPOINT CONDITIONS CAN OCCUR INSIDE THE DUCT SHALL BE EXTERNALLY INSULATED WITH R-6 MIN. AIR INTAKE AND EXHAUST OPENINGS SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL PER FMC 2020, TABLE 401.5. AND 501.3.2. LOUVERS THAT PROTECT EXHAUST OPENINGS IN STRUCTURES LOCATED IN HURRICANE-PRONE REGIONS, AS DEFINED IN THE FLORIDA BUILDING CODE (BUILDING) SHALL COMPLY WITH AMCA STANDARD 550. OUTDOOR OPENINGS LOCATED IN EXTERIOR WALLS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (BUILDING).
- O/A INTAKES SHALL NOT BE TAKEN FROM A LOCATION CLOSER THAN 10 FT FROM ANY CHIMNEY, VENT OUTLET OR SANITARY SEWER VENT OUTLET PER FMC 2020, SEC. 401.4. OUTSIDE AIR INTAKE VENTS LOCATED ON ROOFS WILL BE PROPERLY MARKED WITH A UNIVERSAL MARKING "INTAKE", PERMANENTLY ATTACHED.
- DUCT SIZES SHOWN ON PLANS ARE INSIDE DIMENSIONS.
- ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE AS SPECIFIED OR EQUAL TO TITUS, PRICE OR METALAIRE. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS AS INDICATED ON PLANS. PROVIDE BALANCING DAMPERS FOR ALL SUPPLY AND RETURN DIFFUSERS AND REGISTERS AND TO ENSURE COMPLIANCE WITH FMC 2020 SEC. 601.5 FOR BALANCED RETURN/TRANSFER AIR FLOW.
- ALL BRANCH TAKE-OFFS TO BE PROVIDED W/ MANUAL VOLUME DAMPERS. PROVIDE RADIUS ELBOWS WHERE FEASIBLE, SQUARE ELBOWS AND TEE'S SHALL BE FURNISHED W/SINGLE FOIL TURNING VANES. PROVIDE MANUAL VOLUME DAMPERS WITH EXTRACTOR AT ALL FLEX TAKE-OFFS. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS IN INACCESSIBLE AND HARD CEILING AREAS, "YOUNG REGULATOR" OR EQUAL.
- ALL DUCT INSULATION SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

SHEET INDEX	
SHEET#	
M1	MECHANICAL NOTES, LEGEND, INDEX
M2	1st FL MECHANICAL PLAN
M3	2nd FL MECHANICAL PLAN
M4	MECHANICAL SCHEDULES & DETAILS

LEGEND

- NEW S/A CEILING DIFFUSER
- NEW R/A CEILING GRILLE
- EXISTING S/A CEILING DIFFUSER
- EXISTING R/A CEILING GRILLE
- VOLUME CONTROL DAMPER
- REDUCER OR INCREASER
- NEW FLEX DUCT
- NEW DUCTWORK
- BELLMOUTH TAP
- CEILING EXHAUST FAN
- SUPPLY AIR DIFFUSER OR GRILLE DESIGNATION
- RETURN/EXHAUST AIR DIFFUSER OR GRILLE DESIGNATION
- EQUIPMENT TAG
- THERMOSTAT
- SUPPLY AIR
- RETURN AIR
- DOOR UNDER CUT

HVAC ABBREVIATION LEGEND

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
EAG	EXHAUST AIR GRILLE
EF	EXHAUST FAN
EXH	EXHAUST
E/A	EXHAUST AIR
S/A	SUPPLY AIR
N	NEW
E	EXISTING
GR	GRILLE
R/A	RETURN AIR
RAG	RETURN AIR GRILLE
O/A	OUTSIDE AIR
M/A	MAKE-UP AIR
WMS	WIRE MESH SCREEN
CG	CEILING
BDD	BACK DRAFT DAMPER
RE	RELOCATED

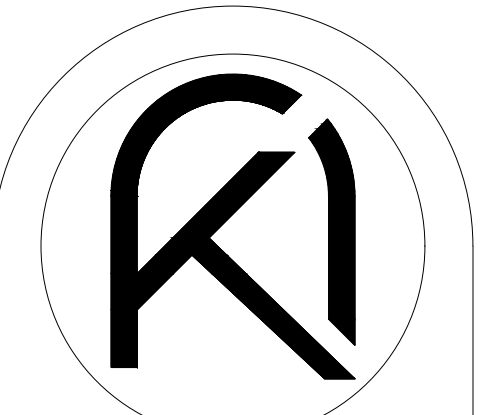
EXHAUST AIR CALCULATIONS

SPACE SERVED OR UNIT TAG	SPACE AREA (SQ.FT.)	SPACE HEIGHT (FT)	SPACE VOLUME (CU.FT.)	VENTILATION REQ'D AC/HR OR CFM	TOTAL CFM REQUIRED	TOTAL CFM PROVIDED	EXHAUST FAN
DEN RR	22	-	-	50 CFM/W.C.	50	50	EF-1
TOTAL	55.0				250.0	250.0	

NOTES:
1. CALCULATIONS ARE BASED ON LOCAL CODE REQUIREMENTS, FBC-2020 AND ICC.

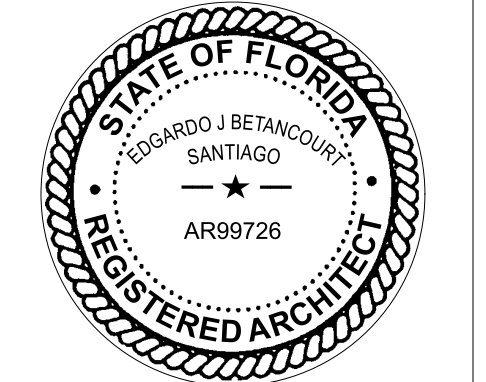
4% VENTILATION OPEN AREA CALCULATIONS

REFER TO ARCHITECTURAL PLANS FOR OPEN AIR CALCULATIONS COMPLYING WITH FMC SEC.402.



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PROPOSED ADDITION FOR:
BARED RESIDENCE
 1498 SEVILLA AVENUE
 CORAL GABLES, FL 33134

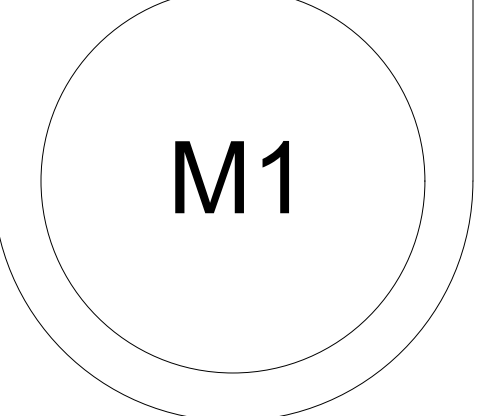


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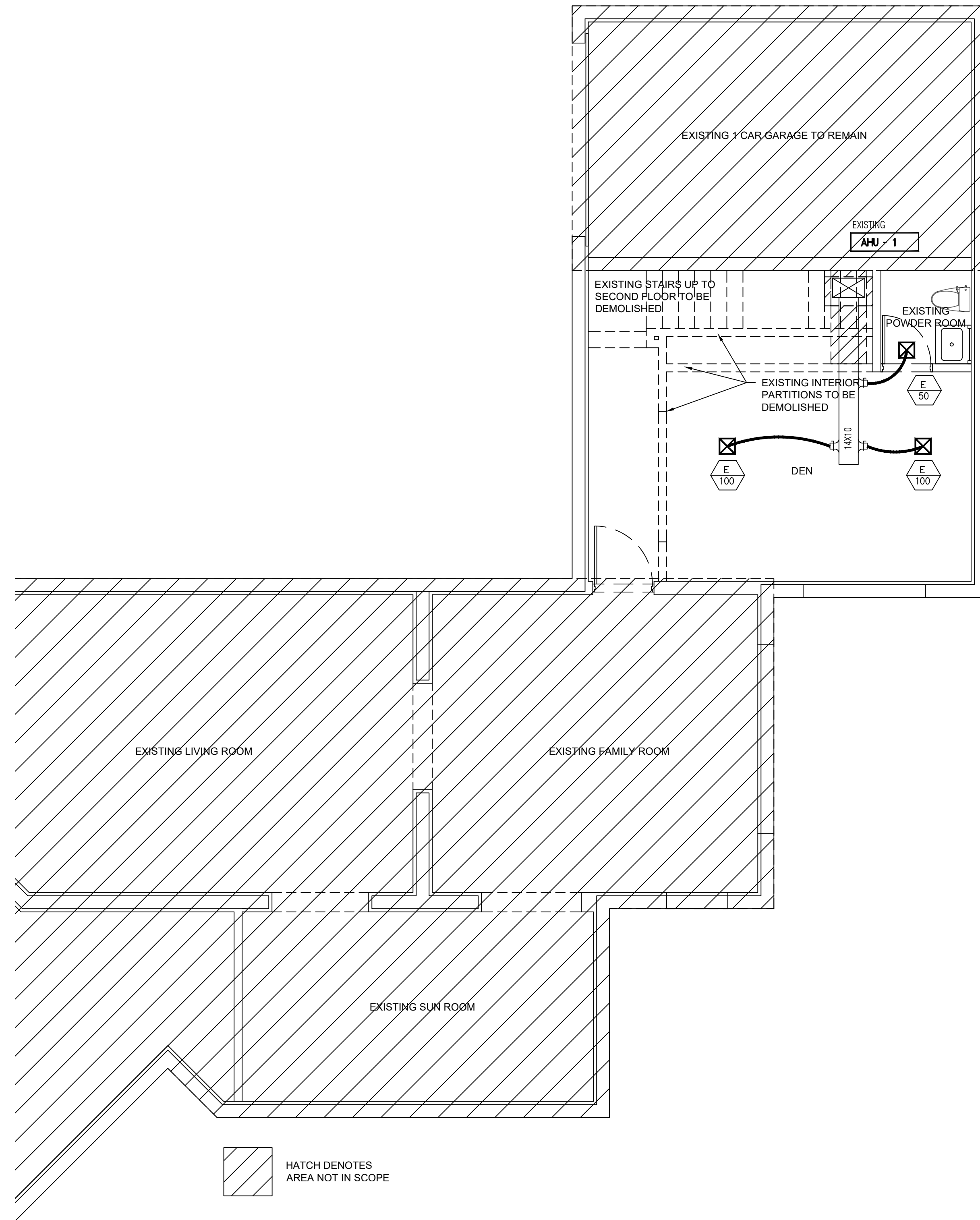
REVISIONS

MECHANICAL NOTES

CONSTRUCTION DOCUMENTS



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HATCH DENOTES AREA NOT IN SCOPE

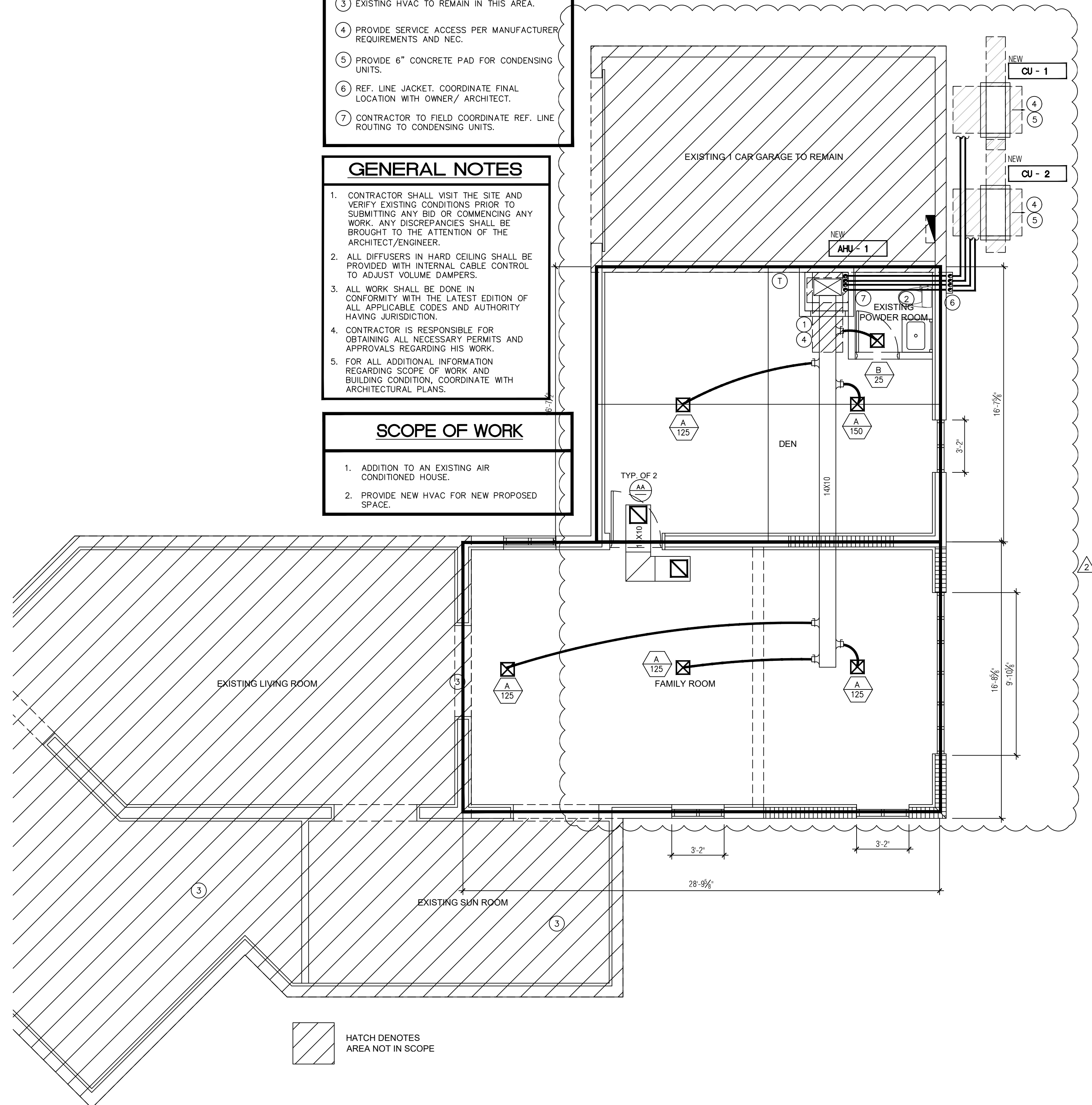
EXISTING FIRST LEVEL

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

- ### KEY NOTES
- EXISTING FULLY LOUVERED DOOR WITH INTUMESCENT PAINT.
 - EXISTING EXHAUST FAN TO REMAIN. CONTRACTOR SHALL FIELD VERIFY CONDITION OF FAN. IF FAN IS IN UNWORKABLE CONDITION THEN CONTRACTOR SHALL REPLACE 1 FOR 1.
 - EXISTING HVAC TO REMAIN IN THIS AREA.
 - PROVIDE SERVICE ACCESS PER MANUFACTURER REQUIREMENTS AND NEC.
 - PROVIDE 6" CONCRETE PAD FOR CONDENSING UNITS.
 - REF. LINE JACKET. COORDINATE FINAL LOCATION WITH OWNER/ ARCHITECT.
 - CONTRACTOR TO FIELD COORDINATE REF. LINE ROUTING TO CONDENSING UNITS.

- ### GENERAL NOTES
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING ANY BID OR COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 - ALL DIFFUSERS IN HARD CEILING SHALL BE PROVIDED WITH INTERNAL CABLE CONTROL TO ADJUST VOLUME DAMPERS.
 - ALL WORK SHALL BE DONE IN CONFORMITY WITH THE LATEST EDITION OF ALL APPLICABLE CODES AND AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REGARDING HIS WORK.
 - FOR ALL ADDITIONAL INFORMATION REGARDING SCOPE OF WORK AND BUILDING CONDITION, COORDINATE WITH ARCHITECTURAL PLANS.

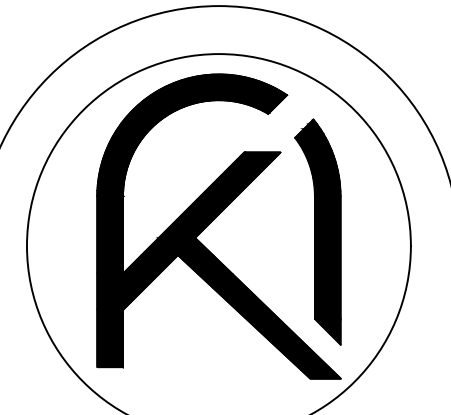
- ### SCOPE OF WORK
- ADDITION TO AN EXISTING AIR CONDITIONED HOUSE.
 - PROVIDE NEW HVAC FOR NEW PROPOSED SPACE.



HATCH DENOTES AREA NOT IN SCOPE

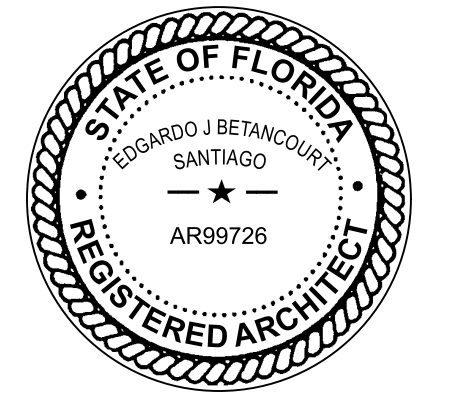
PROPOSED FIRST LEVEL

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



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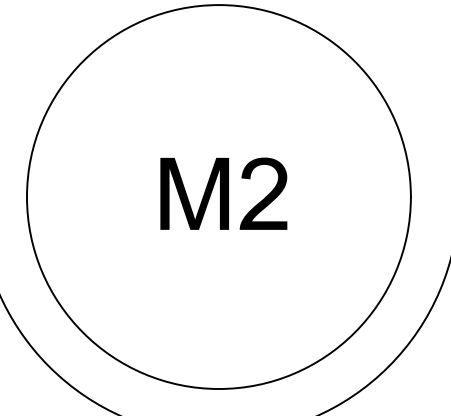


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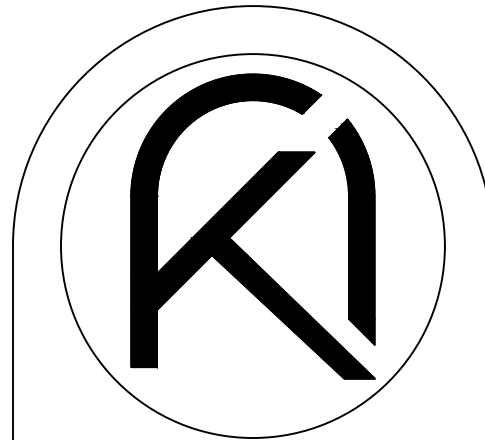
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1ST FLOOR MECHANICAL PLANS

CONSTRUCTION DOCUMENTS



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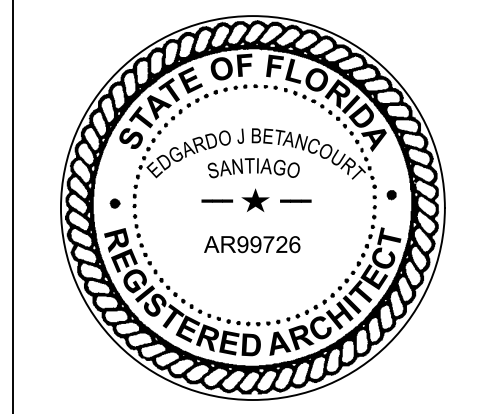


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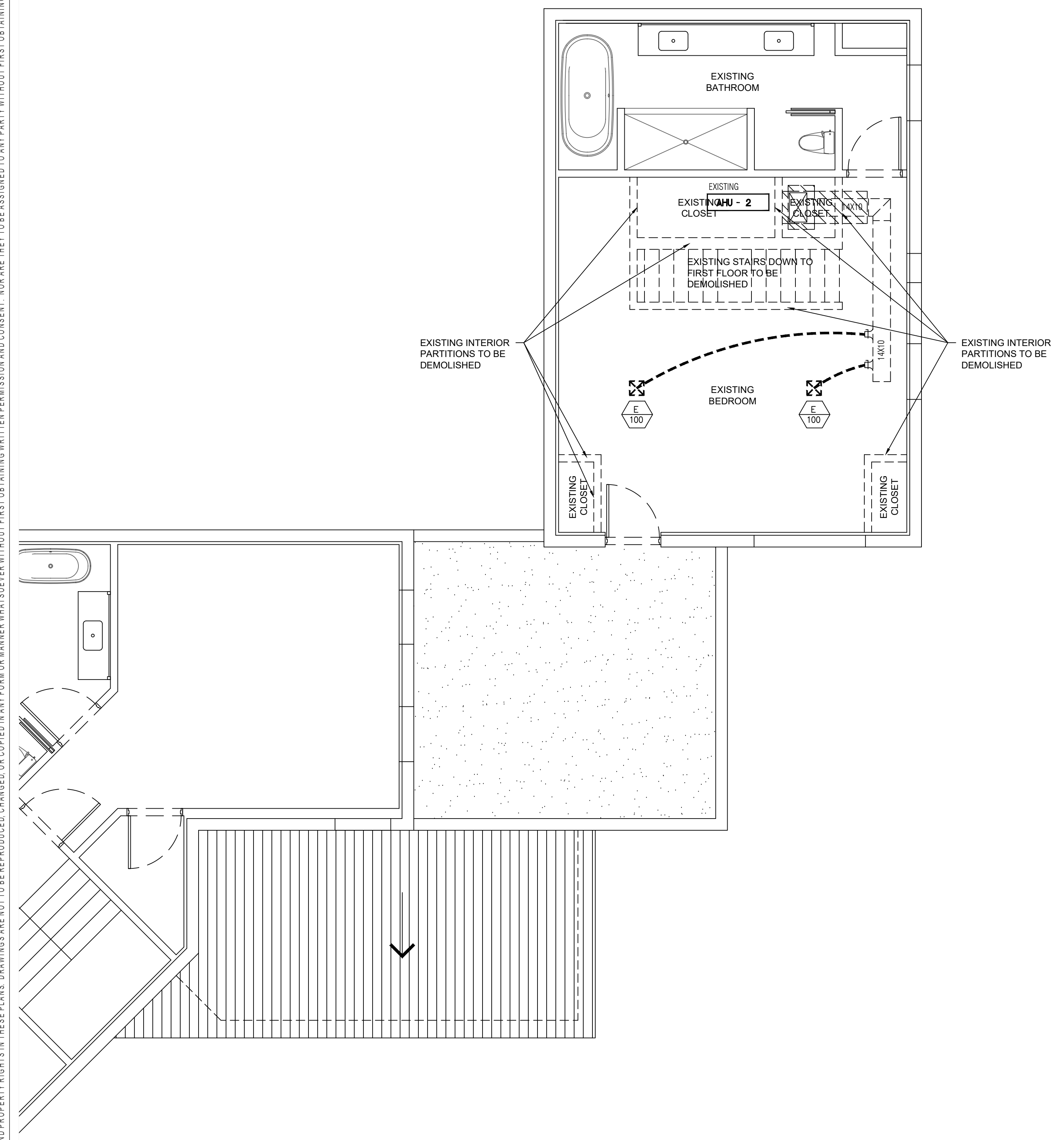
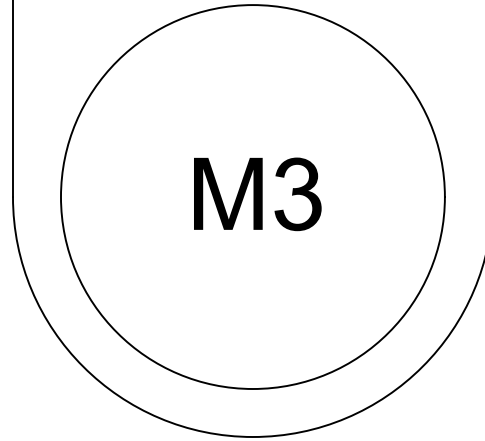


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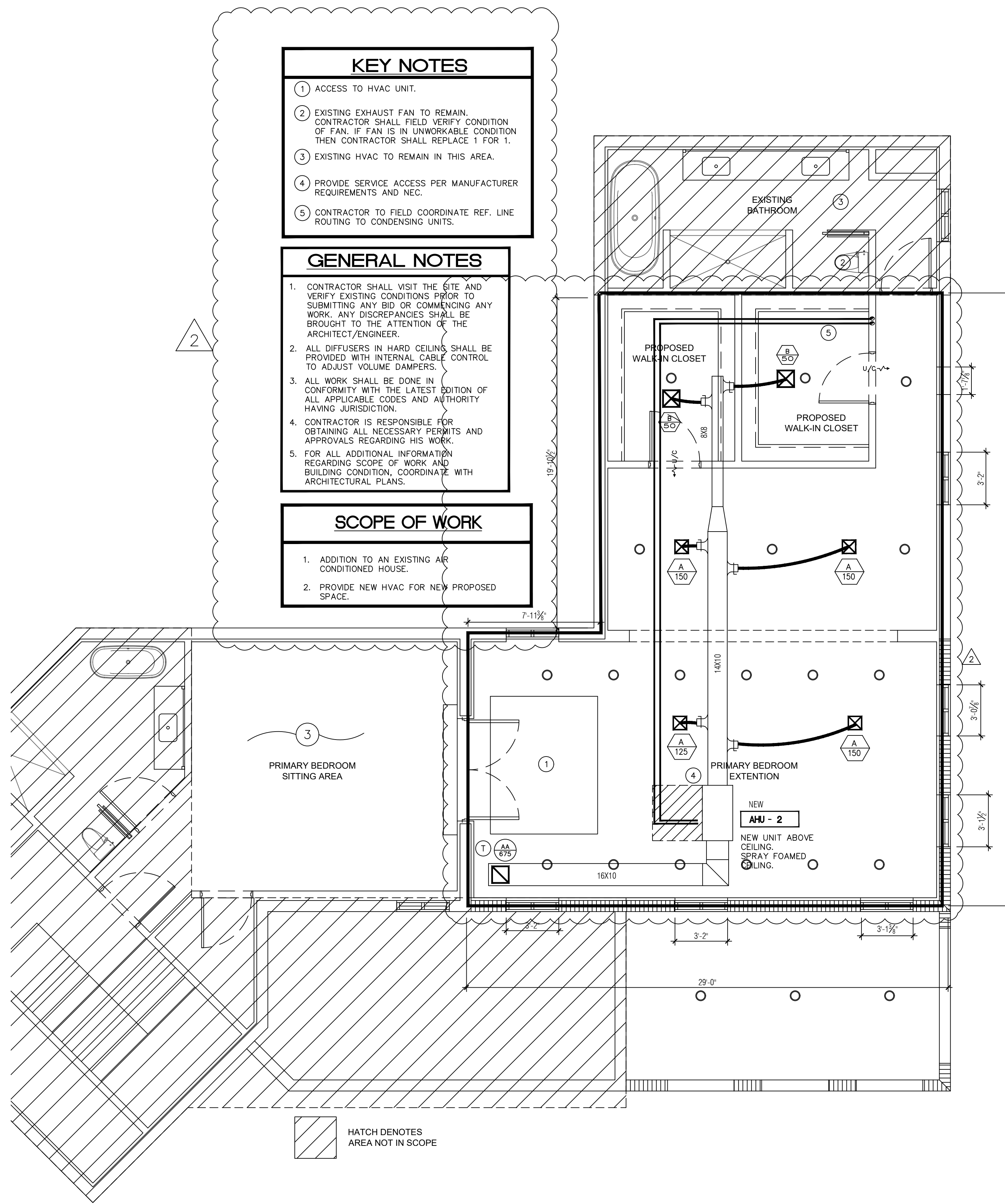
2ND FLOOR MECHANICAL PLANS

CONSTRUCTION DOCUMENTS



EXISTING SECOND LEVEL

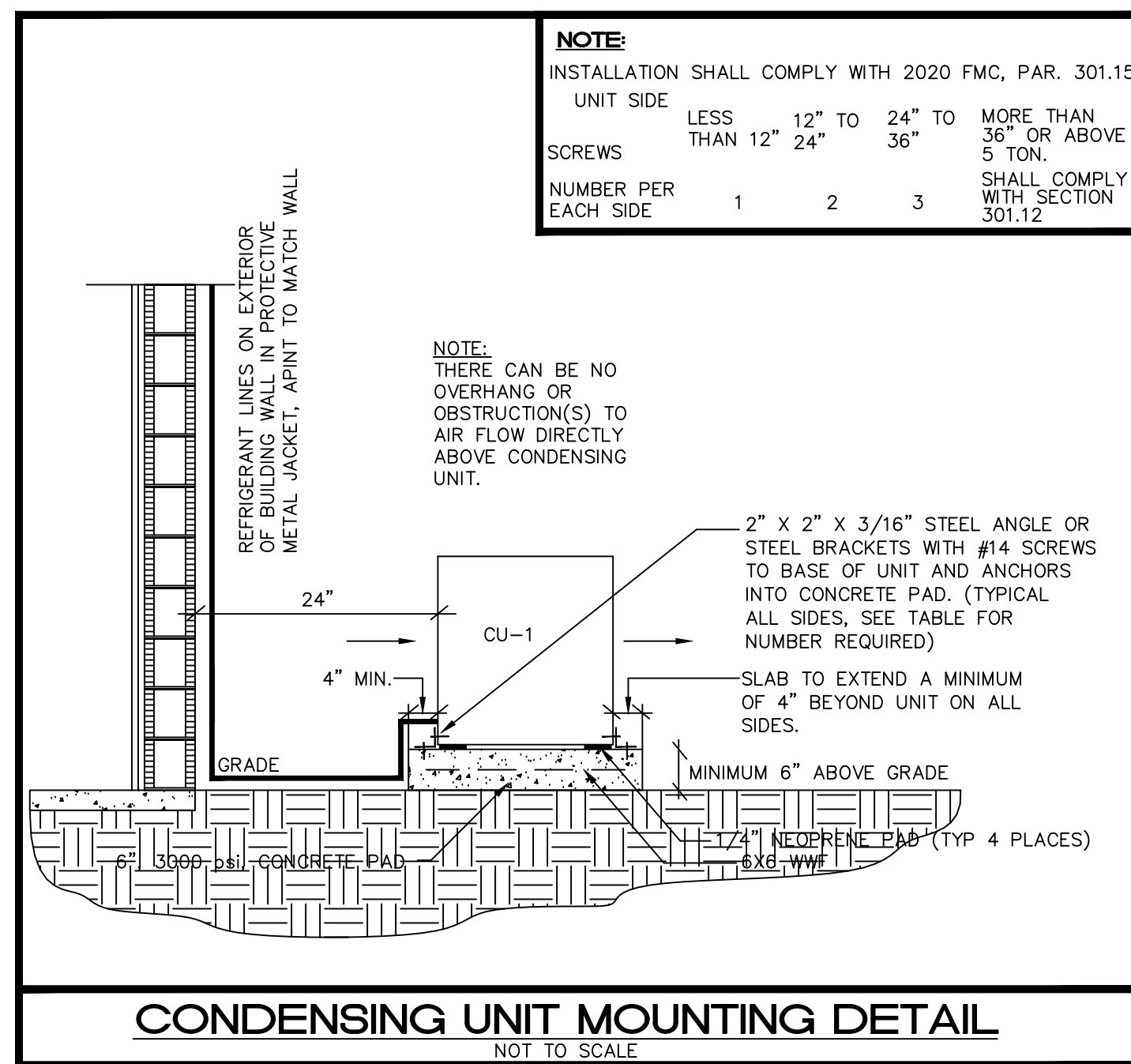
SCALE: 1/4" = 1'-0"



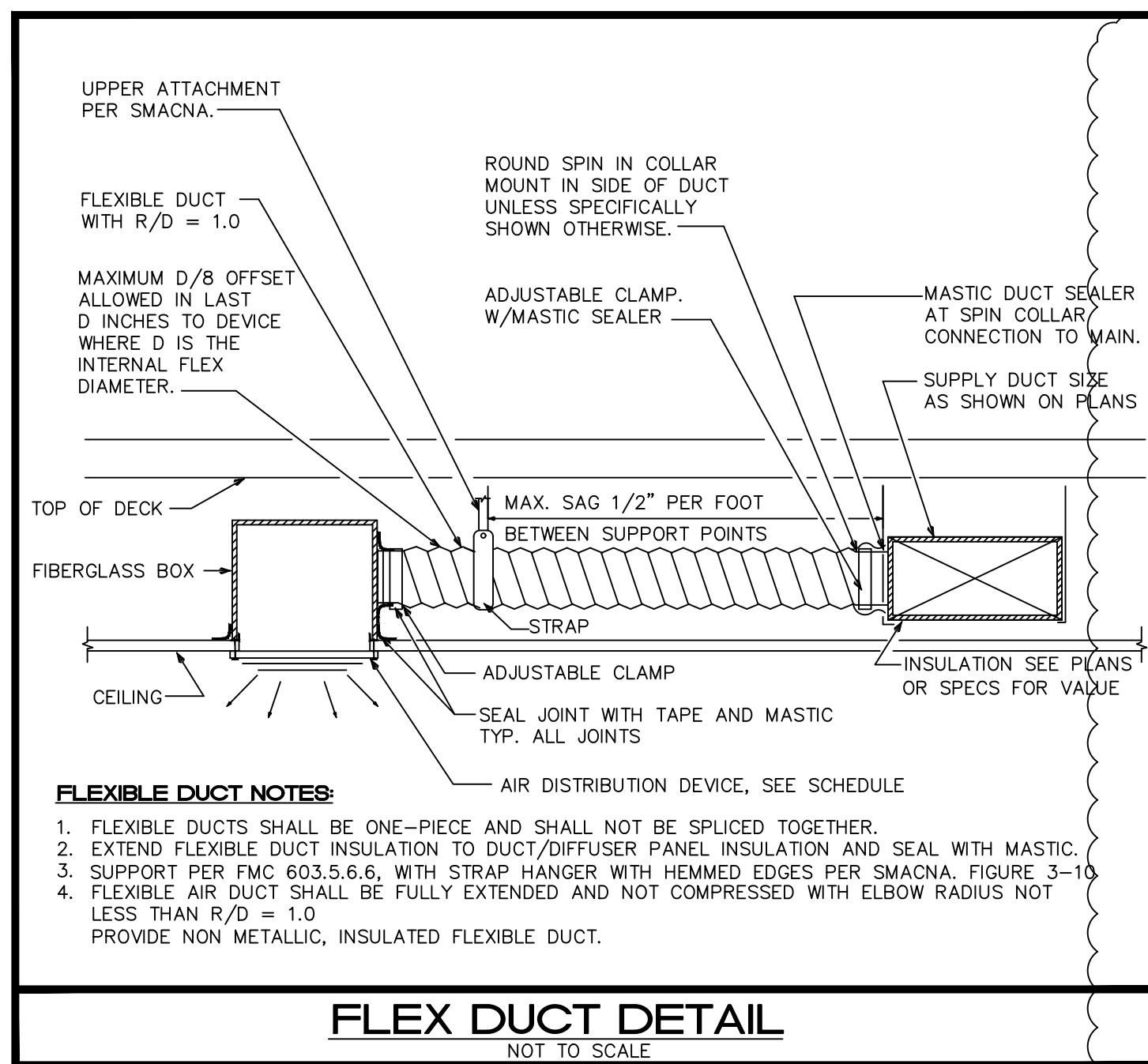
PROPOSED SECOND LEVEL

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

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CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE



FLEX DUCT DETAIL
NOT TO SCALE

AIR CONDITIONING SPLIT SYSTEM EQUIPMENT SCHEDULE

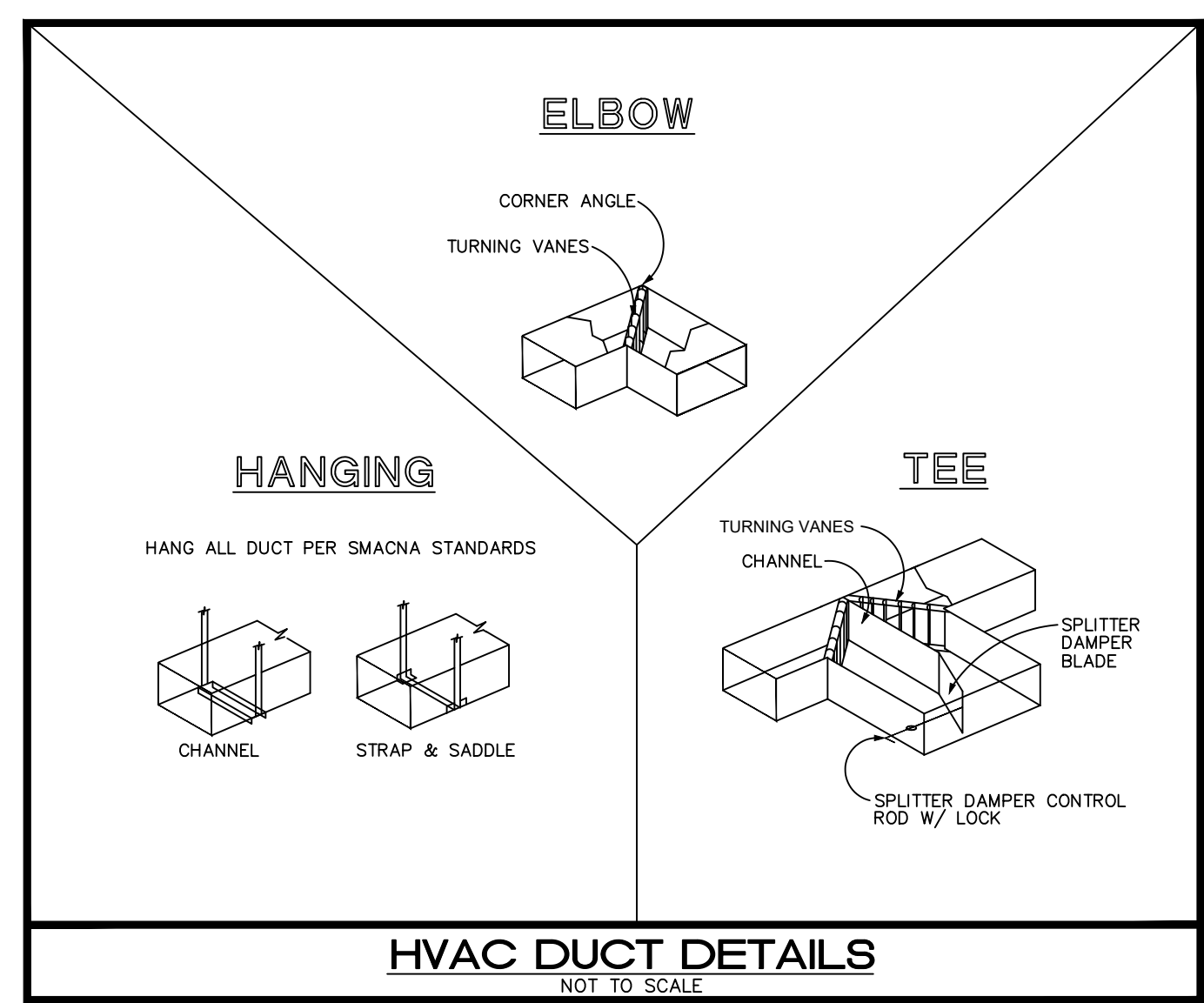
CONDENSING UNIT															
CU TAG	MANUFACTURER & MODEL	NOMINAL TONNAGE	CAP. STAGES	(S)EER2/(PLV)	REFRIG.	LIQ.-SUCT.	NO. FANS	FAN FLA(EA)	NO. COMP.	COMP.RLA(EA)	VOLTAGE/PH	MCA/MOCP	WEIGHT (LBS)	L x W x H (IN)	NOTES
CU-1	TRANE-MITSUBISHI NTXSP518A112AA	1.5	1	21.0/-	R-410A	SEE MANUAL	1	0.77	1	10	208-230/1	14/24	127	13X34X35	SEE BELOW
CU-2	TRANE-MITSUBISHI NTXSK518A112AA	1.5	1	21.0/-	R-410A	SEE MANUAL	1	0.77	1	10	208-230/1	14/24	127	13X34X35	SEE BELOW

AIR HANDLING UNIT																
AHU TAG	MANUFACTURER & MODEL	TOTAL MBH	SENSIBLE MBH	TOTAL CFM	Q/A CFM	E.S.P. (*W.G.)	ENT. DB/WB	LEAV. DB/WB	ROWS/FTI	FAN HP/FLA	HEATER	VOLTAGE/PH	MCA/MOCP	WEIGHT (LBS)	L x W x H (IN)	NOTES
AHU-1	TRANE-MITSUBISHI NTXAMT8A112AA	18.0	15.3	675	-	0.5	75/63	55/54	-/-	- / 2.4	21.6 MBH	208-230/1	3/**	93	22x18x40	SEE BELOW
AHU-2	TRANE-MITSUBISHI NTXAMT8A112AA	18.0	15.3	675	-	0.5	75/63	55/54	-/-	- / 2.4	21.6 MBH	208-230/1	3/**	93	22x18x40	SEE BELOW

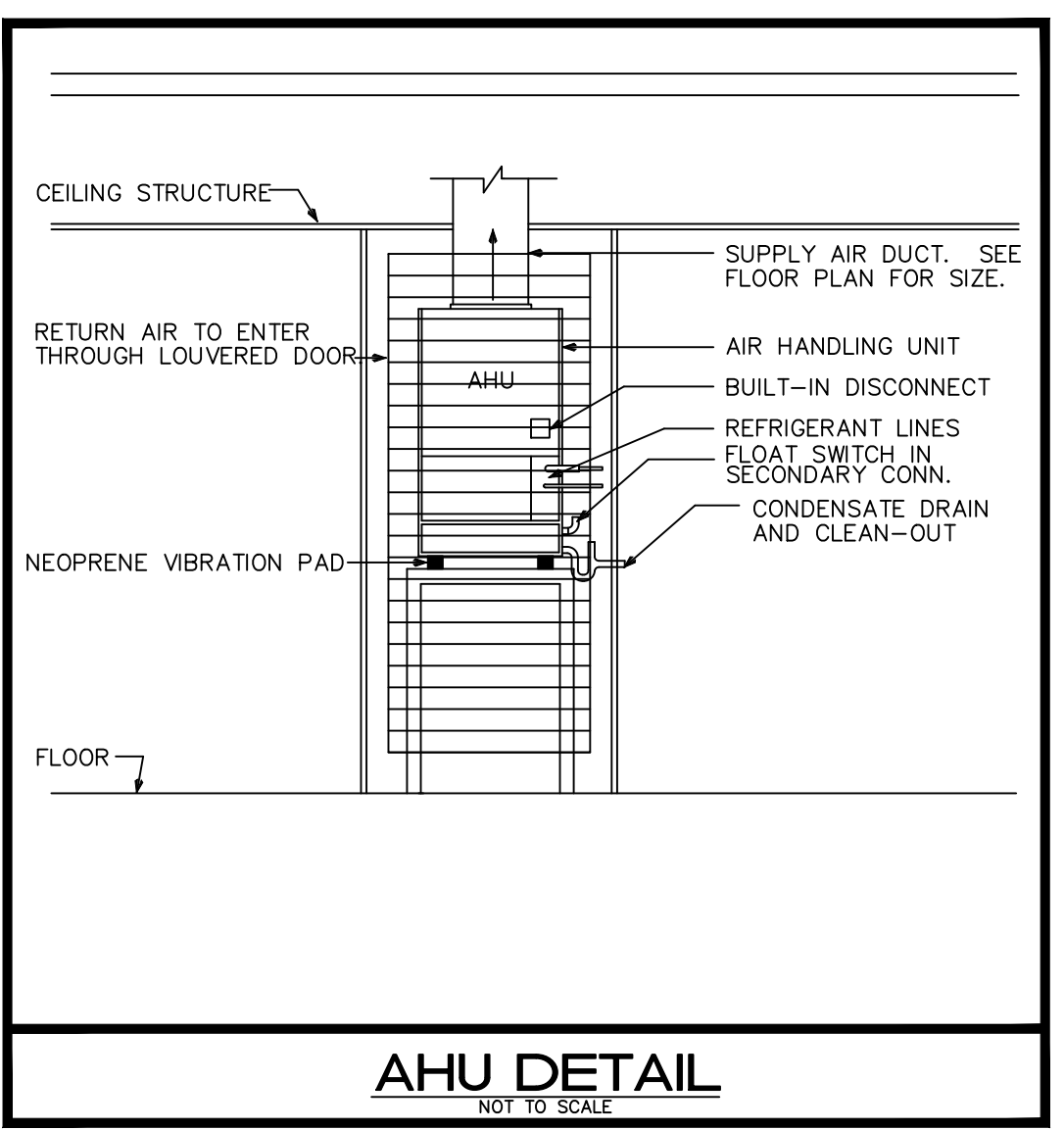
NOTES:

- UNITS RATED PER ARI 210, 240 AND 270. APPROVED EQUAL: AAO, CARRIER, TRANE
- PROVIDE WITH THERMAL EXPANSION VALVES, LIQUID LINE FILTER DRYER AND MULTI-USE SERVICE VALVES
- PROVIDE COMPRESSOR WITH CRANKCASE HEATER AND MIN. 5-YEAR WARRANTY
- PROVIDE HIGH AND LOW PRESSURE CONTROL AND OVER TEMPERATURE PROTECTION.
- PROVIDE WEATHERPROOF ELECTRIC CONTROLS AND SINGLE SIDE SERVICE ACCESS
- PROVIDE SINGLE POINT POWER ENTRY AND HEAVY DUTY NICKEL-CHROMIUM ELEMENT HEATER
- PROVIDE 1" THROWAWAY, MIN. MERV 8 FILTER AND VIBRATION ISOLATION FOR AHU
- PROVIDE COASTAL CORROSION PROTECTION FOR CONDENSING UNIT, FULLY DIPPED COIL (BY MANUFACTURER)
- PROVIDE FACTORY MOUNTED FUSIBLE DISCONNECT/STARTER FOR A.H.U., COORDINATE PRIOR TO PURCHASING
- PROVIDE DISCONNECT FOR C.U. (INSTALLED BY ELECTRICAL) COORDINATE PRIOR TO PURCHASING
- PROVIDE PROGRAMMABLE THERMOSTAT.
- PROVIDE REFRIGERANT LINES SIZE AS RECOMMENDED BY MANUFACTURER, NOT TO EXCEED 150 FT. EQUIV. LENGTH FOR LONGER RUNS COORDINATE WITH MANUFACTURER PRIOR TO PURCHASE OR ANY WORK.
- PROVIDE CONDENSATE PUMP AS REQUIRED.
- PROVIDE A LIQUID LINE SOLENOID VALVE INSTALLED AT THE AHU IF THE INSTALLED LINEAL LENGTH OF THE REFRIGERANT LIQUID LINES EXCEEDS 75 FT (FIELD VERIFY).
- PROVIDE A SUCTION LINE ACCUMULATOR IF THE INSTALLED LINEAL LENGTH OF THE REFRIGERANT SUCTION LINES EXCEEDS 100 FT (FIELD VERIFY).
- PROVIDE CORROSION PROTECTION COATING FOR CONDENSER COIL WITH MIN. 5-YEAR WARRANTY COATING BY SURFSL, LUVATA, THERMOGUARD OR BYGOLD.
- PROVIDE 3" AUXILIARY DRAIN PAN WITH AUTOMATIC SHUT OFF FLOAT SWITCH OR SENSOR SWITCH IN UNIT'S DRAIN PAN SECONDARY CONNECTION, EQUAL TO "WATER GARD"
- AS APPLICABLE, MANUFACTURE AND INSTALLATION SHALL COMPLY W/FMC 301.15 FOR WIND RESISTANCE

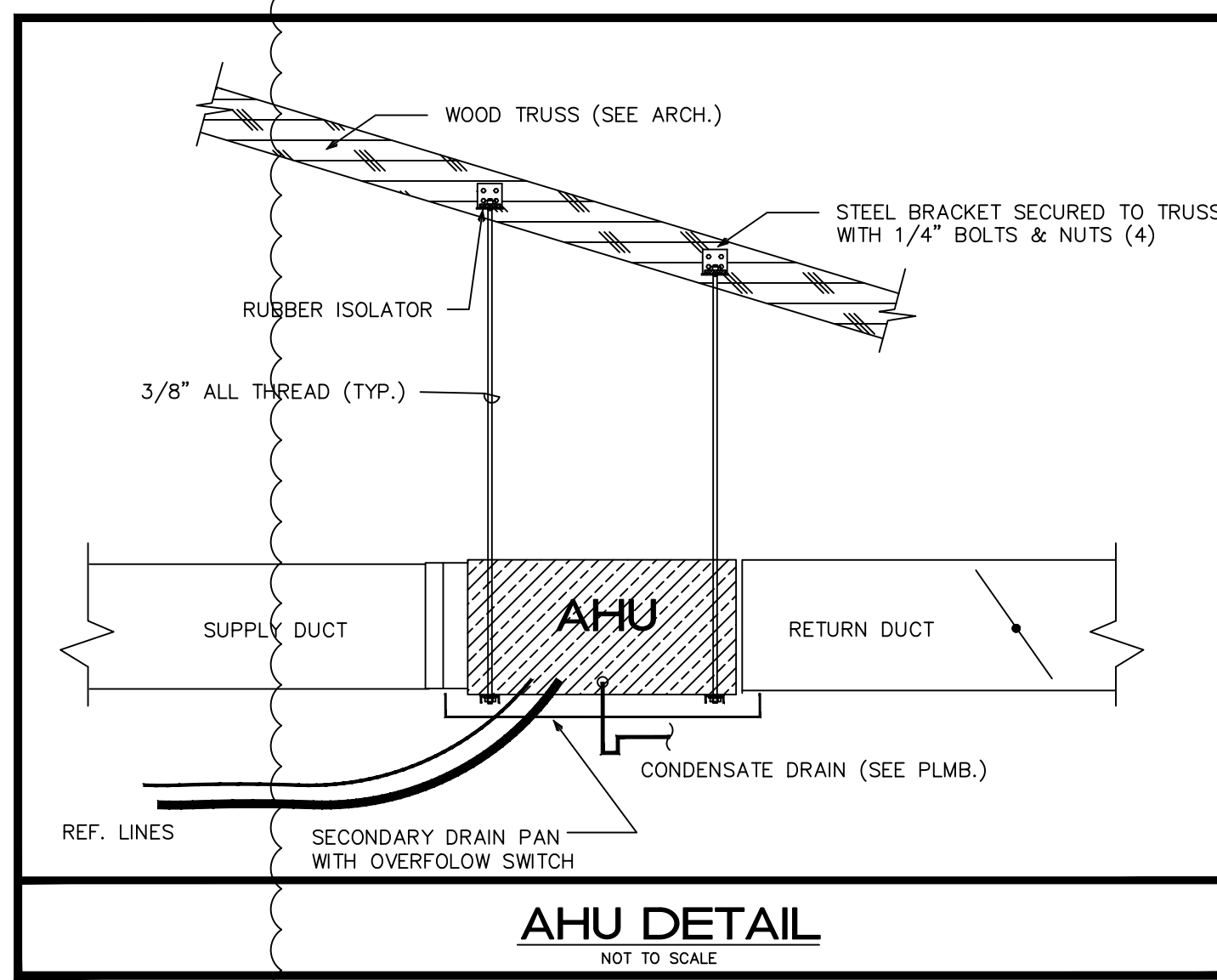
COORDINATION NOTE:
MECHANICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL REQUIREMENTS AND ACCESSORIES WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASING AND INSTALLATION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF ENGINEER. COORDINATE LINE LENGTH WITH TRANE PRIOR TO PURCHASE AND INSTALLATION. LINE LENGTH SHALL BE APPROVED BY MANUFACTURER.



HVAC DUCT DETAILS
NOT TO SCALE



AHU DETAIL
NOT TO SCALE



AHU DETAIL
NOT TO SCALE

DIFFUSER/GRILLE SCHEDULE

SUPPLY													
TAG	MANUF. & MODEL	FACE SIZE	NECK SIZE	MATERIAL	FRAME	FINISH	DAMPER	THROW	NC	CFM RANGE	NOTES		
A	PRICE 640S	14X14	12X12	ALUM.	SURFACE	OFF WHITE	OBD	4-WAY	MAX. 30	SEE SCH.	SEE BELOW		
B	PRICE 640S	8X8	6X6	ALUM.	SURFACE	OFF WHITE	OBD	2-WAY	MAX. 30	SEE SCH.	SEE BELOW		

RETURN													
TAG	MANUF. & MODEL	FACE SIZE	NECK SIZE	MATERIAL	FRAME	FINISH	DAMPER	THROW	NC	CFM RANGE	NOTES		
AA	PRICE 630	18X18	16X16	ALUM.	SURFACE	OFF WHITE	-	-	MAX. 30	SEE SCH.	SEE BELOW		

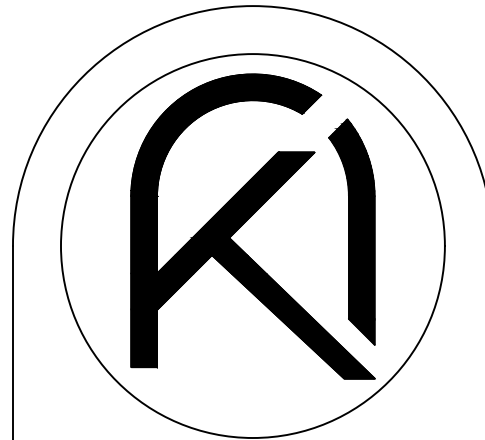
GENERAL NOTES:

- PROVIDE SPIN-IN COLLAR WITH VOLUME DAMPER AT TRUNK TO FLEX DUCT CONNECTION (SEE DETAIL).
- PROVIDE TYPICAL 4-WAY DIFFUSION, 2-WAY OR 3-WAY ONLY WHERE INDICATED ON PLANS.
- REFER TO ARCHITECT PLANS FOR CEILING TYPE.
- FINAL COLOR SELECTION SUBJECT TO ARCHITECT APPROVAL.
- FLEX DUCT SIZE TO BE SAME AS DIFFUSER NECK SIZE.
- PROVIDE INSULATION ON THE BACK OF DIFFUSER IF IN UNCONDITIONED SPACE
- PROVIDE VOLUME CONTROL DAMPERS FOR ALL RETURN GRILLES OR REGISTERS FOR BALANCED AIRFLOW.
- PROVIDE INTERNAL CABLE CONTROL FOR DIFFUSERS IN HARD CEILINGS.

S/A FLEX SCHEDULE

6"	50-125 CFM
8"	130-200 CFM
10"	205-330 CFM
12"	335-450 CFM
14"	455-700 CFM

CONTRACTOR SHALL VERIFY WITH ARCHITECT AND TENANT/OWNER, PRIOR TO ANY PURCHASING OR INSTALLATION, IF A BUILDING STANDARD HAS TO BE FOLLOWED REGARDING A SPECIFIC MODEL OR MANUFACTURER AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF ENGINEER.

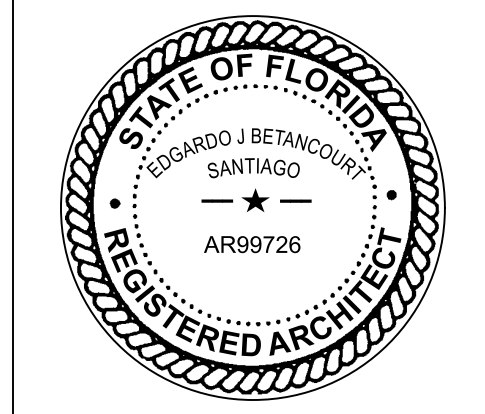


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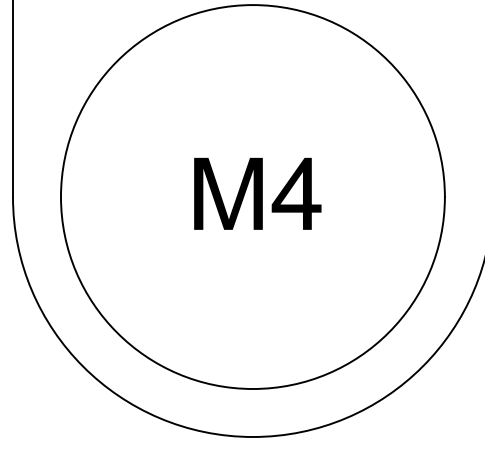


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MECHANICAL SCHEDULES AND DETAILS

CONSTRUCTION DOCUMENTS



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ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
- B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
- C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
1. NATIONAL ELECTRICAL CODE (NFPA-70, 2017 EDITION)
 2. CODE FOR SAFETY TO LIFE (NFPA-101, 2018 EDITION)
 3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA-72, 2016 EDITION)
 4. UNDERWRITERS' LABORATORIES (UL)
 5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
 6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 7. FEDERAL SPECIFICATION (FED. SPEC.)
 8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
 9. FLORIDA BUILDING CODE, 2020 EDITION (AS AMENDED)
 10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
 11. CITY OF HOLLYWOOD BUILDING CODE, (AMENDMENTS TO FLORIDA BUILDING CODE 2020)
 12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
- D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
- E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
- H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- I. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
- J. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES THE CONTRACTOR SHALL FURNISH AND INSTALL.

PART 2 - PRODUCTS

- A. MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED.
- B. ALL CONDUCTORS SHALL BE COPPER WITH "THHN-THWN" INSULATION UNLESS OTHERWISE NOTED.
- C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- D. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD".
- E. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
- F. PANELBOARDS AND LOAD CENTERS:
1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
 2. ALL CIRCUIT BREAKERS INSTALLED IN PANELBOARDS SHALL BE BOLT ON.
 3. ALL CIRCUIT BREAKERS INSTALLED IN LOAD CENTERS SHALL BE PLUG IN.
 4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
 5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
 6. PANELBOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC KNOCKOUTS.
 7. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
 8. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE-WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
- G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK-MAKE, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
- H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED, WITH OVERLOAD RELAYS IN EACH HOT LEG.
- I. RIGID NONMETALLIC CONDUIT SHALL BE SCHEDULE 40 PVC.
- J. WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) SHALL BE WHITE COLOR UNLESS OTHERWISE NOTED. FACEPLATES SHALL BE SMOOTH, WHITE NYLON.
- K. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY NEC ARTICLE 210.12.
- L. PROVIDE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY NEC ARTICLE 406.12.
- M. 15 AND 20 AMPERE, 125 VOLT AND 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. ALL 15 AND 20 AMPERE, 125 AND 250 VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.

PART 3 - EXECUTION

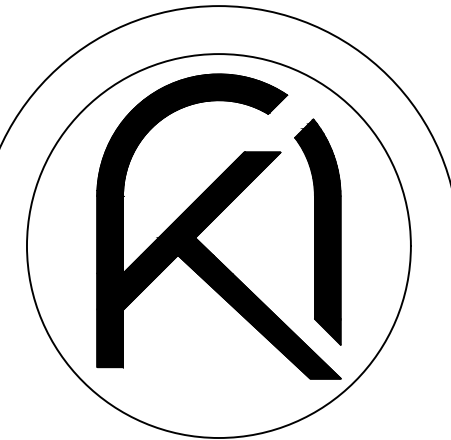
- A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
1. 120/240 VOLTS, 1 PHASE, 3-WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK AND 1 RED GROUNDED (NEUTRAL) CONDUCTOR: WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
 2. BRANCH CIRCUIT WIRING AND SERVICES (80 AND LARGER) SHALL BE COLOR CODED AT ALL PULL POINTS (EXCEPT LBS OR LBS'S) USING COLORED MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.
- B. WIRING METHODS
1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED OR SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
 2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
 3. ELECTRICAL NONMETALLIC TUBING (EMT), WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE IS ACCEPTABLE FOR USE WITH INTERIOR BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPS OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 4. TYPE MC (METAL CLAD) CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 5. TYPE NM (NONMETALLIC SHEATH) CABLE WITH INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
- D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
- E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
- G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
- H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND ICE.
- I. SUBSTITUTIONS:
1. IF ANY PROPOSED EQUIPMENT IS OF LARGER SIZE OR THERE ARE ANY CONTINGENT DIFFERENCES WHICH REQUIRE ADDITIONAL CONTROLS, EQUIPMENT OR APPARATUS ALL ASSOCIATED CHANGES TO THE BUILDING SYSTEMS NECESSARY TO ACCOMMODATE THESE CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. "TO-SCALE" FLOOR PLAN DRAWINGS OR RISER/WIRING DIAGRAMS INDICATING THE PROPOSED CHANGES SHALL BE SUBMITTED ALONG WITH THE OTHER REQUIRED SHOP DRAWINGS.
- J. CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
- L. ALL LAY-IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER OR AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND THE FLORIDA BUILDING CODE, SECTION 806. SEE ARCHITECTURAL DRAWINGS FOR DETAIL OF CEILING AND LUMINAIRE SUPPORT.
- M. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
- N. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- O. VOLTAGE DROP
1. CONDUCTORS FOR ALL FEEDERS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 2%.
 2. CONDUCTORS FOR ALL BRANCH CIRCUITS SHALL BE INCREASED FROM SIZES INDICATED ON DRAWINGS TO PREVENT VOLTAGE DROP EXCEEDING 3% FROM THE FURTHEST DEVICE.
 3. DETERMINING CONDUCTOR SIZES SHALL BE BASED ON 80% LOAD OF THE BREAKER SIZE.
 4. FOR DETERMINATION OF WIRE SIZE FOR BID PURPOSES:
 - * INCREASE WIRE BY 1 WIRE SIZE FOR RUNS 80 FT. TO 100 FT.
 - * INCREASE WIRE BY 2 WIRE SIZES FOR RUNS 100 FT. TO 150 FT.
 - * INCREASE WIRE BY 3 WIRE SIZES FOR RUNS FROM 150 FT. TO 230 FT.
- P. PROVIDE CABLE LUGS SIZED FOR THE LINE AND/OR LOAD SIDE FEEDERS AS SCHEDULED FOR ALL SWITCHBOARDS, PANELBOARDS AND DISCONNECTS. WHERE CABLE LUGS ARE NOT AVAILABLE FOR THE SPECIFIC WIRE SIZE AND NUMBER OF SETS SCHEDULED, PROVIDE A TAP BOX ADJACENT TO THE EQUIPMENT WITH "POLARIS" TAPS TO TRANSITION TO CONDUCTORS TO MATCH THE CABLE LUGS AVAILABLE AND THE AMPERE RATING OF THE OVER-CURRENT DEVICE PROTECTING THE FEEDER.
- Q. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS.
- R. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
- S. ANY CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

ELECTRICAL SHEET INDEX

SHEET#	DESCRIPTION
E1	NOTES, LEGEND & INDEX
E2	1ST FLOOR ELECTRICAL PLANS
E3	2ND FLOOR ELECTRICAL PLANS
E4	RISER AND PANEL SCHEDULES

ELECTRICAL SYMBOLS

	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	TELEVISION OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	DUPLEX RECEPTACLE (AMPERAGE RATING TO MATCH BRANCH CIRCUIT RATING) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	DUPLEX RECEPTACLE (AMPERAGE RATING TO MATCH BRANCH CIRCUIT RATING) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
	DUPLEX RECEPTACLE (AMPERAGE RATING TO MATCH BRANCH CIRCUIT RATING) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
	SPECIAL-PURPOSE RECEPTACLE
	JUNCTION BOX
	EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
	SINGLE POLE, 20 AMP. SWITCH. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
	3-WAY, 20 AMP. SWITCH. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
	SINGLE POLE, 20 AMP. SWITCH WITH DIMMER. MOUNT 42" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
	TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
	FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
	FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
	FUSIBLE DISCONNECT SWITCH TYPE COMBINATION MOTOR STARTER A = POLES, B= NEMA SIZE, C= FUSE RATING
	GROUNDING ELECTRODE & CONDUCTOR SYSTEM
	TRANSFORMER
	ELECTRICAL PANELBOARD
	TELEPHONE WOOD BACKBOARD
	WEATHERPROOF
	ABOVE FINISH FLOOR
	RECESSED DOWNLIGHT TO BE SELECTED BY OWNER, FURNISHED BY CONTRACTOR
	WALL SCONCE TO BE SELECTED BY OWNER, FURNISHED BY CONTRACTOR
	GARAGE LIGHT TO BE SELECTED BY OWNER, FURNISHED BY CONTRACTOR
	UNDER COUNTER LIGHT TO BE SELECTED BY OWNER, FURNISHED BY CONTRACTOR
	SILHOUETTE 120V AC LOW PROFILE SMOKE ALARM WITH SEALED RECHARGEABLE BATTERY BACKUP. KIDDE MODEL KN-FMSM4. INTERLOCK ALL DETECTORS TO ACTIVATE UPON ANY DETECTOR.
	AC COMBINATION CARBON MONOXIDE AND PHOTOELECTRIC SMOKE ALARM WITH VOICE MESSAGE WARNING SYSTEM AND BATTERY BACKUP. KIDDE MODEL KN-COPE-1.

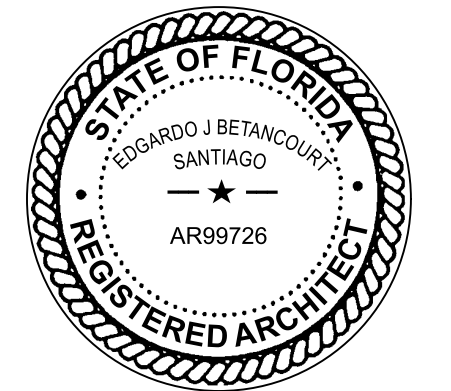


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PROPOSED ADDITION FOR:

BARED RESIDENCE

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CORAL GABLES, FL 33134

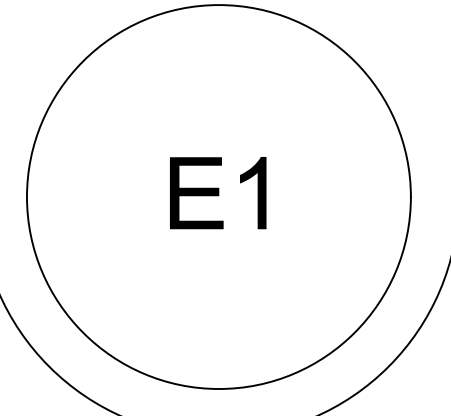


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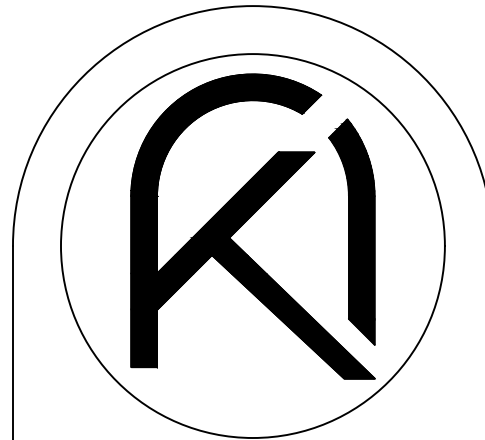
REVISIONS

ELECTRICAL NOTES

CONSTRUCTION DOCUMENTS

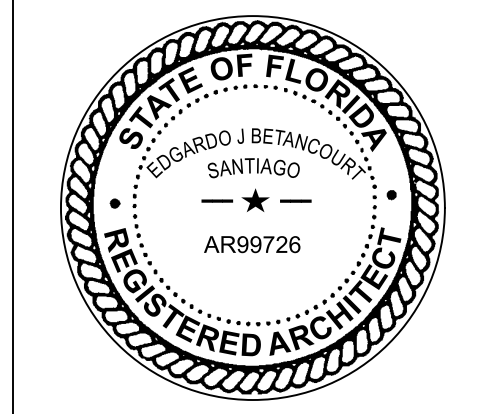


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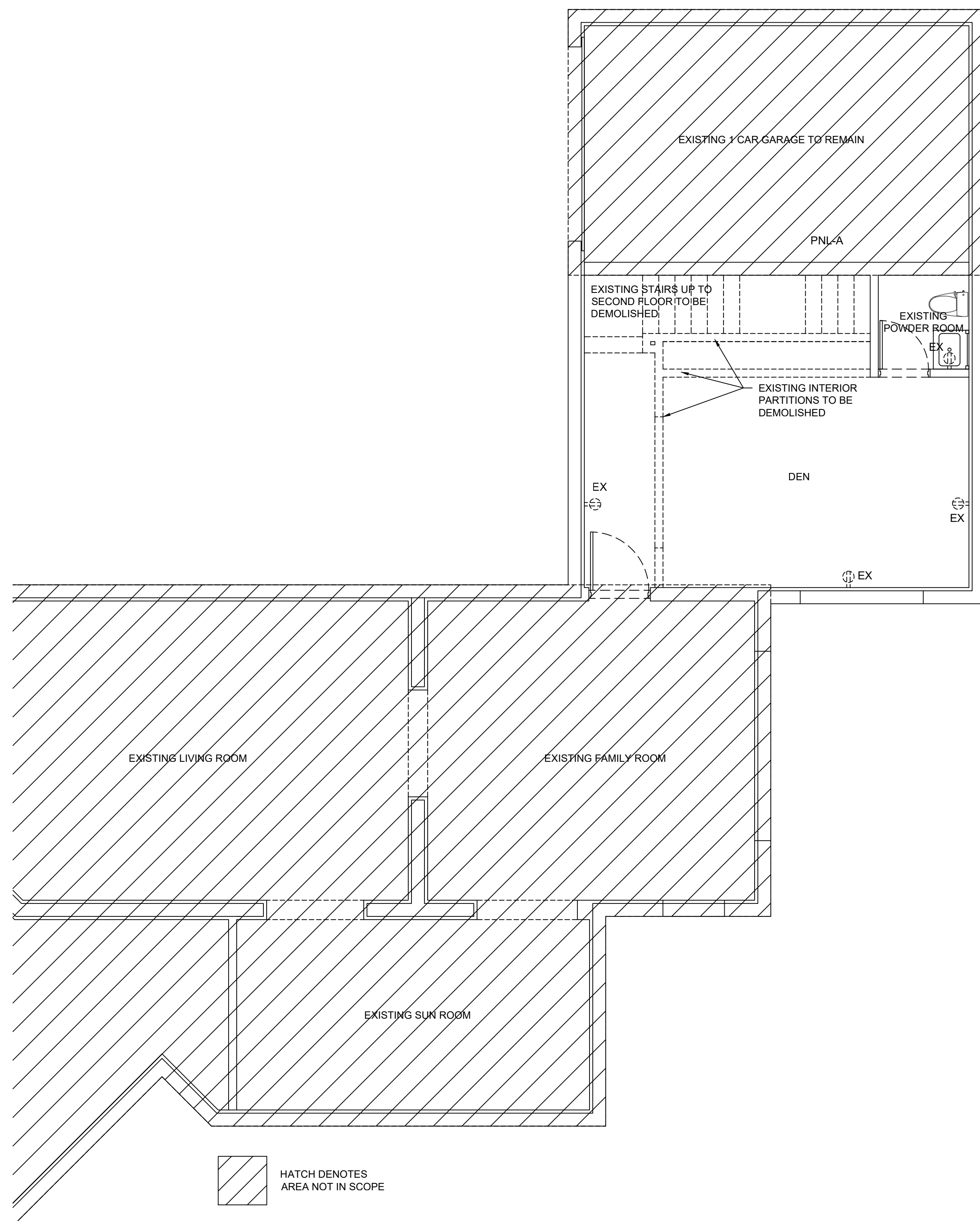
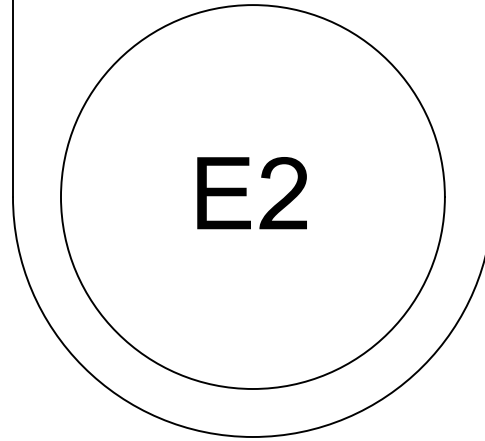


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 PROJECT: 22-19
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REVISIONS
 2. COORD. ITEMS 09.01.23

1ST FLOOR ELECTRICAL PLANS

CONSTRUCTION DOCUMENTS

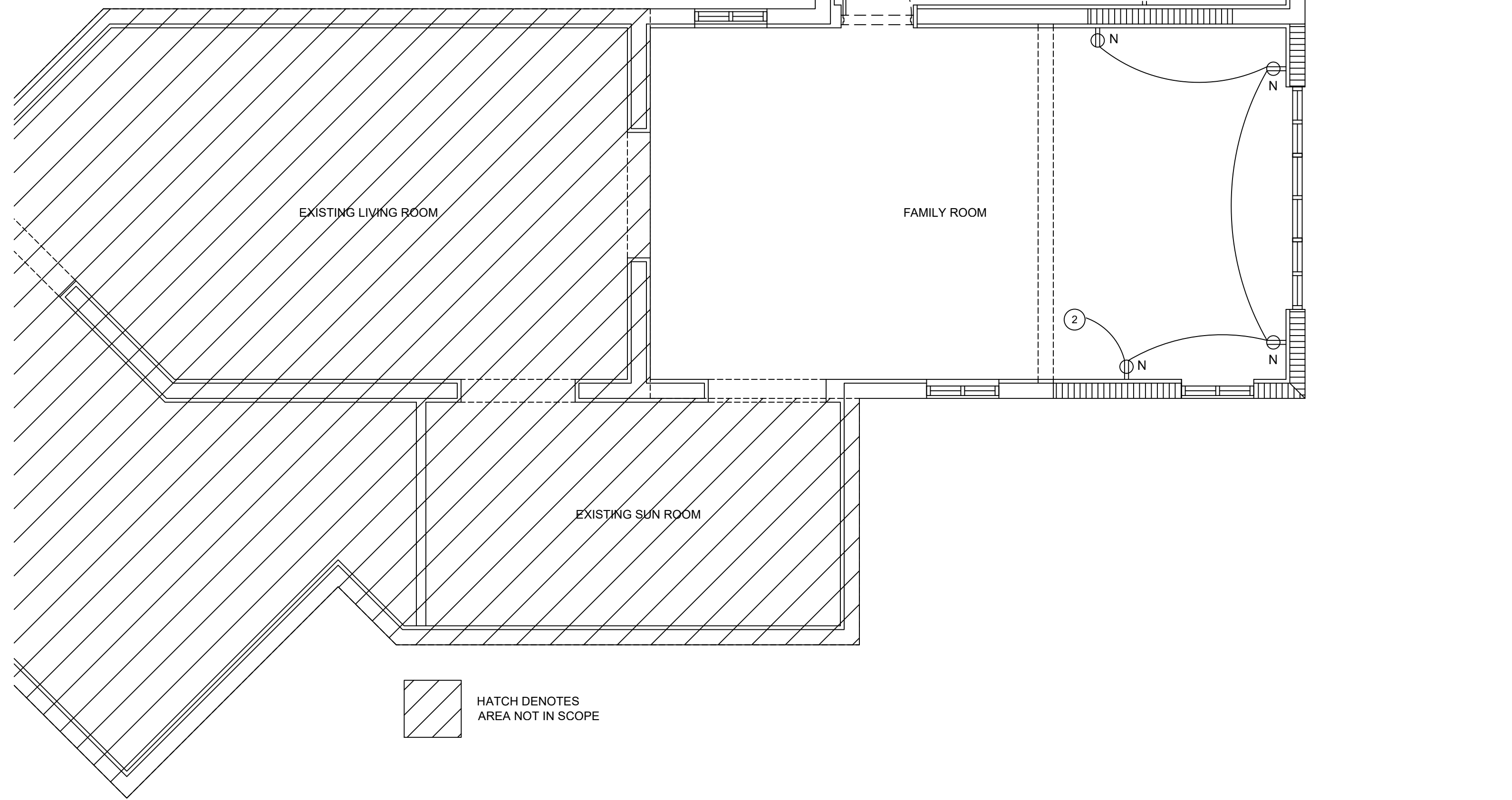


HATCH DENOTES AREA NOT IN SCOPE

EXISTING FIRST LEVEL

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

<p>KEY NOTES</p> <ol style="list-style-type: none"> 1. PROVIDE NEW 3-WAY SWITCH AND CONNECT TO EXISTING LIGHTING CIRCUIT. 2. CONNECT TO EXISTING RECEPTACLE CIRCUIT. 	<p>LIGHT FIXTURES</p> <p>A (NEW) INTERIOR RECESSED DOWNLIGHT EX EXISTING ITEM N NEW ITEM</p>
<p>SCOPE OF WORK</p> <ol style="list-style-type: none"> 1. ADDITION TO AN EXISTING AIR CONDITIONED HOUSE. 2. PROVIDE NEW RECEPTACLE AND LIGHTING AS SHOWN. 3. EXISTING HVAC TO REMAIN AND BE REVISED. 	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER. PROVIDED AND INSTALLED BY GC. 2. LAMPS TO BE HIGH-EFFICACY TYPE PER FBC E TASK. 3. INTERLOCK ALL SMOKE DETECTORS SO ALL GO INTO ALARM UPON ANY DEVICE ACTIVATION. 4. SMOKE DETECTORS ARE TO BE LOCATED MINIMUM OF 60" AWAY FROM ANY SUPPLY DIFFUSERS.

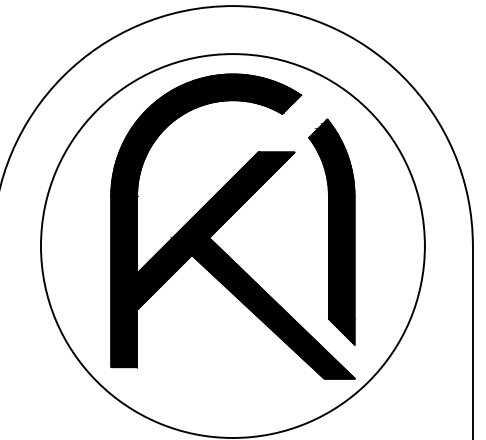


HATCH DENOTES AREA NOT IN SCOPE

PROPOSED FIRST LEVEL

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

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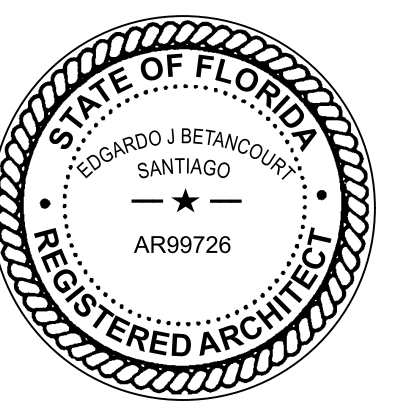


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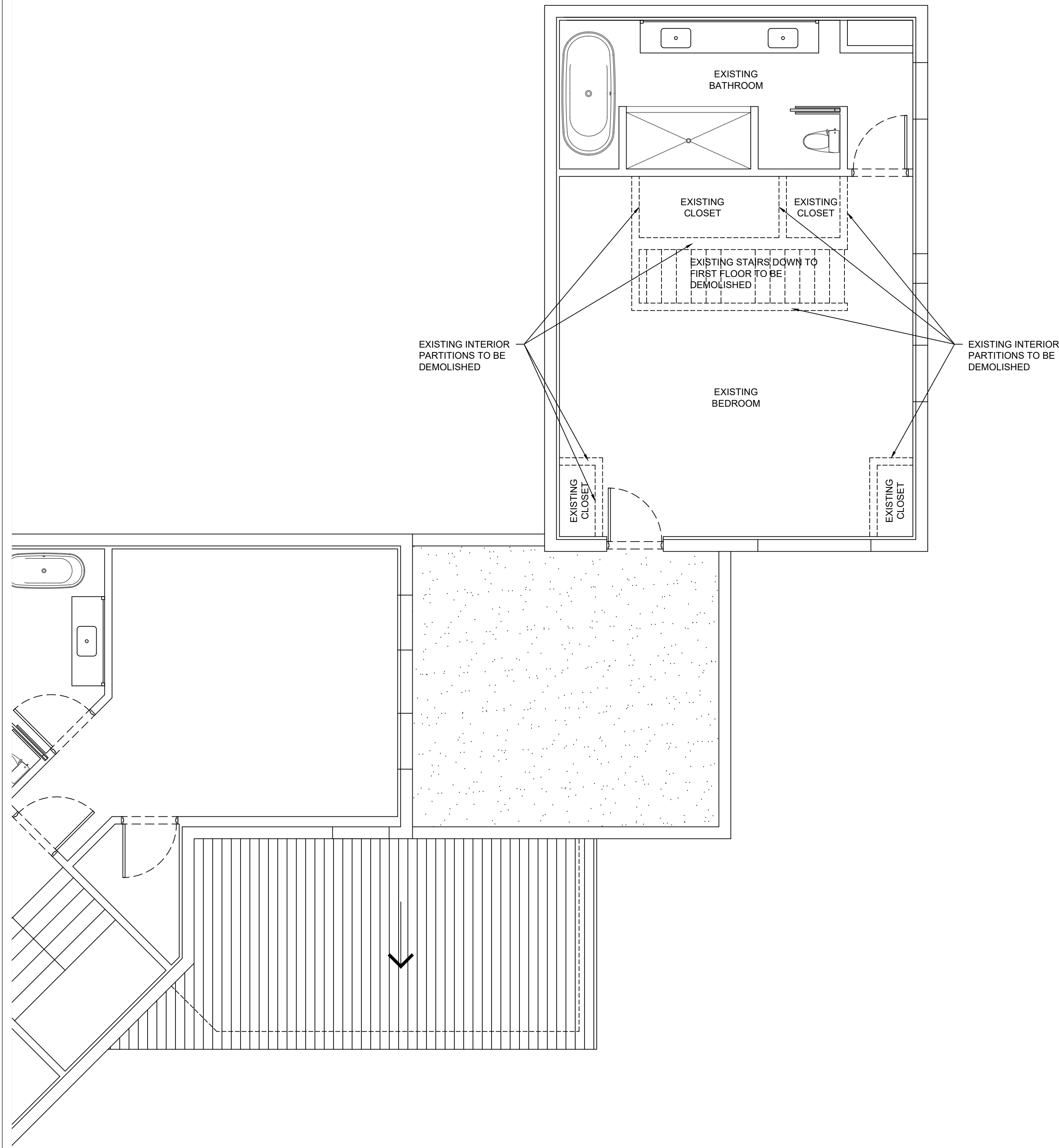
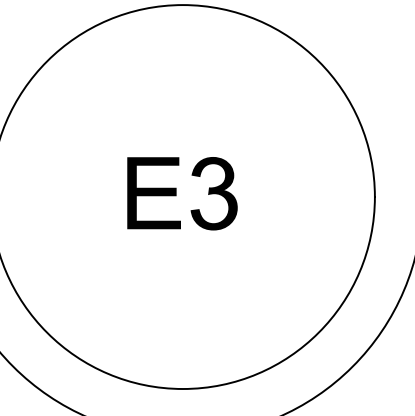


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 PROJECT: --

REVISIONS
 1 BUILDING DEPT. COMM. 01-03-23
 2 COORD. ITEMS 09.01.23

2ND FLOOR ELECTRICAL PLANS

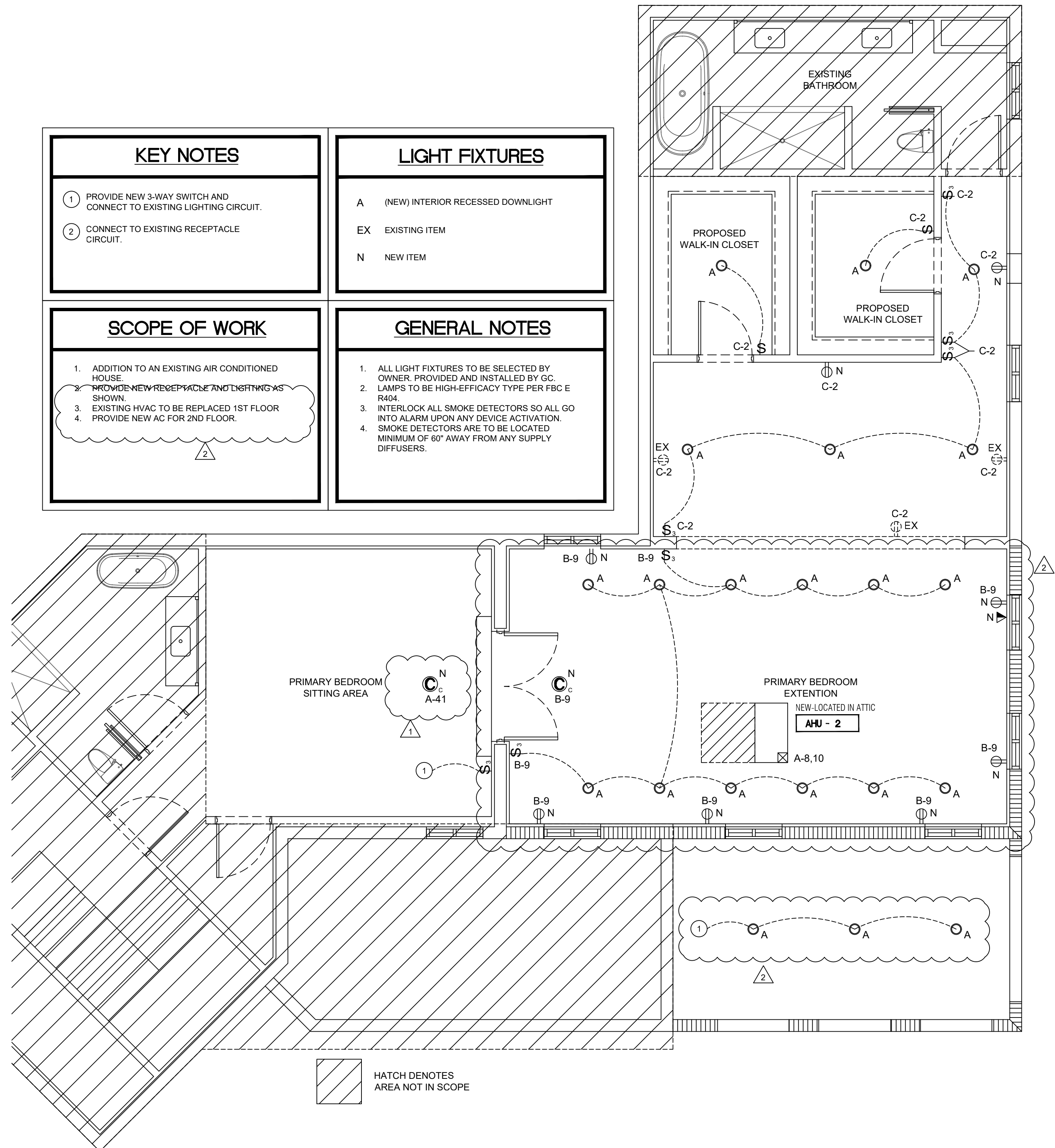
CONSTRUCTION DOCUMENTS



EXISTING SECOND LEVEL

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

KEY NOTES	LIGHT FIXTURES
<ol style="list-style-type: none"> PROVIDE NEW 3-WAY SWITCH AND CONNECT TO EXISTING LIGHTING CIRCUIT. CONNECT TO EXISTING RECEPTACLE CIRCUIT. 	<p>A (NEW) INTERIOR RECESSED DOWNLIGHT</p> <p>EX EXISTING ITEM</p> <p>N NEW ITEM</p>
SCOPE OF WORK	GENERAL NOTES
<ol style="list-style-type: none"> ADDITION TO AN EXISTING AIR CONDITIONED HOUSE. PROVIDE NEW RECEPTACLE AND LIGHTING AS SHOWN. EXISTING HVAC TO BE REPLACED 1ST FLOOR PROVIDE NEW AC FOR 2ND FLOOR. 	<ol style="list-style-type: none"> ALL LIGHT FIXTURES TO BE SELECTED BY OWNER, PROVIDED AND INSTALLED BY GC. LAMPS TO BE HIGH-EFFICACY TYPE PER FBC E R404. INTERLOCK ALL SMOKE DETECTORS SO ALL GO INTO ALARM UPON ANY DEVICE ACTIVATION. SMOKE DETECTORS ARE TO BE LOCATED MINIMUM OF 90" AWAY FROM ANY SUPPLY DIFFUSERS.



PROPOSED SECOND LEVEL

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

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ELECTRIC LOAD CALCULATION

HOUSE AREA = 6000 SQ. FT.

DESCRIPTION	LOAD (KVA)
HOUSE GENERAL LTG & RECEPT @ 3VA/SQ.FT.	18.0
SMALL APPLIANCE CIRCUITS (2)	3.0
MICROWAVE	1.5
REFRIGERATOR	1.2
DISHWASHER	1.2
GARBAGE DISPOSAL	1.2
MINI BAR ICE MAKER	0.8
RANGE	12.0
COOKTOP	4.0
WASHER	1.5
DRYER	5.0
WATER HEATER	6.0
GARAGE DOOR OPENER	1.2
LANDSCAPE LIGHTS	1.0
IRRIGATION PUMP	2.0
JACUZZI	1.0
RECIRCULATING PUMP	1.9
POOL PUMP	2.0
SUB-TOTAL LOAD (NON-DIVERSIFIED)	64.5

1ST 10 KVA @ 100%	=	10.0 KVA
REMAINDER @ 40%	=	21.9 KVA
LARGEST OF:		
HEATING @ 65% (XX.X KVA)		
COOLING @ 100% (15.0 KVA)		
TOTAL DIVERSIFIED LOAD	=	46.9 KVA

$\left(\frac{1000VA}{1 KVA} \times 46.9 KVA\right) = 469 AMPERES$

SERVICE PROVIDED: 120/240V, 1Ø, 3 WIRE, 200 AMPS.

SCHEDULE OF EXISTING BRANCH CIRCUIT PANEL "A"

MAIN: 200 AMP MAIN CIRCUIT BREAKER
SPEC: EXISTING
MOUNTING: EXISTING
VOLTAGE: 120/240V, 1Ø, 3 WIRE

DESCRIPTION	WIRE	GND.	COND.	TRIP	CKT.	A PHASE KVA	B PHASE KVA	CKT.	TRIP	COND.	GND.	WIRE	DESCRIPTION
AHU-EXISTING	1	4.8	**		2	20	-	-	-	-	-	-	LIGHTING
CU (EXISTING)	2	3			4	100	-	-	-	-	-	-	EXISTING SUB PANEL-B
COOKTOP	5	(4.8)	3.5		6	60	-	-	-	-	-	-	APPLIANCE
COOKTOP	9	5.0	4.8		10	2	-	-	-	-	-	-	APPLIANCE
DRYER	2	11			12	60	-	-	-	-	-	-	CU (EXISTING)
EXISTING SUB PANEL-C	13	2.5	(4.8)		14	2	-	-	-	-	-	-	FLOOD LIGHTING
REFG	17	8.5	**		16	30	-	-	-	-	-	-	SM APP - KITCHEN
RECEPTLTG	2	19			20	20	-	-	-	-	-	-	SM APP - KITCHEN
RECEPTLTG	21	1.2	1.5	**	**	24	15	-	-	-	-	-	RECEPT EXTERIOR/RKLAND LTG
RECEPTLTG	25	**	**	**	**	26	15	-	-	-	-	-	RECEPTLTG
RECEPTLTG	27	**	**	**	**	28	15	-	-	-	-	-	RECEPTLTG
RECEPTLTG	29	**	**	**	**	30	15	-	-	-	-	-	RECEPTLTG
WASHER	20	31			32	15	-	-	-	-	-	-	RECEPTLTG
RECEPTLTG	20	33	**	1.5	**	34	15	-	-	-	-	-	SM APP - KITCHEN
RECEPTLTG	20	35	**	1.2	**	36	15	-	-	-	-	-	HOOD
RECEPTLTG	20	37	**	**	**	38	15	-	-	-	-	-	RECEPTLTG
RECEPTLTG	20	39	**	1.2	**	40	30	-	-	-	-	-	RECEPT KIT / DW
RECEPTLTG	15	41	**	**	**	42	15	-	-	-	-	-	RECEPTLTG - BRM

5.3	5.3	LTG & RECEPT @ 3 WATTS
30.1	31.0	KVA PER PHASE (NON-DIVERSIFIED)
71.7		TOTAL NON-DIVERSIFIED LOAD
19.7	20.6	NON DIVERSIFIED LOAD LESS HEATING/COOLING LOADS
5.0	5.0	1ST 10 KVA @ 100%
5.9	6.3	REMAINDER @ 40%
9.6	9.6	KVA PER PHASE LARGEST (HEATING/COOLING)
20.5	20.9	TOTAL KVA PER PHASE
175	175	AMPS PER PHASE
41.4		TOTAL DIVERSIFIED KVA

** AFCI - ARC FAULT CIRCUIT BREAKER
*** AFCI/GFCI - DUAL FUNCTION ARC FAULT/GFCI CIRCUIT BREAKER

SCHEDULE OF EXISTING BRANCH CIRCUIT PANEL "B"

MAIN: 100 AMP MAIN LUG ONLY
SPEC: EXISTING
MOUNTING: EXISTING
VOLTAGE: 120/240V, 1Ø, 3 WIRE

DESCRIPTION	WIRE	GND.	COND.	TRIP	CKT.	A PHASE KVA	B PHASE KVA	CKT.	TRIP	COND.	GND.	WIRE	DESCRIPTION	
LTG/RECEPT	1	-	-	-	20	1	**	**	2	20	3/4"	1#12	2#12	LTG/RECEPT
LTG/RECEPT	1	-	-	-	20	3	-	-	4	20	-	-	-	LTG/RECEPT
LTG/RECEPT	1	-	-	-	20	5	**	**	6	15	-	-	-	LTG/RECEPT
LTG/RECEPT	1	-	-	-	20	7	**	**	8	20	-	-	-	LTG/RECEPT
LTG/RECEPT - 2ND FL BDRM	3	2#12	1#12	3/4"	20	9	**	0.8	10	20	-	-	-	SPRINKLER PUMP
SPACE	-	-	-	-	11	-	-	-	12	2	-	-	-	SPACE
SPACE	-	-	-	-	13	-	-	-	14	-	-	-	-	SPACE
SPACE	-	-	-	-	15	-	-	-	16	-	-	-	-	SPACE

2.7	2.7	LTG & RECEPT @ 3 WATTS
0.8	0.8	KVA PER PHASE (NON-DIVERSIFIED)
7.0		TOTAL NON-DIVERSIFIED LOAD
3.5	3.5	NON DIVERSIFIED LOAD LESS HEATING/COOLING LOADS
3.5	3.5	1ST 10 KVA @ 100%
0.0	0.0	REMAINDER @ 40%
0.0	0.0	KVA PER PHASE LARGEST (HEATING/COOLING)
3.5	3.5	TOTAL KVA PER PHASE
30	30	AMPS PER PHASE
7.0		TOTAL DIVERSIFIED KVA

** AFCI - ARC FAULT CIRCUIT BREAKER
*** AFCI/GFCI - DUAL FUNCTION ARC FAULT/GFCI CIRCUIT BREAKER

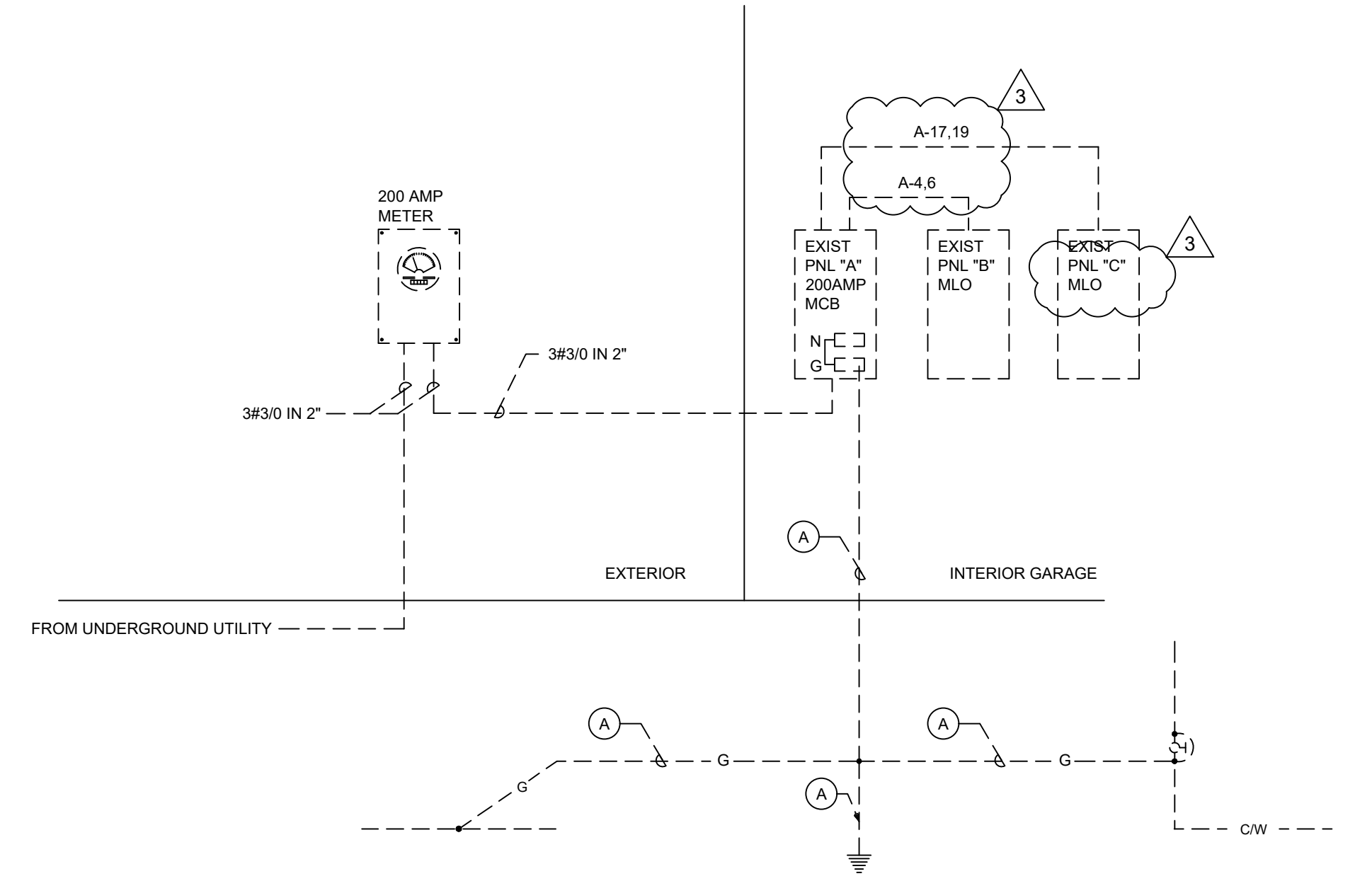
SCHEDULE OF EXISTING BRANCH CIRCUIT PANEL "C"

MAIN: 100 AMP MAIN LUG ONLY
SPEC: EXISTING
MOUNTING: EXISTING
VOLTAGE: 120/240V, 1Ø, 3 WIRE

DESCRIPTION	WIRE	GND.	COND.	TRIP	CKT.	A PHASE KVA	B PHASE KVA	CKT.	TRIP	COND.	GND.	WIRE	DESCRIPTION	
AHU-1/ICU-1 (REPLACED)	4	2#10	1#10	3/4"	30	1	2.3	**	2	20	-	-	-	LTG/RECEPT
AHU-2/ICU2 (NEW)	4	2#10	1#10	3/4"	30	5	2.3	**	6	15	-	-	-	LTG/RECEPT
POOL PUMP	1	-	-	-	20	7	-	-	8	15	-	-	-	LTG/RECEPT
LTG/RECEPT	1	-	-	-	20	9	0.8	**	10	15	-	-	-	LTG/RECEPT
LTG/RECEPT	1	-	-	-	20	11	-	-	12	15	-	-	-	LTG/RECEPT
MINI SPLIT SYSTEM	1	-	-	-	15	-	-	-	14	15	-	-	-	LTG/RECEPT
LTG/RECEPT	1	-	-	-	17	0.8	2.3	**	16	30	-	-	-	WATER HEATER
LTG/RECEPT	1	-	-	-	20	19	-	-	20	20	-	-	-	LTG/RECEPT

2.7	2.7	LTG & RECEPT @ 3 WATTS
8.5	9.7	KVA PER PHASE (NON-DIVERSIFIED)
23.6		TOTAL NON-DIVERSIFIED LOAD
3.9	5.1	NON DIVERSIFIED LOAD LESS HEATING/COOLING LOADS
-	0.1	REMAINDER @ 40%
4.6	4.6	KVA PER PHASE LARGEST (HEATING/COOLING)
8.5	9.7	TOTAL KVA PER PHASE
71	74	AMPS PER PHASE
18.2		TOTAL DIVERSIFIED KVA

** AFCI - ARC FAULT CIRCUIT BREAKER
*** AFCI/GFCI - DUAL FUNCTION ARC FAULT/GFCI CIRCUIT BREAKER



NOTES FOR RISER DIAGRAM

(A) EXISTING GROUND ELECTRODE CONDUCTOR

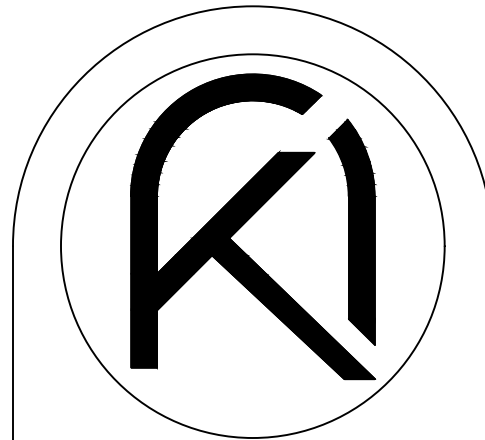
LEGEND

----- EXISTING

- #### NOTES FOR BRANCH CIRCUIT PANELS
- EXISTING BRANCH CIRCUIT AND CIRCUIT BREAKER TO REMAIN.
 - PROVIDE NEW BRANCH CIRCUIT AND CONNECT TO EXISTING SPARE BREAKER AS INDICATED.
 - PROVIDE NEW CIRCUIT BREAKER AS INDICATED. INSTALL IN EXISTING SPACE IN PANEL AND CONNECT NEW BRANCH CIRCUIT FOR OPERATION.
 - REMOVE EXISTING SPARE BREAKER. PROVIDE NEW CIRCUIT BREAKER AS INDICATED. INSTALL IN SPACE IN PANEL AND CONNECT NEW BRANCH CIRCUIT FOR OPERATION.
 - EXISTING BRANCH CIRCUIT WITH LOAD MODIFIED FOR THIS PROJECT.

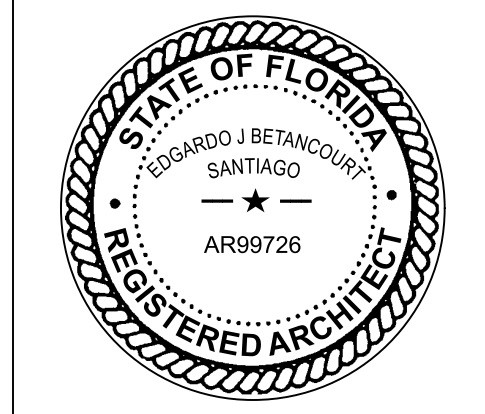
ELECTRICAL RISER DIAGRAM

N.T.S.



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PROPOSED ADDITION FOR:
BARED RESIDENCE
1498 SEVILLA AVENUE
CORAL GABLES, FL 33134



DRAWN BY: EV
DATE: 09.12.22
CHECKED BY: 22-19

- #### REVISIONS
- BUILDING DEPT. COMM. 01.03.23
 - COORD. ITEMS 09.01.23
 - BD COMMENTS 11.27.23

RISER AND PANEL SCHEDULES

CONSTRUCTION DOCUMENTS

