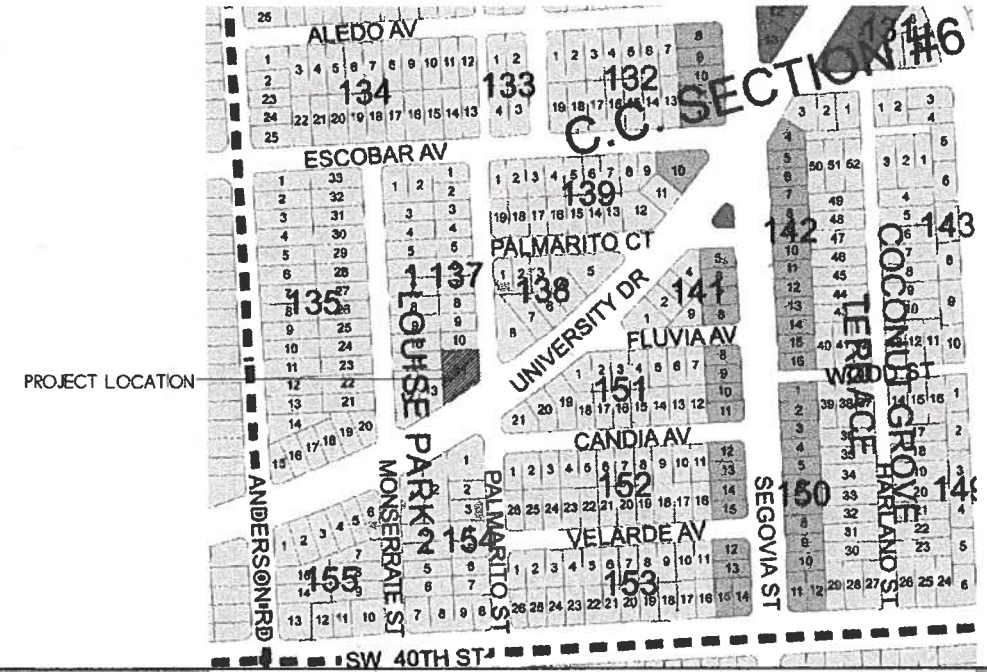


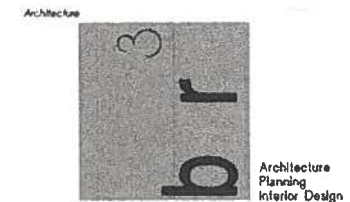
REBECCA BYAM RESIDENCE

FOLIO #03-4117-004-2070

711 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA 33134
 ADDITION AND RENOVATION



CONSTRUCTION DOCUMENT SET
 Issued for:
 PERMIT AND CONSTRUCTION
 12-21-2017



br3 ARCHITECTURE PA
 AA2600270
 325 Meridian Ave., #14
 Miami Beach, FL 33139
 p.305-409-9959

MEP Engineering
 INTIAL ENGINEERS
 7145 S.W. 42nd Terrace
 Miami, FL 33155
 p.305-669-9393

Structural Engineering
 U.S. Structures, Inc.
 12855 SW 132 Street, Suite 204
 Miami, Florida 33186
 p.305.665.4555

Landscape Architecture
 James Santiago
 612 NE 14th Ave., Unit A
 Fort Lauderdale, FL 33304
 p.305.791.3156

RECEIVED
 CITY OF CORAL GABLES
 HISTORICAL RESOURCES

2022 MAR 22 AM 8:51

CODE REQUIREMENTS

BUILDING CODE/HANDICAPPED REGULATIONS COMPLIANCE SUMMARY

THE WORK PROPOSED IN THIS PROJECT IS SUBJECT TO 2014 FLORIDA BUILDING CODE, REGULATIONS REFERENCED THEREIN AS WELL AS FLORIDA REGULATIONS. THE WORK PROPOSED IS DESIGNED TO MEET CODE PROVISIONS DETERMINED TO BE APPLICABLE IN THE COURSE OF OUR PROFESSIONAL SERVICES. THE FOLLOWING BUILDING CODES WERE USED:
FLORIDA BUILDING CODE 2014 - RESIDENTIAL

THE USE GROUP IS SINGLE FAMILY RESIDENTIAL.
CONSTRUCTION TYPE: IIB

SCOPE OF WORK

SCOPE OF WORK SHALL INCLUDE PARTIAL DEMOLITION AND RENOVATION OF AN EXISTING TWO STORY RESIDENTIAL STRUCTURE, CONSTRUCTION OF TWO SMALL ONE STORY ADDITIONS, AND ASSOCIATED SITE WORK.

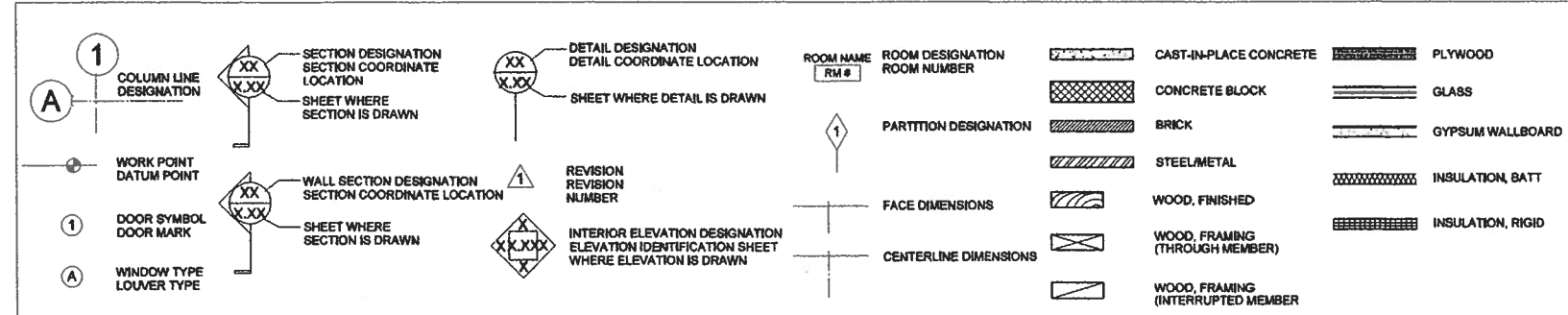
GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATION SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE UNLESS SPECIFICALLY REQUIRED.
- THE MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- DO NOT SCALE DRAWINGS: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITION AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE-2014 EDITION, RESIDENTIAL.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, FIXTURES, AND PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS. ALL WOOD BLOCKING SHALL BE FIRE-TREATED.
- MECHANICAL SUPPLY AND RETURN AIR SHAFTS SHALL BE AIRTIGHT AND SEALED.
- THE CONTRACTOR SHALL REVIEW THE LOCATION AND THE MOUNTING HEIGHTS OF THE TOILET ROOM ACCESSORIES WITH THE ARCHITECT AND THE BUILDING INSPECTOR PRIOR TO INSTALLATION TO ASSURE CORRECT POSITIONING.
- PENETRATIONS IN WALLS, FLOORS, OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED IN ACCORDANCE WITH NFPA.
- ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, AND SHALL SWING IN THE DIRECTION OF EGRESS/ SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.

ABBREVIATIONS

ABV	ABOVE	FEC	FIRE EXTINGUISHER (CABINET)	MTD.	MOUNTED	VCT	VINYL COMPOSITE TILE
AC	ACCOUS	FF	FINISH FLOOR	NIC	NOT IN CONTRACT	VEND	VENDING
ACT	ACOUSTICAL	FIN	FINISH	NIS	NOT TO SCALE	VERT	VERTICAL
AFF	ABOVE FINISH FLOOR	FL	FLOOR	OC	ON CENTER	VIN	VINYL
ALUM	ALUMINUM	FOS	FACE OF STUD	OH	OPPOSITE HAND	VNR	VENEER
BLDG	BUILDING	FOUND	FOUNDATION	OPNG	OPENING	W	WITH
BLKG	BLOCKING	FT	FEET	OPP	OPPOSITE	WD	WOOD
B.O.	BOTTOM OF	GALV	GALVANIZED	P LAM	PLASTIC LAMINATE	WIDW	WINDOW
B.O.W.	BOTTOM OF WALL	GL	GLASS / GLAZED	PLAS	PLASTER	YD.	YARD
B.O.W.F.	BOTTOM OF WINDOW FRAME	GD	GRADE	PL	PLATE		
CER	CERAMIC	GR FL	GROUND FLOOR	PLYWD	PLYWOOD		
CHAN	CHANNEL	GWB	GYP SUM WALL BOARD	PTD	PAINTED		
CJ	CONTROL JOINT	GYP	GYP SUM	REQD	REQUIRED		
C	CENTER LINE	HC	HANDICAPPED	RM	ROOM		
CLOS	CLOSET	HDR	HEADER	RO	ROUGH OPENING		
CL	CLEAR	HDWD	HARDWOOD	SC	SOLID CORE		
CMU	CONCRETE MASONRY UNIT	HOR	HORIZONTAL	SER	SERVICE		
C.O.	CENTER OF	HT	HEIGHT	SHT	SHEET		
COL	COLUMN	INSUL	INSULATION	SIM	SIMILAR		
CONC	CONCRETE	JAN	JANITOR	SPEC	SPECIFICATION		
CONT.	CONTINUOUS	JNT	JOINT	SS	STAINLESS STEEL		
CTRSK	COUNTERSUNK	KIT	KITCHEN	STOR	STORAGE		
CT	CERAMIC TILE / CURTAIN TRACK	LAM	LAMINATED	STL	STEEL		
DWG	DRAWING	LCC	LEAD COATED COPPER	STRUC	STRUCTURAL		
DN	DOWN	LCC	LOCATION	SQ	SQUARE		
EL	ELEVATION	MACH	MACHINE	TEL	TELEPHONE		
ELEC	ELECTRICAL	MAS	MASONRY	TO	TOP OF		
EMER	EMERGENCY	MFR	MANUFACTURER	TOC	TOP OF COPING / CONCRETE		
EQ	EQUAL	MECH	MECHANICAL	TODF	TOP OF DOOR FRAME		
EXP	EXPANSION	MIN	MINIMUM	TOS	TOP OF STEEL		
EXT	EXTERIOR	MISC	MISCELLANEOUS	TOW	TOP OF WALL		
EXIST.	EXISTING	MO	MASONRY OPENING	TOWF	TOP OF WINDOW FRAME		
FD	FLOOR DRAIN	MTNG	MEETING	TYP	TYPICAL		
		MTL	METAL	UNO	UNLESS NOTED OTHERWISE		

SYMBOLS



DRAWING INDEX

DWG#	DRAWING TITLE	DWG#	DRAWING TITLE
A0.1	TITLE PAGE GENERAL NOTES	S1	STRUCTURAL NOTES
		S2	PARTIAL FOUNDATION PLAN
		S3	PARTIAL 2ND FLOOR & LOWER ROOF FRAMING PLAN
		S4	PARTIAL ROOF FRAMING PLAN AND DETAILS
LANDSCAPE ARCHITECTURE		PLUMBING	
		P-1	PLUMBING FIRST FLOOR PLAN
		P-2	PLUMBING SECOND FLOOR PLAN AND RISER DIAGRAM
		P-3	PLUMBING NOTES
ARCHITECTURAL		MECHANICAL	
		M-1	MECHANICAL FIRST FLOOR PLAN
		M-2	MECHANICAL SECOND FLOOR PLAN
		M-3	MECHANICAL DETAILS
		ELECTRICAL	
		E-1	LIGHTING FIRST FLOOR PLAN
		E-2	LIGHTING SECOND FLOOR PLAN
		E-3	POWER FIRST FLOOR PLAN
		E-4	POWER SECOND FLOOR PLAN
		E-5	ELECTRICAL POWER RISER DIAGRAM AND PANEL SCHEDULES

ISSUED FOR PERMIT AND CONSTRUCTION
DATE: 12.21.2017

REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

GENERAL NOTES

NO	DESCRIPTION	DATE
1	BLDGDEPT	03/20/18
2		
3		
4		
5		
6		
7		

JOB NO 1675
DATE 12.21.17 DRAWN BY RBB
SHEET NO

A0.1

TREE DISPOSITION LEGEND

- XX Trees to be removed and mitigated
- XX Trees to remain and be protected during construction

Symbol Legend For Existing Trees

- Existing Trees

REMOVE ALL MASONARY WITHIN THE EXISTING AIR ROOTS BACK TO THE MAIN TRUNK OF TREE.

Trees to be removed and mitigated

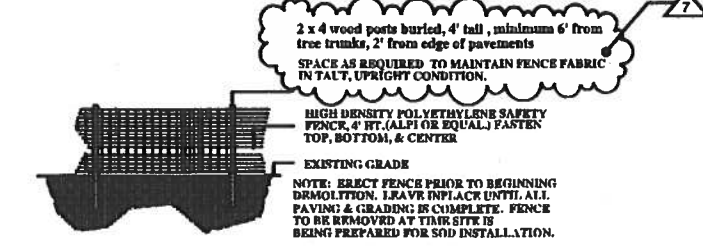
TREE TABLE

No.	Name	Diameter (FL.)	Height (FL.)	Spread (FL.)	HD- Hurricane Damaged
1	Mexican Fan Palm	1.20	50	6	
2	Queen Palm	1.00	30	6	
3	Queen Palm	0.85	35	6	HD
4	Queen Palm	0.85	25	6	
5	Queen Palm	0.55	20	4	
6	Live Oak	2.00	45	35	
7	Bischofia Tree	0.35	15	4	
8	Bischofia Tree	0.35	15	4	
9	Bischofia Tree	0.35	15	4	
10	Bischofia Tree	0.35	15	4	
11	Bischofia Tree	0.35	15	4	
12	Bischofia Tree	0.35	15	4	
13	Bischofia Tree	0.35	15	4	
14	Solitaire Palm	0.35	20	5	
15	Arecas	1.50	20	6	
16	Arecas	1.50	20	6	
17	Arecas	1.50	20	6	
18	Arecas	1.50	20	6	
19	Croton Tree form	0.40	18	12	
20	Avocado Tree	1.7	45	25	HD
21	Montgomery Palm	0.60	25	5	
22	Montgomery Palm	0.60	25	5	
23	Ficus Benjamina	4.00	50	20	
24	Montgomery Palm	0.80	40	4	
25	Mango	1.50	35	18	
26	Ficus Benjamina	3.00	60	30	
27	Montgomery Palm	0.45	25	4	
28	Montgomery Palm	0.45	25	4	
29	Montgomery Palm	0.45	25	4	
30	Japanese Fern	1.80	35	20	HD
31	Ficus Benjamina	0.60	15	-	
32	Ficus Benjamina	22	70	50	
33	Queen Palm	0.30	8	4	
34	Montgomery Palm	0.40	18	4	
35	Montgomery Palm	0.30	8	4	
36	Montgomery Palm	0.25	6	4	
37	Ficus Benjamina	30	70	60	
38	Montgomery Palm	0.45	30	4	
39	Montgomery Palm	0.45	30	4	
40	Montgomery Palm	0.45	30	4	
41	Montgomery Palm	0.45	30	4	
42	Montgomery Palm	0.45	30	4	
43	Montgomery Palm	0.45	30	4	
44	Montgomery Palm	0.45	30	4	
45	Montgomery Palm	0.45	30	4	
46	Montgomery Palm	0.45	30	4	
47	Montgomery Palm	0.45	30	4	
48	Montgomery Palm	0.45	30	4	
49	Montgomery Palm	0.45	30	4	
50	Montgomery Palm	0.45	30	4	
51	Montgomery Palm	0.45	30	4	
52	Montgomery Palm	0.45	30	4	
53	Montgomery Palm	0.45	30	4	
54	Montgomery Palm	0.45	30	4	
55	Montgomery Palm	0.45	30	4	
56	Montgomery Palm	0.45	30	4	
57	Montgomery Palm	0.45	30	4	
58	Montgomery Palm	0.45	30	4	
59	Montgomery Palm	0.45	30	4	
60	Montgomery Palm	0.45	30	4	
61	Arecas	2.00	18	6	

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

Clearing Note
The contractor is to remove all existing aralia and exotics along the North perimeter. Remove all roots and replace with approved soil.

TREE PROTECTION DETAIL



NOTE:
ALL TREES NOT NOTED TO RELOCATE OR REMOVE SHALL BE PROTECTED AND REMAIN IN PLACE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING EXOTIC LANDSCAPE MATERIAL AND REMITS WITHIN THE SCOPE AREA AND PERIMETERS TO PROPERTY LINES AND WATERS EDGE.

Mitigation Quantities
TOTAL CANOPY OF TREES TO BE REMOVED = 870 sq. ft.
32 palms
10 Trees

Coral Gables Tree Protection Rules, Section 82-32-1A

Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six feet in radius from the trunk of any protected tree cluster or preservation area unless a lesser distance is specified by the public service department. In situations where trees have been transplanted to the planting site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball. Protected areas shall be extended where necessary to encompass the protection of tree canopies as well. If trees are to be preserved in place and root pruning will be performed to accommodate new construction, then the root pruning locations shall be identified and approved by the public service department and fencing shall be installed one to two feet outside of the root cut locations. The installation of the fencing shall be coordinated with any phased root pruning that must occur. Tree maintenance measures such as irrigation must be in place prior to any root pruning or transplanting. The public service department shall be called for an inspection of the installed fence prior to commencement of any activity on the site. Protective barriers shall be a minimum of four feet aboveground level shall be constructed of chain link fencing, and shall remain in place until development is completed and the department has authorized their removal. All protective barriers shall remain in place throughout all phases of construction starting prior to the start of any construction or site development including tree removal or land clearing activities and continuing up to final site landscaping activities. Prior to removal of the fencing, a site inspection by the public service department will be required. A review of the plans will be made at this point in order to insure that all activities forthcoming will not violate the root protection zone as previously established. Only hand digging and grading activities will be permitted within the root protection zone. All surrounding areas must be graded to a point that meets the outside of the root protection zone. Signs of rigid durable construction (minimum size of 8.5 inches by 11 inches) shall be placed so as to be clearly visible at 15 foot intervals or closer (in no case fewer than four signs) encircling the perimeter of each root protection zone fence, to read as follows:

NO.	DATE	REVISION	BY
7.	5-1-18	ADDITIONAL COMMENTS RCVD 4-7-18	JS
6.	3-26-18	ADDITIONAL TO COMMENTS	JS
5.	3-12-18	PLANT LIST CORRECTIONS, PLANS UNCHANGED	JS
4.	3-21-17	LANDSCAPE/IRRIGATION PLAN REVISIONS	JS
3.	8-2-17	LANDSCAPE/IRRIGATION PLAN REVISIONS	JS
2.	7-19-17	SITE PLAN REVISIONS AND ARCHITECTURAL COMMENTS	JS
1.	7-11-17	DRAWER COMMENTS	JS

Drawn: JS 5-25-17
Checked: JS

SCALE: 1"=10'

FILE NO. PROJECT 213187 ISSUE

james santiago
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304
Tel. 305-791-3156
Email, jsantiago@icloud.com

Tree Disposition Plan

The Byrum Residence
711 University Dr.
Coral Gables, FL.

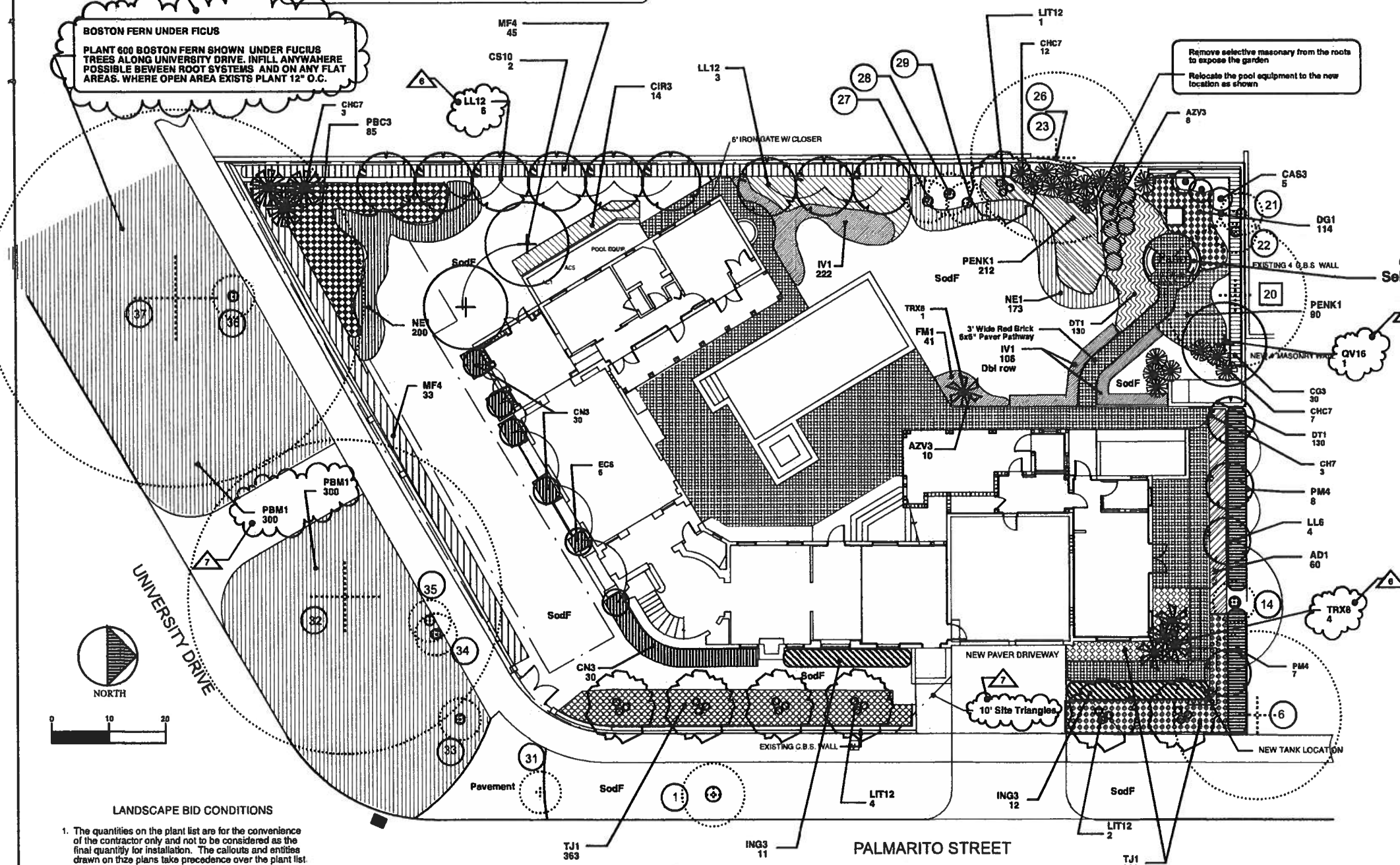
TD-1
SEAL #795 DATE

Symbol Legend For Existing Trees

⊕ XX Trees to remain and be protected during construction

BOSTON FERN UNDER FICUS
PLANT 600 BOSTON FERN SHOWN UNDER FICUS TREES ALONG UNIVERSITY DRIVE. INFILL ANYWHERE POSSIBLE BETWEEN ROOT SYSTEMS AND ON ANY FLAT AREAS. WHERE OPEN AREA EXISTS PLANT 12" O.C.

Remove selective masonry from the roots to expose the garden
Relocate the pool equipment to the new location as shown



SHRUBS AND GROUNDCOVERS

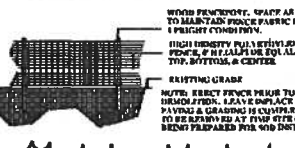
AML	ASPARAGUS DESIFLORUS FOXTAIL FERN	12"X12" FULL TO POT 12" O.C	60
AZV3	ALPINA ZERUMBET VARIEGATED GINGER LILLY	16" X 14" FULL, 1" OC	18
CAS1	CRINUM ASIATICUM PROCRUM CRINUM RED LEAF	30" O.A. 2" OC PPP MIN	5
CG1	CLUSEA OUTTIFERA SMALL LEAF PITCH APPLE	34" HT. 12" WIDE 24" OC 24" O.C	30
CHC7	CHAMAEDOREA CATARCTARUM CAT PALM	4" O.A. 16 GALLON FULL TO POT SUN GROWN	22
CHR2	CHRYSOBALANUS ICACO RED TIP COCO PLUM	24" X 24" 2" O.C FULL	14
CN3	CODIAEUM VARIEGATUM CROTON PETRA	24" HT. 12" WIDE 24" OC 3 gal. 24" O.C	60
CS10	CORDIA SEBESTENA ORANGE GEIGER TREE	10" HT. X 5" SPR. WELL BRANCHED	2
DG1	DIETES GRANDIFLORA BUTTERFLY IRIS,	12" FULL TO POT #1 cost 12" O.C.	114
DT1	DIANELLA TASMANICA TROPICAL FLAX	12" HT. X 12" SPR. 12" O.C	260
EC6	EUGENIA COMPACTA EUGENIA COLUMN	6" X 30" SPR. FULL TO BASE	6
FM1	FICUS MICROCARPA GREEN ISLAND FICUS	6-12" SPR. 1 GAL. FULL POT 12" O.C.	41
ING3	IXORA COCCINEA NORA GRANT IXORA	24" X 24" SPR. 24" O.C.	22
IRR	IRRIGATION	Based on a per sq. ft. cost for an automatic system using electric valves and a pump as a water source	
IV1	ILEX VOMITORIA NANA DWARF ILEX	10" HT. X 12" SPR. 18" O.C	328
LIT12	LAOERSTROEMIA INDICA TONTTO RED CRABE MYRTLE	12" x 6-8" spr 4" ct 3" dbh pale pink flower single trunk	7
LL12	LIQUSTRUM JAPONICUM TREE LIQUSTRUM	16-17" X 6-8" SPR. B&B MULTI-STEM-MIN. MATCHED 5" C.T.	9
LL6	LIQUSTRUM JAPONICUM TREE LIQUSTRUM	6-8" X 6" SPR. B&B STEM 3" C.T.	4
MR4	MYRCIANTHES FRAGRANS- SIMPSON STOPPER	4" X 3" SPR. FULL TO BASE 36" O.C. MIN.	78
NE1	NEPHROLEPIS EXALTATA BOSTON FERN	12" O.A. FULL TO POT 12" O.C.	373
PBC3	PHILODENDRON "BLACK CRADINAL"	7 GALLON MINIMUM 5 PLANTS HEAVY WITH GROWTH	85
PBM1	PHILODENDRON "BURLE MARX"	12" HT. FULL, 18" O.C. SUN/SHADE GROWN AS REQUIRED	800
PENK1	PENTAS LANCEOLATA KALEIDOSCOPE DEEP ROSE	1 GAL. FULL TO POT 12" O.C.	302
PM4	PODOCARPUS MACROPHYLLA PODOCARPUS	3-4" X 24" SPR.	15
QV16	QUERCUS VIRGINIANA LIVE OAK	16" MIN X 8" SPR. B&B SPECIMEN 4" CAL. 5" CT	1
SODF	ST AUGUSTINE FLORATAM	solid root, rolled in eq. fl. w/ 1/2" base of top soil, the price per sq. ft. include soil, root and installation	
TJ1	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	1 Gal. 12" OC 4 RUNNERS 12"	594
TRX8	THRINAX MORRISII KEY THATCH PALM	8" FOREY WOOD TRIFLE	5

LANDSCAPE BID CONDITIONS

- The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantity for installation. The callouts and entities drawn on these plans take precedence over the plant list.
- The contractor shall be responsible for his own takeoffs of the plantings drawn.
- The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions. To prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
- Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
- After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
- These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsibility to make himself and his subcontractors aware of any other such conditions.

Tree Protection Detail

Tree protection fence must be 2 x 4 wood posts buried, 4 tall, minimum 6' from tree trunks, 2' from edge of pavements.



WOOD POSTS MUST BE SPACED AS SHOWN TO MAINTAIN PROTECTIVE FABRIC IN PLACE. 4 POSTS PER CORNER.
HIGH DENSITY POLYETHYLENE SAFETY FENCE, 5' HIGHER OR EQUIV. FASTENED TO THE GROUND.
EXISTING GRADE
NOTE: REMOVE FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REPAIRED AT THE SITE OR RELOCATED TO THE NEW SITE LOCATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING LANDSCAPE MATERIALS AND SHRUBS WITHIN THE SCOPE AREA.
ROOT BARRIERS WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM, SEE SHEET TD-1 FOR SPECIFICATIONS.

Mitigation Quantities

TOTAL CANOPY OF TREES TO BE REMOVED = 870 sq. ft.
32 palms
10 Trees

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2.	7-19-17	SITE PLAN REVISIONS AND ARCHITECTS COMMENTS	JS
3.	8-2-17	LANDSCAPE / IRRIGATION PLAN REVISIONS	JS
4.	9-21-17	LANDSCAPE / IRRIGATION PLAN REVISIONS	JS
5.	3-13-18	PLANT LIST CORRECTIONS, PLANS FORTIFIED	JS
6.	3-13-18	ADDITIONAL TO COMMENTS	JS
7.	5-1-18	ADDITIONAL COMMENTS RCVD 4-7-18	JS

Drawn: JS 5-25-17
Checked: JS

SCALE: 1"=10'

FILE NO.

PROJECT: 213187

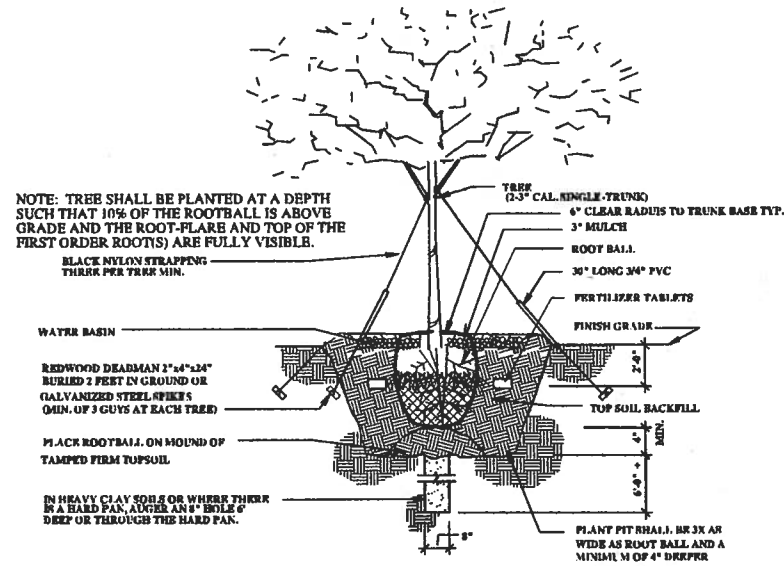
ISSUE

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Email, Jsantiago@jalc@gmail.com

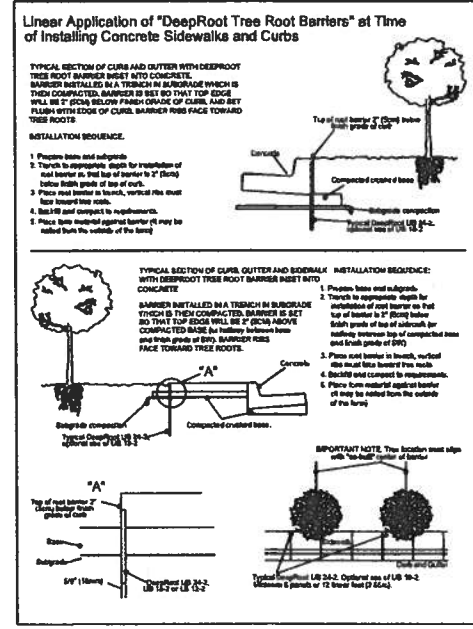
Landscape Plan

The Byum Residence
711 University Dr.
Coral Gables, FL.

Sheet L-1
OF 2
SEAL #795, DATE



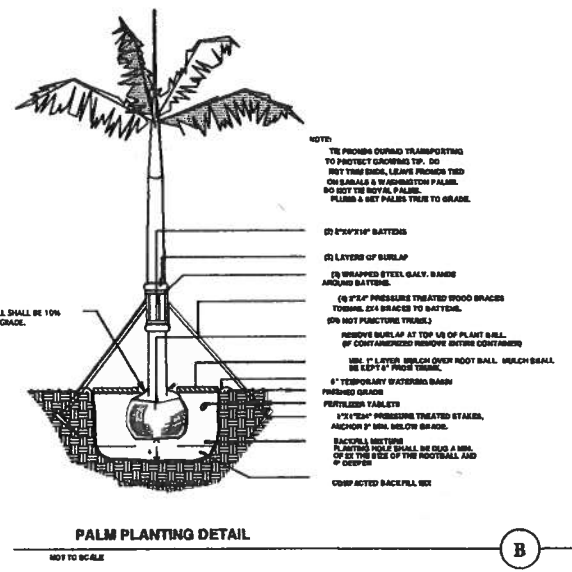
SINGLE TRUNK GUYING AND PLANTING DETAIL
NOT TO SCALE



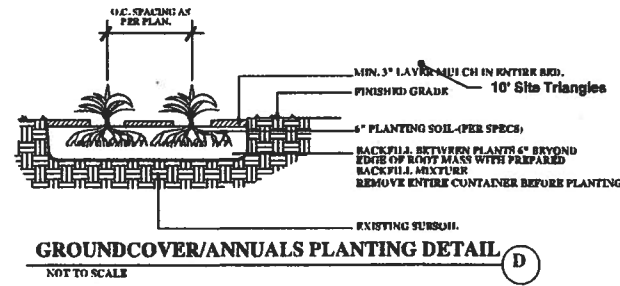
Tree Protection Detail
NOT TO SCALE

Planting Notes

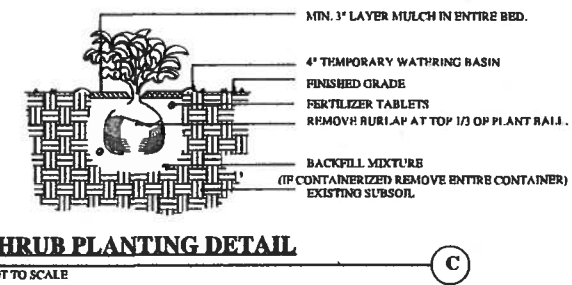
1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 & II, STATE PLANT BOARD OF FLORIDA, LATEST EDITION.
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES AND GROUND COVER PLANTINGS SHALL BE EXCAVATED TO A DEPTH OF 30" TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ROADROCK, ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL PH, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. PLANTING MIX BACKFILL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 30" IN ALL SHRUB HOLES AND GROUND COVER PLANTING AREAS.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH MELALEUCA MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. MULCH SHALL BE EUCALYPTUS OR STERILIZED MELALEUCA ONLY.
10. SOD SHALL BE (AS NOTED) SOLID SOD, AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD SHALL BE PLACED ON A BED OF TOP SOIL 2" IN DEPTH. SOD SHALL BE ST. AUGUSTINE FLORATAM UNLESS NOTED OTHERWISE IN PLANTING NOTES OR ON THE PLANTING PLAN. RETENTION AREAS MAY REQUIRE BAHIA SOD.
11. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 150% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. IRRIGATION WATER SHALL COME FROM A RUST FREE SOURCE. THERE AN AUTOMATIC SHUTOFF/RAIN SENSOR ATTACHED TO THE SYSTEM.
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPED THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
14. ALL NEW LANDSCAPED ISLANDS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED DOWN TO 24" DEPTH BELOW PAVEMENT, AND BACKFILLED WITH APPROVED SOIL.
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
16. MULCH SHALL BE STERILIZED MELALEUCA MULCH.



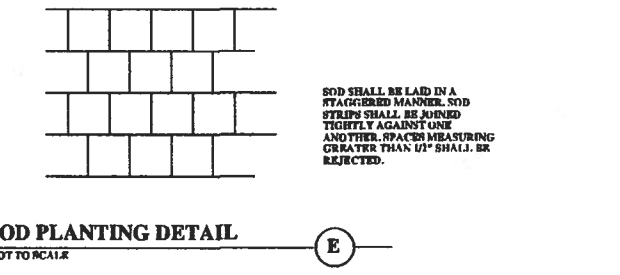
PALM PLANTING DETAIL
NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



SOD PLANTING DETAIL
NOT TO SCALE

NO.	DATE	REVISION	BY
1.	7-11-17	OWNER COMMENTS	J5
2.	7-19-17	SITE PLAN REVISIONS AND ARCHITECTS COMMENTS	J5
3.	8-3-17	LANDSCAPE/IRRIGATION PLAN REVISIONS	J5
4.	9-21-17	LANDSCAPE/IRRIGATION PLAN REVISIONS	J5
5.	1-13-18	PLANT LIST CORRECTIONS, PLANS INSTANTANED	J5
6.	3-26-18	ADDITIONAL TO COMMENTS	J5
7.	5-1-18	ADDITIONAL TO COMMENTS	J5

Drawn: JS 5-25-17
Checked: JS

SCALE
1"=10'

FILE NO.
PROJECT
213187

ISSUE
james santiago
landscape architecture and design
612 NE 14th Ave, Unit A, Fort Lauderdale, Fl. 33304
Tel. 305-791-3156
Email, Jsantigoinc@gmail.com

Landscape Details

The Byum Residence
711 University Dr.
Coral Gables, Fl.

SHEET
L-2
OF 2
SEAL #795, DATE

SYSTEM DESIGN NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE HEADS SHOWN AS A MINIMUM. HE SHALL PROVIDE ANY ADDITIONAL HEADS REQUIRED FOR THE SPECIFIED COVERAGE AND SIZE THE PIPE ACCORDING TO THE SPECIFICATIONS FOR PIPE SIZING AND SLEEVING PROVIDED ON THIS SHEET AND SHALL PROVIDE 100% COVERAGE WITH A 100% OVERLAP.

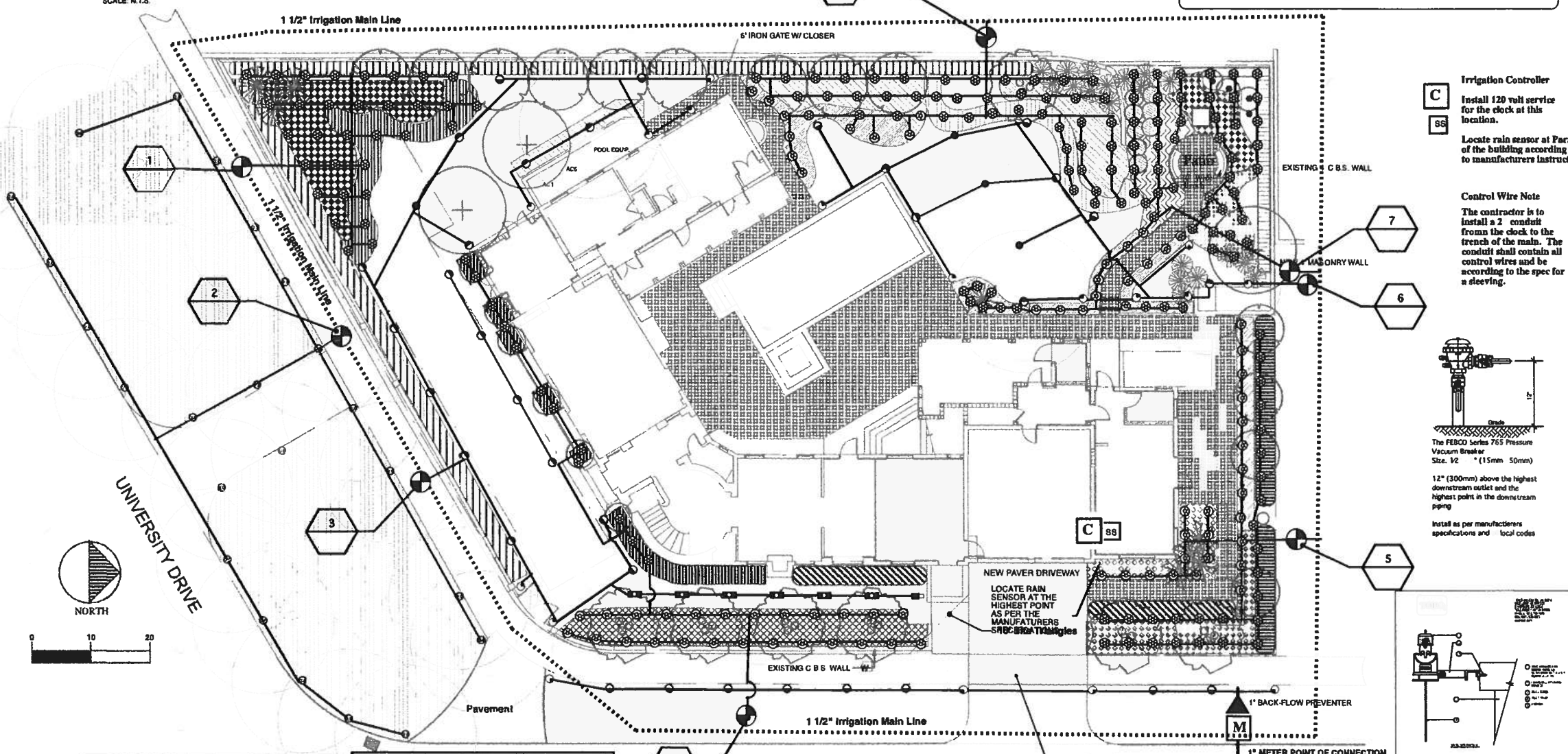
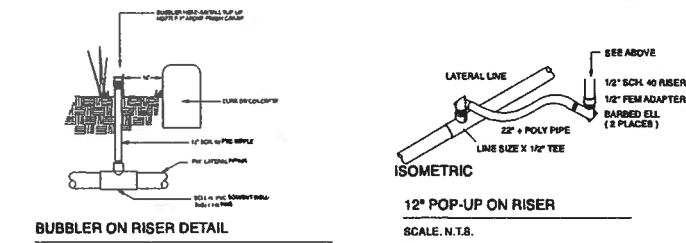
THE DESIGN SHALL PROVIDE SUFFICIENT PRESSURE AND FLOW TO SATISFY THE MANUFACTURERS SPECIFICATIONS FOR THE EQUIPMENT SPECIFIED.

WHERE AN EXISTING SYSTEM IS DEMOLISHED THE CONTRACTOR SHALL SUPPLY TEMPORARY WATER TO ALL LANDSCAPE NOT EFFECTED BY DEMOLITION FOR THE PERIOD OF CONSTRUCTION AND UNTIL THE SYSTEM IS IN PLACE AND OPERATIONAL.

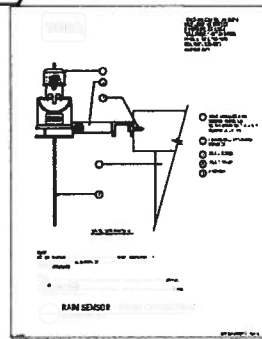
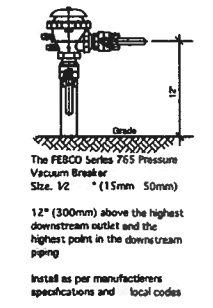
WHERE POSSIBLE THE ZONES SHOWN ARE TO BE RESPECTED IN THE DESIGN SEE SHEET EP 1 FOR ELECTRICAL COORDINATION AND CONTINUATION OF INSTALLATION SPECIFICATIONS.

THE ZONES ARE SUGGESTED AND SHOULD BE ALTERED TO BETTER BALANCE THE SYSTEM WHERE REQUIRED.

- LANDSCAPE AND IRRIGATION BID CONDITIONS**
- The quantities on the plan are for the convenience of the contractor only and not to be considered as the final quantity for installation. The callouts and notes drawn on the plans take precedence over the Spec list.
 - The contractor shall be responsible for his own takeoffs of the materials drawn.
 - The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions. To prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
 - Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after submission.
 - After the award of the contract any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
 - These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsibility to make himself and his subcontractors aware of any other such conditions.



- Irrigation Controller**
- Install 120 volt service for the clock at this location.
 - Locate rain sensor at Faraport of the building according to manufacturers instructions.
- Control Wire Note**
- The contractor is to install a 2" conduit from the clock to the trench of the main. The conduit shall contain all control wires and be according to the spec for a sleeving.



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊕	Rain Bird PGA-PRS-D- Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe. With Pressure Regulator Module.
⊗	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
⊕	RAINBIRD ESP-M4: station controller - outdoor model Weatherproof enclosure, with lock. 120VAC Input 40Hz, 26.5V 1.2.5A output. Include RS1-REX Rain sensor w/ latching bracket, extension wire. Mount to highest point closest to controller in conduit. Include installation of 3 station module ESPSM6
⊕	Irrigation Lateral Line: Shall be schedule 40 PVC
⊕	Irrigation Mainline: Shall be schedule 40 PVC
⊕	Pipe Sleeve: HDPE PB4710 DR 11 (202psi)
⊕	Typical pipe sleeve for irrigation pipe. See chart.
⊕	Hunter MSRN-20F Bubblers 4" Radius place on a 6" riser HEADS TO BE PRESSURE COMPENSATING
⊕	RAINBIRD 1800 or 1812-PRS Turf or Shark Spray with 6" or 12" pop-up with pressure regulator Radius as required to span areas shown on the plan
⊕	Head RAINBIRD 1800 SERIES 15 STRIP SERIES 15UST 15ENT Uni Strip 15CST 15CST Center Strip 15SQ 15SQ Square Center Strip 12" pop-up HEADS TO BE PRESSURE COMPENSATING
⊕	RAINBIRD R-VAN1224 Turf or Shark Spray with 6" or 12" pop-up with pressure regulator Radius as shown on plan
	FULL HEADS 3/4" IIDS 1/2" IIDS 1/4" IIDS

- INSTALLATION NOTE:**
- IRRIGATION CONTRACTOR SHALL NOT BE ALLOWED TO USE A MECHANICAL TRENCHER WHEN INSTALLING LATERALS, MAINS, AND/OR WIRING OR ANY OTHER MATERIAL NECESSARY FOR THE IRRIGATION SYSTEM WITHIN 10' FROM THE FACE OF AN EXISTING TREE. ALL TRENCHES WITHIN THE 10' OF THE TREE SHALL BE HAND DUG. ALL ROOTS EXPOSED SHALL BE CUT CLEANLY WITH NO JAGGED EDGES AND/OR TEARS.
 - THE WATER SOURCE SHALL BE FROM THE EXISTING LAKE
 - ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE SOUTH FLORIDA BUILDING CODE LATEST EDITION.
 - THE LOCATION OF THE MAIN IS SCHEMATIC.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY AND CONSTRUCTION DOCUMENTS.
 - THESE PLANS ARE NOT COMPLETE WITHOUT THE COMPLETE SET OF LANDSCAPE PLANS, SHEET L-1 AND L-2
 - THE LAYOUT AND ZONING ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE ACTUAL LAYOUT AND WATER LOADS MAY BE REVISED BY THE CONTRACTOR TO ACCOMMODATE CONSTRUCTION.

NOTES FOR THE MAIN

ALL WORK TO BE ACCOMPLISHED WITHIN PROPERTY LINES. ANY WORK SHOWN ON PLANS OUTSIDE OF PROPERTY LINES IS STRICTLY FOR GRAPHIC CLARITY. MAINLINE IS SOMETIMES SHOWN IN ASPHALT UNDER SIDEWALK. THIS IS ALSO FOR GRAPHIC CLARITY. THE LINE SHOULD BE RUN ADJACENT TO THE HARDSCAPE.

THE MAIN SHALL BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY LINES AND WILL NOT BE LESS THAN 12" FROM ANY PAVEMENT.

NOTE:

6" POPS SHALL BE USED IN SOD AREAS
12" POPS SHALL BE USED IN GROUND COVER BEDS. NO SMALLER SIZES SHALL BE USED.

SLEEVE UNDER ALL PAVEMENT ACCORDING TO THE SCHEDULE BELOW.

PIPE SLEEVING SCHEDULE

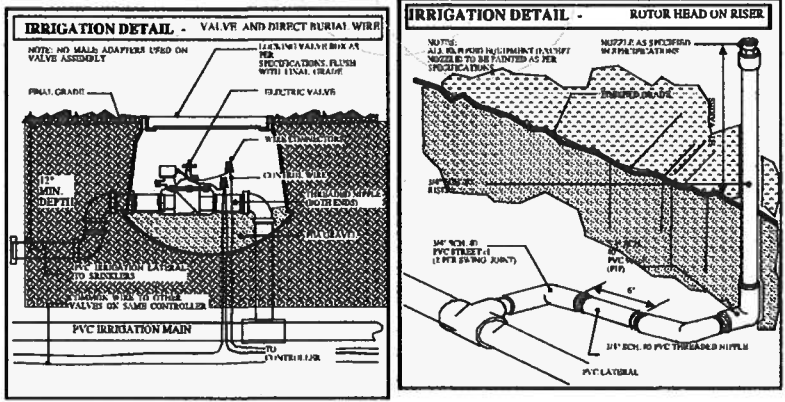
PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

NOTE THAT NO SLEEVE SHALL BE LESS THAN 2"

Note: Sleeve under all pavement according to schedule below.

PIPE SIZING SCHEDULE 40

0-7 GPM	= 3/4"
8-12	= 1"
13-22	= 1 1/4"
23-30	= 1 1/2"
31-50	= 2"
51-70	= 2 1/2"
71-110	= 3"



NO.	DATE	REVISION	BY
1.	7-11-17	OWNER COMMENTS	JS
2.	7-19-17	SITE PLAN REVISIONS AND ARCHITECTS COMMENTS	JS
3.	8-2-17	LANDSCAPE / IRRIGATION PLAN REVISIONS	JS
4.	9-21-17	LANDSCAPE / IRRIGATION PLAN REVISIONS	JS
5.	3-12-18	PLANT LIST CORRECTIONS, PLANS UNCHANGED	JS
6.	3-26-18	ADDITIONAL TO COMMENTS	JS
7.	5-1-18	ADDITIONAL COMMENTS REVISED 4-7-18	JS

Drawn: JS 5-25-17
Checked: JS

SCALE: 1"=10'

FILE NO. PROJECT 213187 ISSUE

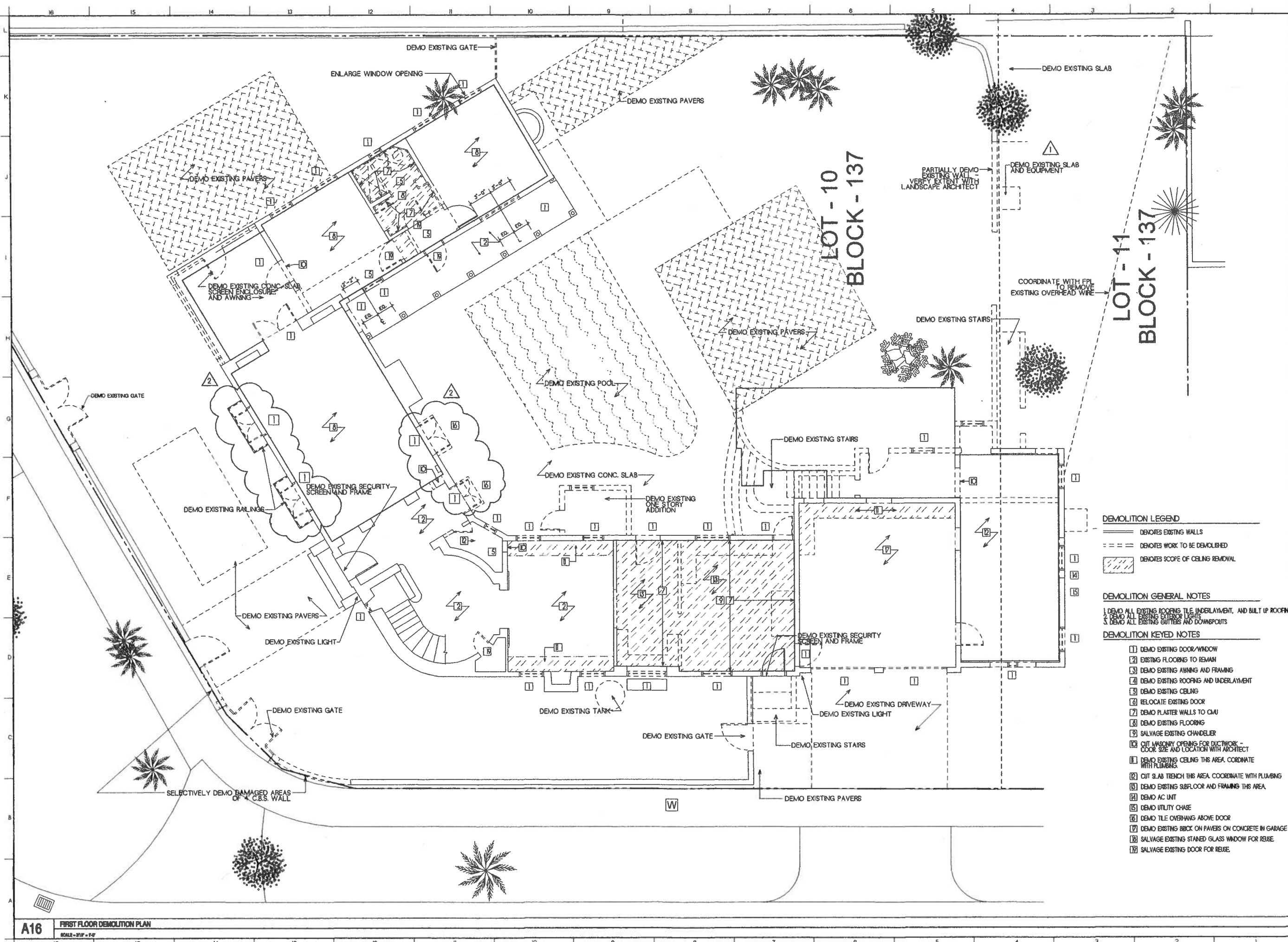
james santiago
landscape architecture and design
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Tel. 305-791-3156
Email, jsantigolainc@gmail.com

Irrigation Plan

The Byum Residence
711 University Dr.
Coral Gables, FL.

IR-1
of 2
SEAL 8755-DATE

48 HOURS BEFORE YOU DIG
CALL BARSHERE
1-800-432-4770
IT'S THE LAW IN FLORIDA



- DEMOLITION LEGEND**
- DENOTES EXISTING WALLS
 - - - DENOTES WORK TO BE DEMOLISHED
 - ▨ DENOTES SCOPE OF CEILING REMOVAL

- DEMOLITION GENERAL NOTES**
1. DEMO ALL EXISTING ROOFING TILE UNDERLAYMENT, AND BUILT UP ROOFING
 2. DEMO ALL EXISTING EXTERIOR LIGHTS
 3. DEMO ALL EXISTING GUTTERS AND DOWNSPOUTS

- DEMOLITION KEYED NOTES**
- 1 DEMO EXISTING DOOR/WINDOW
 - 2 EXISTING FLOORING TO REMAIN
 - 3 DEMO EXISTING AWNING AND FRAMING
 - 4 DEMO EXISTING ROOFING AND UNDERLAYMENT
 - 5 DEMO EXISTING CEILING
 - 6 RELOCATE EXISTING DOOR
 - 7 DEMO PLASTER WALLS TO CMU
 - 8 DEMO EXISTING FLOORING
 - 9 SALVAGE EXISTING CHANDELIER
 - 10 CUT MASONRY OPENING FOR DUCTWORK - COOR. SIZE AND LOCATION WITH ARCHITECT
 - 11 DEMO EXISTING CEILING THIS AREA. COORDINATE WITH PLUMBING
 - 12 CUT SLAB TRENCH THIS AREA. COORDINATE WITH PLUMBING
 - 13 DEMO EXISTING SUBFLOOR AND FRAMING THIS AREA
 - 14 DEMO AC UNIT
 - 15 DEMO UTILITY CHASE
 - 16 DEMO TILE OVERHANG ABOVE DOOR
 - 17 DEMO EXISTING BRICK ON PAVERS ON CONCRETE IN GARAGE
 - 18 SALVAGE EXISTING STAINED GLASS WINDOW FOR REUSE
 - 19 SALVAGE EXISTING DOOR FOR REUSE

ISSUED FOR PERMIT
AND CONSTRUCTION
DATE:
12.21.2017

PROJECT TITLE
REBECCA BYAM RYSDEN
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

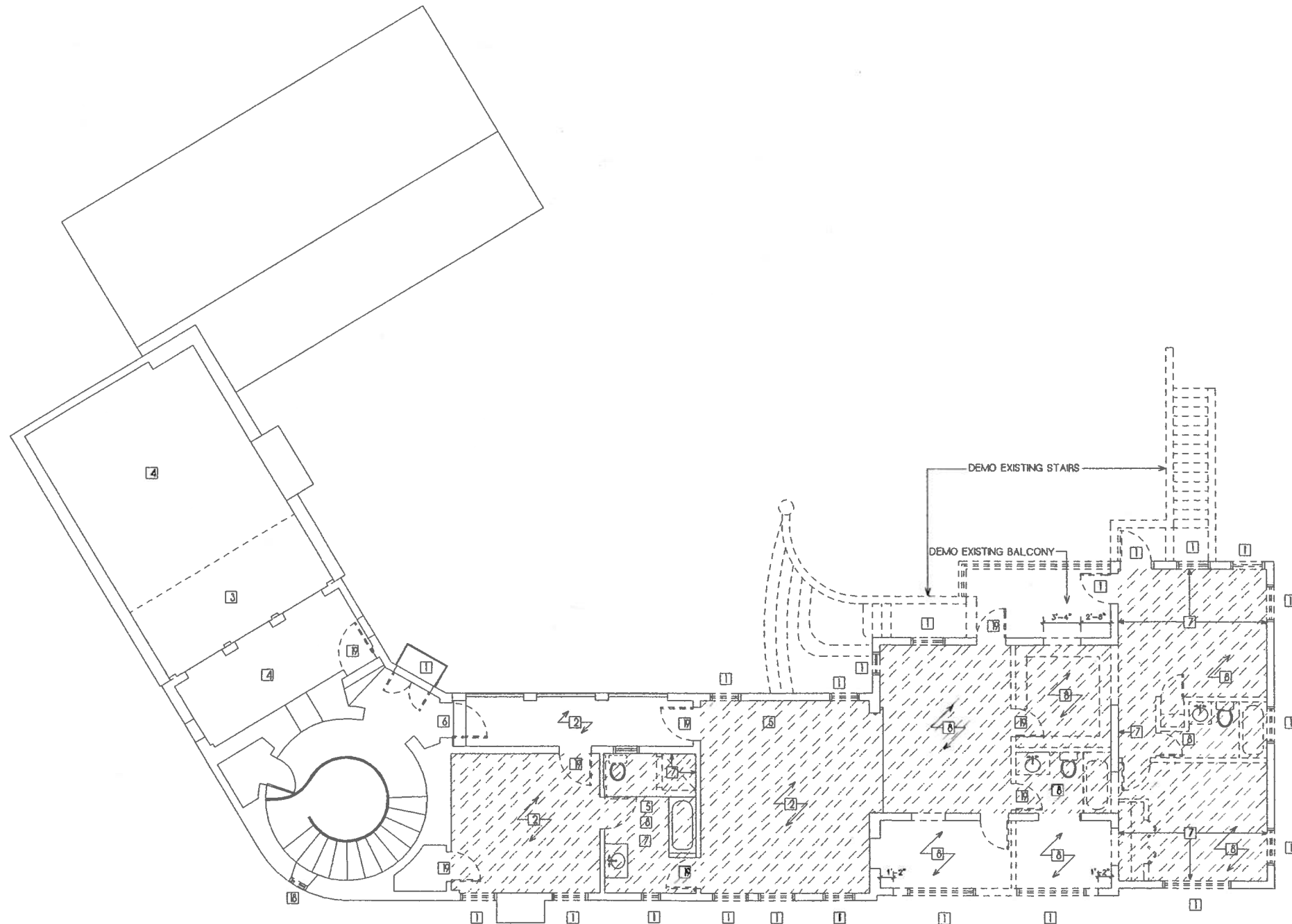
SHEET TITLE
**FIRST FLOOR
DEMOLITION PLAN**

DESIGNED AND SEALED BY:
ROBERT BROWN
ARCHITECT
AT 172804
br3 Architecture PA
2225 NW 11th Ave, Suite 202
Coral Gables, FL 33134
305.442.3333

REVISIONS		
NO	DESCRIPTION	DATE
1	BLDG DEPT.	03/20/18
2	OWNER REV.	04/25/19
3		
4		
5		
6		
7		

JOB NO **1875**
DATE **12.21.17** DRAWN BY **RBB**
SHEET NO

D1.0



DEMOLITION LEGEND

- DENOTES EXISTING WALLS
- - - - DENOTES WORK TO BE DEMOLISHED
- ▨ DENOTES SCOPE OF CEILING REMOVAL

DEMOLITION GENERAL NOTES

- 1 DEMO ALL EXISTING ROOFING TILE UNDERLAYMENT, AND BUILT UP ROOFING
- 2 DEMO ALL EXISTING EXTERIOR LIGHTS
- 3 DEMO ALL EXISTING GUTTERS AND DOWNSPOUTS

DEMOLITION KEYED NOTES

- 1 DEMO EXISTING DOOR/WINDOW
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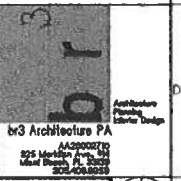
ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

SHEET TITLE
**SECOND FLOOR
 DEMOLITION PLAN**

DESIGNED AND SEALED BY:
 ROBERT BROWN
 PROJECT ARCHITECT
 AT FOLIO



REVISIONS		
NO	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

JOB NO **1675**
 DATE **12.21.17** DRAWN BY **RBB**
 SHEET NO

D2.0

ZONING ANALYSIS:

FOLIO: #03-4117-004-2070
 ZONING: SFR (SINGLE FAMILY RESIDENTIAL)
 DISTRICT: C.C. SECTION #6 LOUISE PARK
 CONST. TYPE: III-B
 USE GROUP: RESIDENTIAL

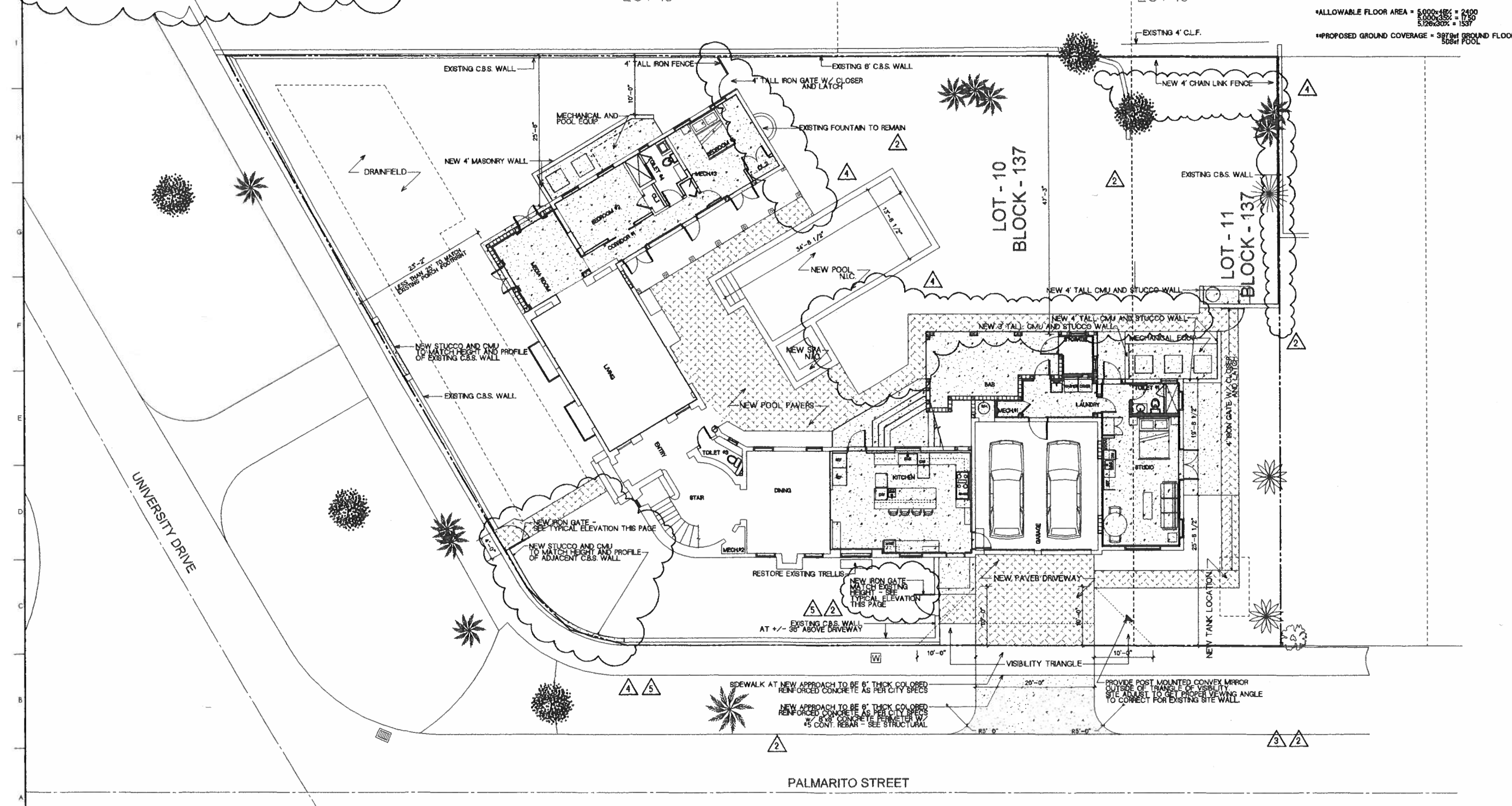
SETBACKS	EXISTING	PROPOSED (ADDITIONS)
FRONT SETBACK		
UNIVERSITY DR.	22'-2"	23'-2"
PALMARITO ST.	15'-0"	N/A
SIDE SETBACKS:		
NORTH:	16'-6"	16'-6"
WEST:	6'-0"	25'-6"

D.E.R.M. AREAS UNDER AC (NOT INCLUDING GARAGE, PATIOS, ROOFDECKS, OR BALCONIES)
 TOTAL EXISTING AREA 4741sf
 AREAS TO BE DEMOLISHED 334sf
 ADDITION AREAS 186sf
 TOTAL PROPOSED AC AREA 4927sf

LANDSCAPE AREA	MIN. REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE	6050sf	7418sf
HEIGHT AND AREA	MAX ALLOWED	PROPOSED
FLOOR AREA:	UNCHANGED	UNCHANGED
FLOOR AREA:	5687sf*	5607sf
GROUND AREA COVERAGE:	8795sf (45% W/ POOL)	3979sf
		4485sf**

*ALLOWABLE FLOOR AREA = 5,000 x .16% = 2400
 5,000 x .35% = 1750
 5,126 x .30% = 1537
 **PROPOSED GROUND COVERAGE = 3979sf GROUND FLOOR
 508sf POOL

J16 TYPICAL IRON GATE
 SCALE - 1/4" = 1'-0"

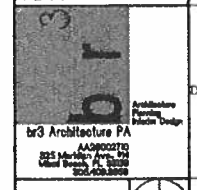


ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE:
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

DESIGNED AND SEALED BY:
 ROBERT M. BRYAN
 ARCHITECT
 AT 12/26/17

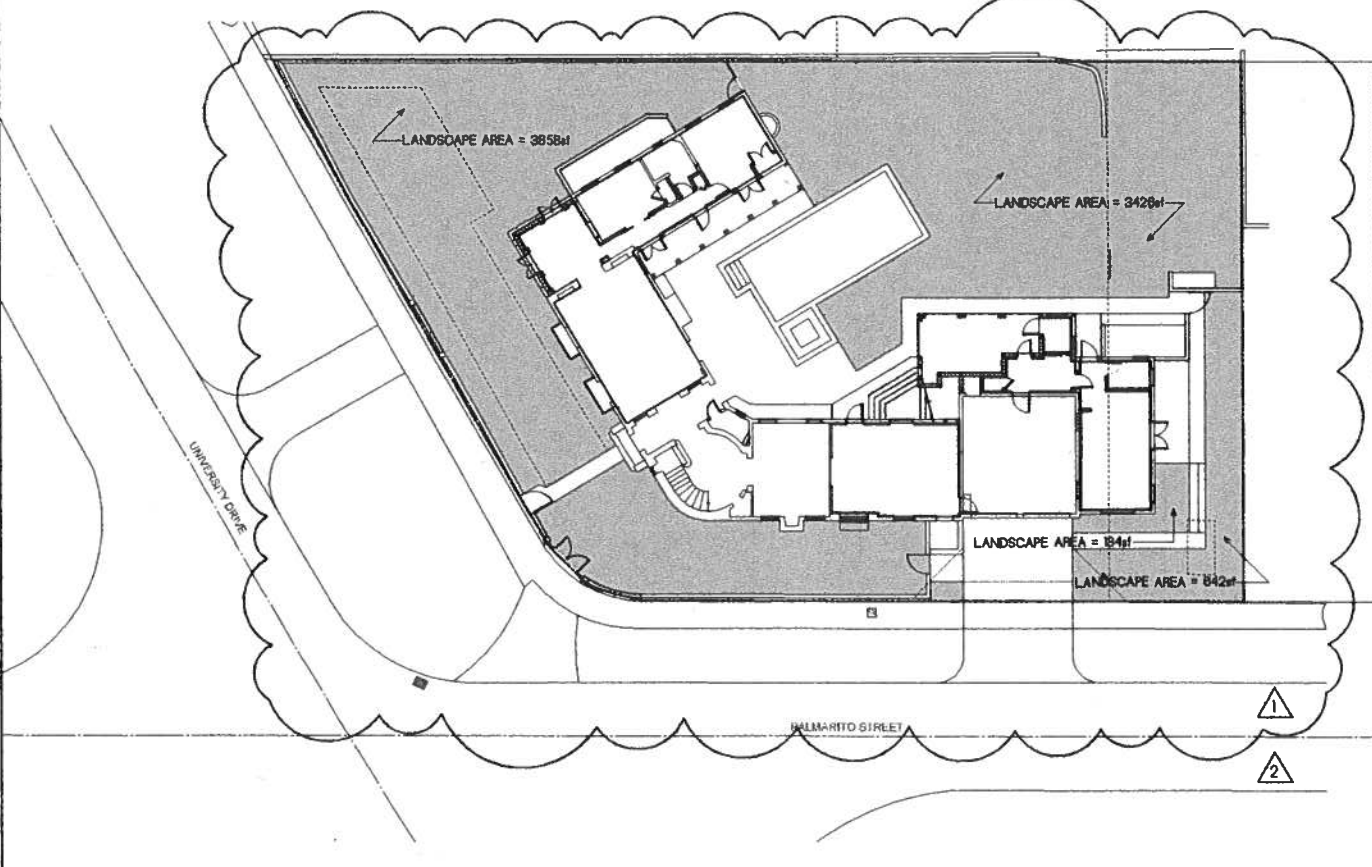
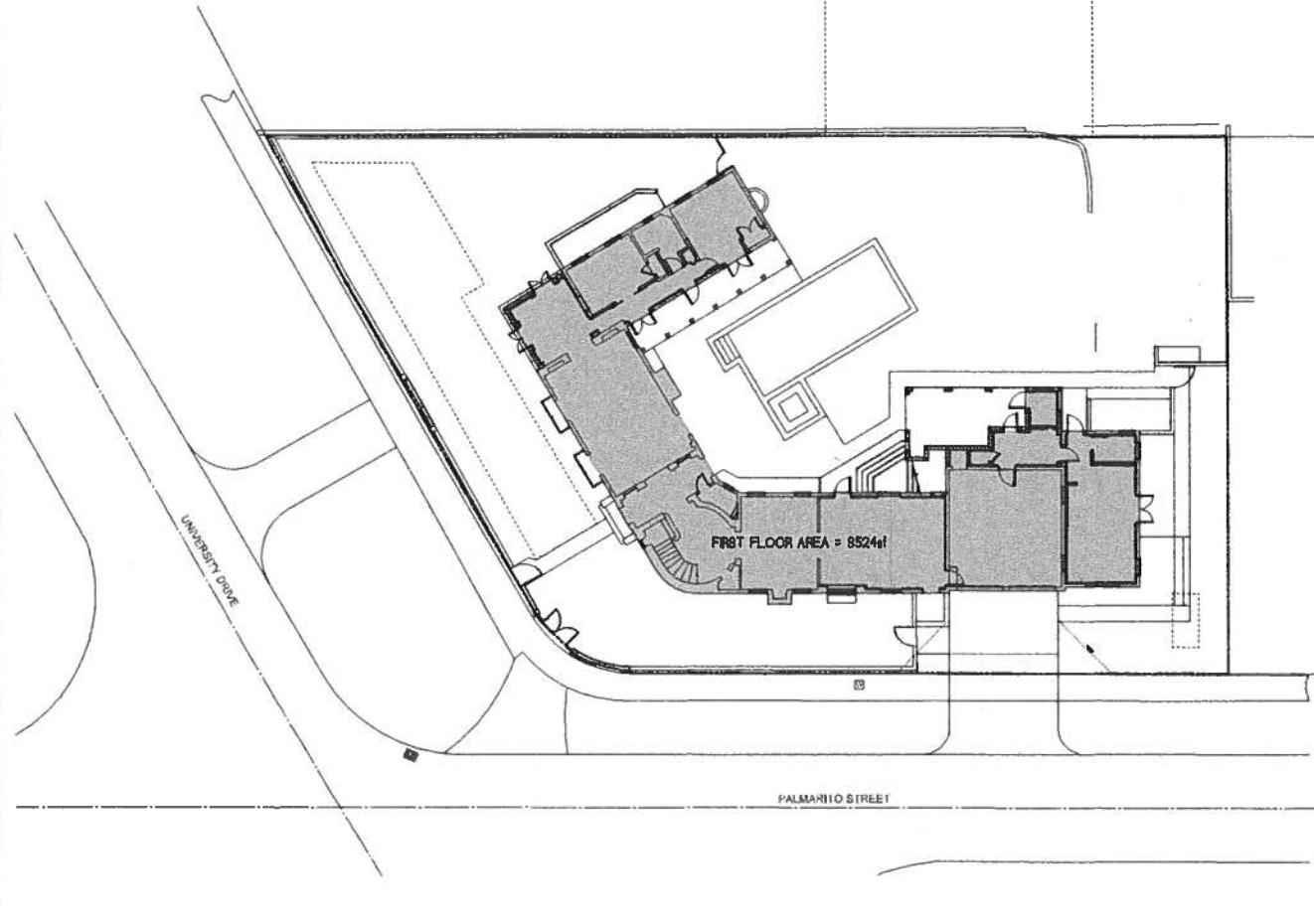
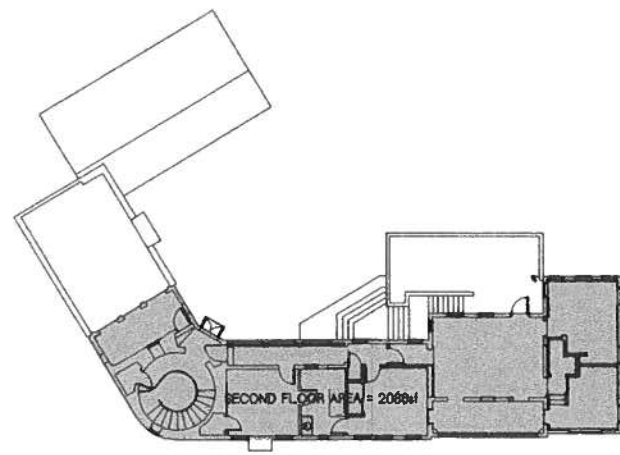


REVISIONS		
NO.	DESCRIPTION	DATE
1	DERM	4/18/18
2	BLDGDEPT.	08.2018
3	BLDGDEPT.	09.09.18
4	OWNER REV.	04.03.19
5	BLDGDEPT.	08.19.19
6		
7		

JOB NO: 1675
 DATE: 12.21.17
 DRAWN BY: RSB
 SHEET NO:

A1.0

A16 SITE PLAN
 SCALE - 1/4" = 1'-0"



A16 BUILDING AREAS
SCALE - 1/8" = 1'-0"

A08 GROUND COVER AREA
SCALE - 1/8" = 1'-0"

G08 LANDSCAPE AREA
SCALE - 1/8" = 1'-0"

ISSUED FOR PERMIT
AND CONSTRUCTION

DATE:
12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070

CORAL GABLES, FL 33134

BUILDING AREAS

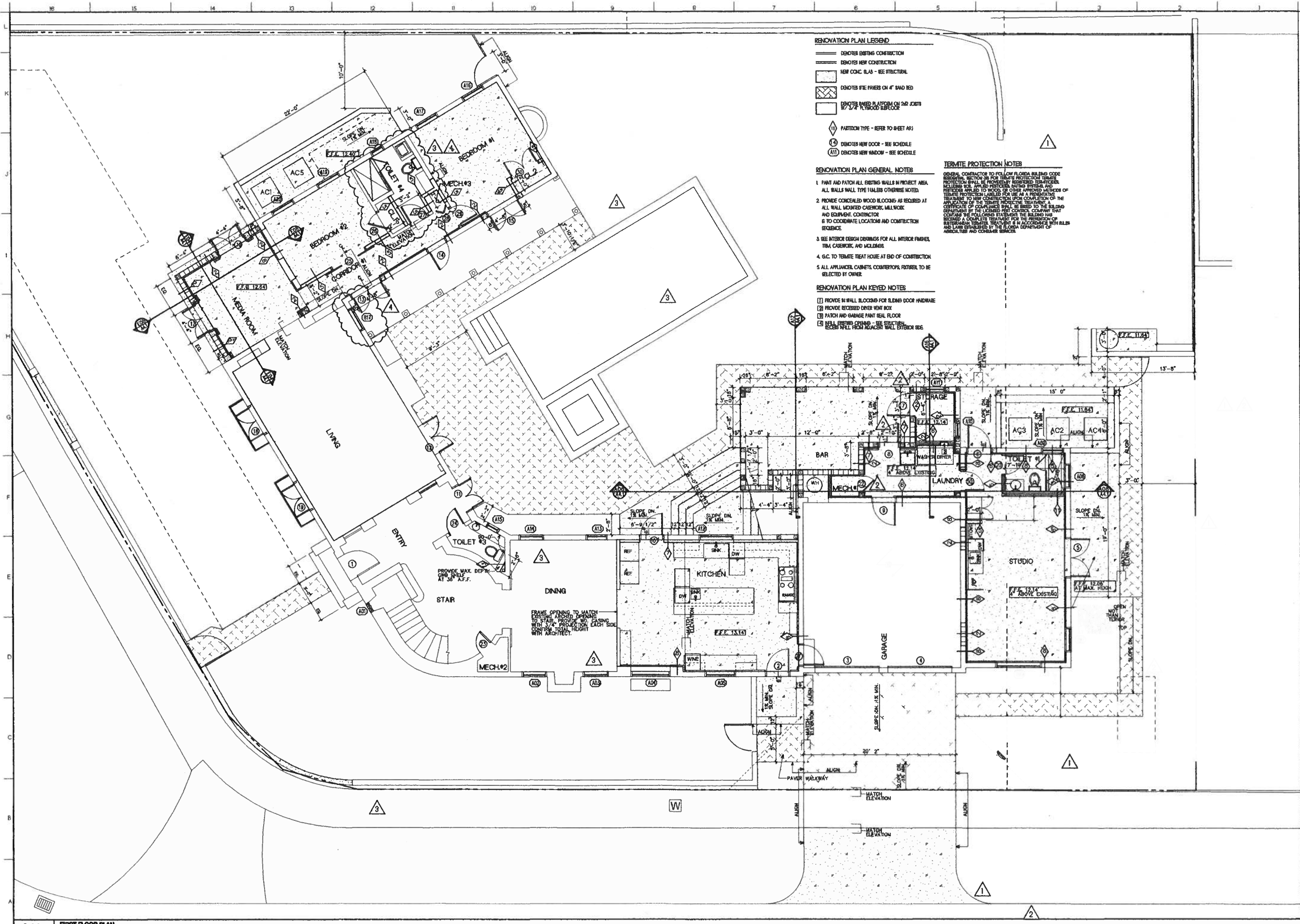
DESIGNED AND PREPARED BY:
ARCHITECT
DATE: 03/20/17

br3 Architecture PA
14300070
233 N.W. 10th Ave., 2nd Fl.
Miami, FL 33136
305.456.2828

REVISIONS		
NO	DESCRIPTION	DATE
1	BLDG DEPT	03.20.17
2	OWNER REV.	04.05.17
3		
4		
5		
6		
7		

JOB NO: **1675**
DATE: **12.21.17** DRAWN BY: **RBB**

SHEET NO:
A1.1



RENOVATION PLAN LEGEND

- DENOTES EXISTING CONSTRUCTION
- DENOTES NEW CONSTRUCTION
- NEW CONC. S/LAS - SEE STRUCTURAL
- ▨ DENOTES 5/8" PAGES ON 4" SAND BED
- ▤ DENOTES RAISED PLATFORM ON 2" 2x8" 17/32" PLYWOOD SUBFLOOR
- Ⓜ PARTITION TYPE - REFER TO SHEET A01
- Ⓝ DENOTES NEW DOOR - SEE SCHEDULE
- Ⓜ DENOTES NEW WINDOW - SEE SCHEDULE

RENOVATION PLAN GENERAL NOTES

1. PAINT AND PATCH ALL EXISTING WALLS IN PROJECT AREA. ALL WALLS SHALL BE TYPE UNLESS OTHERWISE NOTED.
2. REMOVE CONCEALED WOOD BLOCCING AS REQUIRED AT ALL WALL-MOUNTED CASEWORK, MILLWORK, AND EQUIPMENT. CONTRACTOR TO COORDINATE LOCATION AND CONSTRUCTION REQUIREMENTS.
3. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES, TRIM, CASEWORK, AND MOLDINGS.
4. G.C. TO TREAT HOUSE AT END OF CONSTRUCTION.
5. ALL APPLIANCE CABINETS, COUNTERTOPS, FINISHES TO BE SELECTED BY OWNER.

RENOVATION PLAN KEYED NOTES

- 1) PROVIDE IN WALL BLOCCING FOR SLENDER DOOR HINGERS.
- 2) PROVIDE RECESSED DRIVER VENT BOX.
- 3) PATCH AND GARBAGE PAINT REAR FLOOR.
- 4) NEW FLOORING CRANDS - SEE STRUCTURAL. RECESSED WALL FROM ADJACENT WALL EXTERIOR SIDE.

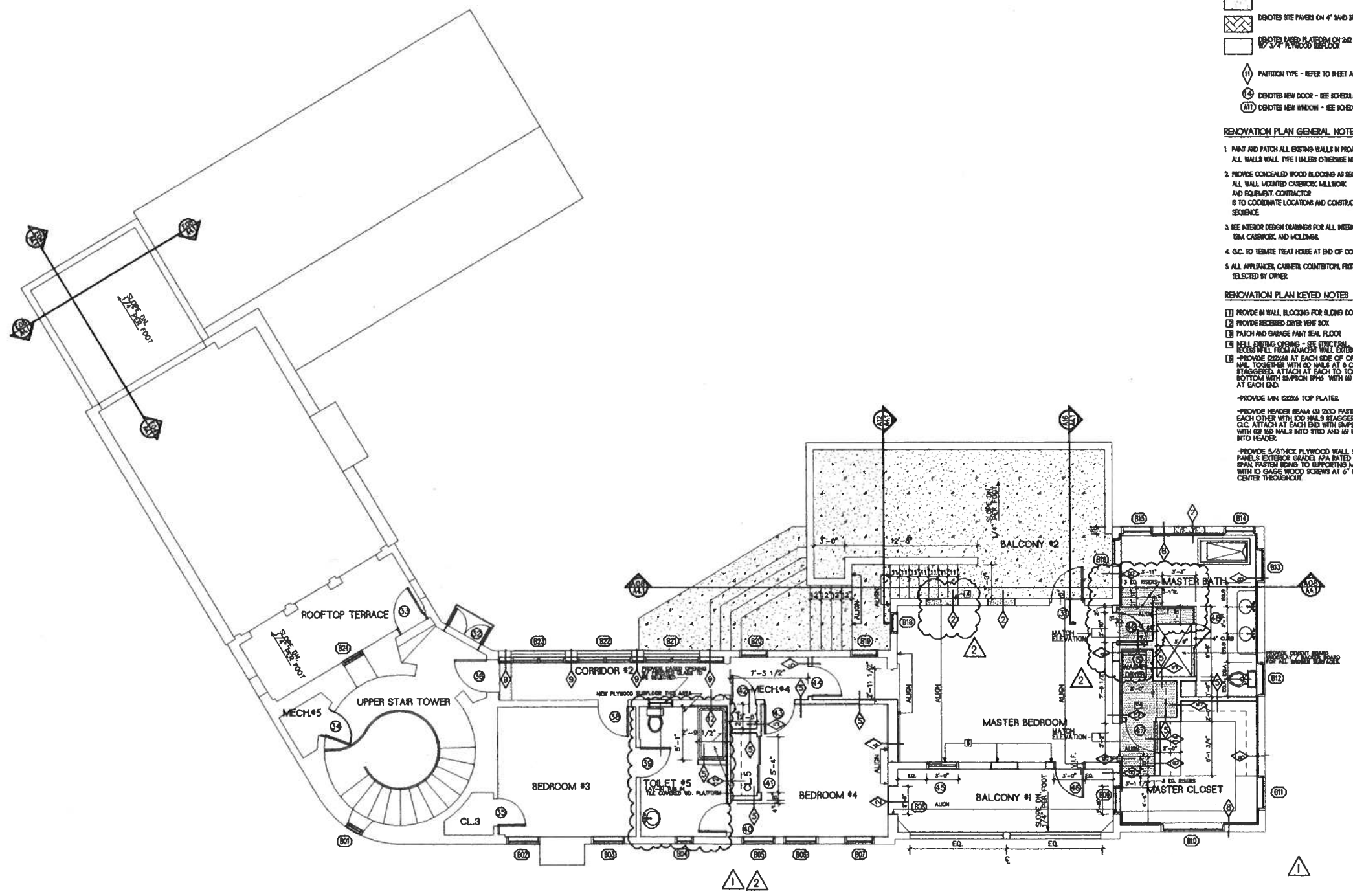
TERMITE PROTECTION NOTES

GENERAL CONTRACTOR TO FOLLOW FLORIDA BUILDING CODE SECTION 905.11 FOR TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED FOR ALL EXTERIOR WALLS, INCLUDING SLOTTED, APPLIED PERFORMED BATHING SYSTEMS, AND PERFORMED TO WOOD OR OTHER APPROVED MATERIALS OF TERMITE PROTECTION Labeled FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLETION SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENTS: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTRATE TERMITE TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

A16 FIRST FLOOR PLAN
SCALE - 3/8" = 1'-0"

ISSUED FOR PERMIT AND CONSTRUCTION
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134
DATE: 12.21.2017

3	br



- RENOVATION PLAN LEGEND**
- DENOTES EXISTING CONSTRUCTION
 - DENOTES NEW CONSTRUCTION
 - NEW CONC. SLAB - SEE STRUCTURAL
 - DENOTES SITE PAVES ON 4" SAND BED
 - DENOTES BASED PLATFORM ON 2x6 JOIST W/ 1/2" PLYWOOD DECKING
 - ◇ DENOTES PARTITION TYPE - REFER TO SHEET A01
 - Ⓢ DENOTES NEW DOOR - SEE SCHEDULE
 - Ⓜ DENOTES NEW WINDOW - SEE SCHEDULE

- RENOVATION PLAN GENERAL NOTES**
1. PAINT AND PATCH ALL EXISTING WALLS IN PROJECT AREA. ALL WALLS WALL TYPE 1 UNLESS OTHERWISE NOTED.
 2. PROVIDE CONCEALED WOOD BLOCKING AS REQUIRED AT ALL WALL MOUNTED CABINETRY, MILLWORK AND EQUIPMENT CONTRACTOR. TO COORDINATE LOCATIONS AND CONSTRUCTION SEQUENCE.
 3. SEE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES, TM, CASEWORK, AND MOLDINGS.
 4. O.C. TO TERMITE TREAT HOUSE AT END OF CONSTRUCTION.
 5. ALL APPLIANCE CABINETS, COUNTERTOP, FINISHES TO BE SELECTED BY OWNER.

- RENOVATION PLAN KEYED NOTES**
- 1. PROVIDE IN WALL BLOCCING FOR SLIDING DOOR HARDWARE
 - 2. PROVIDE RECESSED DRYER VENT BOX
 - 3. PATCH AND FINISH PAINT REAL FLOOR
 - 4. PATCH WALL FROM FINISHED WALL EXTERIOR SIDE
 - 5. PROVIDE 2x4 AT EACH SIDE OF OPENING. MIN. TOGETHER WITH 8D NAILS AT 8" O.C. STAGGERED. ATTACH AT EACH TO TOP AND BOTTOM WITH SIPPON SPHS WITH 8D 100 NAILS AT EACH END.
 - 6. PROVIDE MIN 2x6x6 TOP PLATES
 - 7. PROVIDE HEADER BEAMS 1x4 2x10 FASTEN TO EACH OTHER WITH 8D NAILS STAGGERED AT 8" O.C. ATTACH AT EACH END WITH SIPPON HBS WITH 8D NAILS INTO STUD AND 8D NAILS INTO HEADER.
 - 8. PROVIDE 5/8" X 12" PLYWOOD WALL SHEATHING PANELS EXTERIOR GRADE APA RATED FOR 24" SPAN FASTEN BORDS TO SUPPORTING MEMBERS WITH 12 GAUGE WOOD SCREWS AT 6" ON CENTER THROUGHOUT.

TERMITE PROTECTION NOTES

GENERAL CONTRACTOR TO FOLLOW FLORIDA BUILDING CODE REGULATORY SECTION 254 FOR TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY BARRIERS, TREATMENT, SOLIDIFIED SOIL, APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOODS OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AT THE LOCKED KEY CONTROL COMPLEX THAT CONTAINS THE FOLLOWING STATEMENTS: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF TERMITES/TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070

CORAL GABLES, FL 33134

SHEET TITLE
SECOND FLOOR PLAN

DESIGNED AND SEALED BY:
 ARCHITECT
 REGISTERED ARCHITECT
 #172604

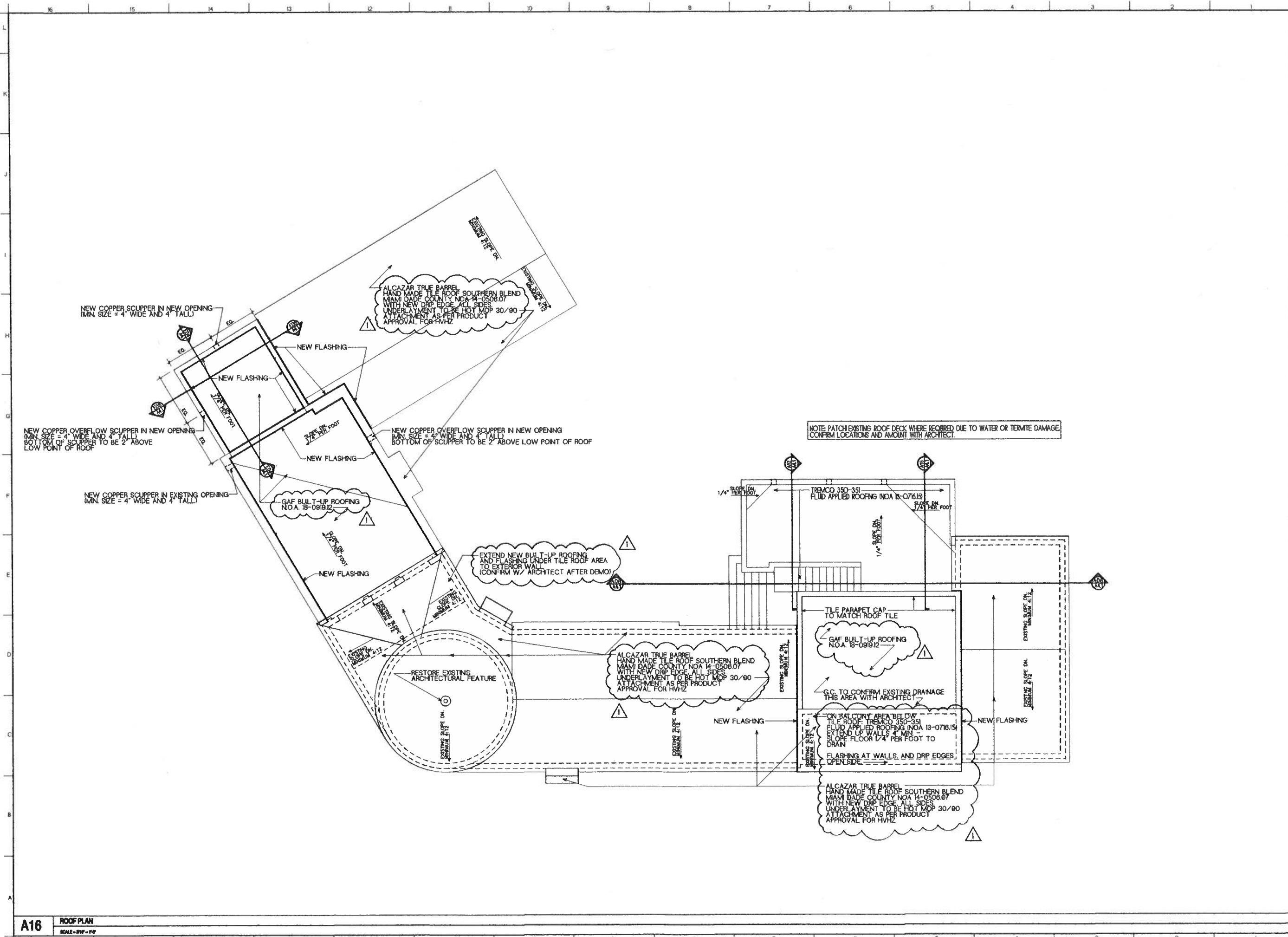


REVISIONS

NO	DESCRIPTION	DATE
1	OWNER REV.	04.05.18
2	OWNER REV.	07.17.19
3		
4		
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6		
7		

JOB NO: 1875
 DATE: 12.21.17
 DRAWN BY: RBB

SHEET NO
A2.2



NOTE: PATCH EXISTING ROOF DECK WHERE REQUIRED DUE TO WATER OR TERMITES DAMAGE. CONFIRM LOCATIONS AND AMOUNT WITH ARCHITECT.

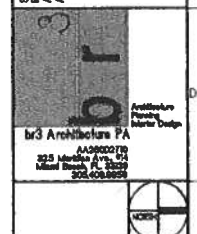
ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #08-4117-004-2070
 CORAL GABLES, FL 33134

ROOF PLAN

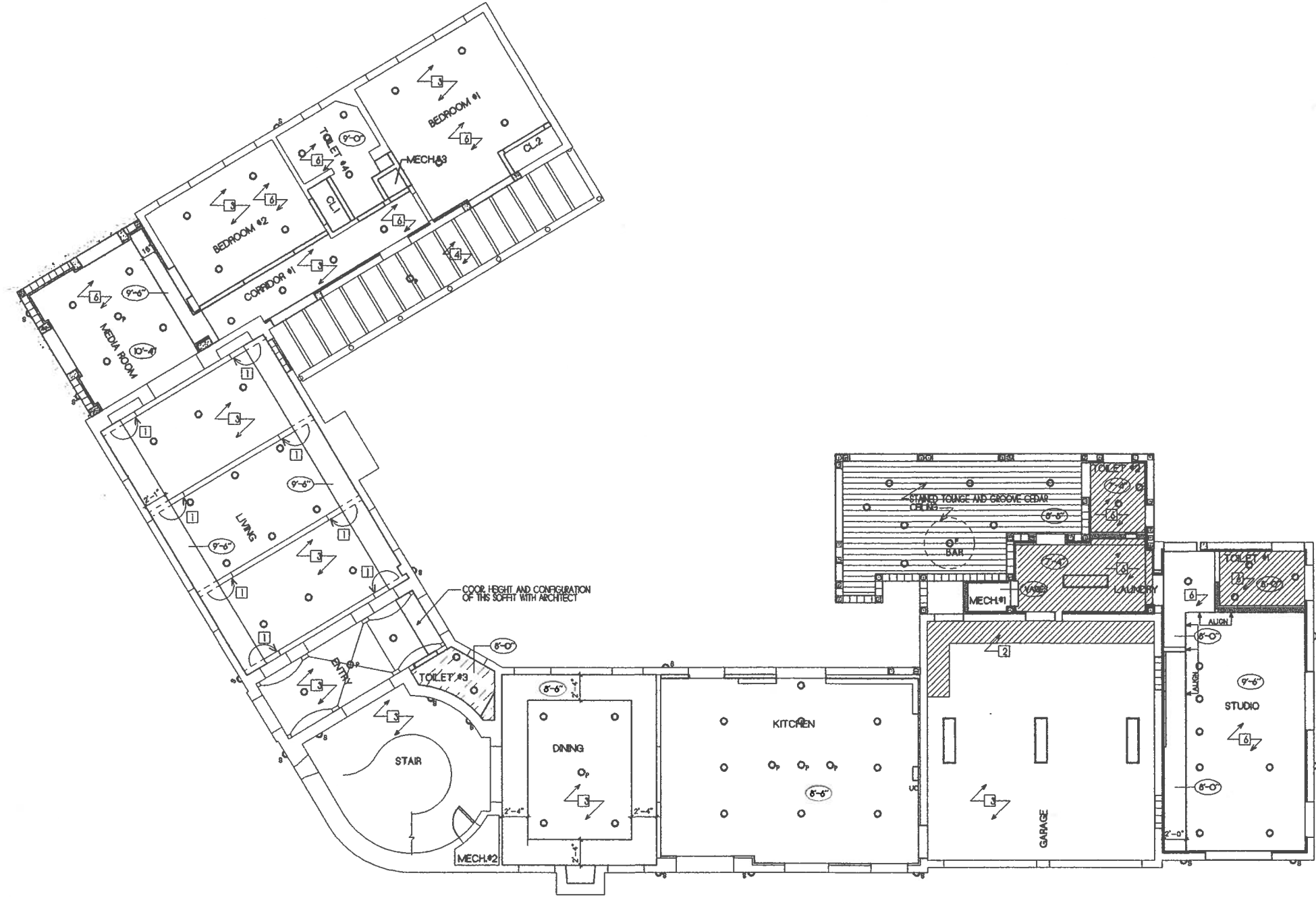
SIGNED AND SEALED BY:
 ARCHITECT
 AT 16264



REVISIONS		
NO	DESCRIPTION	DATE
1	OWNER REV.	04/03/18
2		
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4		
5		
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7		

JOB NO **1675**
 DATE **12.21.17** DRAWN BY **RBB**
 SHEET NO

A2.3



REFLECTED CEILING PLAN LEGEND

- DENOTES LIMIT OF WORK LINE
- ==== DENOTES EXISTING WALLS
- ==== DENOTES NEW CONSTRUCTION
- DENOTES RECESSED DOWNLIGHT
- ⊙ DENOTES SURFACE MOUNTED LIGHT/FAN
- ⊙(8'-0") DENOTES CEILING HEIGHT ABOVE FINISH FLOOR
- ▨ DENOTES GYP BD, CEILING, SOFFIT AND FASCIA PROVIDE STUD FRAMING AND SUPPORT SYSTEM AS REQUIRED. SEE DETAILS FOR TYPICAL INSTALLATION
- ▨ DENOTES MOISTURE RESISTANT GYP BD, CEILING, SOFFIT AND FASCIA PROVIDE STUD FRAMING AND SUPPORT SYSTEM AS REQUIRED. SEE DETAILS FOR TYPICAL INSTALLATION

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL SURFACE MOUNTED LIGHT FIXTURES TO BE PROVIDED BY OWNER.
2. REFER TO MEP DRAWINGS FOR LIGHT FIXTURES, SPRINKLERS, EXHAUST FANS AND DEFUSERS.
3. COORDINATE RECESSED LIGHT LOCATIONS IN GYP. CEILINGS WITH ARCHITECT.
3. REPLACE ALL ACCESSIBLE ATTIC INSULATION WITH MINIMUM R-19 BATT INSULATION

REFLECTED CEILING PLAN KEYED NOTES

- 1] CUT AND RELOCATE EXISTING FALK WD. BRACKET
- 2] INSTALL MOISTURE RESISTANT GYP. BOARD TO MATCH EXISTING HEIGHT
- 3] EXISTING CEILING TO REMAIN - CUT AND PATCH AS REQUIRED.
- 4] RESTORE EXISTING WOOD RAFTERS THIS AREA. CONFIRM RESTORATION METHOD WITH ARCHITECT.
- 5] INSTALL CEILING BETWEEN RAFTERS WITH R-19 MIN RIGID INSULATION AND GYP. BOARD
- 6] PROVIDE ABOVE CEILING R-19 MIN BATT INSULATION THIS AREA

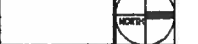
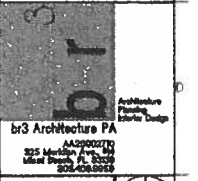
ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

SHEET TITLE
FIRST FLOOR REFLECTED CEILING PLAN

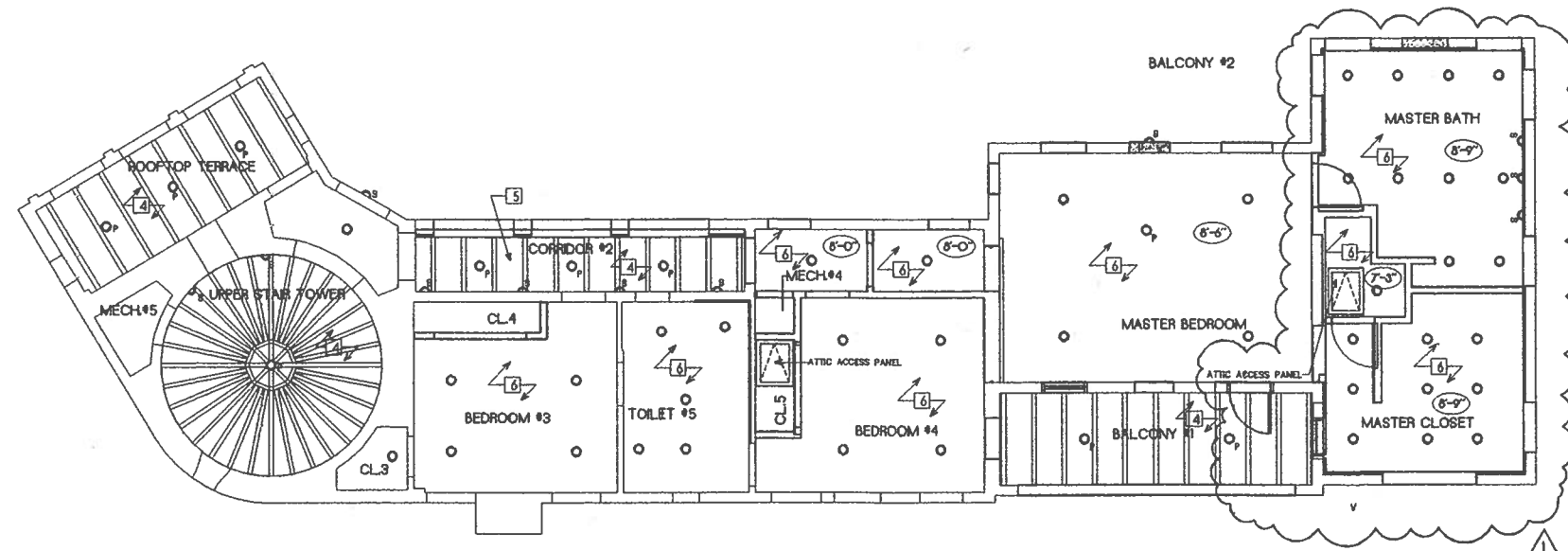
DESIGNED AND SEALED BY:
 ARCHITECT
 REGISTERED IN FLORIDA
 AT 12264



REVISIONS		
NO	DESCRIPTION	DATE
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JOB NO **1875**
 DATE **12.21.17** DRAWN BY **RSB**
 SHEET NO

A2.4



REFLECTED CEILING PLAN LEGEND

- DENOTES LIMIT OF WORK LINE
- DENOTES EXISTING WALLS
- DENOTES NEW CONSTRUCTION
- DENOTES RECESSED DOWNLIGHT
- /P DENOTES SURFACE MOUNTED LIGHT/FAN
- 8'-0" DENOTES CEILING HEIGHT ABOVE FINISH FLOOR
- [Pattern] DENOTES GYP BD, CEILING, SOFFIT AND FASCIA PROVIDE STUD FRAMING AND SUPPORT SYSTEM AS REQUIRED. SEE DETAILS FOR TYPICAL INSTALLATION
- [Pattern] DENOTES MOISTURE RESISTANT GYP BD, CEILING, SOFFIT AND FASCIA PROVIDE STUD FRAMING AND SUPPORT SYSTEM AS REQUIRED. SEE DETAILS FOR TYPICAL INSTALLATION

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL SURFACE MOUNTED LIGHT FIXTURES TO BE PROVIDED BY OWNER.
2. REFER TO MEP DRAWINGS FOR LIGHT FIXTURES, SPRINKLERS, EXHAUST FANS AND DIFFUSERS.
3. COORDINATE RECESSED LIGHT LOCATIONS IN GYP. CEILINGS WITH ARCHITECT.
3. REPLACE ALL ACCESSIBLE ATTIC INSULATION WITH MINIMUM R-19 BATT INSULATION.

REFLECTED CEILING PLAN KEYED NOTES

- 1 CUT AND RELOCATE EXISTING FALK W/D. BRACKET
- 2 FILL MOISTURE RESISTANT GYP. BOARD TO MATCH EXISTING HEIGHT
- 3 EXISTING CEILING TO REMAIN - CUT AND PATCH AS REQUIRED.
- 4 RESTORE EXISTING WOOD RAFTERS THIS AREA. CONFIRM RESTORATION METHOD WITH ARCHITECT.
- 5 FILL CEILING BETWEEN RAFTERS WITH R-19 MIN. BATT INSULATION AND GYP. BOARD
- 6 PROVIDE ABOVE CEILING R-19 MIN. BATT INSULATION THIS AREA

ISSUED FOR PERMIT AND CONSTRUCTION
DATE: 12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

SECOND FLOOR REFLECTED CEILING PLAN

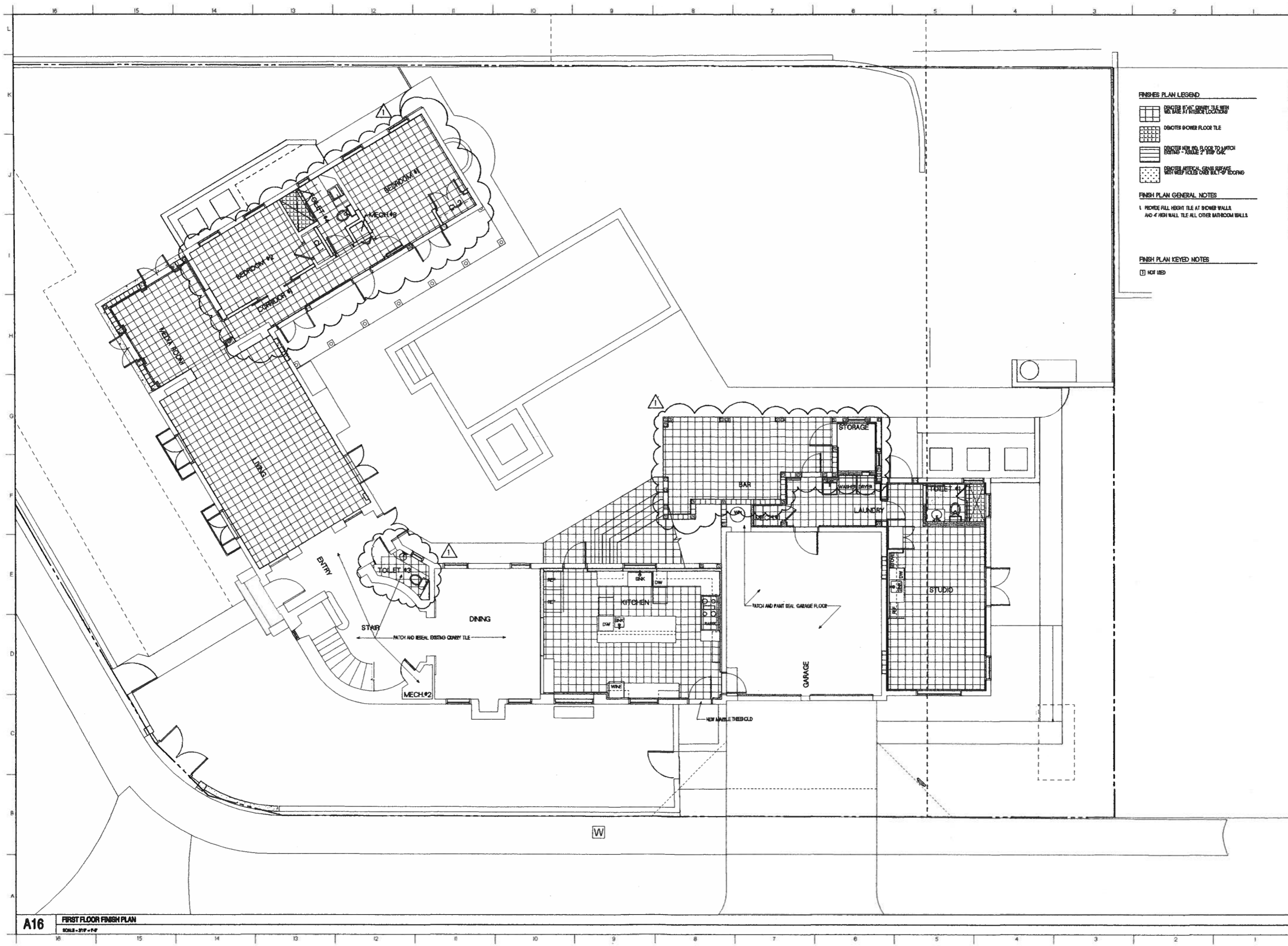
DESIGNED AND DRAWN BY:
SCOTT BROWNE
ARCHITECT
AR 17624



REVISIONS		
NO	DESCRIPTION	DATE
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2		
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JOB NO 1675
DATE 12.21.17
DRAWN BY RBB

SHEET NO
A2.5



ISSUED FOR PERMIT AND CONSTRUCTION

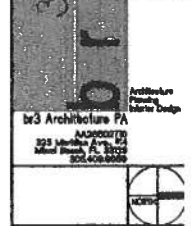
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070

DATE: 12.21.2017

CORAL GABLES, FL 33134

FIRST FLOOR FINISHES PLAN

DESIGNED AND DRAWN BY: REBECCA BYAM ARCHITECT ARCHITECT AT 75824



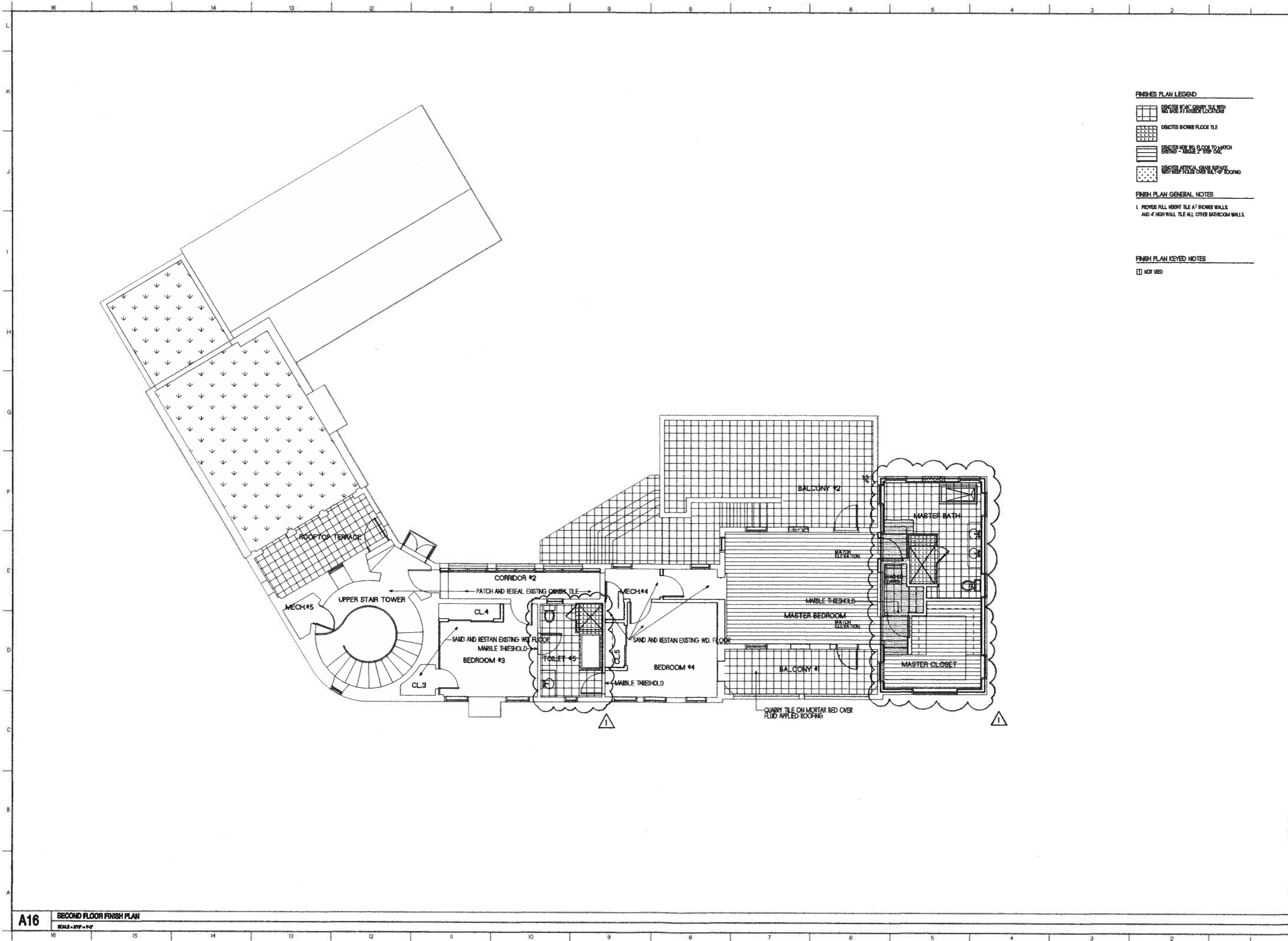
REVISIONS

NO	DESCRIPTION	DATE
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2		
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JOB NO: 1675
DATE: 12.21.17
DRAWN BY: RSB

SHEET NO: A2.6

A16 FIRST FLOOR FINISH PLAN
SCALE: 3/16" = 1'-0"



ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070

CORAL GABLES, FL 33134

SHEET TITLE
SECOND FLOOR FINISHES PLAN

DESIGNED AND SEALED BY
 ARCHITECT
 AT 12604



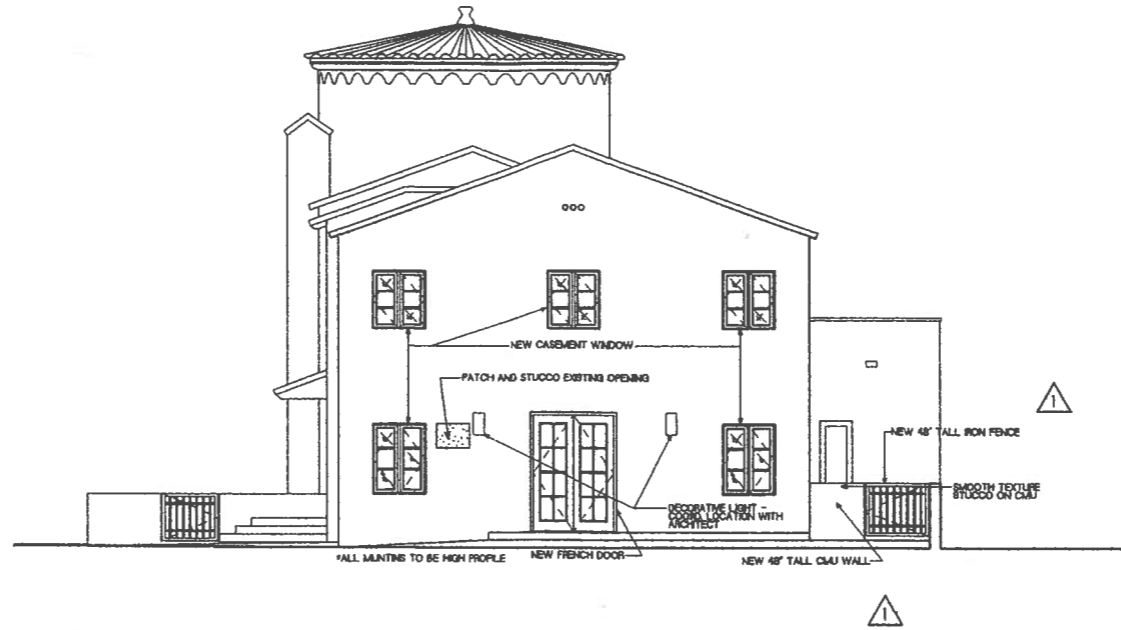
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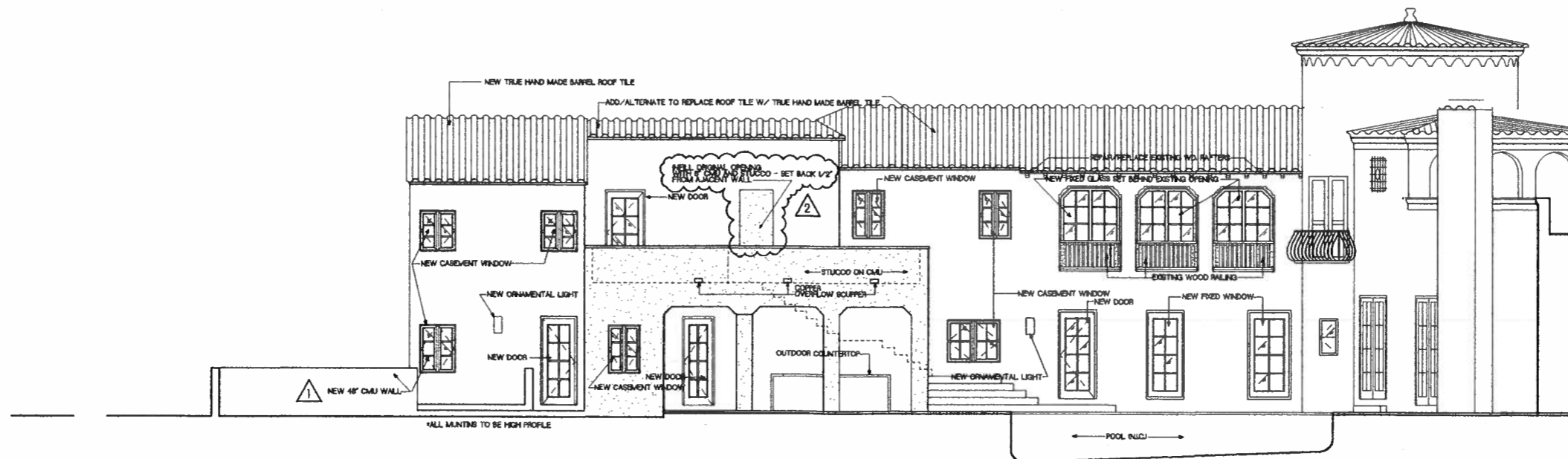
JOB NO **1675**
 DATE **12.21.17** DRAWN BY **RBB**
 SHEET NO

A2.7

A16 SECOND FLOOR FINISH PLAN
 SCALE = 3/16" = 1'-0"



G16 EXISTING NORTH ELEVATION
SCALE - 1/4" = 1'-0"



A16 PROPOSED NORTH ELEVATION
SCALE - 1/4" = 1'-0"

ISSUED FOR PERMIT
AND CONSTRUCTION

DATE:
12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-417-004-2070

CORAL GABLES, FL 33134

ELEVATIONS

SHEET TITLE

DESIGNED AND SEALED BY:

ARCHITECT

DATE

REVISIONS

NO	DESCRIPTION	DATE
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2	OWNER REVISION	07/17/16
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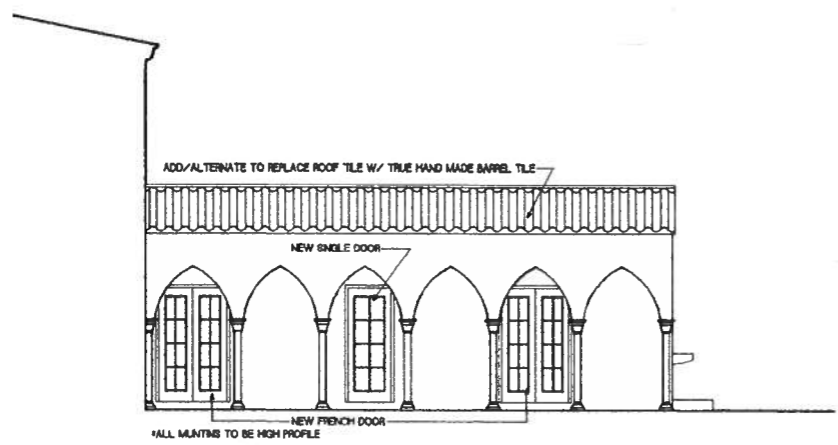
JOB NO 1875

DATE 12.21.17 DRAWN BY RSB

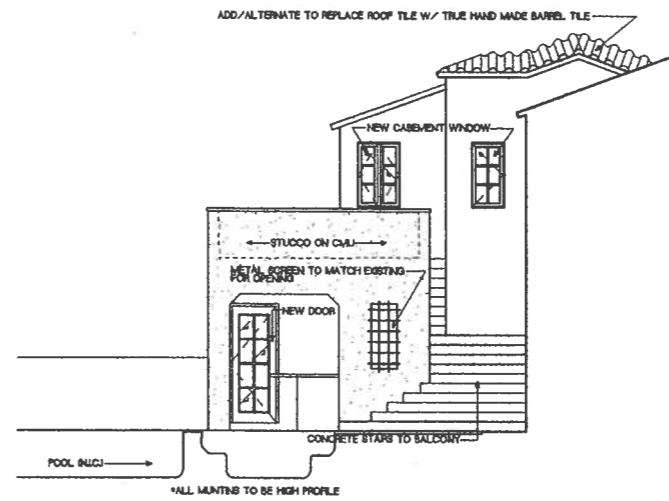
SHEET NO

© copyright b3 Architecture PA

A3.2



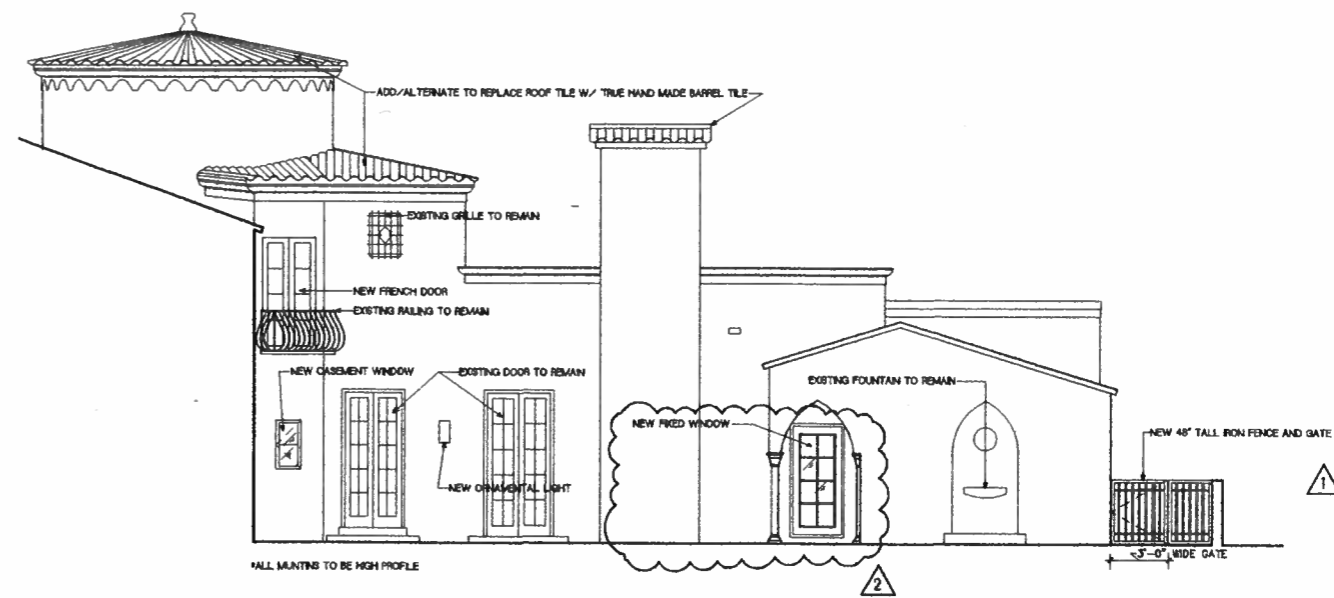
G16 EXISTING SOUTH ELEVATION AT EXTERIOR STAIRS
SCALE - 1/4" = 1'-0"



G09 EXISTING NORTH WEST ELEVATION
SCALE - 1/4" = 1'-0"



A16 PROPOSED SOUTH ELEVATION AT EXTERIOR STAIRS
SCALE - 1/4" = 1'-0"



A09 PROPOSED NORTH WEST ELEVATION
SCALE - 1/4" = 1'-0"

ISSUED FOR PERMIT
AND CONSTRUCTION

DATE
12.21.2017

PROJECT TITLE
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-41-17-004-2070

CORAL GABLES, FL 33134

ELEVATIONS

SHEET TITLE

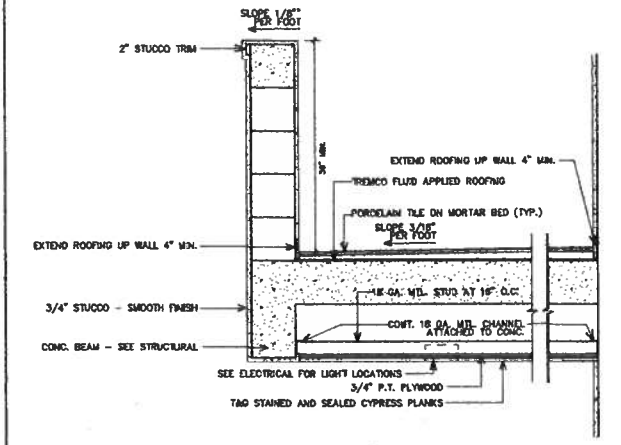
DESIGNED AND SEALED BY:
ARCHITECT
DATE: 12/20/17

br3 Architecture PA
225 Madison Avenue, 20th
Floor, New York, NY 10017
212.400.3225

REVISIONS		
NO	DESCRIPTION	DATE
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2	OWNER REVISIONS	07/17/19
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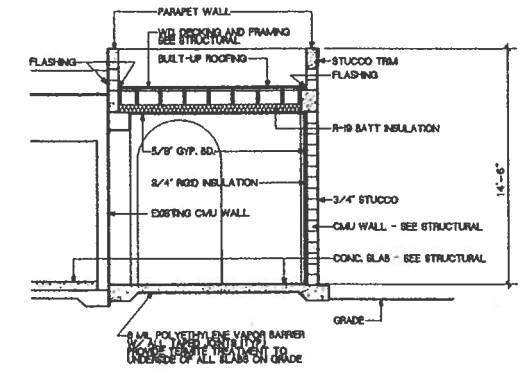
JOB NO: 1675
DATE: 12.21.17
DRAWN BY: RSB
SHEET NO:

A3.3

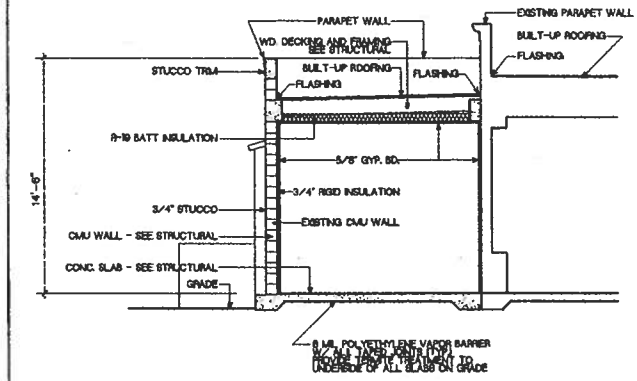


108 NOT USED
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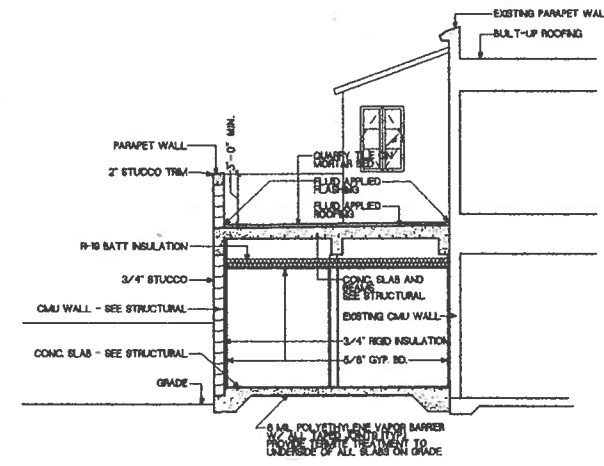
104 DETAIL
SCALE = 1" = 1'-0"



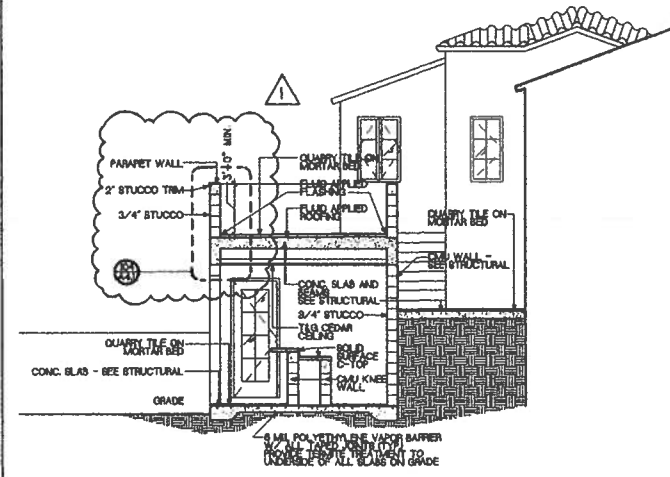
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SCALE = 1/4" = 1'-0"



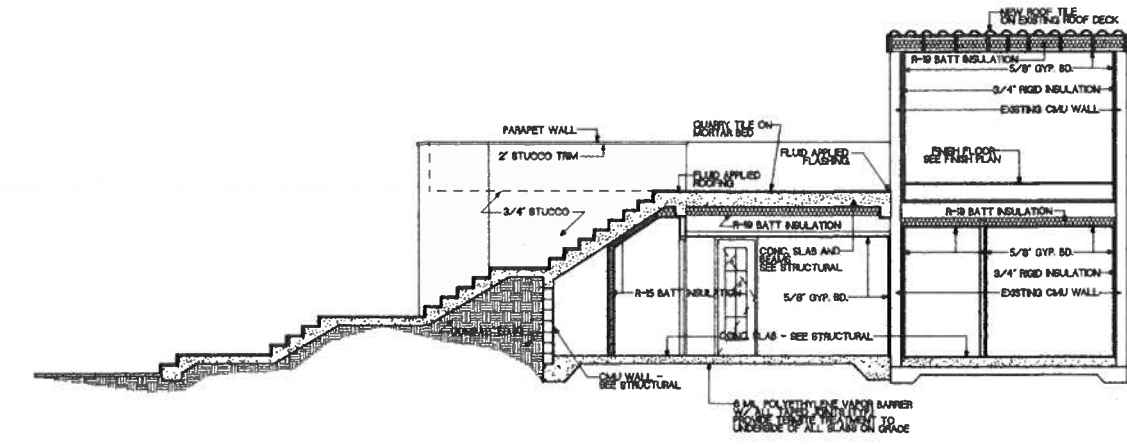
E04 PARTIAL SECTION
SCALE = 1/4" = 1'-0"



A16 PARTIAL SECTION
SCALE = 1/4" = 1'-0"



A12 PARTIAL SECTION
SCALE = 1/4" = 1'-0"



A08 PARTIAL SECTION
SCALE = 1/4" = 1'-0"

ISSUED FOR PERMIT
AND CONSTRUCTION

DATE:
12.21.2017

PROJECT TITLE
**REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070**

CORAL GABLES, FL 33134

SECTIONS

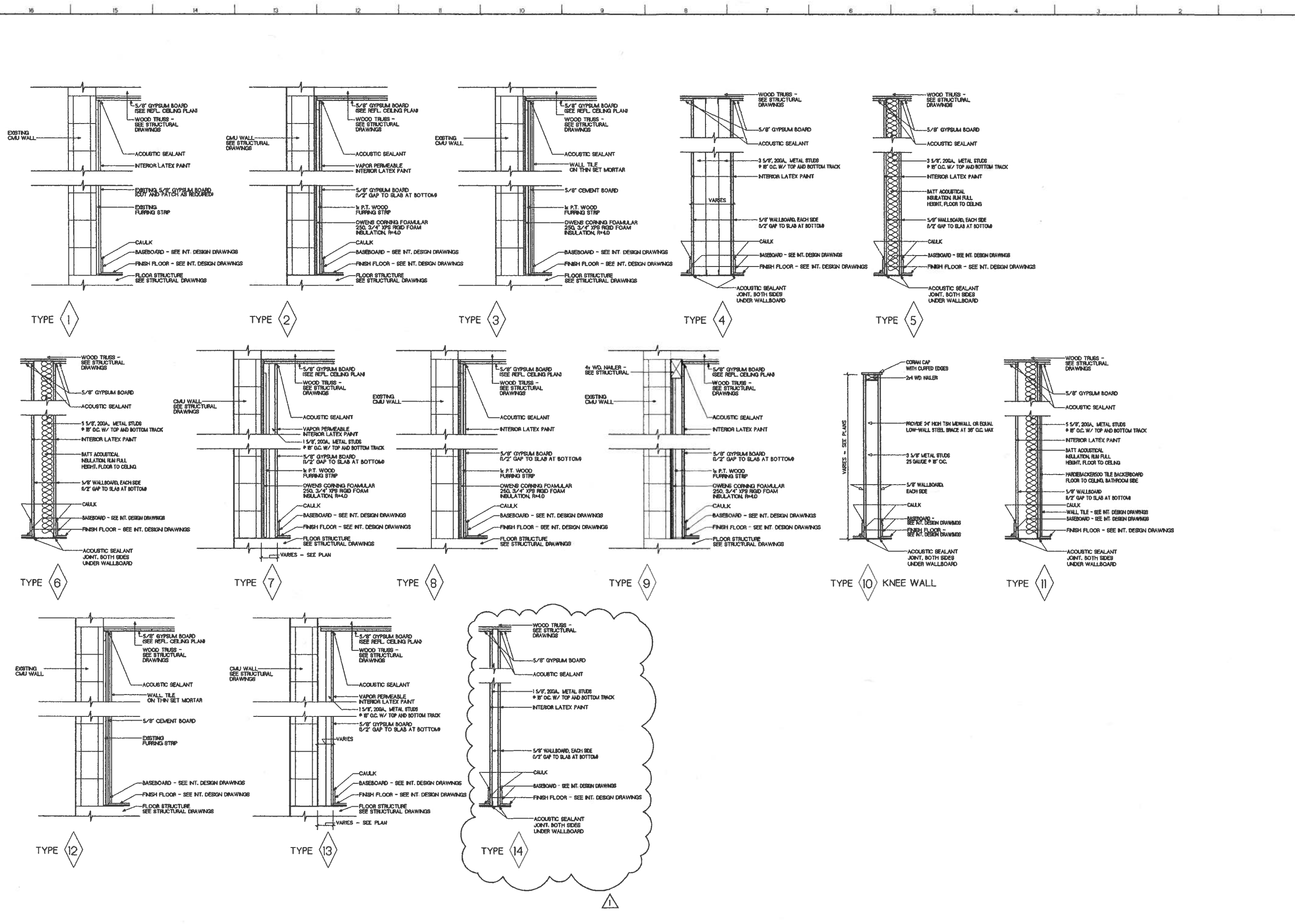
DESIGNED AND SEALED BY:
ROBERT BROWN
ARCHITECT
10125 SW 15th Ave
MIAMI, FL 33184

br Architecture PA
ARCHITECT
10125 SW 15th Ave
MIAMI, FL 33184
305.443.8818

REVISIONS		
NO	DESCRIPTION	DATE
1	BLDGDEPT.	08.2018
2		
3		
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JOB NO **1675**
DATE **12.21.17** DRAWN BY **RBB**
SHEET NO

A4.1



ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070

CORAL GABLES, FL 33134

WALL TYPES

SEALING AND REPAIR BY:
 ROBERT BACON
 ARCHITECT
 #12624

br3 Architecture PA
 205 Westside Ave., Suite 205
 Coral Gables, FL 33134

REVISIONS		
NO	DESCRIPTION	DATE
1	OWNER REV.	04.03.18
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3		
4		
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JOB NO 1675
 DATE 12.21.17
 SHEET NO

A9.0

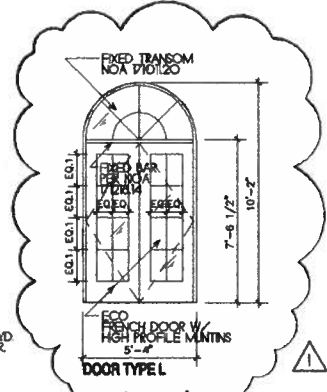
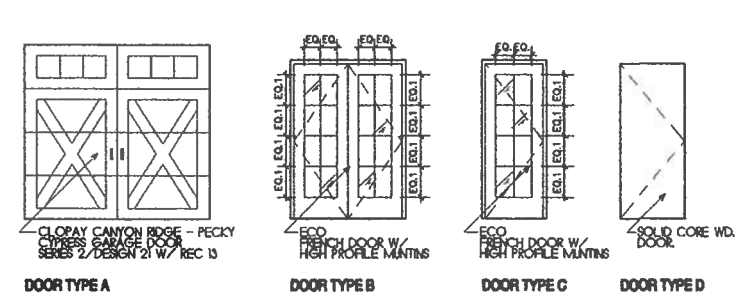
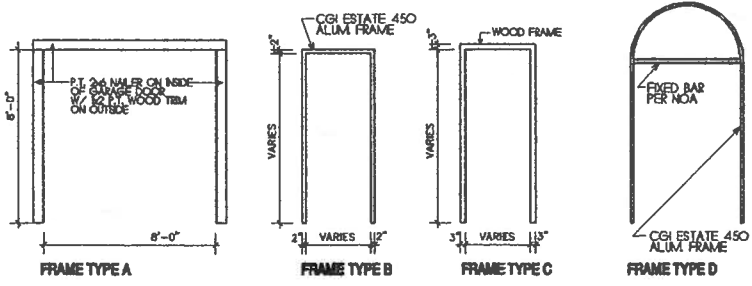
DOOR TYPE SCHEDULE

DOOR#	DOOR SIZE (WxH)	DOOR			FRAME				HMM	NOA FL APPROVAL	GLASS COLOR	DESIGN PRESSURES (+PSF) (-PSF)	THRESHOLD DETAIL	JAMB DETAIL	HEADER DETAIL	REMARKS
		TYPE	MAT.	FIN	TYPE	MAT.	FIN	COLOR								
1	ETR		WOOD	STAIN	ETR	WD	STAIN	T.B.D.	ETR							REFINISH DOOR, FRAME, AND HARDWARE-INSTALL HURRICANE FABRIC
2	ETR		WOOD/GLASS	STAIN	ETR	WD	STAIN	T.B.D.	ETR							REFINISH DOOR, FRAME, AND HARDWARE-INSTALL HURRICANE FABRIC
3	8'-6" x 5'-0" (N/F)	A	ALUM	FAC	A	WD	PTD.	T.B.D.	1	15-0922.07		39.32	41.29			
4	8'-6" x 5'-0" (N/F)	A	ALUM	FAC	A	WD	PTD.	T.B.D.	1	15-0922.07		39.32	41.29			
5	Q22-6'-0" x 7'-2"	B	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
6	3'-0" x 7'-2"	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		FROSTED	39.32	50.13		
7	3'-0" x 7'-2"	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		FROSTED	39.32	50.13		
8	2'-6" x 7'-2"	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		CLEAR	39.32	50.13		
9	3'-0" x 7'-2" (N/F)	D	WOOD	STAIN	C	WD	STAIN	T.B.D.	4							
10	2'-10" x 7'-2" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		CLEAR	39.32	50.13		
11	Q22-7'-0" x 4" (N/F)	B	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
12	Q22-7'-0" x 6" (N/F)	E	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	FL 21469.2		CLEAR	39.32	50.13		
13	Q22-7'-0" x 0" (N/F)	B	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
14	2'-8" x 7'-0" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		CLEAR	39.32	50.13		
15	Q22-2'-0" x 0" (N/F)	B	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
16	Q22-0" x 7'-4"	L	ALUM/GLASS	FAC	D	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
17	Q22-0" x 6'-10"	E	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	FL 21469.2		CLEAR	39.32	50.13		
18	Q22-0" x 6'-10"	E	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	FL 21469.2		CLEAR	39.32	50.13		
19	Q22-0" x 6'-10"	E	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	FL 21469.2		CLEAR	39.32	50.13		
20	2'-8" x 7'-0"	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
21	2'-6" x 7'-0" (N/F)	D	WOOD	STAIN	C	WD	STAIN	T.B.D.	4							
22	2'-0" x 7'-0" (N/F)	G	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
23	2'-0" x 7'-0" (N/F)	G	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
24	2'-0" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
25	Q22-6'-0" x 0"	H	WOOD	STAIN	C	WD	STAIN	T.B.D.	7							
26	2'-4" x 7'-0"	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
27	2'-6" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
28	2'-8" x 7'-0" (N/F)	G	WOOD	STAIN	C	WD	STAIN	T.B.D.	8							
29	2'-6" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	9							
30	Q22-2'-0" x 0"	I	WOOD	STAIN	C	WD	STAIN	T.B.D.	10							
31	3'-0" x 7'-0" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		CLEAR	39.32	50.13		
32	Q21-10" x 7'-0" (N/F)	B	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	2	18220.11		CLEAR	39.32	50.13		
33	2'-10" x 7'-0" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11		CLEAR	39.32	50.13		
34	2'-4" x 7'-0" (N/F)	G	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
35	2'-8" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
36	ETR		WOOD	STAIN	ETR	WD	STAIN	T.B.D.	ETR							REFINISH DOOR, FRAME, AND HARDWARE - FLIP DOOR SWING
37	NOT USED															
38	2'-10" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	9							
39	2'-10" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
40	2'-10" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
41	Q22-6'-0" x 7'-0"	J	WOOD	STAIN	C	WD	STAIN	T.B.D.	11							
42	2'-4" x 7'-0"	G	WOOD	STAIN	C	WD	STAIN	T.B.D.	6							
43	2'-10" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	9							
44	2'-10" x 7'-0" (N/F)	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	9							
45	3'-4" x 7'-0" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	NA	18220.11	TYPE A	CLEAR	39.32	50.13		FIXED OPENING
46	3'-4" x 7'-0" (N/F)	C	ALUM/GLASS	FAC	B	ALUM	FAC	BRONZE	3	18220.11	TYPE A	CLEAR	39.32	50.13		
47	2'-10" x 7'-0"	K	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
48	NOT USED															
49	2'-10" x 7'-0"	F	WOOD	STAIN	C	WD	STAIN	T.B.D.	5							
50	2'-6" x 7'-0" (N/F)	D	WOOD	STAIN	C	WD	STAIN	T.B.D.	4							

FIN = ALUMINUM
 PD = PAINTED - SEE FINISHES
 WD = SOLID CORE WOOD DOOR
 WOOD = SOLID WOOD TRIM
 ETR = EXISTING TO REMAIN
 V.F. = VERIFY IN FIELD
 OAK = OAK DOOR FRAME BY THERMATRI
 FAC = FACTORY FINISHED
 SS = STAINLESS STEEL
 NOTE INTERIOR DOORS TO BE JELD-WEN MODEL 1055
 STAIN WOOD STAIN AND CLEAR COAT SEAL
 T.B.D. TO BE DETERMINED BY ARCHITECT

ALL EXTERIOR DOORS AND WINDOWS TO HAVE LIQUID FLASHING BY TREMCO
 ALL GLASS IN DOORS TO BE MINIMUM SAFETY GLASS CATEGORY II

ALL EXTERIOR DOORS AND WINDOWS TO HAVE SEPARATE PERMIT



ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

PROJECT TITLE
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

DOOR SCHEDULE

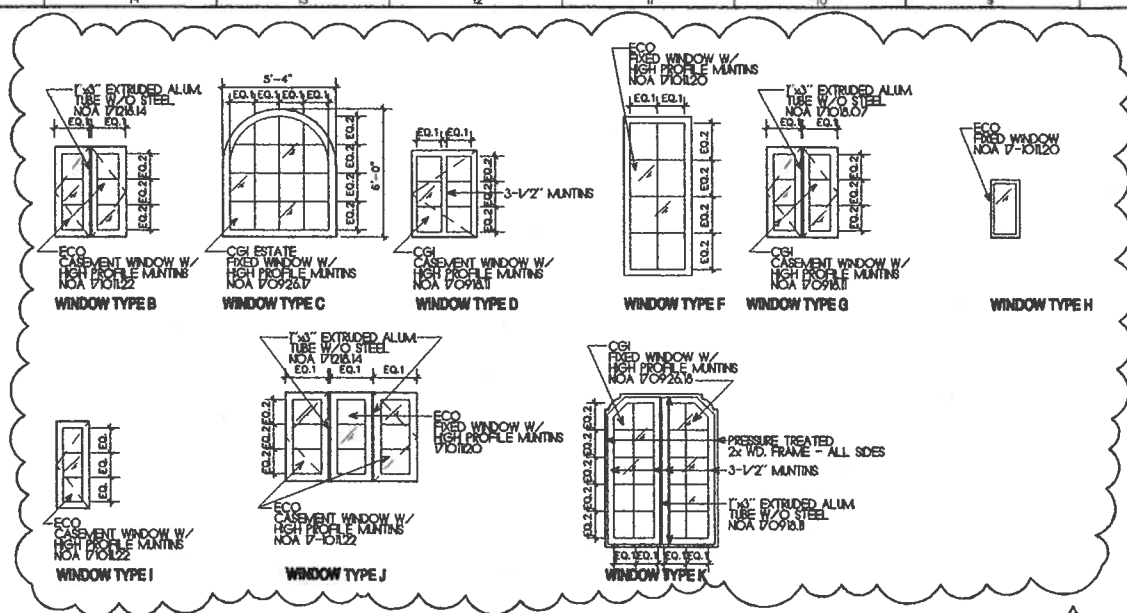
DESIGNED AND SEALED BY:
 RICHARD MCKINNON
 ARCHITECT
 AT 102624



REVISIONS		
NO	DESCRIPTION	DATE
1	OWNER REV.	04.03.18
2		
3		
4		
5		
6		
7		

JOB NO 1675
 DATE 12.21.17
 DRAWN BY RSB
 SHEET NO

A9.1



ALL EXTERIOR DOORS AND WINDOWS TO HAVE LIQUID FLASHING BY TREMCO

ALL EXTERIOR DOORS AND WINDOWS TO HAVE SEPARATE PERMIT

ALL GLASS IN DOORS TO BE MINIMUM SAFETY GLASS CATEGORY II

ALL MUNTINS TO BE 1" HIGH PROFILE U.O.N.

WINDOW#	WINDOW SIZE (WxH)	WINDOW			DESIGN PRESSURES		REMARKS
		TYPE	FRAME COLOR	GLASS COLOR	(+PSF)	(-PSF)	
AO1	1'-4" x 2'-8" (N/F)	H	BRONZE	CLEAR	39.32	50.13	
AO2	3'-4" x 4'-2" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO3	3'-4" x 4'-2" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO4	5'-3" x 5'-11" (N/F)	C	BRONZE	CLEAR	39.32	50.13	
AO5	4'-0" x 4'-5" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO6	5'-4" x 5'-0" (N/F)	C	BRONZE	CLEAR	39.32	50.13	
AO7	3'-4" x 4'-4" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO8	3'-4" x 4'-4" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO9	3'-0" x 4'-0" (N/F)	G	BRONZE	CLEAR	39.32	50.13	
AO10	2'-0" x 4'-0" (N/F)	I	BRONZE	CLEAR	39.32	50.13	
AO11	3'-0" x 4'-0" (N/F)	G	BRONZE	CLEAR	39.32	50.13	
AO12	4'-6" x 5'-6" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO13	3'-2" x 7'-4" (N/F)	F	BRONZE	CLEAR	39.32	50.13	
AO14	3'-6" x 7'-4" (N/F)	F	BRONZE	CLEAR	39.32	50.13	
AO15	1'-8" x 3'-0" (N/F)	I	BRONZE	CLEAR	39.32	50.13	
AO16	3'-4" x 4'-2" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO17	3'-4" x 4'-2" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
AO18	1'-10" x 3'-0" (N/F)	I	BRONZE	CLEAR	39.32	50.13	
AO19	3'-4" x 4'-2" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
AO20	3'-4" x 4'-2" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO1	1'-8" x 3'-8" (N/F)	H	BRONZE	CLEAR	39.32	50.13	REPAIRS EXISTING STAINED GLASS & FRAME INSIDE NEW WINDOW
BO2	3'-4" x 4'-6" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO3	3'-4" x 4'-6" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO4	1'-8" x 3'-0" (N/F)	I	BRONZE	CLEAR	39.32	50.13	
BO5	3'-2" x 4'-6" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO6	3'-2" x 4'-6" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO7	2'-10" x 4'-6" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
BO8	NOT USED						
BO9	3'-0" x 3'-8" (N/F)	F	BRONZE	CLEAR	39.32	50.13	
BO10	6'-0" x 4'-0" (N/F)	J	BRONZE	CLEAR	39.32	50.13	
B11	3'-4" x 3'-8" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
B12	3'-4" x 3'-8" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
B13	3'-4" x 3'-8" (N/F)	B	BRONZE	CLEAR	39.32	50.13	
B14	3'-0" x 3'-4" (N/F)	G	BRONZE	CLEAR	39.32	50.13	
B15	3'-0" x 3'-4" (N/F)	G	BRONZE	CLEAR	39.32	50.13	
B16	2'-8" x 3'-4" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
B17	3'-4" x 7'-0" (N/F)	F	BRONZE	CLEAR	39.32	50.13	
B18	2'-0" x 3'-4" (N/F)	I	BRONZE	CLEAR	39.32	50.13	
B19	2'-8" x 4'-0" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
B20	2'-8" x 4'-0" (N/F)	D	BRONZE	CLEAR	39.32	50.13	
B21	5'-2" x 7'-0" (N/F)	K	BRONZE	CLEAR	39.32	50.13	
B22	5'-2" x 7'-0" (N/F)	K	BRONZE	CLEAR	39.32	50.13	
B23	5'-2" x 7'-0" (N/F)	K	BRONZE	CLEAR	39.32	50.13	
B24	2'-2" x 2'-8" (N/F)	I	BRONZE	CLEAR	39.32	50.13	REINSTALL W/O SPRINGS & SPACERS MAKE WINDOW WITH NEW TOP & BOTTOM FRAME

NOTE: FINAL WINDOW HEIGHTS AND ANCHORAGE TO BE COORDINATED W/ ARCHITECT FOR BILLS OF MATERIALS. STANDARD MANUFACTURER SIZES AND MIM DADA NOA.

ALUM = ALUMINUM
PTD = PAINTED - SEE FINISHES
WOOD = WOOD

ISSUED FOR PERMIT AND CONSTRUCTION

DATE: 12.21.2017

REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070

CORAL GABLES, FL 33134

WINDOW SCHEDULE

DESIGNED AND SEALED BY: [Signature]



NO	DESCRIPTION	DATE
1	OWNER REV	040519
2		
3		
4		
5		
6		
7		

JOB NO: 1675
DATE: 12.21.17
DRAWN BY: RBB

SHEET NO: A9.2

GENERAL STRUCTURAL NOTES

01000 CODES:

All work shall conform to the 2014 edition of the Florida Building Code (FBC 5th Edition), and all other applicable local codes. All wind loads located on these drawings are based on 0.60 conversion from "Ultimate Strength Design" to "Allowable Stress Design" (ASD).

01001 DESIGN CRITERIA:

All structural loads shall be in accordance with F.B.C. chapter 16.

a. Roof loads:		b. Second floor terrace loads:	
Live Load	30 psf	Floor Live Load	60 psf (terrace & balcony)
Dead Load	25 psf	Slab Live Load	80 psf
		Floor Dead Load	75 psf (conc. slab)
		Superimposed Dead Load	25 psf

c. Wind Loads: In accordance with ASCE 7-10 [building category 2; 175 mph wind speed; exposure C, Risk Category II, Rd value = 0.85; mean roof height = 25.63 ft]. See calculations and roof plan for additional information.

01002 ELEVATION DATUM:

All elevations on these structural drawings refer to 0'-0" = finish ground floor [See architectural drawings for N.G.V.D.]

01003 DIMENSIONS AND CONDITIONS:

All dimensions and conditions shall be verified by the contractor in the field prior to construction. Any discrepancies shall be brought to the immediate attention of the Engineer. Written dimensions take precedence over scale at all times. Scale is for guideline purposes only. If dimensions are unclear, do not scale. Request clarification from the Architect or Engineer.

01004 METHODS & SAFETY:

The contractor shall be responsible for all methods, procedures, and sequences of construction. Construction site safety, including all adequate temporary bracing and shoring, is the sole responsibility of the contractor.

01005 PROTECTION OF EXISTING CONSTRUCTION:

- Existing construction which is to remain, the property of adjacent tenants, buildings, public property, landscaping, etc. shall not be damaged. Contractor shall locate and protect concealed pipes and conduits prior to demolition and take appropriate action to protect them and to provide for safety.
- Contractor is to match excavated areas for all proposed footings with the bottom elevation of existing foundations. Contractor is not to disturb or undermine any existing/adjacent footings. If this condition occurs in the field, Contractor is to stop all excavation work and contact the Engineer-of-Record immediately.
- Upon removal of existing finishes, Contractor shall inspect the existing structure. Any structural deficiencies, including but not limited to rot, corrosion, spalling, cracking, etc. of the existing structure shall be brought to the immediate attention of the Engineer-of-Record before proceeding with the work.

01006 CONSTRUCTION LOADS:

It is the responsibility of the contractor to employ the necessary professional services to determine the necessary methods and supports regarding forming and construction loads.

01007 CONFLICTS IN DOCUMENTS:

If conflicts occur in or between architectural and engineering documents, between documents and field conditions, or otherwise, the contractor shall immediately contact the Engineer for clarification and direction before proceeding. The contractor shall coordinate all dimensions between architectural and structural drawings prior to proceeding with the work. Please allow a minimum of five (5) business days to respond to RFIs.

01008 COORDINATION:

The contractor shall coordinate the structural work with the work of all other trades.

01009 REQUIRED SPECIAL INSPECTIONS:

- The contractor shall assure that all required inspections, as required by section 109 of the 2007 FBC, are performed by the Municipal Inspector and the Special Inspector (as required), and that the work is accepted prior to continuing with subsequent work.
- At the time of permitting, an application for Special Inspector will be submitted to the Building Official for approval of employment as Special Inspector under the specific requirements of the 2007 FBC.
- If the owner and/or contractor elect to employ U.S. Structures, Inc. to perform the required Special Inspections, please contact this office at (305) 668-4255 prior to commencing the work. At that time, USSSI will issue an inspection plan with specific conditions that will be required for this project.
- At a minimum, the following structural items must be inspected by a Florida registered Professional Engineer (P.E.) or Registered Architect (R.A.), as noted below, unless otherwise directed by the Building Official at the time of permitting:
 - FBC 1803.3.1 - Certification of Soil Compaction (P.E. only) [USSSI does not perform this inspection and recommends that a Geotechnical Engineer be employed to provide this service].
 - FBC 1927.1.2.2 - Installation of Precast Attachments (P.E. or R.A.)
 - FBC 21.22.4 - Installation of Reinforced Masonry (P.E. or R.A.)
 - FBC 2218.2 - Installation of Steel Bolted and Welded Connections (P.E. or R.A.)
 - FBC 2219.17.2.4.2 - Section of Trusses over 35ft or over 6ft high (P.E. or R.A.)

- In order to assure timely and appropriate inspections, the contractor shall notify the Special Inspector of construction schedules and planned operations a minimum of 24-hours prior to the time of inspection. Actual date and time of site visit will be scheduled by the Special Inspector at that time.
- At the time of inspection, the contractor shall assure that the approved set of permit drawings, including approved revisions, approved shop drawings, and RFIs are present at the site. Inspections will not be performed without the proper documentation.

01010 SHOP DRAWINGS:

- The contractor shall submit to the architect complete shop drawings as required by these notes.
- Review and approval of shop drawings is for the design concept only. The contractor shall check and approve the shop drawings for compliance and completeness before submittal. Approval by the engineer or architect is not for the purpose of approving changes or substitutions. The contractor shall be responsible for all dimensions, quantities, job conditions, and coordination with all documents and other trades.
- Submit a minimum of five (5) copies (3) signed and sealed for review.
- Allow a minimum of (7) business days for the review of shop drawings.

02000 POLYETHYLENE SHEET:

Polyethylene sheet, placed continuously, under concrete slabs and beams placed on ground shall be minimum 6 mil thick. All joints shall be lapped minimum 6 inches and continuously taped with minimum of two-inch wide vinyl tape. (FBC, 1910.1)

02100 TERMITE PROTECTION:

Termite protection shall be provided by registered termiticide and a certificate of compliance shall be issued to the building department in accordance with section 1816 of the F.B.C.

02300 SOILS STATEMENT AND ALLOWABLE SOIL BEARING CAPACITY:

- Based on visual observation and for the purpose of the design noted herein, it is assumed that the soil at the site consist of a thin layer of top soil over sand and limestone fragments. Based on this assumption, the foundations indicated in these drawings have been designed on an assumed soil bearing capacity not to exceed 2,000 psf.
- If at the time of construction soil conditions differ from those described above exist, the contractor shall notify the architect/engineer for direction before proceeding.
- After excavation, a signed and sealed letter will be submitted by the geotechnical engineer attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based on.
- As a minimum, all areas of new construction shall be stripped of existing construction to be removed and other deleterious material. Where required, the existing soil shall be excavated to the bottom of proposed footing elevation. The entire area shall be thoroughly compacted by at least eight passes of a vibrating plate compactor to achieve a minimum of 98 percent of maximum density as determined in accordance with ASTM D1557. Each layer of backfill shall not exceed 12-inches in thickness and shall be compacted and tested as described above.

03300 CONCRETE (CAST-IN-PLACE):

- Standards: ACI 318, ACI 301 and ACI 347.
- All concrete shall be proportioned to attain a minimum compressive strength of 3000 psi at 28 days. Slump shall be 4" (+1") and no water shall be added to the concrete at the site. Maximum water-cement ratio shall be 0.40. Concrete for areas, which will remain exposed to weather after construction, shall have 3 to 5 percent entrained air.
- The contractor shall contract an independent testing laboratory to perform the concrete cylinder tests as required by section 1922.2 of the F.B.C.
- Contractor shall provide all forming and temporary shoring. Form chain shall be used throughout. Use of dowels or brics is not acceptable. Plywood used for form work shall not be used for finish roof or floor sheathing.
- Reinforcement: ASTM A615, grade 60, ASTM A185 for welded wire fabric. Splice all column bars to develop minimum 30 bar diameter (u.o.N). Splice #5 bars in grouted cells a minimum of 36 inches.
- Concrete cover over reinforcement:
 - 3 inches where cast against earth.
 - 2 inches for columns and beams and 1-1/2 inches for slabs where cast in forms or on polyethylene sheet and permanently exposed to weather or earth.
 - 1-1/2 inches at all other locations (u.o.N).
- Saw-cut control joints shall be made within twelve hours of concrete placement.
- All concrete shall be finished as appropriate for the finishes indicated in the architectural drawings.
- All concrete shall be cured for minimum of seven days. The curing shall entail maintenance of the moisture in the concrete. Generally this shall be accomplished by treating exposed concrete surfaces with a chemical curing compound immediately after finishing and immediately after removal of forms. Forms shall be kept moist by frequent water spraying prior to removal. Verify compatibility of curing compound with proposed finishes.

04420 REINFORCED MASONRY:

- Hollow concrete masonry units shall comply with ASTM C90 "Standard Specifications for Hollow Load Bearing Concrete Masonry Units".
- In accordance with section 21.22.4 of the FBC, a Florida Registered Architect or Professional Engineer shall inspect reinforced masonry.
- Mortar shall comply with ASTM C270, type M or S.
- All reinforced CMU walls shall have galvanized steel horizontal joint reinforcement (standard no. 9, ladder type) at every other course. Extend reinforcement minimum 4-inches into all columns.
- Grout shall be 3000 psi concrete grout conforming to the requirements of ASTM C476. Slump shall be 9" (+1").
- Reinforced masonry shall comply with the requirements of section 21.22 of the FBC and ACI 318/08/ASCE 7-10.
- Masonry block units shall have a minimum reinforced concrete prism strength of $f_m = 1,500$ psi, and shall be verified by tests in accordance with section 21.22.5 of the F.B.C.
- Reinforcement bars shall comply with ASTM A615, grade 60. Lap splice reinforcement in grout-filled cells minimum 48-bar diameters (minimum 12-inches).
- In heavier anchor bolts are to be set in masonry, two adjacent cells shall be filled with concrete grout.
- Sill: unless otherwise framed in concrete, provide 8" x 8" concrete (formed or bond-beam block) with 2#5 mid-depth at all sills. Extend reinforcement minimum 6" into adjacent column or reinforced cell. Slope sill away from structure.
- Lintel: any CMU wall openings, which are not otherwise framed with concrete, shall have 8" x 8" concrete lintels with 2#5 bottom. Extend reinforcement minimum 6" past opening and cast lintel with minimum 8" bearing on adjacent column or reinforced cell.

05500 FASTENERS:

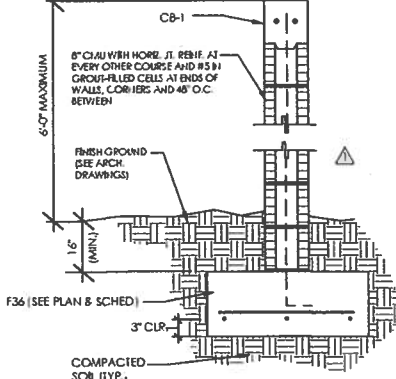
- Fasteners shall be of the type and size indicated on this drawing.
- All fasteners, including expansion anchors, sleeve anchors, straps, nails, screws, etc. shall be galvanized.

06100 STRUCTURAL LUMBER:

- All structural lumber shall be southern pine, minimum grade no. 2 or better.
- Minimum allowable bending stress (Fb) per Southern Pine Use Guide 2013:
 - 2x: 1100 psi
 - 2x6: 1000 psi
 - 3x6: 925 psi
 - 4x10: 800 psi
 - 4x12: 750 psi
- All lumber in contact with concrete or masonry shall be isolated using 30# roofing felt paper. Do not use pressure treated wood unless otherwise noted.

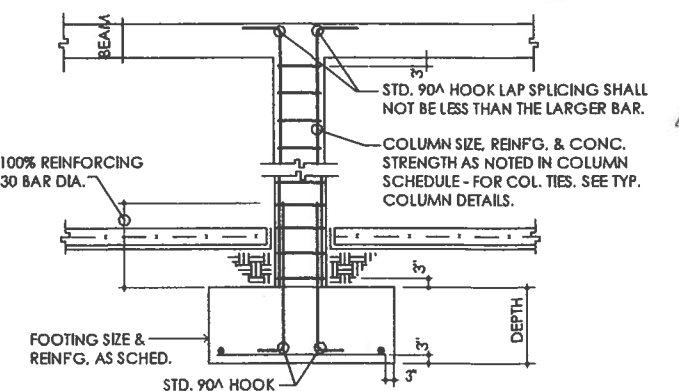
06110 PLYWOOD ROOF SHEATHING:

- Plywood roof sheathing shall be 19/32" exterior grade sheathing, with 32/16 APA spacing.
- Continuous wood blocking shall be provided along ridge and perimeter of roof. Blocking shall consist of solid 2x4 members at panel joints with (2) 16d toe nails at each end. Nail sheathing to blocking as required in note d. below.
- Lay panels continuous over two or more spans and with face grain perpendicular to primary framing members. End joints shall occur at center of primary framing member with both panels fastened to it. End joints shall be staggered.
- Fasten plywood roof sheathing panels to all supporting members using 10d nails. Nail spacing shall be as follows:
 - ALL ROOF AREAS: 4" o.c. at panel perimeter and 6" o.c. at intermediate supports. GABLE ENDS: 4" o.c. along a 48" wide strip horizontal edge of gable.
 - s. 0/81 sheathing shall be 7/16" exterior grade, APA rated sheathing. Fasten with 8d nail at 6" on center at all supports.



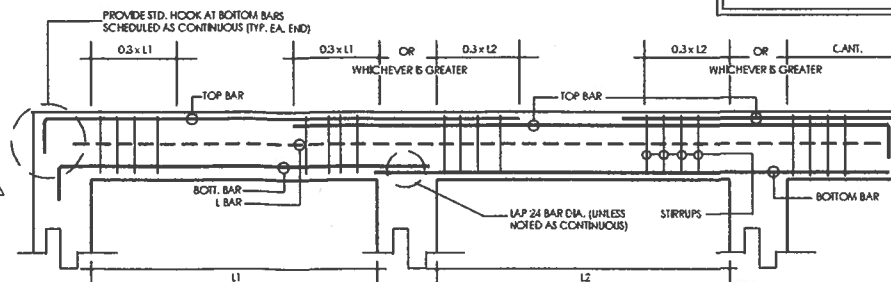
TYPICAL PRIVACY WALL SECTION

3/4" = 1'-0"



TYPICAL COLUMN DIAGRAM

N.T.S



TYPICAL BEAM DIAGRAM NOT TO SCALE

FOOTING SCHEDULE

MARK	SIZE	THICKNESS	BOTT. REINFORCEMENT		REMARKS
			SHORT WAY	LONG WAY	
WF-16	16"	12"	#4 @ 32" O.C.	2#5	WALL FOOTING
WF-36	36"	12"	#4 @ 32" O.C.	4#5	WALL FOOTING
F24	24" x 24"	12"	3#5	3#5	PAD FOOTING
F36	36" x 36"	12"	4#5	4#5	PAD FOOTING
IE-8	8" x CONIT.	8"	-	1#5	THICKENED EDGE
IE-12	8" x CONIT.	12"	-	2#5	THICKENED EDGE

FOOTING NOTES:

- AT ALL FOOTING CORNERS AND INTERSECTIONS, PROVIDE 2#5 L-SHAPED CORNER BARS WITH 30-INCH LONG LEGS.
- LAP SPICE BARS MINIMUM 36-INCHES.
- WHERE FOOTINGS BEGIN FROM EXISTING DRILL 4" INTO SIDE OF EXISTING FOOTING AND SET 2#6 x 3'-6" DO WELS IN EPOXY ADHESIVE.



BEAM SCHEDULE

MARK	SIZE (INCHES)	T.O.B. ELEV. (VERIFY WITH ARCH. DWGS)	REINFORCEMENT			STIRRUPS	REMARKS
			TOP	INT.	BOTT.		
IB-1	8" x 12"	+24.64	2#5	-	2#5	#3 @ 12" O.C.	TIE BEAM
B-1	8" x 24"	+22.3	2#5	2#5	2#5	#3 @ 10" O.C.	BEAM
B-2	8" x 18"	+22.3	2#5	2#5	2#5	#3 @ 6" O.C.	BEAM
B-3	8" x 16"	+24.64	2#5	2#5	2#5	#3 @ 6" O.C.	BEAM
B-4	8" x 21"	+24.64	2#5	2#5	2#5	#4 @ 12" O.C.	ARCHED BEAM. SEE DETAIL 9/5-4
CB-1	8" x 8"	VARIES	-	2#5	-	NONE	CAP BEAM
L-1	8" x 8"	SEE ARCH. DWGS.	-	2#5	-	NONE	CAST-IN-PLACE LR REL.
S-1	8" x 8"	VARIES	-	2#5	-	NONE	WINDOW SILL

BEAM NOTES:

- AT ALL BEAM CORNERS AND INTERSECTIONS, PROVIDE 2#5 L-SHAPED CORNER BARS WITH 30-INCH LONG LEGS AT TOP, BOTTOM, AND EACH INTERMEDIATE LAYER.
- HOOK ALL TOP BARS AT ENDS.
- ALL TOP AND BOTTOM BARS SHALL BE CONTINUOUS. WHERE NECESSARY, LAP SPICE TOP BARS IN MIDDLE THIRD OF SPAN AND LAP SPICE BOTTOM BARS AT SUPPORTS. LAP SPICE SHALL BE MINIMUM 36-INCHES.
- COORDINATE ALL MASONRY OPENINGS WITH PROPOSED WINDOW/DOOR.
- A MINIMUM OF 6" BEARING SHALL BE PROVIDED FOR ALL REINFORCEMENT ENDING AT SUPPORTS.

COLUMN SCHEDULE

MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
FC1	8" x 8"	1#5	NONE	FILLED CELL
FC2	8" x 8"	2#5	NONE	CONC. COIL IN lieu OF FILLED CELL
SC1	8" x 8"	2#5	1#0#6	
SC2	8" x 16"	6#5	#3 + HAIR PP #5 @ 8" O.C.	
TC1	8" x 12"	4#5	#3 @ 8" o.c.	TIE COLUMN
TC2	8" x 16"	4#6	#3 @ 8" o.c.	TIE COLUMN
TC3	8" x 24"	9#5	#3 + HAIR PP #5 @ 8" O.C.	TIE COLUMN
TC4	8" x 16"	4#6	#3 @ 8" o.c.	STUB COLUMN
C1	8" x 16"	4#6	#3 @ 8" o.c.	COLUMN
C2	8 x 16" x 16"	7#6	2#3 @ 8" o.c.	COLUMN
C3	8" x 24"	6#6	#3 + HAIR PP #5 @ 8" O.C.	TIE COLUMN

COLUMN NOTES:

- HOOKED DO WELS, SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT, SHALL BE EMBEDDED TO BOTTOM OF FOOTING BELOW AND SHALL LAP MINIMUM 30 BAR DIAMETERS WITH VERTICAL REINFORCEMENT IN COLUMNS.
- HOOK ALL VERTICAL COLUMN REINFORCEMENT AT TOP.
- COORDINATE ALL MASONRY OPENINGS WITH PROPOSED WINDOW/DOOR.
- WHERE COLUMNS AND TIE COLUMNS BEGIN FROM EXISTING CONCR. DRILL 4" INTO EXISTING CONCRETE ABOVE & BELOW AND SET 1#5 x 3'-6" DO WELS FOR FCs AND 2#5 x 3'-6" DO WELS (8" SPACING BETWEEN AT CENTER OF NEW COLUMN) FOR TCs IN EPOXY ADHESIVE.

TYPICAL BEAM DIAGRAM NOTES:

- TOP BARS CALLED FOR AS CONTINUOUS, WHEN SPICED, SHALL BE SPICED IN THE MIDDLE THIRD OF THE SPAN.
- CONCRETE BEAM DEPTH, AS SCHEDULED, IS MINIMUM. IF CAN BE INCREASED AS REQUIRED TO MATCH BLOCK COUPLING, TO FOLLOW A SLOPE TO FORM ARCHES, OR TO BE USED AS A Lintel OR TO ACCOMMODATE WINDOW & DOOR OPENINGS, REFER TO ARCH. DWG. FOR OPENING SIZES. PROVIDE 2#5 BOTTOM (ADDIT) AND #3 @ 12" C/C STIRRUPS IF INCREASE IN DEPTH EXCEEDS 4". EXTEND DROP PORTION OF THE BEAM MINIMUM 8" BEYOND FACE OF OPENING.
- ALL BARS OF BEAMS SHALL BE EXTENDED TO FAP FACE OF T.C. OR BEAM AT INTERSECTIONS. TOP BARS SHALL BE PROVIDED WITH A STANDARD HOOK.
- BARS IN TWO OR MORE LAYERS: BARS IN UPPER LAYER SHALL BE PLACED DIRECTLY ABOVE BARS IN THE BOTTOM LAYER WITH AT LEAST 1 INCH CLEAR VERTICALLY BETWEEN LAYERS.
- E.E. (EACH END) FOR STIRRUPS REINFORCEMENTS IS DEFINED AS EACH COLUMN OR WALL SUPPORT.



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CA 312156

STRUCTURAL RENOVATIONS FOR THE:
711 UNIVERSITY DR. RESIDENCE
 711 UNIVERSITY DR.
 CORAL GABLES, FLORIDA

REVISIONS:

- | | | |
|---|-----------------|---------|
| Δ | REVIEW COMMENTS | 3/23/18 |
| Δ | REVIEW COMMENTS | 6/23/18 |

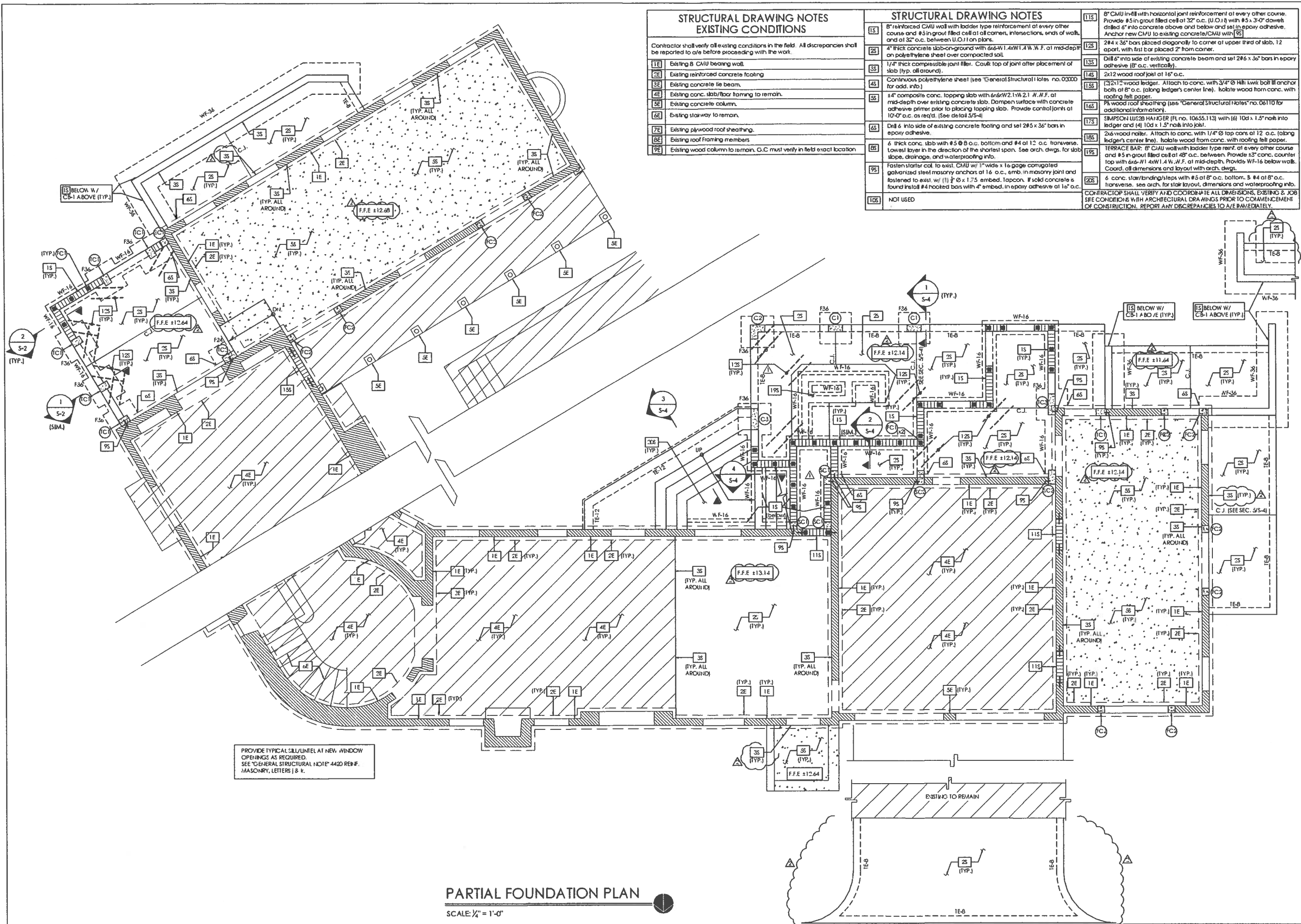
SEAL:

JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL P.E. #54891

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08.18.17
SCALE
AS INDICATED
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S-1

OF 4 SHEETS



STRUCTURAL DRAWING NOTES EXISTING CONDITIONS	
Contractor shall verify all existing conditions in the field. All discrepancies shall be reported to A/E before proceeding with the work.	
1E	Existing 8" CMU bearing wall.
2E	Existing reinforced concrete footing.
3E	Existing concrete tie beam.
4E	Existing conc. slab/floor framing to remain.
5E	Existing concrete column.
6E	Existing stairway to remain.
7E	Existing plywood roof sheathing.
8E	Existing roof framing members.
9E	Existing wood column to remain. G.C. must verify in field exact location.

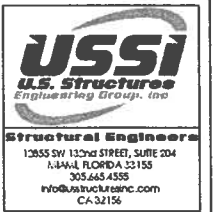
STRUCTURAL DRAWING NOTES	
11S	8" reinforced CMU wall with ladder type reinforcement at every other course and #5 in grout filled cell at all corners, intersections, ends of walls, and at 32" o.c. between U.O.'s on plans.
12S	4" thick concrete slab-on-ground with #6-W1.4 W.W.F. at mid-depth on polyethylene sheet over compacted soil.
13S	1/4" thick compressible joint filler. Caulk top of joint after placement of slab (typ. all around).
14S	Continuous polyethylene sheet (see "General Structural Notes" no. 03000 for add. info).
15S	2" 4" composite conc. topping slab with #6-W2.1 W.W.F. at mid-depth over existing concrete slab. Dampen surface with concrete adhesive primer prior to placing topping slab. Provide canton joints at 10'-0" o.c. as req'd. (See detail S/S-4).
16S	Drill 6" into side of existing concrete footing and set 2#5 x 36" bars in epoxy adhesive.
17S	6" thick conc. slab with #5 @ 8" o.c. bottom and #4 at 12" o.c. transverse. Lowest layer in the direction of the shortest span. See arch. dwgs. for slab slope, drainage, and waterproofing info.
18S	Fasten starter col. to exist. CMU w/ 1" wide x 1/2 gage corrugated galvanized steel masonry anchors at 16" o.c., emb. in masonry joint and fastened to exist. w/ (1) 2" @ 1.75" embed. Tapcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.
19S	NOT USED

20S	8" CMU in-fill with horizontal joint reinforcement at every other course. Provide #5 in grout filled cell at 32" o.c. (U.O.'s) with #5 x 3'-0" dowels drilled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with #5.
21S	2#4 x 36" bars placed diagonally to corner at upper third of slab, 12" apart, with first bar placed 2" from corner.
22S	Drill 6" into side of existing concrete beam and set 2#6 x 36" bars in epoxy adhesive (8" o.c. vertically).
23S	2x12 wood roof joist at 16" o.c.
24S	(3x2) 2" wood ledger. Attach to conc. with 3/4" @ 16" Hxk bolt @ anchor both at 8" o.c. (along ledger's center line). Isolate wood from conc. with roofing felt paper.
25S	PA wood roof sheathing (see "General Structural Notes" no. 06110 for additional information).
26S	5/8" PSCN USE28 HANGER (Fl. no. 10455.113) with (6) 10d x 1.5" nails into ledger and (4) 10d x 1.5" nails into joist.
27S	2x6 wood rafter. Attach to conc. with 1/4" @ 12" o.c. (along ledger's center line). Isolate wood from conc. with roofing felt paper.
28S	TERRACE BAR: 8" CMU wall with ladder type reinf. at every other course and #5 in grout filled cell at 48" o.c. between. Provide 3" conc. counter top with #6-W1.4 W.W.F. at mid-depth. Provide WF-16 below walls. Coord. all dimensions and layout with arch. dwgs.
29S	6" conc. stair/landing/steps with #5 at 8" o.c. bottom, #4 at 8" o.c. transverse. see arch. for stair layout, dimensions and waterproofing info.

CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, EXISTING & JOB SITE CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO A/E IMMEDIATELY.

PROVIDE TYPICAL SILL/INTEL AT NEW WINDOW OPENINGS AS REQUIRED. SEE "GENERAL STRUCTURAL NOTE" 4420 REF. MASONRY, LETTERS J & K.

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



STRUCTURAL RENOVATIONS FOR THE:
711 UNIVERSITY DR. RESIDENCE
711 UNIVERSITY DR.
CORAL GABLES, FLORIDA

REVISIONS:	
△	REVIEW COMMENTS 3/20/18
△	REVIEW COMMENTS 06/20/18

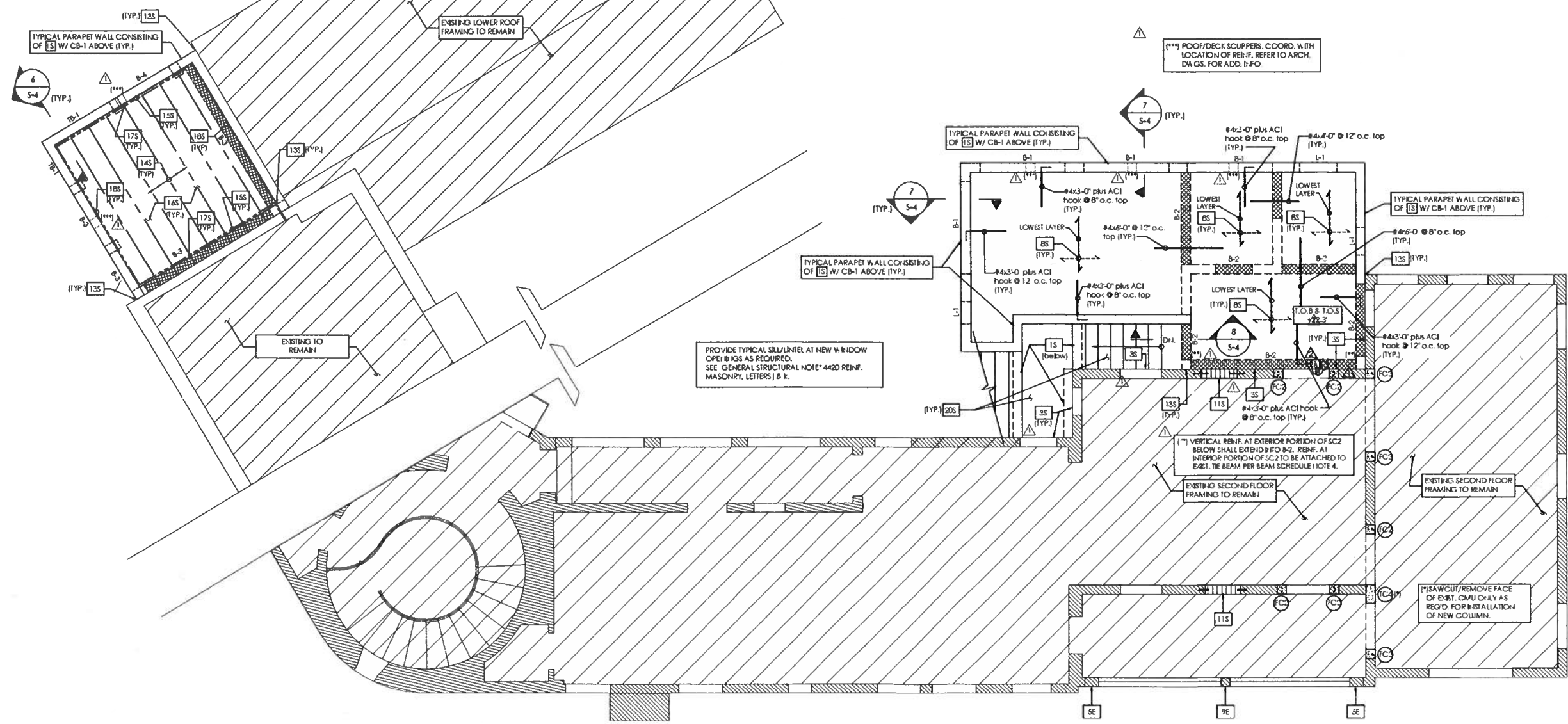
SEAL:

JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL P.E. #54891

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S-2
OF 4 SHEETS

STRUCTURAL DRAWING NOTES EXISTING CONDITIONS		STRUCTURAL DRAWING NOTES	
Contractor shall verify all existing conditions in the field. All discrepancies shall be reported to site before proceeding with the work.			
1E	Existing 8 CMU bearing wall.	1S1	8" reinforced CMU wall with ladder type reinforcement at every other course and #5 in grout filled cell at all corners, intersections, ends of walls, and at 32" o.c. between U.O.I on plans.
2E	Existing reinforced concrete footing.	2S	4" thick concrete slab-on-ground with 6x6-W1.4xW1.4 W.F. at mid-depth on polyethylene sheet over compacted soil.
3E	Existing concrete tie beam.	3S	1/4" thick compressible joint filler. Coat top of joint after placement of slab (typ. all around).
4E	Existing conc. slab/floor framing to remain.	4S	Continuous polyethylene sheet (see "General Structural Notes" no. 03000 for add. info).
5E	Existing concrete column.	5S	2" composite conc. topping slab with 6x6-W2.1xW2.1 H.N.F. at mid-depth over existing concrete slab. Dampen surface with concrete adhesive primer prior to placing topping slab. Provide control joints at 10'-0" o.c. as req'd. (See detail S/S-4).
6E	Existing stairway to remain.	6S	Dill 6" into side of existing concrete footing and set 2#5 x 36" bars in epoxy adhesive.
7E	Existing plywood roof sheathing.	7S	6" thick conc. slab with #5 @ 8 o.c. bottom and #4 at 12 o.c. transverse. Lowest layer in the direction of the shortest span. See arch. dwgs. for slab slope, drainage, and waterproofing info.
8E	Existing roof framing members.	8S	Fasten starter col. to exist. CMU w/ 1" wide x 1/2" gage corrugated galvanized steel masonry anchors at 16" o.c. emb. in masonry joint and fastened to exist. w/ (1) 1/2" @ 1.75' embed. Topcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.
9E	Existing wood column to remain. G.C. must verify in field exact location.	9S	Fasten starter col. to exist. CMU w/ 1" wide x 1/2" gage corrugated galvanized steel masonry anchors at 16" o.c. emb. in masonry joint and fastened to exist. w/ (1) 1/2" @ 1.75' embed. Topcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.
		10S	NOT USED
		11S	8" CMU in-fill with horizontal joint reinforcement at every other course. Provide #5 in grout filled cell at 32" o.c. (U.O.I) with #5 x 3'-0" dowels drilled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with #5.
		12S	2#4 x 36" bars placed diagonally to corner of upper third of slab. 12 apart, with first bar placed 2" from corner.
		13S	Dill 6" into side of existing concrete beam and set 2#6 x 36" bars in epoxy adhesive (8" o.c. vertically).
		14S	2x12 wood roof joist at 16" o.c.
		15S	2x12 wood ledger. Attach to conc. with 3/4" @ 16" o.c. anchor bolts at 8" o.c. (along ledger's center line). isolate wood from conc. with roofing felt paper.
		16S	Plywood roof sheathing (see "General Structural Notes" no. 06110 for additional information).
		17S	SIMPSON LUS28 HANGER (Fl. no. 10655.113) with (6) 10d x 1.5" nails into ledger and (4) 10d x 1.5" nails into gasl.
		18S	2x6 wood joist. Attach to conc. with 1/4" @ 12" o.c. (along ledger's center line). isolate wood from conc. with roofing felt paper.
		19S	TERRACE BAR: 8" CMU wall with ladder type reinf. at every other course and #5 in grout filled cell at 48" o.c. between. Provide W-16 below wall. Coord. all dimensions and layout with arch. dwgs.
		20S	6" conc. stair/landing/steps with #5 at 8" o.c. bottom, #4 at 8" o.c. transverse. see arch. for stair layout, dimensions and waterproofing info.
CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, EXISTING & JOB SITE CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO A/E IMMEDIATELY.			



STRUCTURAL RENOVATIONS FOR THE:
711 UNIVERSITY DR. RESIDENCE
 711 UNIVERSITY DR.
 CORAL GABLES, FLORIDA

REVISIONS:	
△	REVIEW COMMENTS 3/23/18
△	REVIEW COMMENTS 08/20/18

SEAL:

 JOSÉ A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 FL P.E. #54891

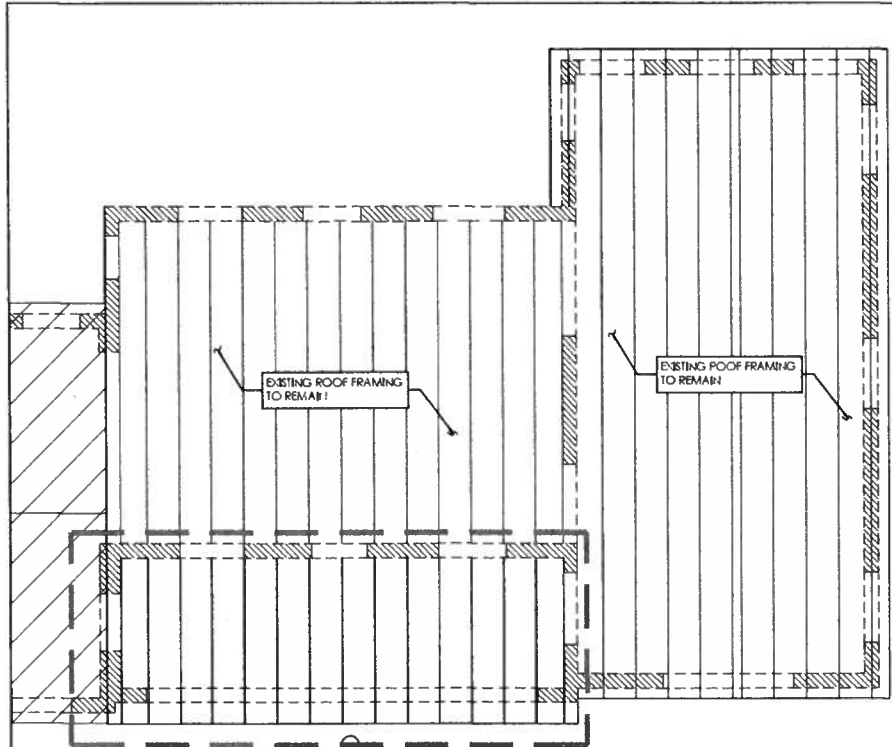
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S-3

OF 4 SHEETS

PARTIAL 2ND FLOOR & LOWER ROOF FRAMING PLAN

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



EXISTING 4" ROOF FRAMING AREA. ONLY REPLACE EXIST. DAMAGED MEMBERS AS REQUIRED WITH NEW MEMBER OF SAME SIZE AND PROPERTIES. DO NOT DAMAGE EXISTING CONNECTIONS AT ID REATTACH WITH LIKE FASTENERS.

PARTIAL ROOF FRAMING PLAN

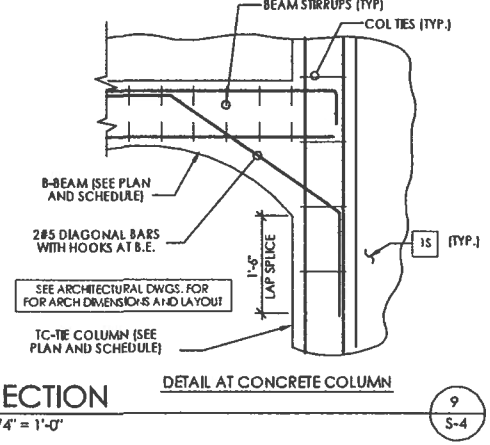
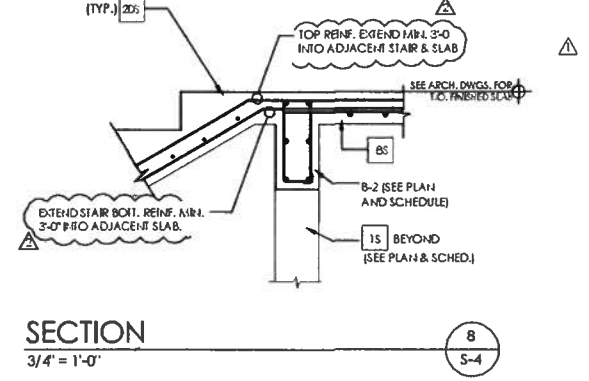
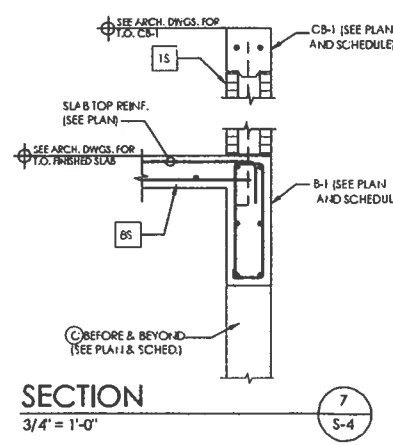
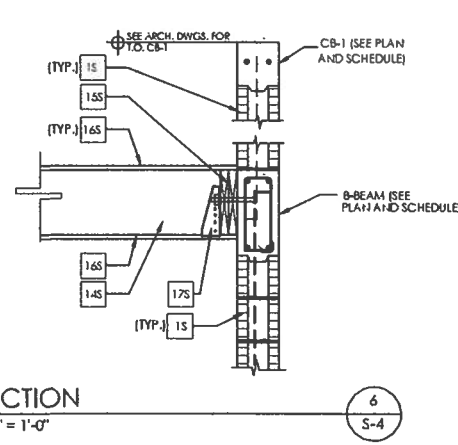
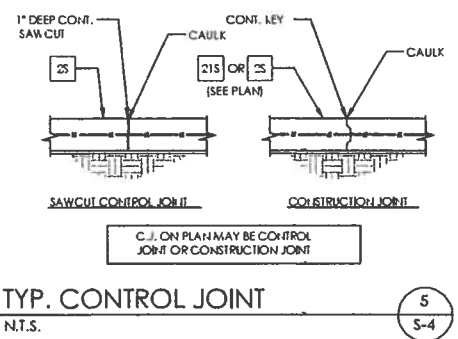
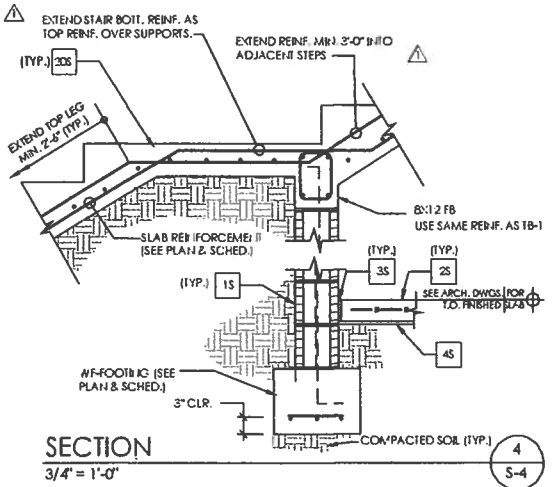
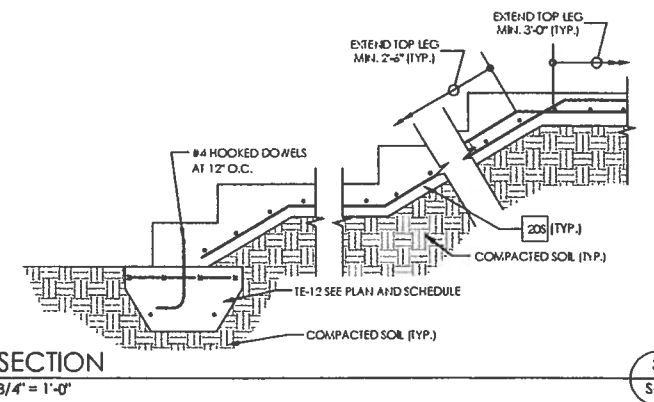
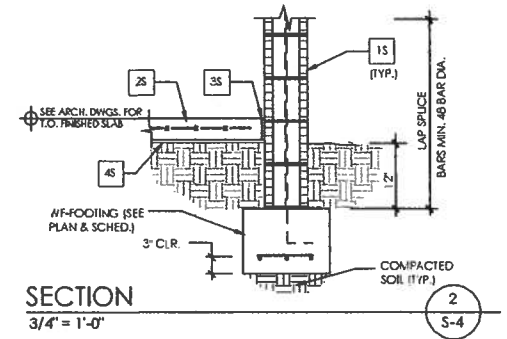
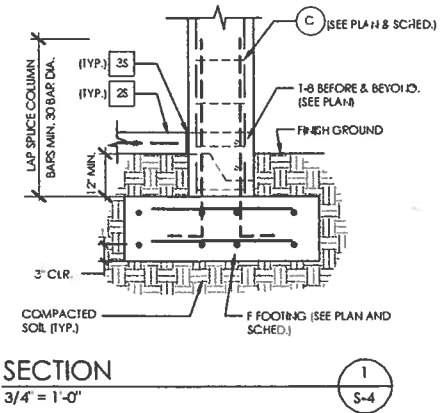
SCALE: 1/2" = 1'-0"

STRUCTURAL DRAWING NOTES EXISTING CONDITIONS	
Contractor shall verify all existing conditions in the field. All discrepancies shall be reported to A/E before proceeding with the work.	
1E	Existing 8" CMU bearing wall.
2E	Existing reinforced concrete footing.
3E	Existing concrete tie beam.
4E	Existing conc. slab/floor framing to remain.
5E	Existing concrete column.
6E	Existing stairway to remain.
7E	Existing plywood roof sheathing.
8E	Existing roof framing members.
9E	Existing wood column to remain. G.C. must verify in field exact location.

STRUCTURAL DRAWING NOTES	
1S	8" reinforced CMU wall with ladder type reinforcement at every other course and #5 in grout filled cell at 32" o.c. (U.O.I.) with #5 3'-0" dowels drilled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with #5.
2S	4" thick concrete slab-on-ground with #6-W1.4xW1.4 W.F. at mid-depth on polyethylene sheet over compacted soil.
3S	1/4" thick compressible joint filler. Caulk top of joint after placement of slab (typ. all around).
4S	Continuous polyethylene sheet (see "General Structural Notes" no. 03000 for add. info.)
5S	4" composite conc. topping slab with #6-W1.4xW1.4 W.F. at mid-depth over existing concrete slab. Dampen surface with concrete adhesive primer prior to placing topping slab. Provide control joints at 10'-0" o.c. as req'd. (See detail S/S-4).
6S	Drill 6" into side of existing concrete footing and set 2#5 x 36" bars in epoxy adhesive.
8S	6" thick conc. slab with #5 @ 8" o.c. bottom and #4 at 12" o.c. transverse. Lowest layer in the direction of the shortest span. See arch. dwgs. for slab slope, drainage, and waterproofing info.
9S	Fasten starter col. to exist. CMU w/ 1" wide x 1/2" gage corrugated galvanized steel masonry anchors at 16" o.c., emb. in masonry joint and fastened to exist. w/ (1) 1/2" @ 1.75" embed. Topcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.
10S	NOT USED

11S	8" CMU in-fill with horizontal joint reinforcement at every other course. Provide #5 in grout filled cell at 32" o.c. (U.O.I.) with #5 3'-0" dowels drilled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with #5.
12S	2#4 x 36" bars placed diagonally to corner at upper third of slab, 12" apart, with first bar placed 2" from corner.
13S	Drill 6" into side of existing concrete beam and set 2#6 x 36" bars in epoxy adhesive (8" o.c. vertically).
14S	2x12 wood roof joist at 16" o.c.
15S	2x12 wood ledger. Attach to conc. with 2/4" @ 16" hilt wlk bolt @ anchor bolts at 8" o.c. (along ledger's center line). Isolate wood from conc. with roofing felt paper.
16S	Plywood roof sheathing (see "General Structural Notes" no. 06110 for additional information).
17S	SIMPSON LUS28 HANGER (FL no. 10655.112) with (4) 10d x 1.5" nails into ledger and (4) 10d x 1.5" nails into joist.
18S	2x6 wood nailer. Attach to conc. with 1/4" @ top conc at 12" o.c. (along ledger's center line). Isolate wood from conc. with roofing felt paper.
19S	TERRACE BAR: 8" CMU wall with ladder type reinf. at every other course and #5 in grout filled cell at 48" o.c. between. Provide #3 conc. counter top with #6-W1.4xW1.4 W.F. at mid-depth. Provide WF-16 below wall. Coord. all dimensions and layout with arch. dwgs.
20S	6" conc. stair/landing/slabs with #5 at 8" o.c. bottom, & #4 at 8" o.c. transverse. See arch. for stair layout, dimensions and waterproofing info.

CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, EXISTING & JOB SITE CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO A/E IMMEDIATELY.



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STRUCTURAL RENOVATIONS FOR THE:
711 UNIVERSITY DR. RESIDENCE
711 UNIVERSITY DR.
CORAL GABLES, FLORIDA

REVISIONS:

△	REVIEW COMMENTS	3/20/18
△	REVIEW COMMENTS	08/31/18

SEAL:

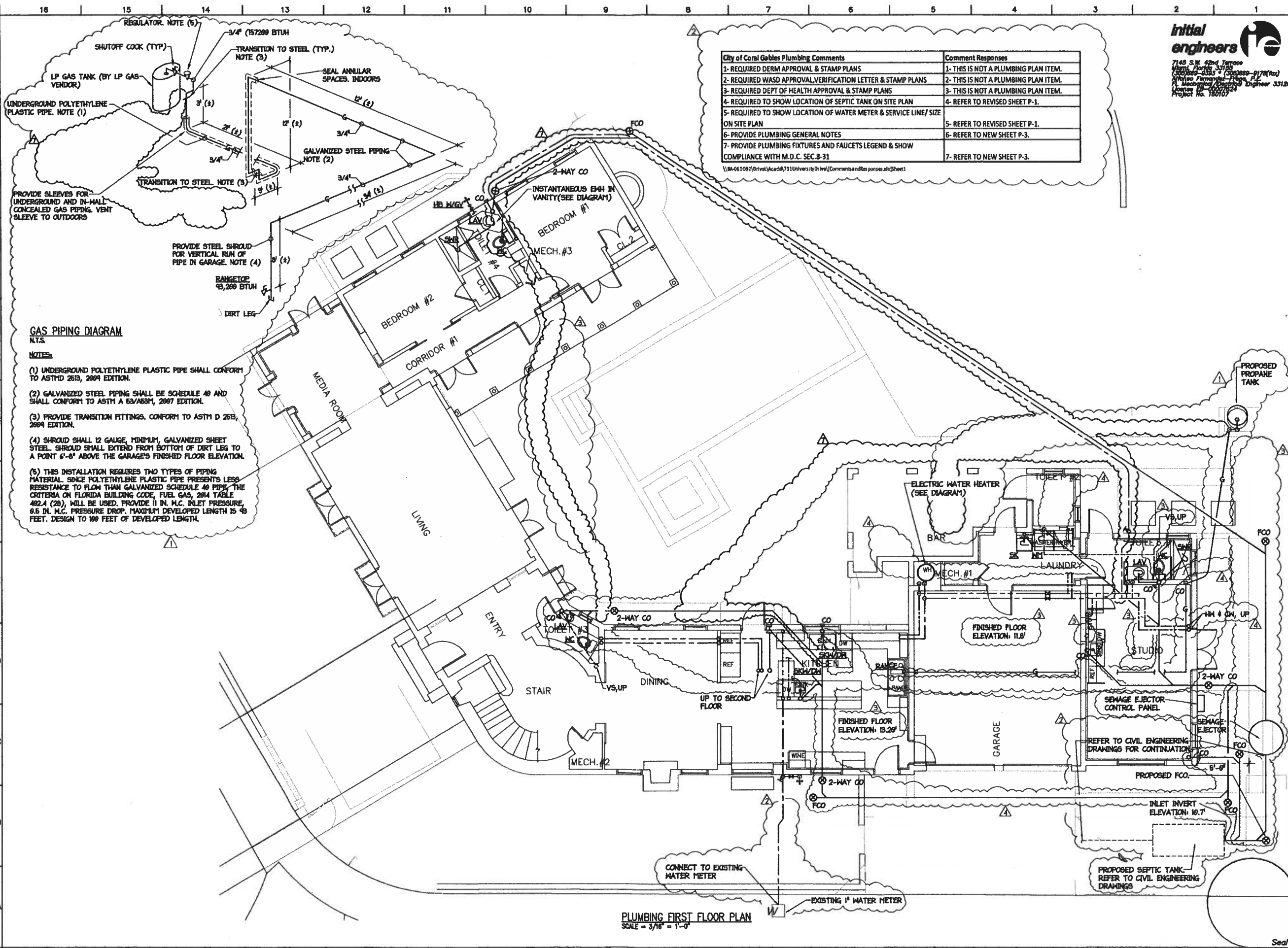
JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL P.E. #54891

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DATE	08.18.17
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SHEET	

S-4

OF 4 SHEETS

City of Coral Gables Plumbing Comments	Comment Responses
1- REQUIRED DERM APPROVAL & STAMP PLANS	1- THIS IS NOT A PLUMBING PLAN ITEM.
2- REQUIRED WASH APPROVAL/VERIFICATION LETTER & STAMP PLANS	2- THIS IS NOT A PLUMBING PLAN ITEM.
3- REQUIRED DEPT OF HEALTH APPROVAL & STAMP PLANS	3- THIS IS NOT A PLUMBING PLAN ITEM.
4- REQUIRED TO SHOW LOCATION OF SEPTIC TANK ON SITE PLAN	4- REFER TO REVISED SHEET P-1.
5- REQUIRED TO SHOW LOCATION OF WATER METER & SERVICE LINE/ SIZE ON SITE PLAN	5- REFER TO REVISED SHEET P-1.
6- PROVIDE PLUMBING GENERAL NOTES	6- REFER TO NEW SHEET P-3.
7- PROVIDE PLUMBING FIXTURES AND FAUCETS LEGEND & SHOW COMPLIANCE WITH M.D.C. SEC.8-31	7- REFER TO NEW SHEET P-3.



GAS PIPING DIAGRAM
 N.T.S.

NOTES:

(1) UNDERGROUND POLYETHYLENE PLASTIC PIPE SHALL CONFORM TO ASTM D 2615, 2009 EDITION.

(2) GALVANIZED STEEL PIPING SHALL BE SCHEDULE 40 AND SHALL CONFORM TO ASTM A 53/A53M, 2007 EDITION.

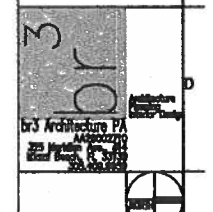
(3) PROVIDE TRANSITION FITTINGS. CONFORM TO ASTM D 2615, 2009 EDITION.

(4) SHROUD SHALL 12 GAUGE, MINIMUM, GALVANIZED SHEET STEEL. SHROUD SHALL EXTEND FROM BOTTOM OF DIRT LEG TO A POINT 6'-8" ABOVE THE GARAGE'S FINISHED FLOOR ELEVATION.

(5) THIS INSTALLATION REQUIRES TWO TYPES OF PIPING MATERIAL. SINCE POLYETHYLENE PLASTIC PIPE PRESENTS LESS RESISTANCE TO FLOW THAN GALVANIZED SCHEDULE 40 PIPE, THE CRITERIA ON FLORIDA BUILDING CODE, FUEL GAS, TABLE 402.4 (26), WILL BE USED. PROVIDE 1/2 IN. M.C. INLET PRESSURE, 0.5 IN. M.C. PRESSURE DROP. MAXIMUM DEVELOPED LENGTH IS 45 FEET. DESIGN TO 100 FEET OF DEVELOPED LENGTH.

PROJECT TITLE:
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

- REVISIONS:**
- ▲ 01FEB18
 - ▲ 16APR18
 - ▲ 04MAY19
 - ▲ 28MAY19
 - ▲ 24JUN2020



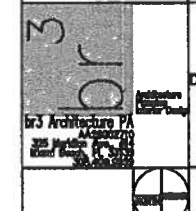
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 SHEET NO

PLUMBING FIRST FLOOR PLAN
 SCALE = 3/16" = 1'-0"

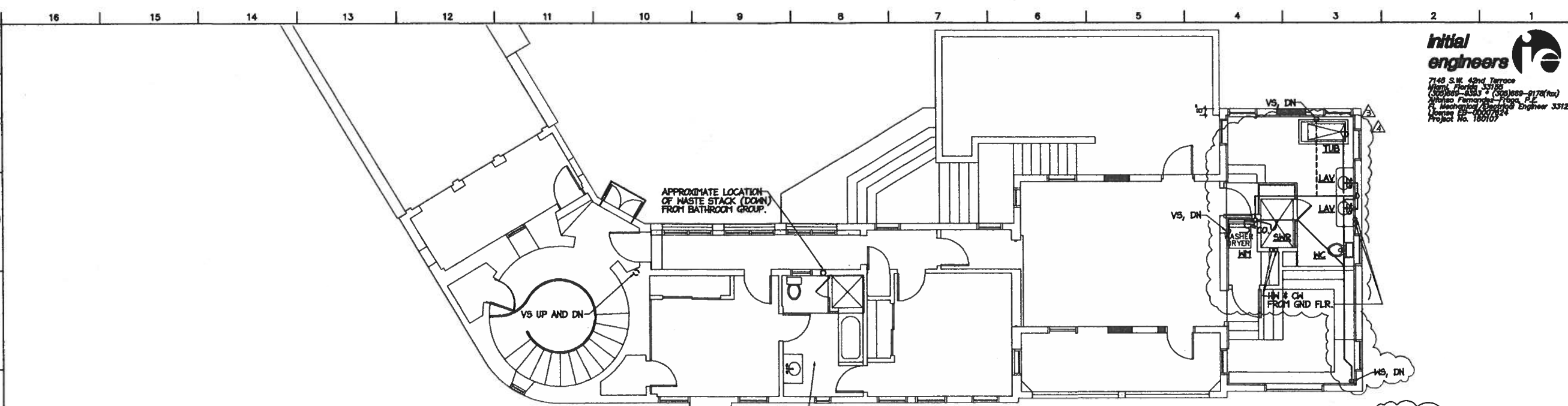
PROJECT TITLE:
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

REVISIONS:
 04MARI9
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 29JUN2020



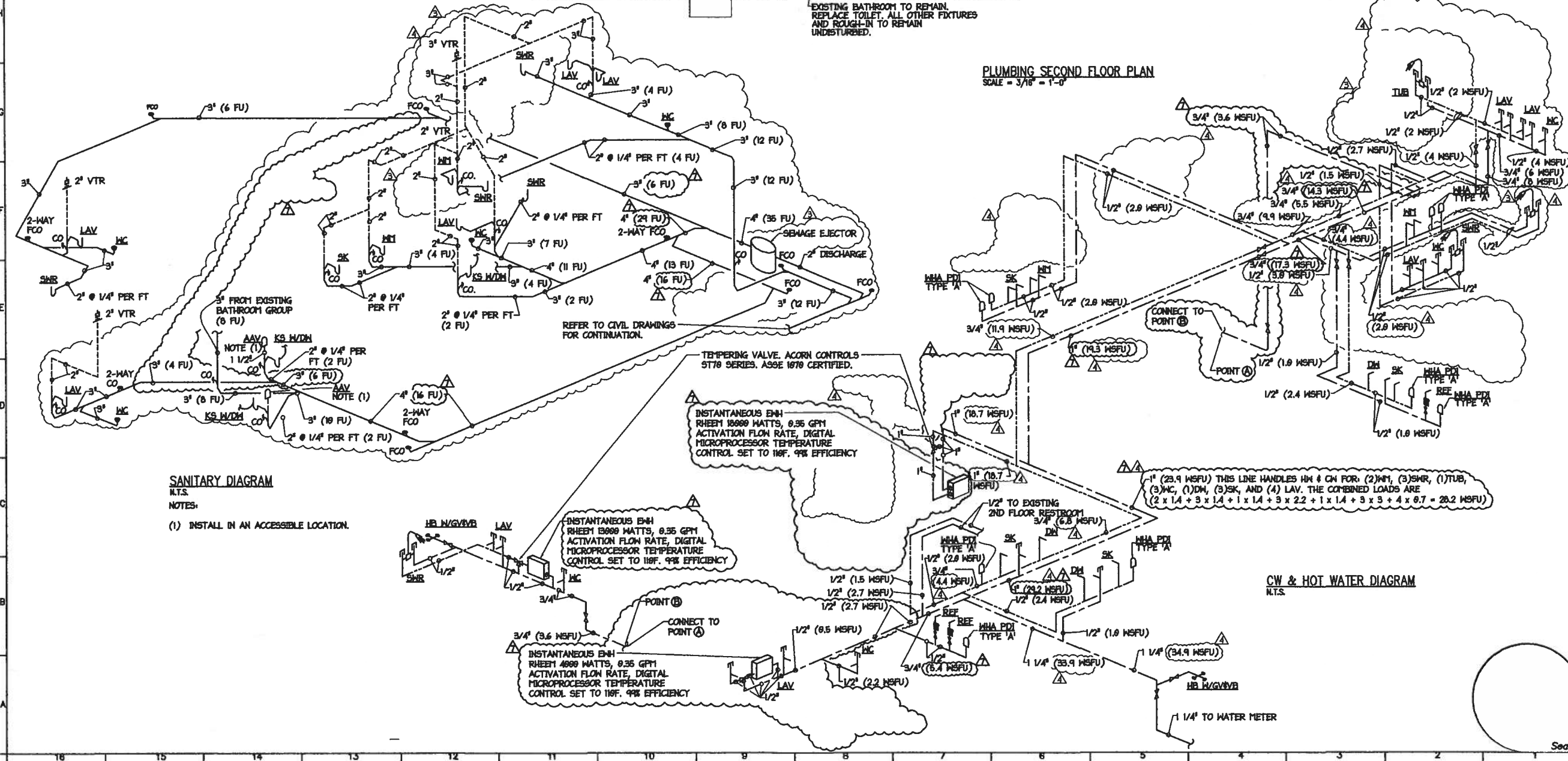
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EXISTING BATHROOM TO REMAIN. REPLACE TOILET, ALL OTHER FIXTURES AND ROUGH-IN TO REMAIN UNDISTURBED.

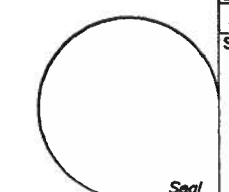
PLUMBING SECOND FLOOR PLAN
 SCALE = 3/16" = 1'-0"



SANITARY DIAGRAM
 N.T.S.

NOTES:
 (1) INSTALL IN AN ACCESSIBLE LOCATION.

CW & HOT WATER DIAGRAM
 N.T.S.



PLUMBING NOTES

- 1- SITE INVESTIGATION: IT SHALL BE THE RESPONSIBILITY OF BIDDERS TO VISIT THE SITE OF THE WORK AND TO ACQUAINT THEMSELVES WITH ALL INFORMATION REGARDING THE BUILDING REQUIREMENTS AND EXISTING SITE CONDITIONS.
- 2- PIPING SYSTEMS SHOWN ARE DIAGNAMATIC AND ARE NOT INTENDED TO INDICATE EXACT INSTALLED LOCATIONS OR CONFIGURATIONS OF EACH.
- 3- ALL EXISTING PLUMBING FIXTURES, WATER HEATERS, PIPING AND ACCESSORIES WERE REQUIRED TO BE REMOVED FOR THIS WORK SHALL BE PROPERLY DISPOSED OF.
- 4- CAP OFF AND REMOVE ALL (INCLUDING ALL EXISTING ABANDONED) UNRELEASED IN & ON PIPING TO WITHIN 3 DIAMETERS OF ACTIVE SUPPLY BRANCH CONNECTION(S). IN & ON FUTURE CONNECTIONS SHALL NOT BE LONGER THAN 3 DIAMETERS TO CAP OR CLOSED VALVE POSITION AS APPLICABLE.
- 5- PIPE MATERIALS:
 POTABLE WATER - COPPER TYPE 'L', CHROME PLATED WHERE EXPOSED.
 SANITARY DRAIN - 2" & LARGER CAST IRON 1-1/2" & SMALLER COPPER 'DMV', CHROME PLATED WHERE EXPOSED.
 SANITARY VENT - 3" & LARGER CAST IRON 2" & SMALLER 3-48 GALVANIZED OR COPPER 'DMV'.
 CONDENSATE DRAIN - COPPER 'DMV' OR TYPE 'M' ABOVE GRADE, CAST IRON OR 3-48 PVC BELOW GRADE.
- 6- BUILDING DRAINAGE PIPING SHALL BE INSTALLED AT A MINIMUM FALL OF 1/8" /FT. FOR 3" AND LARGER PIPE AND 1/4" /FT. FOR 2" AND SMALLER PIPE UNLESS INDICATED OTHERWISE ON PLANS.
- 7- INDICATED PIPE SHALL BE SLOPED AT 1/4" /FT. MINIMUM.
- 8- ALL PUBLIC AND PRIVATE SHOWERS & BATH VALVES SHALL BE SCALD PREVENTIVE TYPE AND SET FOR 120° MAXIMUM.
- 9- AIR ADMITTANCE VALVES SHALL BE STUJODR OR EQUAL "MAJVENT" FOR 3" AND LARGER PIPE AND "MINVENT" FOR 2" AND SMALLER PIPE.
- 10- PROVIDE ACCESS PANELS AT ALL PLACES WHERE EQUIPMENT AND DEVICES REQUIRING SERVICE ARE CONCEALED BEHIND INACCESSIBLE CEILING AND WALLS, SUCH EQUIPMENT AND DEVICES INCLUDE, BUT IS NOT NECESSARILY LIMITED TO CLEANOUTS, WATER HAMMER ARRESTERS, AND VALVES. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- 11- TEST ALL SANITARY AND WATER SYSTEMS PROVIDED AND FLUSH AND STERILIZE WATER SYSTEMS.
- 12- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS PER LOCAL REQUIREMENTS, INCLUDING PAYING ALL FEES, AT NO ADDITIONAL COST TO OWNER.
- 13- FOR ADDITIONAL APPLICABLE INFORMATION SEE MECHANICAL DRAWINGS AND NOTES.

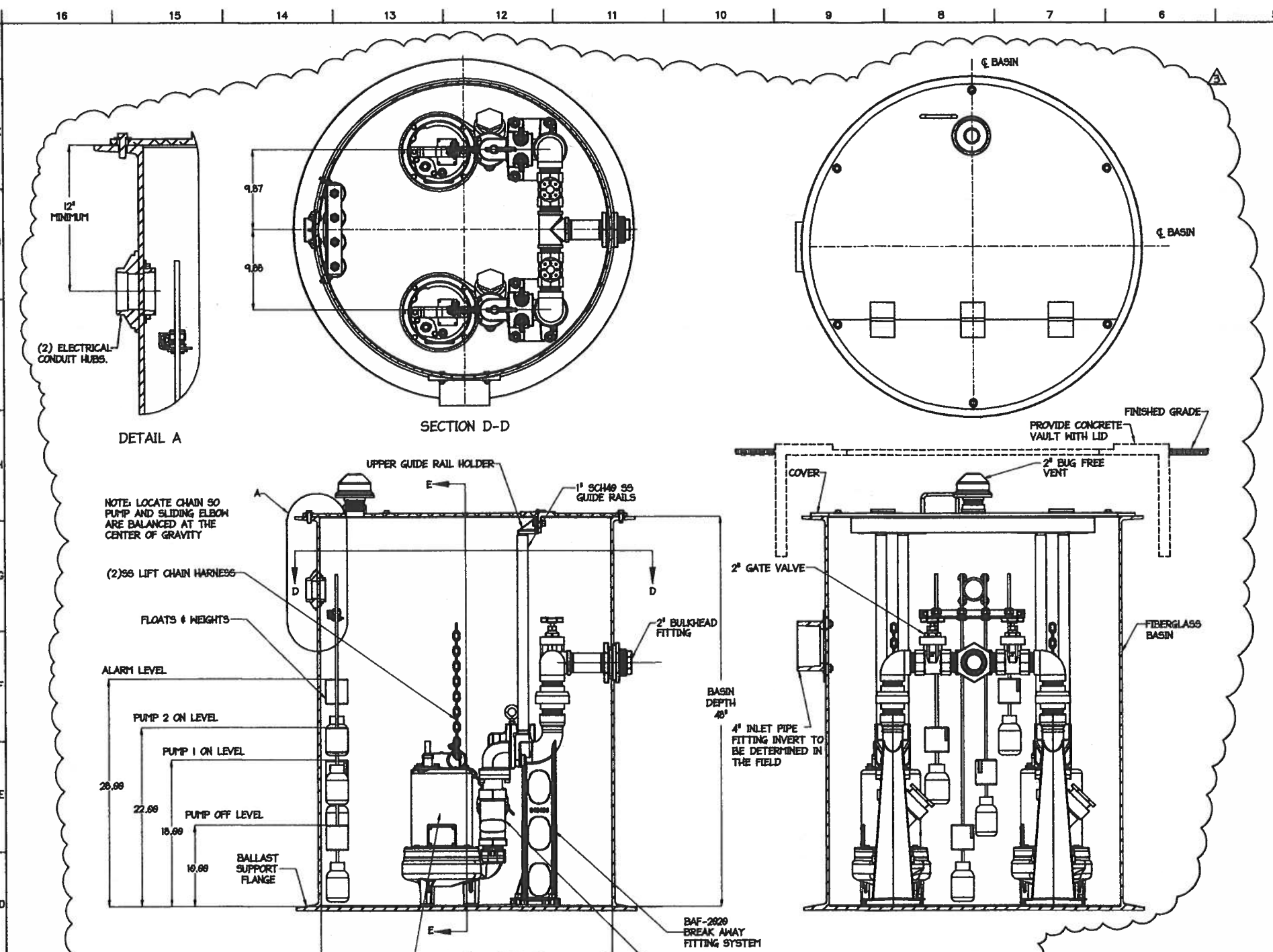
PLUMBING LEGEND

- S--- EXISTING SANITARY
- N--- EXISTING COLD WATER
- V--- EXISTING VENT PIPE
- OV--- OXYGEN PIPE
- NO₂--- NITROUS OXIDE PIPE
- SA--- SANITARY PIPE (SAL.)
- VF--- VENT PIPE (V)
- CW--- COLD WATER PIPE (CH)
- HW--- HOT WATER PIPE (HW)
- HR--- HOT WATER RETURN (HR)
- CD--- CONDENSATE DRAIN PIPE (CD)
- IM--- INDIRECT WASTE PIPE (IW)
- V--- VALVE (VLV)
- C--- CHECK VALVE
- B--- BALL VALVE
- S--- SOLENOID VALVE
- BPF--- IN-LINE BACKFLOW PREVENTER
- U--- UNION
- T--- TRAP
- FD--- FLOOR DRAIN W/ 1/2" RESEAL
- CO--- CLEAN-OUT IN HORIZONTAL
- CO V--- CLEAN-OUT IN VERTICAL
- MHA--- WATER HAMMER ARRESTER
- I--- AIR CHAMBER
- +--- VENT THRU ROOF (VTR)
- PRT--- PRESSURE & TEMPERATURE RELIEF VALVE (PRT)
- HB--- HOSE BIB W/ VACUUM BREAKER & SHUT-OFF VALVE
- PT--- PRESSURE & TEMPERATURE RELIEF PIPE
- N.T.S.--- NOT TO SCALE
- PD--- PAN DRAIN
- R--- REDUCER (INCREASER)
- W--- WITH
- SK--- SINK
- REF--- REFRIGERATOR W/ICE MAKER
- CM--- COFFEE MAKER
- EWC--- ELECTRIC WATER COOLER
- RWL--- RAIN WATER LEADER
- N.I.C.--- NOT IN CONTRACT
- RD--- ROOF DRAIN
- VB--- VACUUM BREAKER
- A/C--- AIR CONDITIONER(ING)
- INDICATES CONNECTION TO EXISTING
- X--- DENOTES PIPING AND CORRESPONDING FIXTURES TO BE REMOVED

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE	CW	HW	SAN	REMARKS
WATER CLOSET, FT	1/2"	-	3"	(1)(9)
WATER CLOSET, FV	1"	-	4"	(2)(6)
URINAL, FV	3/4"	-	2"	(2)(6)
LAVATORY	1/2"	1/2"	1-1/4"	(3)(6)
BATH TUB	1/2"	1/2"	1-1/2"	(4)(6)
SHOWER	1/2"	1/2"	2"	(5)(6)
DRINKING FOUNTAIN	1/2"	-	1-1/4"	(6)
SINK	1/2"	1/2"	1-1/2"	(3)(6)
REFRIGERATOR	1/2"	-	-	(7)(6)
WASHING MACHINE	1/2"	1/2"	2"	(3)(6)
DISHWASHER	-	3/8"	1-1/2"	(8)
SERVICE SINK	1/2"	1/2"	3"	(3)(6)

- REMARKS:**
- (1) FV= FLUSH TANK
 - (2) FV= FLUSH VALVE
 - (3) COLD WATER ONLY FIXTURES SHALL HAVE COLD WATER CONNECTED TO HOT WATER FAUCET WHERE APPLICABLE.
 - (4) WITH PRESSURE BALANCED NON-SCALD CONTROL.
 - (5) WITH PRESSURE BALANCED NON-SCALD CONTROL.
 - (6) ALL FIXTURES SHALL COMPLY WITH MIAMI-DADE COUNTY ORDINANCE 08-14.
 - (7) PROVIDE RECESSED BOX FOR WATER SUPPLY BEHIND REFRIGERATOR AND WASHING MACHINE. ENSURE APPLICABLE WALL FIRE-RATINGS ARE RETAINED.
 - (8) INDIRECT WASTE CONNECTION THRU DISPOSER.
 - (9) NOT ALL FIXTURES INDICATED ARE USED ON THIS PROJECT.



- NOTES**
1. ALL DIMENSIONS SHALL BE +/- 1/4" UNLESS OTHERWISE SPECIFIED
 2. LEVEL CONTROLS MUST BE INSTALLED OUT OF THE INFLUENT FLOW TO AVOID TURBULENCE.
 3. ELECTRICAL CONDUIT & FITTINGS SHALL BE INSTALLED ACCORDING TO STATE AND LOCAL CODES.

PROVIDE PUMP STATION WITH BASIN PACKAGE, PUMP, AND CONTROL PANEL: BARNES BAF-2820

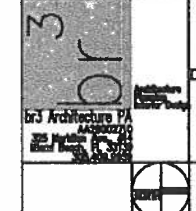
- THE BASIN PACKAGE SHALL INCLUDE THE FOLLOWING: FIBERGLASS BASIN WITH ANTI-FLOTATION COLLAR, BAF LIFT OUT SYSTEM WITH STAINLESS STEEL GUIDE RAILS, ISOLATION VALVE, MECHANICAL FLOATS, BASIN COVER, CHECK VALVE, STAINLESS LIFTING CHAIN, FIELD LOCATABLE CONDUIT FITTING, AND BUG FREE STATION VENT. ALL EQUIPMENT IN THE MET WELL SHALL BE CAPABLE OF CONSTANT SUBMERGE IN SENEGE TO A MINIMUM DEPTH OF 30 FEET WITHOUT ELECTRICAL POWER BEING ENERGIZED.
- THE CONTROL PANEL SHALL INCLUDE A NEMA 4X WEATHER TIGHT THERMOPLASTIC ENCLOSURE WITH REMOVABLE MOUNTING FLANGES. THE PANEL SHALL PROVIDE LEAD/LAG ALTERNATION AND FAILURE OVERRIDE. THE PANEL SHALL HAVE PUMP RUN, FLOAT STATUS, AND CONTROL/ALARM POWER INDICATORS. THE HIGH LEVEL ALARM SHALL CONSIST OF A HORN FOR AUDIO WARNING, AS WELL AS A TOP MOUNTED RED BEACON. THE INTERIOR OF THE PANEL SHALL CONSIST OF MAGNETIC MOTOR CONTACTORS, CIRCUIT BREAKERS, TERMINAL BLOCKS FOR CONNECTION OF POWER, PUMP LEADS, AND LEVEL SWITCHES, AND HAND-OFF-AUTOMATIC SWITCHES.

SEWAGE EJECTOR PEAK CALCULATIONS:

STUDIO TOILET (1 SHR)	1.5 GPM
STUDIO SINK 90SEC USE/MIN	0.75 GPM
TOILET #2: 1 FLUSH/2 MIN	0.64 GPM
LAUNDRY: 40 GALLONS/20MIN	2 GPM
BAR SK: 90 SEC USE/MIN	0.75 GPM
KITCHEN SK	1.5 GPM
POWDER ROOM: 1 FLUSH/2 MIN	0.64 GPM
GUEST SHR	1.5 GPM
2nd FLR SHR	1.5 GPM
MASTER BATH SHR	1.5 GPM
TOTAL	12.26 GPM

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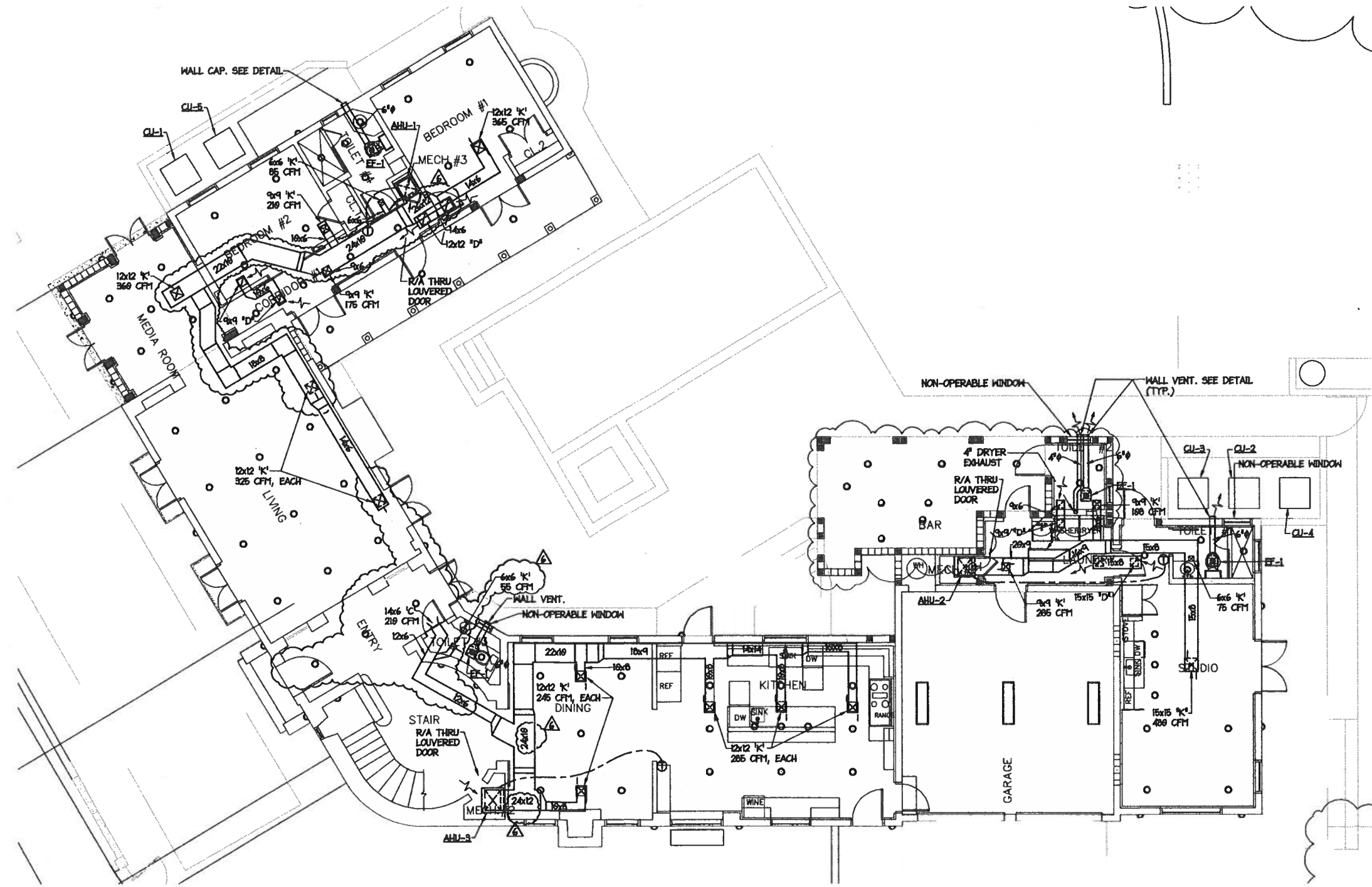


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JOB NO.
 DATE: 16APR18
 DRAWN BY: AC
 SHEET NO.

initial engineers
 7145 S.W. 42nd Terrace
 Miami, Florida 33155
 (305) 555-1170 (fax)
 Air Conditioning License # 17078
 Electrical License # 10000
 License # 10000
 Project No. 160107



MECHANICAL FIRST FLOOR PLAN
 SCALE = 3/16" = 1'-0"

PROJECT TITLE:
REBECCA BYAM RESIDENCE
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ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

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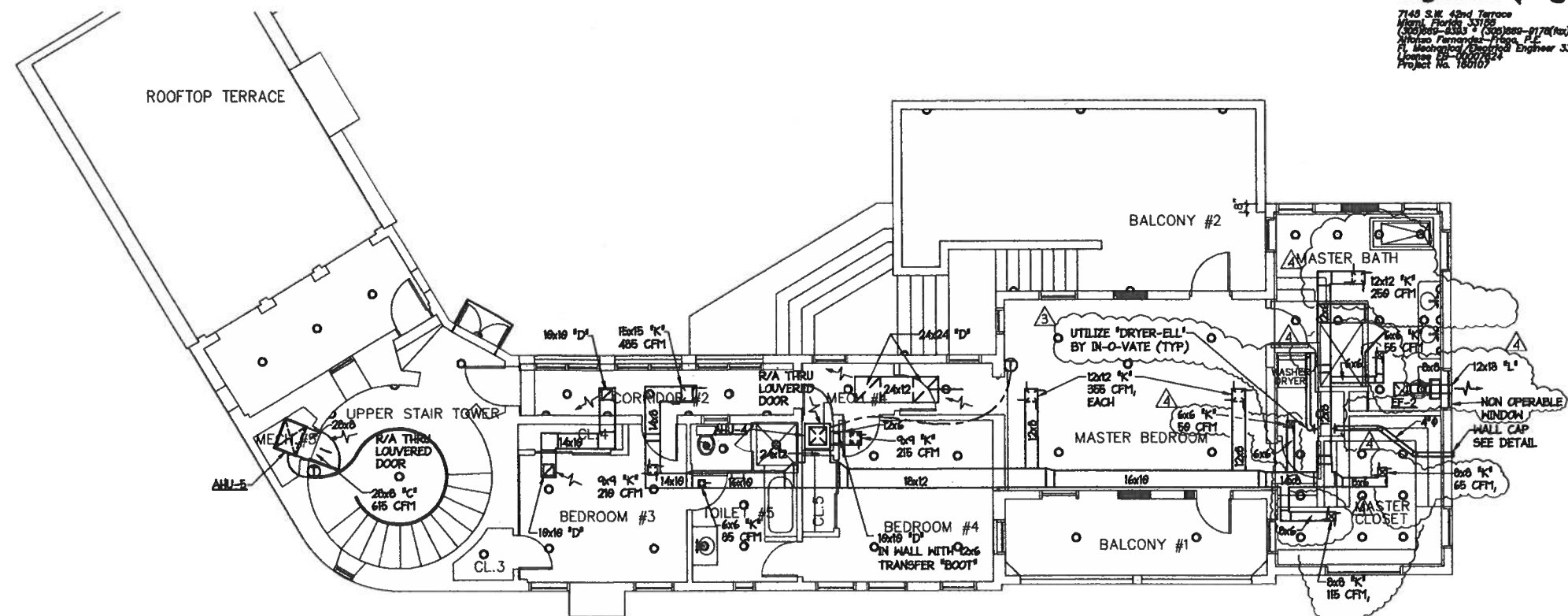
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 Architecture PA
 Engineering

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MECHANICAL SECOND FLOOR PLAN
 SCALE = 3/16" = 1'-0"

AIR DISTRIBUTION SCHEDULE

TYPE	DESCRIPTION	ACCESSORIES	MANUFACTURER & MODEL NO.
A	PERFORATED CEILING DIFFUSER	OPPOSED BLADE DAMPER	METALWAIRE SERIES 7699 24 X 24 NOMINAL PANEL SIZE
B	PERFORATED CEILING RETURN	-----	METALWAIRE SERIES 7699 24 X 24 NOMINAL PANEL SIZE
C	SIDEMALL SUPPLY GRILLE	OPPOSED BLADE DAMPER	METALWAIRE MODEL V4864D
CR	SIDEMALL TRANSFER GRILLE	-----	METALWAIRE MODEL V4864
D	HALL/CEILING RETURN/EXHAUST GRILLE	-----	METALWAIRE MODEL RH1
E	HALL/CEILING EXHAUST/RETURN GRILLE	OPPOSED BLADE DAMPER	METALWAIRE MODEL RH2
F	FILTER GRILLE	FILTER	METALWAIRE MODEL RH7
G	EGGCRATE FILTER GRILLE	FILTER	METALWAIRE SERIES C05 FB
H	BAR GRILLE	OPPOSED BLADE DAMPER	METALWAIRE SERIES 2699 9 DEFLECTION
h	CEILING LINEAR SLOT DIFFUSER	PLENUM (FIELD OR FACTORY FABRICATED), VOLUME DAMPER/AIR PATTERN CONT.	METALWAIRE SERIES 688 0 INDICATES NUMBER OF 3/4" SLOTS
J	LIGHT TROFFER DIFFUSER	VOLUME DAMPER	METALWAIRE SERIES 688 0 INDICATES MODEL DS OR DT
K	SQUARE CEILING DIFFUSER	OPPOSED BLADE DAMPER	METALWAIRE SERIES 5699
L	DRAINABLE LOUVER	BIRDSCREEN	RUSKIN MODEL ENE4625D NOTE (1)
M	EGGCRATE RETURN GRILLE	-----	METALWAIRE MODEL C05
N _n	CURVED LINEAR SLOT DIFFUSER	CURVED BORDER EQUALIZING GRID	TITUS TYPE K INDICATES NUMBER OF 3/4" SLOTS
P	ROUND CEILING DIFFUSER	O.S.D.	TITUS THR-AA

NOTES:
 (1) PROVIDE DAMPER "RUSKIN MODEL C05" BEHIND LOUVER. SEE INSTALLATION DETAIL.
 (2) ALL AIR DISTRIBUTION DEVICES, EXCEPT TYPES "A" AND "B" SHALL BE PAINTED THE SAME COLOR AS THE SURFACES IN WHICH THEY ARE INSTALLED.

SPLIT SYSTEM SCHEDULE

UNIT DESIGNATION	AHU-1	AHU-2	AHU-3	AHU-4	AHU-6
AREA SERVED	GROUND FLR LIVING/BEDRM	GROUND FLR STUDO AREA	ENTRY/CLINET/ KITCHEN	SECOND FLOOR	STAIRS
LOCATION	A/C CLOSET	A/C CLOSET	A/C CLOSET	A/C CLOSET	A/C CLOSET
OPERATING WEIGHT LBS. (APPROX.)	182	130	167	163	139
DESIGN, MANUFACTURER & MODEL NO.	AMERICAN STANDARD TAM940C19V1	AMERICAN STANDARD TAM940C19V1	AMERICAN STANDARD TAM940C19V1	AMERICAN STANDARD TAM940C19V1	AMERICAN STANDARD TAM940C19V1
MINIMUM G.E.E.R./E.E.R.	18-	20-	21.05-	19-	20-
TOTAL CFM	1654	866	1225	1930	780
TOTAL VENT CFM	---	---	---	---	---
EXT. STATIC PRESS. TOTAL (IN. H2O)	0.5	0.5	0.5	0.5	0.5
MOTOR POWER (HP, NON-OVERLOAD)	3/4	1/2	1/2	1/2	1/2
ELECTRICAL SERVICE	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C
TOTAL CAPACITY BTU/HR.	44,776	23,000	33,300	52,730	22,540
SENSIBLE CAPACITY BTU/HR.	36,617	19,800	26,200	41,691	16,984
ENTERING AIR TEMP. °F DBWB	75.078	75.073	75.057	75.073	75.059
LEAVING AIR TEMP. °F DBWB	53.4466	53.4461	53.4478	53.446	53.4466
TYPE AND THICKNESS	THROAWAY 1"	THROAWAY 1"	THROAWAY 1"	THROAWAY 1"	THROAWAY 1"
QUANTITY AND SIZE, INCHES	(1) 20" X 12"	(1) 20" X 20"	(1) 20" X 2"	(1) 20" X 12"	(1) 20" X 10"
HEAT, KW	2.8	3.8	2.8	7.7	3.8
M.C.A.M.O.C.P.	2620	2425	2425	4850	2425
UNIT DESIGNATION	CU-1	CU-2	CU-1	CU-3	CU-2
NO OF FANS AND F.L.A.	(1) 2.8	(1) 2.8	(1) 2.8	(1) 2.8	(1) 2.8
AMBIENT AIR TEMPERATURE °F DB	82	82	82	82	82
NO. OF COMPRESSOR MOTOR AND R.L.A.	(1) 11.0	(1) 11.5	1, 1.4	(1) 1.3	(1) 11.0
ELECTRICAL SERVICE	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C	240V/1PH/20C
M.C.A.M.O.C.P.	2215	1725	1725	2740	1725
OPERATING WEIGHT LBS. (APPROX.)	245	317	225	259	217
MANUFACTURER & MODEL NO.	AMERICAN STANDARD 4A7V008A1	AMERICAN STANDARD 4A7V002A1	AMERICAN STANDARD 4A7V002E1	AMERICAN STANDARD 4A7V008A1	AMERICAN STANDARD 4A7V002A1
REFRIG. LINE SIZE IN. SUCTION/LIQUID	3/8" / 3/8"	5/8" / 3/8"	3/8" / 3/8"	1/2" / 3/8"	5/8" / 3/8"
REMARKS	(1) 2.8 (5.7)	(1) 2.8 (5.7)	(1) 2.8 (5.7)	(1) 2.8 (5.7)	(1) 2.8 (5.7)

NOTES:
 (1) PROVIDE CUTOFF SWITCH FOR COMPRESSOR WHEN DRAIN PAN LEVEL EXCEEDS HIGH-LIMIT. EQUAL TO "EZTRAP" MODEL EZT-200 SERIES.
 (2) PROVIDE FILTERS AS RECOMMENDED BY EQUIPMENT MANUFACTURER. PROVIDE PLEATED PAPER MERV 8 FILTERS.
 (3) PROVIDE REFRIGERANT LINES AS PER MANUFACTURER'S RECOMMENDATIONS.
 (4) OUTDOOR UNIT SHALL COMPLY WITH FBCM 301.15. SUBMIT PROOF OF COMPLIANCE.
 (5) PROVIDE INVERTER-BASED UNLOADING FOR COMPRESSOR.
 (6) PROVIDE 120V CONDENSATE PUMP WITH SAFETY SWITCH BY BECKETT, OR EQUAL.
 (7) CONTACT ANGEL PARDO (305) 342-4108 FOR PRICING AND AVAILABILITY.

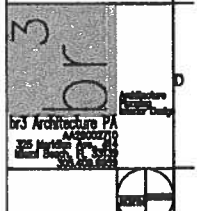
VENTILATION FAN SCHEDULE

FAN No.	EF-1	EF-2
AREA SERVED	BATHROOM	MASTER BATHROOM
OPERATING WEIGHT LBS. (APPROX.)	11	30
LOCATION	CEILING	CEILING
MANUFACTURER & MODEL NO.	COOK DC-18	COOK DC-18
TOTAL AIR CFM	109	387
DRIVE TYPE	DIRECT	DIRECT
WHEEL TYPE	CENTRIF	CENTRIF
SPEED (RPM)	1100	1416
TOTAL STATIC PRESSURE (IN. WATER)	0.12	0.12
MOTOR HP (NON-OVERLOAD)	1/20 H.P. TTS	1/20 H.P. TTS
STARTER TYPE / FURNISHED BY	---	---
ELECTRICAL SERVICE	110V 60/1PH	110V 60/1PH
SERVICE SWITCH	YES	YES
CONSTRUCTION	ALUMINUM/STEEL	ALUMINUM/STEEL
MULTI-BLADE BACKDRAFT DAMPER	YES	YES
BIRDSCREEN	NO	NO
ROOF CURB MODEL No.	NO	NO
INTERLOCK WITH	LIGHT SWITCH	LIGHT SWITCH
REMARKS	(1)	(1)

(1) PROVIDE SOLID STATE SPEED CONTROL.

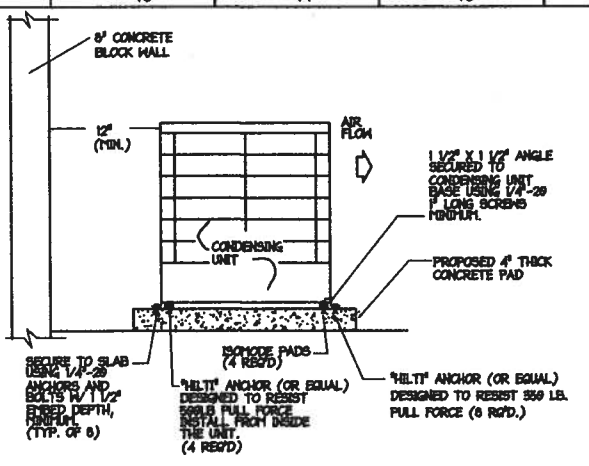
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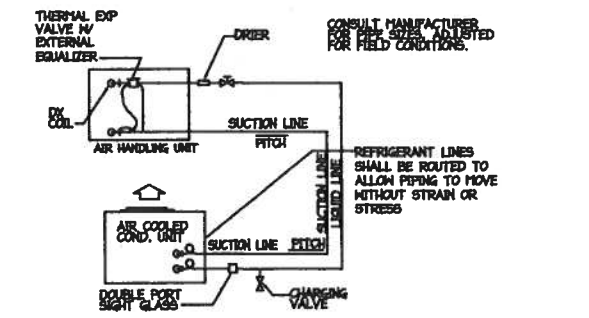


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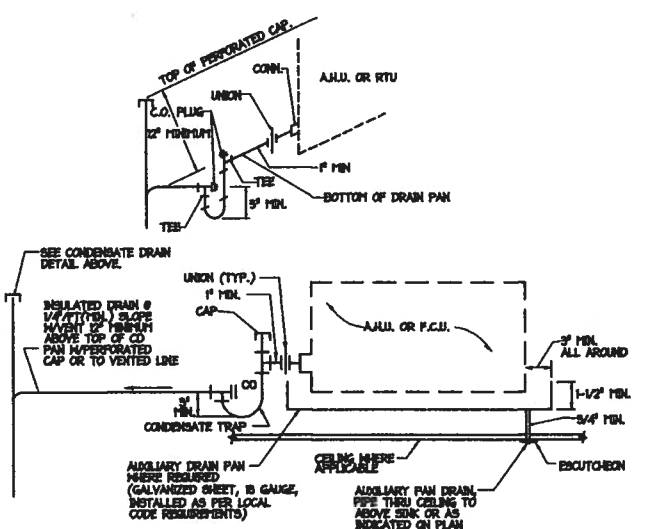
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ALL EXTERIOR MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SECURED TO WITHSTAND WIND LOAD REQUIREMENTS IN COMPLIANCE WITH SOUTH FLORIDA BUILDING CODE SECTION 59.12.



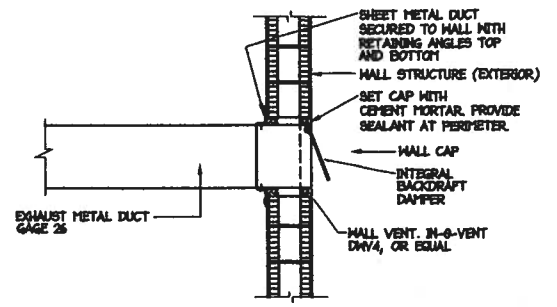
8 CONDENSING UNIT MOUNTING DETAIL
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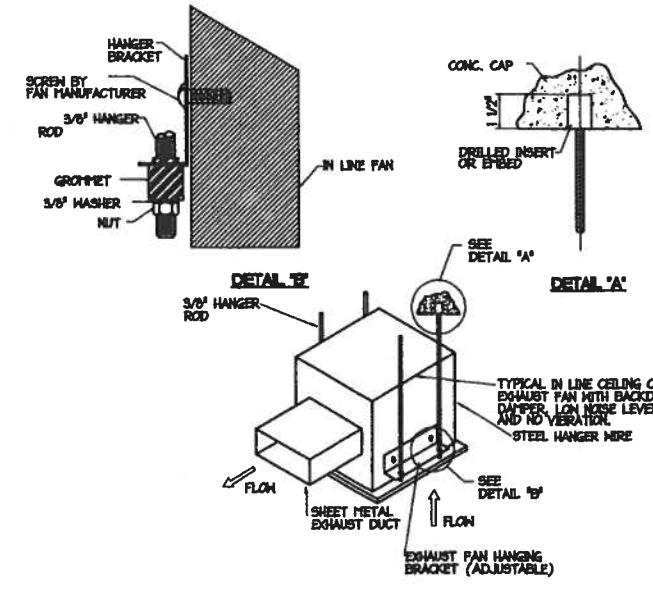
A/C UNIT CONDENSATE DRAIN DETAIL
N.T.S.

- NOTES:**
- 1- ROOF TOP UNIT (RTU) DRAIN(S), WHERE APPLICABLE, TO DISCHARGE INTO APPROVED RECEPTOR(S). 1/2" OR EQUAL INSULATION IS NOT REQUIRED ON EXPOSED EXTERIOR CO DRAIN(S).
 - 2- MULTIPLE A/C AUXILIARY PAN DRAINS SHALL BE A MINIMUM OF 1" FOR 2 TO 3 PANS; 1 1/4" FOR 4 TO 10 PANS; 1 1/2" FOR 11 TO 40 PANS AND 2" FOR 41 TO 160 PANS ABOVE GRADE. 1/2" MINIMUM OF 2" PIPE BELOW GRADE FOR ONE OR MORE PANS.
 - 3- CONDENSATE AND AUXILIARY PAN DRAINS SHALL BE OF NON COMBUSTIBLE MATERIAL. NO PVC OR OTHER PLASTIC PIPE OR TUBING IS TO BE USED INSIDE BUILDING(S) OR EXPOSED ABOVE GRADE.
 - 4- EXPOSED PIPE(S) & EXHAUSTION(S) SHALL BE CHROMEPLATED, STAINLESS STEEL OR PAINTED AS DIRECTED.

9 A/C UNIT CONDENSATE DRAIN DETAIL
N.T.S.



6 APARTMENT TOILET EXHAUST WALL CAP WITH INTEGRAL DAMPER
N.T.S.



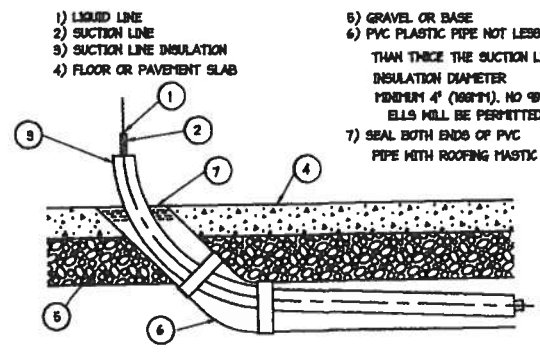
7 IN LINE MOUNTED CABINET EXHAUST FAN DETAIL
N.T.S.

1. GENERAL CONDITIONS: THE GENERAL CONDITIONS FORM A PART OF THE SPECIFICATIONS FOR THIS TRADE AND EACH DIVISION MUST READ THE GENERAL CONDITIONS AS WELL AS THE SPECIFICATIONS FOR WORK OF THE OTHER TRADES TO ASCERTAIN WHAT WORK AND MATERIALS HE/SHE MUST SUPPLY TO THE OTHER CONTRACTORS.
2. SITE INVESTIGATION: IT SHALL BE THE RESPONSIBILITY OF BIDDERS TO VISIT THE SITE OF THE WORK AND TO ACQUAINT THEMSELVES WITH ALL INFORMATION REGARDING THE BUILDING AND ITS EXISTING CONDITIONS.
3. MATERIALS: THE MATERIALS USED SHALL ALL CONFORM TO LOCAL CODE REQUIREMENTS.
 - A. SUPPLY AIR DUCTWORK SHALL BE CONSTRUCTED OF 1" THICK R-4 CLASS 1 GLASS FIBER DUCTBOARD WITH EXTERIOR REINFORCED POLY AIR BARRIER LAMINATE IN CONDITIONED SPACES. PROVIDE 1 1/2" THICKNESS (R-6) IN ATTIC AND NON-CONDITIONED SPACES. ALL FABRICATION SHALL BE IN ACCORDANCE WITH SMACNA STANDARDS AND NFPA 98-A. FLEXIBLE DUCT WORK SHALL BE CORRUGATED ALUMINUM WITH 1 1/2" THICK FIBERGLASS INSULATION COVERED WITH A VAPOR BARRIER. METAFLEX 200, OR EQUAL. FLEXIBLE DUCTWORK UPSTREAM.
 - B. EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL. ALL FABRICATION SHALL BE IN ACCORDANCE WITH SMACNA STANDARDS, 26 GAUGE MINIMUM.
 - C. ALL SOLDERED JOINTS SHALL BE MADE USING LEAD-FREE SOLDER ONLY.
 - D. REFRIGERANT PIPING SHALL BE TYPE "K" SOFT COPPER.
 - E. CONDENSATE DRAIN PIPING SHALL BE 1/2" COPPER INDOORS, PVC SCHEDULE 40 OUTDOORS AND BELOW GRADE.
 - F. CONDENSATE DRAIN PIPING SHALL BE 1" FOAMED PLASTIC (INDOORS ONLY).
4. GENERAL CONTRACTOR SHALL PROVIDE TESTING AND BALANCING BY AN INDEPENDENT CONTRACTOR.
5. PROVIDE SPLITTER DAMPERS AND/OR VANES AT ALL LOW PRESSURE DUCTWORK CONNECTIONS AND FITTINGS. PROVIDE VANES AT ALL ELBOWS.
6. PROVIDE ACCESS PANEL AT ALL PLACES WHERE EQUIPMENT AND DEVICES REQUIRING SERVICE ARE CONCEALED BEHIND INACCESSIBLE CEILINGS AND WALLS. SUCH EQUIPMENT AND DEVICES INCLUDES, BUT IS NOT NECESSARILY LIMITED TO VAV TERMINALS, WATER HAMMER ARRESTORS, FIRE DAMPERS AND VOLUME DAMPERS. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. THE ACCESS PANEL SHALL BE LARGE ENOUGH TO REPLACE THE EQUIPMENT.
7. PROVIDE DRILLED INSERT OR EMBED FOR ALL HANGERS TO STRUCTURAL.
8. NO COMBUSTIBLE MATERIAL INSIDE OF AHU CLOSET. PROVIDE DUCTWORK RATED AT 25/60 PLANE/SPREAD SMOKE DEVELOPED RATING.
9. GUARANTEE: THIS DIVISION SHALL FURNISH A WRITTEN GUARANTEE THAT ALL WORK EXECUTED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE AND THAT HE WILL AT HIS /HER OWN EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING THE TIME OF THE GUARANTEE.
10. ALL EXTERIOR MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SECURED TO WITHSTAND WIND LOAD REQUIREMENTS IN COMPLIANCE WITH SOUTH FLORIDA BUILDING CODE SECTION 59.12.

3 GENERAL CONSTRUCTION NOTES

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

4 HVAC DESIGN REQUIRES



5 REFRIGERANT LINES BELOW GRADE IN PVC SLEEVE
N.T.S.

initial engineers
7145 S.W. 42nd Terrace
Miami, Florida 33155
(305) 555-4333 (305) 555-9170 (fax)
Mechanical Engineers - F.L.C.
Professional Engineer 33120
License No. 160107

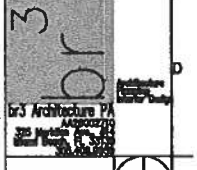
- EXISTING DUCTWORK
- DUCTWORK
- FLEXIBLE DUCTWORK
- VARIABLE AIR VOLUME BOX (VAV)
- VARIABLE AIR VOLUME BOX W/ HEATING
- THERMOSTAT, MOUNT 40" A.F.F. TO TOP OF DEVICE
- PROVIDE AUTOMATIC SETBACK FEATURE FOR ALL AREAS IN ACCORDANCE WITH THE ENERGY CODE.
- REDUCER (DUCTWORK)
- EXHAUST OR RETURN AIR SUPPLY OR FRESH AIR DUCT ABOVE FINISHED FLOOR
- FD FIRE DAMPER
- FMFD MOTOR OPERATED DAMPER
- FMD MANUAL VOLUME DAMPER
- EMD
- OFSD COMBINATION FIRE & SMOKE DAMPER
- CFM CUBIC FEET PER MINUTE
- CFM CUBIC FEET PER MINUTE IN SMOKE MODE
- AMU AIR HANDLING UNIT
- FCU FAN COIL UNIT
- SF SUPPLY FAN
- EF EXHAUST FAN
- FP FAN PACKAGE
- SA SUPPLY AIR
- RA RETURN AIR
- QA OUTSIDE AIR
- UA UNDERCUT DOOR
- EA FREE AREA
- EDHD ELECTRIC DUCT HEATER
- D DROP (DUCTWORK)
- R ROSE (DUCTWORK)
- CLMS CONDENSER LOOP WATER SUPPLY
- CLMR CONDENSER LOOP WATER RETURN
- MO OR M MOTOR OPERATED VALVE
- BV BALANCING (FLUX) VALVE
- GV GATE VALVE
- BV BUTTERFLY VALVE

1 HVAC LEGEND

1. CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF REVISIONS TO EXISTING EQUIPMENT AND HANGERS TO ACCOMMODATE CHANGES AND ADDITIONS. ALL THE NECESSARY REROUTING, RELOCATING AND/OR REMOVAL OF EXISTING EQUIPMENT, ETC., SHALL BE INCLUDED IN THE SCOPE OF THIS WORK.
2. THESE DRAWINGS SHOW APPROXIMATE LOCATIONS AND DO NOT NECESSARILY INDICATE THE COMPLETE EXISTING INSTALLATION. EXACT LOCATION SHALL BE VERIFIED IN FIELD.
3. ALL EXISTING MECHANICAL AND PLUMBING MATERIALS AND EQUIPMENT TO BE REUSED SHALL BE CLEANED, INSPECTED AND MADE OPERATIONAL BY THE CONTRACTOR.
4. REMOVED EQUIPMENT AND MATERIALS NOT BEING REUSED OR RETURNED TO OWNER SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. ALL EXISTING EQUIPMENT TO BE REMOVED SHALL BE VERIFIED WITH OWNER.
6. ANY EXISTING ELECTRICAL OR MECHANICAL ITEMS TO REMAIN THAT HAVE TO BE REMOVED FOR ALTERATIONS SHALL BE REINSTALLED.
7. ALL MECHANICAL AND PLUMBING INTERRUPTIONS ARE TO BE COORDINATED AND SCHEDULED WITH THE OWNER.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO DISTURB EXISTING SURFACES, SERVICES, EQUIPMENT, ETC. DURING EXECUTION OF THIS WORK.
9. CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES (SEWERS, AIR CONDITIONING, TELEPHONE, COMMUNICATION, ELECTRIC OR OTHER SERVICES) THAT ARE TO REMAIN.
10. CONTRACTOR SHALL NOT PREVENT USE OF OR DISTURB OPERATION OF EXISTING SERVICES OR EQUIPMENT TO REMAIN.
11. ALL DAMAGED EQUIPMENT AND SYSTEMS SHALL BE REPAIRED OR REPLACED AS REQUIRED.
12. EXACT LOCATIONS OF ALL DEVICES AND PLUMBING FIXTURES SHALL BE VERIFIED WITH ARCHITECT BEFORE ROUGH-IN.
13. CONTRACTOR SHALL COORDINATE COLOR AND STYLE OF ALL GRILLES, AND FIXTURES WITH ARCHITECT.

2 MECHANICAL REMODELING NOTES

PROJECT TITLE:
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

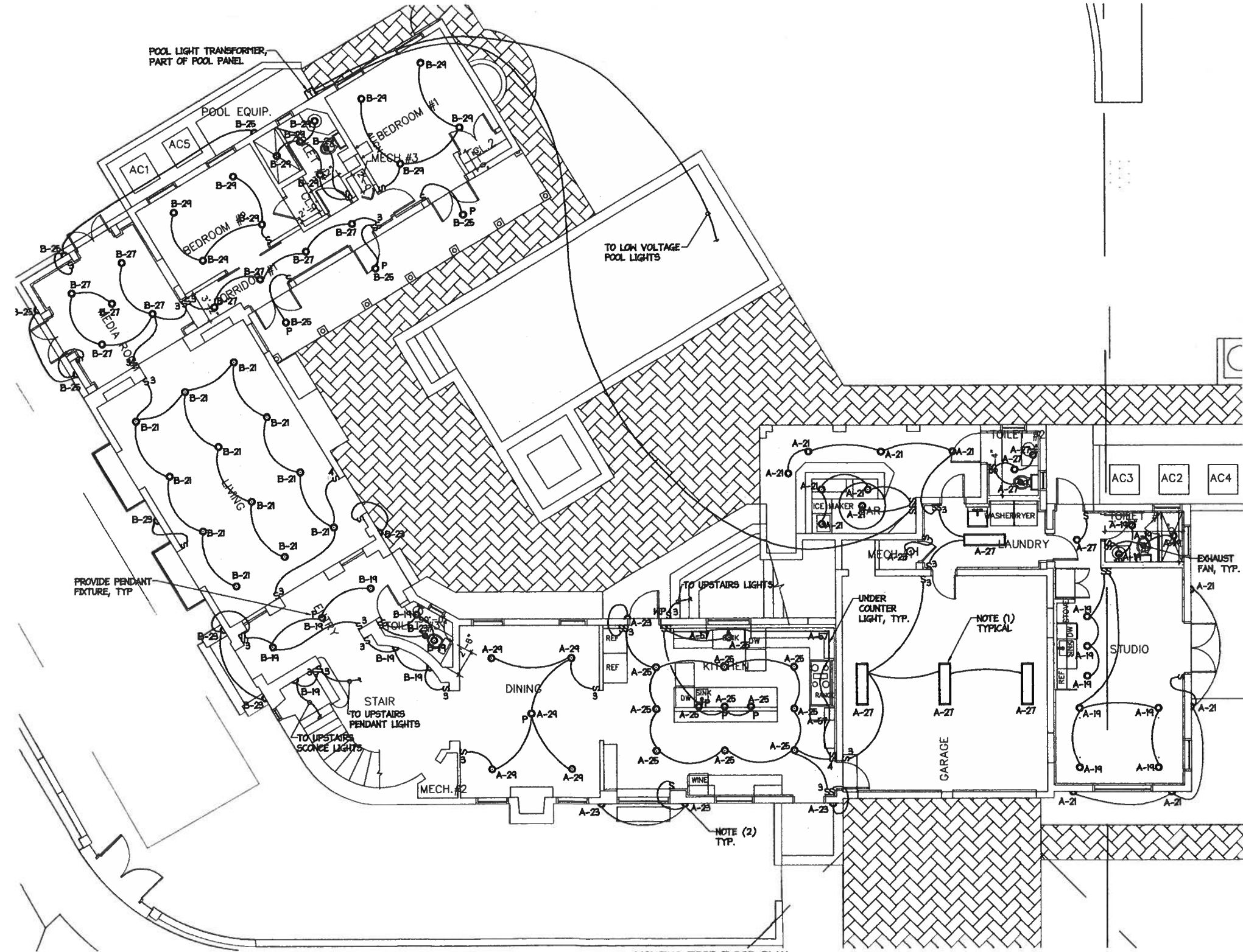


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JOB NO. _____
DATE 21DEC17 DRAWN BY AC
SHEET NO. _____

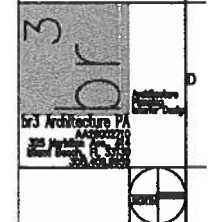
M-3



LIGHTING FIRST FLOOR PLAN
SCALE = 3/16" = 1'-0"

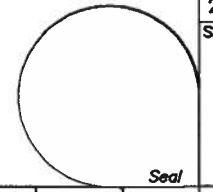
- NOTES:
- (1) LIGHTING SHALL COMPLY WITH FCC ENERGY R484.
 - (2) ALL OUTDOOR FIXTURES SHALL BE UL LISTED FOR WET LOCATION.
 - (3) ALL EXISTING LIGHT FIXTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

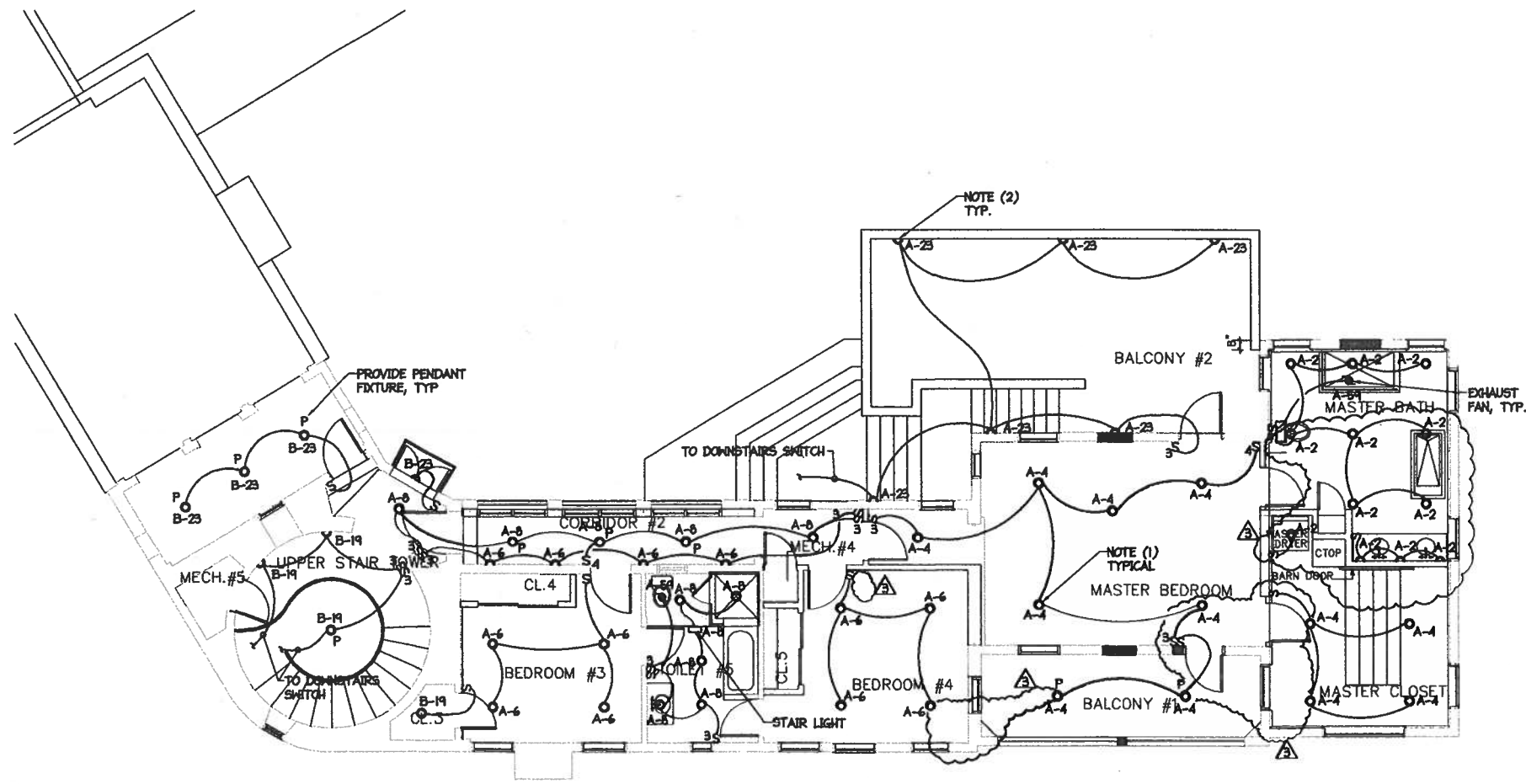
PROJECT TITLE:
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134



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DATE: 21DEC17 DRAWN BY: AC SHEET NO.



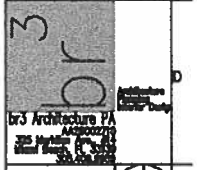


LIGHTING SECOND FLOOR PLAN
 SCALE = 3/16" = 1'-0"

- NOTES:**
- (1) LIGHTING SHALL COMPLY WITH FBC ENERGY R464.
 - (2) ALL OUTDOOR LIGHT FIXTURES SHALL BE UL LISTED FOR NET LOCATION.
 - (3) ALL EXISTING LIGHT FIXTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

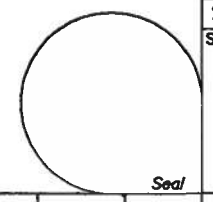
PROJECT TITLE:
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

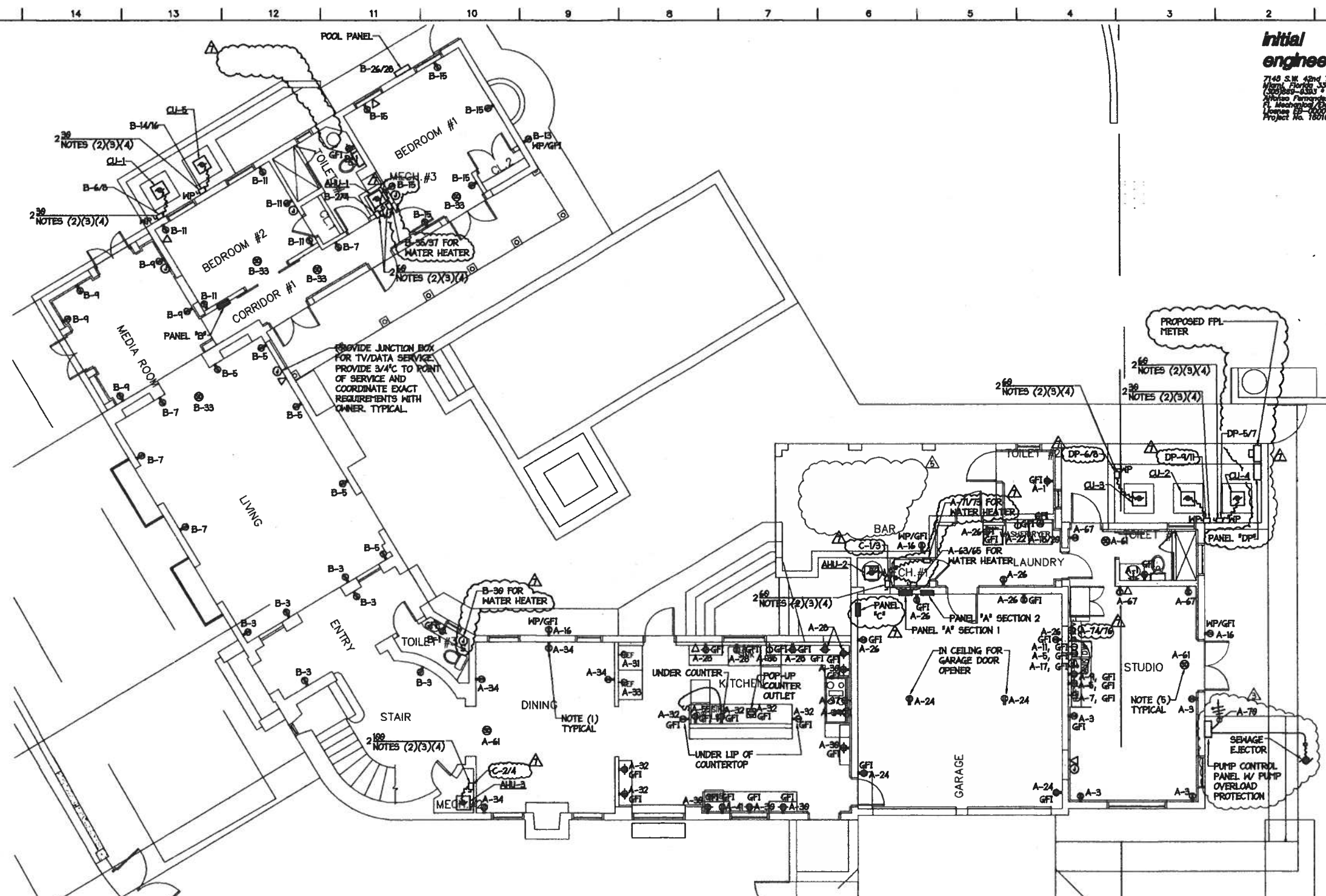
REVISIONS:
 1. 04/MAR/19



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JOB NO.
 DATE: 21DEC17 DRAWN BY: AC
 SHEET NO.



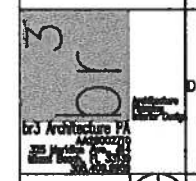


POWER FIRST FLOOR PLAN
 SCALE = 3/16" = 1'-0"

- NOTES:
- (1) ALL RECEPTACLES SHALL BE TAMPER RESISTANT WHERE REQUIRED BY NEC 406.12.
 - (2) PROVIDE NEMA 3R ENCLOSURE AND FUSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - (3) PROVIDE SEPARATE RACENAYS FOR POWER AND CONTROL WIRING.
 - (4) PROVIDE WORKING CLEARANCES IN ACCORDANCE WITH NEC.
 - (5) ALL SMOKE DETECTORS SHALL BE 120V POWERED AND HAVE BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT WHEN ONE IS IN ALARM, THEY ALL GO INTO ALARM. ALL SMOKE DETECTORS SHALL ALSO BE CARBON MONOXIDE DETECTORS. MAINTAIN 5' SEPARATION FROM SD AND HVAC OUTLETS.
 - (6) ALL EXISTING RECEPTACLES, CONDUITS, CONDUCTORS, PANELS AND DEVICES TO BE REMOVED UNLESS OTHERWISE NOTED.

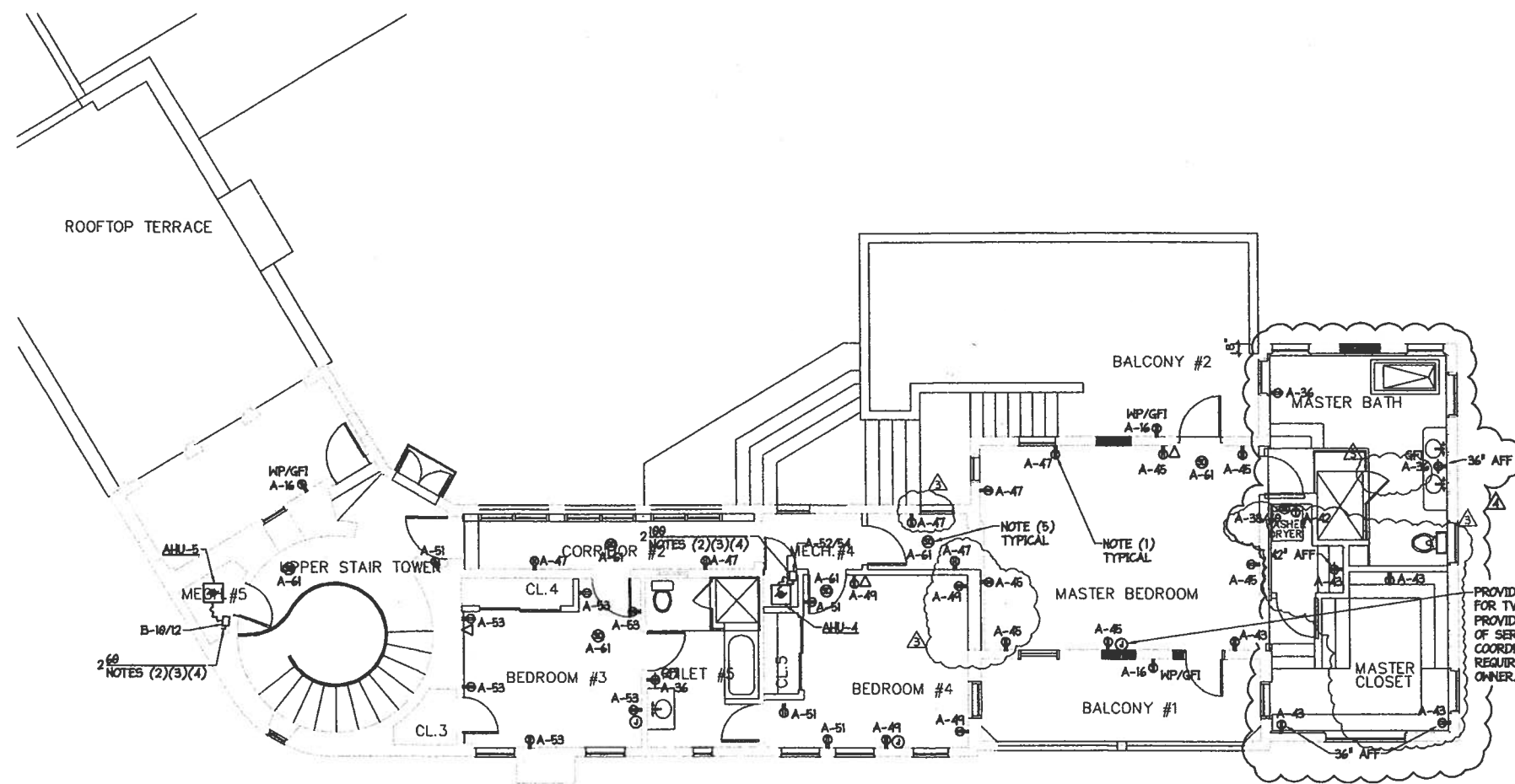
PROJECT TITLE
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

REVISIONS:
 ▲ 04/MAR/19
 ▲ 24/MAR/19
 ▲ 24/JUN/2020



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JOB NO.
 DATE: 21DEC17
 DRAWN BY: AC
 SHEET NO.



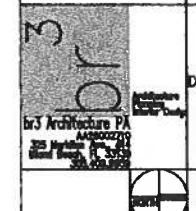
SECOND FLOOR POWER PLAN
 SCALE = 3/16" = 1'-0"

- NOTES:
- (1) ALL RECEPTACLES SHALL BE TAMPER RESISTANT WHERE REQUIRED BY NEC 406.12.
 - (2) PROVIDE NEMA 3R ENCLOSURE AND FUSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - (3) PROVIDE SEPARATE RACEWAYS FOR POWER AND CONTROL WIRING.
 - (4) PROVIDE WORKING CLEARANCES IN ACCORDANCE WITH NEC.
 - (5) ALL SMOKE DETECTORS SHALL BE 120V POWERED AND HAVE BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT WHEN ONE IS IN ALARM, THEY ALL GO INTO ALARM. ALL SMOKE DETECTORS SHALL ALSO BE CARBON MONOXIDE DETECTORS. MAINTAIN 5' SEPARATION FROM SD AND HVAC OUTLETS.
 - (6) ALL EXISTING RECEPTACLES, CONDUITS, CONDUCTORS, PANELS AND DEVICES TO BE REMOVED UNLESS OTHERWISE NOTED.

PROJECT TITLE:
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

REVISIONS:
 04/MAR/19
 28/MAR/19

PROVIDE JUNCTION BOX FOR TV/DATA SERVICE. PROVIDE 3/4" C TO POINT OF SERVICE AND COORDINATE EXACT REQUIREMENTS WITH OWNER. TYPICAL.



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JOB NO.
 DATE 21DEC17 DRAWN BY AC
 SHEET NO.

Seal

TYPE: SIEMENS PL SERIES
MOUNTING: FLUSH
A.L.C.: 22KAIC

PANEL - "A" SECTION 1
NEW, NOTE(3)

MAINS: 200A
BUS RATING: 200A
VOLTAGE: 120/240V, 1 PH, 3W

CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	
(1)(6)	1	1	20	BATHROOM RECEP	#12, 1/2"	2	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	
(6)	3	1	15	(2)	STUDIO RECEP	#14, 1/2"	4	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(9)	5	1	20	1500	SMALL APPLIANCE	#12, 1/2"	6	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(6)	7	1	20	800	REFRIGERATOR	#12, 1/2"	8	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(6)	9	1	20	400	DISPOSAL	#12, 1/2"	10	1	20	(2)	SPARE	#12, 1/2"
(6)	11	1	20	800	DISHWASHER	#12, 1/2"	12	1	20	(2)	SPARE	#12, 1/2"
(6)	13	-	-	SPACE	-	14	1	20	(2)	SPARE	#12, 1/2"	
(6)	15	-	-	SPACE	-	16	1	20	(2)	OUTDOOR RECEP	#12, 1/2"	
(6)	17	1	20	800	STUDIO HOOD	#12, 1/2"	18	2	30	5000	DRYER	#10, 3/4"
(6)	19	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	20	-	-	-	WASHER	#12, 1/2"
(6)	21	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	22	1	20	600	GARAGE RECEP	#14, 1/2"
(6)	23	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	24	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(6)	25	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	26	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(6)	27	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	28	1	20	1500	SMALL APPLIANCE	#12, 1/2"
(6)	29	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	30	1	20	1500	SMALL APPLIANCE	#12, 1/2"
(6)	31	1	20	800	REFRIGERATOR	#12, 1/2"	32	1	20	1500	SMALL APPLIANCE	#12, 1/2"
(6)	33	1	20	800	REFRIGERATOR	#12, 1/2"	34	1	20	1500	SMALL APPLIANCE	#12, 1/2"
(6)	35	1	20	800	DISHWASHER	#12, 1/2"	36	1	20	(2)	BATHROOM RECEP	#14, 1/2"
(5)(6)	37	1	20	200	RANGE	#12, 1/2"	38	2	30	5000	DRYER	#12, 1/2"
(6)	39	1	20	800	KITCHEN HOOD	#12, 1/2"	40	-	-	-	-	-
SUB-TOTAL				16648								
SUB-TOTAL				16600								
TOTAL				85302 (CONNECTED LOAD)								
DEMAND =				45.8 KVA	191.82 DEMAND AMPS (NOTE (4))							

TYPE: SIEMENS PL SERIES
MOUNTING: FLUSH
A.L.C.: 22KAIC

PANEL - "A" SECTION 2
NEW, NOTE(3)

MAINS: M.L.O.
BUS RATING: 200A
VOLTAGE: 120/240V, 1 PH, 3W

CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	
(6)	41	1	20	500	WINE COOLER	#12, 1/2"	42	1	20	600	WASHER	#12, 1/2"
(6)	43	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	44	-	-	-	SPACE	-
(6)	45	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	46	-	-	-	SPACE	-
(6)	47	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	48	-	-	-	SPACE	-
(6)	49	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	50	-	-	-	SPACE	-
(6)	51	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	52	-	-	-	SPACE	-
(6)	53	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	54	2	70	9540	AHU-4	#4, 1"
(6)	55	1	20	800	DISHWASHER	#12, 1/2"	56	-	-	-	SPACE	-
(6)	57	1	15	(2)	UC LIGHT	#14, 1/2"	58	-	-	-	SPACE	-
(6)	59	1	15	(2)	EXHAUST FANS	#14, 1/2"	60	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"
(6)	61	1	15	200	SMOKE DETECTORS	#14, 1/2"	62	-	-	-	SPACE	-
(6)	63	2	40	18000	WATER HEATER	#8, 3/4"	64	-	-	-	SPACE	-
(6)	65	2	40	18000	WATER HEATER	#8, 3/4"	66	1	15	(2)	SPARE	#14, 1/2"
(6)	67	1	15	(2)	STUDIO RECEP	#14, 1/2"	68	1	15	(2)	SPARE	#14, 1/2"
(6)	69	-	-	SPACE	-	70	1	30	2840	SEWAGE EJECTOR	#10, 3/4"	
(6)	71	-	-	SPACE	-	72	-	-	-	SPACE	-	
(6)	73	2	40	18000	WATER HEATER	#8, 3/4"	74	-	-	-	SPACE	-
(6)	75	-	-	SPACE	-	76	2	40	1776	STUDIO STOVE	#8, 3/4"	
(6)	77	-	-	SPACE	-	78	-	-	-	SPACE	-	
(6)	79	-	-	SPACE	-	80	-	-	-	SPACE	-	
SUB-TOTAL				37500								
SUB-TOTAL				14558								
TOTAL				52056 (CONNECTED LOAD)								
DEMAND =				SEE DEMAND LOAD CALC								

PANEL "A" NOTES:

- 3W PER SQUARE FOOT X 2882 SQUARE FEET = 8946W GENERAL LIGHTING AND RECEPTACLE LOAD. THIS AREA INCLUDES THE PORTION SERVED BY PANEL "A". THE REMAINDER OF THE AREA IS SERVED BY PANEL "B".
- LOAD FOR THIS CIRCUIT IS INCLUDED IN 3W PER SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD.
- PROVIDE ARC-FLASH HAZARD LABEL IN ACCORDANCE WITH NEC 110.16.
- FIRST 10KW @ 100%; BALANCE AT 40% (PER NEC 220.82(A)).
FIRST 10KW @ 100%: 10000 W
A/C EQUIPMENT @ 100%: 8540 W
REMAINDER @ 40%: 26304.8 W
TOTAL DEMAND LOAD: 45444.8 W, 191.02 A
- THE COOKTOP IS GAS-FIRED ELECTRICAL LOAD IS MINIMAL.
- PROVIDE ARC-FAULT BREAKER, WHERE REQUIRED, PROVIDE GFI-COMPATIBLE ARC-FAULT BREAKER.
- 1 HP MOTOR + 7.7 KW HEATER = 1840 + 7700 = 9540VA, 39.8A LOAD, HEATING LOAD GOVERNS.
- 1 HP MOTOR + 7.7 KW HEATER = (1840 + 7700) x 1.25 = 11925VA, 49.7A CIRCUIT.
- PROVIDE HACR TYPE BREAKER.

TYPE: SIEMENS PL SERIES
MOUNTING: FLUSH
A.L.C.: 22KAIC

PANEL - "C"
NEW, NOTE(1)

MAINS: M.L.O.
BUS RATING: 100A
VOLTAGE: 120/240V, 1 PH, 3W

CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	
(2)(3)	1	-	-	SPACE	-	2	-	-	-	SPACE	-	
(2)(3)	3	2	35	4927	AHU-2	#8, 3/4"	4	2	35	4927	AHU-3	#8, 3/4"
(2)(3)	5	-	-	SPACE	-	6	1	20	200	CONTROL PANEL	#12, 1/2"	
(2)(3)	7	-	-	SPACE	-	8	-	-	-	SPACE	-	
(2)(3)	9	-	-	SPACE	-	10	-	-	-	SPACE	-	
(2)(3)	11	-	-	SPACE	-	12	-	-	-	SPACE	-	
SUB-TOTAL				4927								
SUB-TOTAL				5127								
TOTAL				10054 (CONNECTED LOAD)								
DEMAND =				10.1 KVA	41.89 DEMAND AMPS (NOTE (12))							

NOTES:

- PROVIDE ARC-FLASH HAZARD LABEL IN ACCORDANCE WITH NEC 110.16.
- PROVIDE HACR TYPE BREAKER.
- 1/2 HP MOTOR + 3.8 KW HEATER = 1127 + 3800 = 4927VA, 20.53A LOAD, HEATING LOAD GOVERNS.
- 1/2 HP MOTOR + 3.8 KW HEATER = (1127 + 3800) x 1.25 = 6159VA, 25.66A CIRCUIT.

TYPE: SIEMENS
MOUNTING: SURFACE
A.L.C.: 22KAIC

PANEL - "DP"
NEW, NOTE(3)

MAINS: M.L.O.
BUS RATING: 400A
VOLTAGE: 120/240V, 1 PH, 3W

CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	
(1)(2)(4)	1	2	200	45845	PANEL "A"	SEE RISER	2	2	200	30485	PANEL "B"	SEE RISER
(1)(2)(5)	3	2	35	5304 (5304)	CU-4	#8, 3/4"	4	2	25	3640 (3640)	CU-3	#10, 3/4"
(1)(2)(5)	7	2	25	3432 (3432)	CU-2	#10, 3/4"	10	2	100	10054	PANEL "C"	SEE RISER
SUB-TOTAL				45845								
SUB-TOTAL				40539								
TOTAL				86384 (CONNECTED LOAD)								
DEMAND =				86.4 KVA	359.8 AMPS							

NOTES:

- PROVIDE HACR TYPE BREAKER.
- LOAD IS NON-CONCURRENT.
- PROVIDE ARC-FLASH HAZARD LABEL IN ACCORDANCE WITH NEC 110.16.
- 2.8 FLA FAN + 19.3 RLA COMPRESSOR = 2.8 + 19.3 = 22.1A, 5304VA LOAD.
- 2.8 FLA FAN + 19.3 RLA COMPRESSOR = 2.8 + 19.3 x 1.25 = 28.93A, 6462VA CIRCUIT.
- 2.8 FLA FAN + 11.5 RLA COMPRESSOR = 2.8 + 11.5 = 14.3A, 3432VA LOAD.
- 2.8 FLA FAN + 11.5 RLA COMPRESSOR = 2.8 + 11.5 x 1.25 = 17.2A, 4122VA CIRCUIT.
- 2.8 FLA FAN + 12.4 RLA COMPRESSOR = 2.8 + 12.4 = 15.2A, 3640VA LOAD.
- 2.8 FLA FAN + 12.4 RLA COMPRESSOR = 2.8 + 12.4 x 1.25 = 18.3A, 4392VA CIRCUIT.

TYPE: SIEMENS PL SERIES
MOUNTING: FLUSH
A.L.C.: 22KAIC

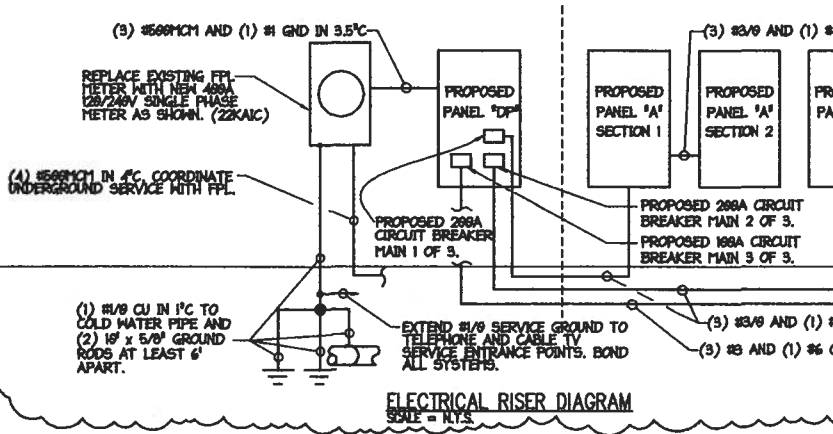
PANEL - "B"
NEW, NOTE(3)

MAINS: 200A
BUS RATING: 200A
VOLTAGE: 120/240V, 1 PH, 3W

CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	CIR NO.	NO. OF POLES	TRIP	VOLT AMP.	DESCRIPTION	WIRE & CONDUIT	
(1)(4)	3	1	15	(2)	BATHROOM RECEP	#12, 1/2"	2	2	40	3387	AHU-1	#8, 3/4"
(4)	5	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	6	2	30	4512 (4512)	CU-1	#10, 3/4"
(4)	7	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	8	2	30	4512 (4512)	CU-1	#10, 3/4"
(4)	9	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	10	2	35	4927	AHU-5	#8, 3/4"
(4)	11	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	12	2	35	4927	AHU-5	#8, 3/4"
(4)	13	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	14	2	25	3432 (3432)	CU-5	#10, 3/4"
(4)	15	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	16	2	35	4927 (3432)	CU-5	#10, 3/4"
(4)	17	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	18	-	-	-	SPACE	-
(4)	19	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	20	-	-	-	SPACE	-
(4)	21	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	22	-	-	-	SPACE	-
(4)	23	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	24	-	-	-	SPACE	-
(4)	25	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	26	2	80	13856	POOL PANEL	#4, 1 1/4"
(4)	27	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	28	2	80	13856	POOL PANEL	#4, 1 1/4"
(4)	29	1	15	(2)	LIGHTS AND RECEP	#14, 1/2"	30	1	30	3500	WATER HEATER	#10, 3/4"
(4)	31	1	15	(2)	SPARE	#14, 1/2"	32	1	15	(2)	SPARE	#14, 1/2"
(4)	33	1	15	200	SMOKE DETECTORS	#14, 1/2"	34	-	-	-	SPACE	-
(4)	35	2	60	13000	WATER HEATER	#8, 3/4"	38	-	-	-	SPACE	-
(4)	37	-	-	SPACE	-	40	-	-	-	SPACE	-	
SUB-TOTAL				18072								
SUB-TOTAL				27670								
TOTAL				45742 (CONNECTED LOAD)								
DEMAND =				38.5 KVA	127.82 DEMAND AMPS (NOTE (11))							

NOTES:

- 3W PER SQUARE FOOT X 1624 SQUARE FEET = 4872W GENERAL LIGHTING AND RECEPTACLE LOAD. THIS AREA INCLUDES THE PORTION SERVED BY PANEL "B". THE REMAINDER OF THE AREA IS SERVED BY PANEL "A".
- LOAD FOR THIS CIRCUIT IS INCLUDED IN 3W PER SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD.
- PROVIDE ARC-FLASH HAZARD LABEL IN ACCORDANCE WITH NEC 110.16.
- PROVIDE ARC-FLASH HAZARD LABEL, WHERE REQUIRED, PROVIDE GFI-COMPATIBLE ARC-FAULT BREAKER.
- PROVIDE HACR TYPE BREAKER.
- 3/4 HP MOTOR + 3.8 KW HEATER = 1587 + 3800 = 5387VA, 22.45A LOAD, HEATING LOAD GOVERNS.
- 3/4 HP MOTOR + 3.8 KW HEATER = (1587 + 3800) x 1.25 = 6734VA, 28.06A CIRCUIT.
- 2.8 FLA FAN + 16 RLA COMPRESSOR = 2.8 + 16 = 18.8A, 4512VA LOAD.
- 2.8 FLA FAN + 16 RLA COMPRESSOR = 2.8 + 16 x 1.25 = 22.8A, 5472VA CIRCUIT.
- LOAD IS NON-CONCURRENT.
- 1/2 HP MOTOR + 3.8 KW HEATER = 1127 + 3800 = 4927VA, 20.53A LOAD, HEATING LOAD GOVERNS.
- 1/2 HP MOTOR + 3.8 KW HEATER = (1127 + 3800) x 1.25 = 6159VA, 25.66A CIRCUIT.
- 2.8 FLA FAN + 11.5 RLA COMPRESSOR = 2.8 + 11.5 = 14.3A, 3432VA LOAD.
- 2.8 FLA FAN + 11.5 RLA COMPRESSOR = 2.8 + 11.5 x 1.25 = 17.2A, 4122VA CIRCUIT.
- FIRST 10KW @ 100%; BALANCE AT 40% (PER NEC 220.82(A)).
FIRST 10KW @ 100%: 10000 W
A/C EQUIPMENT @ 100%: 10314 W
REMAINDER @ 40%: 10171.2 W
TOTAL DEMAND LOAD: 30485.2 W, 127.02 A



PROJECT TITLE:
REBECCA BYAM RESIDENCE
711 UNIVERSITY DRIVE
ADDITION AND RENOVATION
FOLIO #03-4117-004-2070
CORAL GABLES, FL 33134

REVISIONS:
 ▲ 04/MAR/19
 ▲ 28/MAR/19
 ▲ 29/MAR/19
 ▲ 12/JUN/19
 ▲ 29/JUN/2020

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

JOB NO. _____
DATE: 21DEC17 DRAWN BY: AC
SHEET NO. _____

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	CEILING OUTLET WITH LIGHTING FIXTURE. 2-CIRCUIT NUMBER, 0'-SWITCH LEG.
	WALL MOUNTED OUTLET WITH LIGHTING FIXTURE. HEIGHT TO BE VERIFIED WITH ARCHITECT AND/OR OWNER.
	FLUORESCENT LIGHTING FIXTURE.
	LIGHT FIXTURE ON EMERGENCY CIRCUIT.
	CEILING OR WALL MOUNTED EXIT LIGHT FIXTURE. SEE LIGHTING PLANS FOR DIRECTION OF ARROWS.
	LIGHTING FIXTURE TYPE DESIGNATION. REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION.
	SINGLE POLE TOGGLE SWITCH, 1/2-SWITCH LEG, MTD. @ 48" A.F.F.
	THREE WAY AND 4 WAY TOGGLE SWITCHES, MTD. @ 48" A.F.F.
	MOTOR RATED SWITCH WITH THERMAL OVERLOAD ELEMENT, MTD. @ 48" A.F.F.
	DIMMER SWITCH, MTD. 48" A.F.F. SIZE AND TYPE IN ACCORDANCE WITH LOAD. THREE WAY WERE INDICATED "3W".
	SWITCH KEY OPERATED MTD. @ 48" A.F.F.
	PUSHBUTTON CONTROL SWITCH, MTD. @ 48" A.F.F.
	ELECTRIC DUCT HEATER & DISCONNECT.
	DISCONNECT SWITCH: 2-NO. OF POLES, 60-SWITCH SIZE, 50-FUSE SIZE. (0 INDICATES "NON-FUSED"). INSTALL IN ACCORDANCE WITH NEC 110-26.
	SWITCHED DUPLEX CONVENIENCE RECEPTACLE, 15" A.F.F.
	DUPLEX CONVENIENCE RECEPTACLE, 15" A.F.F.
	QUAD (DOUBLE DUPLEX) RECEPTACLE, 15" A.F.F.
	DUPLEX OUTLET. GFI DENOTES GROUND FAULT INTERRUPTER. I DENOTES ISOLATED GROUND, HP DENOTES HEATHERPROOF.
	DUPLEX CONVENIENCE OUTLET, HORIZONTALLY MOUNTED ABOVE COUNTER-TOP OR BACKPLASH. COORDINATE WITH ARCH. ELEVATIONS. 48" AFF, MAX.
	DUPLEX RECEPTACLE ON DEDICATED CIRCUIT, WALL MTD. 15" A.F.F.
	SIMPLEX RECEPTACLE ON DEDICATED CIRCUIT, WALL MTD. 15" A.F.F.
	DUPLEX OUTLET FLUSH FLOOR MOUNTED.
	OUTLET FOR RESIDENTIAL RANGE HOOD. COORDINATE MOUNTING HEIGHT WITH APPROVED MILLWORK SHOP DRAWINGS.
	SPECIAL PURPOSE SINGLE RECEPTACLE. SINGLE PHASE. COORDINATE NEMA CONFIGURATION WITH EQUIPMENT BEING SERVED.
	RECESSED FLOOR BOX WITH DEVICES AS INDICATED ON PLANS.
	TRANSFORMER, SIZE AND TYPE AS SHOWN ON PLANS.
	JUNCTION BOX, SIZE PER NEC ART 314. INSTALL PER NEC 314.24.
	TELEPHONE OUTLET, FLUSH FLOOR MTD IN MULTI SERVICE BOX WITH 3/4" CONDUIT TO NEAREST TELEPHONE BACKBOARD.
	TELEPHONE OUTLET 15" A.F.F. WITH JACK, PROVIDE 3/4" E.C. TO ACCESSIBLE CEILING OR TO TELEPHONE BACKBOARD, AS NECESSARY, U.O.N.
	DATA OUTLET 15" A.F.F. WITH RJ-45 JACK. PROVIDE 3/4" E.C. TO ACCESSIBLE CEILING OR TO TELEPHONE BACKBOARD, AS NECESSARY, U.O.N.
	DATA / TELEPHONE OUTLET 15" A.F.F. WITH TELEPHONE JACK ON TOP, AND RJ-45 DATA JACK ON THE BOTTOM, PROVIDE 3/4" E.C. TO ACCESSIBLE CEILING OR TO TELEPHONE BACKBOARD, AS NECESSARY, U.O.N.
	JUNCTION BOX FOR SECURITY EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH SYSTEM SUPPLIER.
	FLUSH MOUNTED CLOCK OUTLET, COORDINATE EXACT REQUIREMENTS WITH SYSTEM SUPPLIER.
	LIGHTING OR POWER PANEL (SEE PANEL SCHEDULE).
	INDICATES HOLE RUN TO PANEL OR LOCATION INDICATED. "A" INDICATES PANEL. "TICKS" DENOTE THE NUMBER OF CONDUCTORS. "INDICATES GROUND WIRE. NO TICKS INDICATES TWO (2) NEUTRAL CONDUCTORS. SINGLE POLE BRANCH CIRCUITS. "INDICATES SEPARATE DIFFERENT POLES OF MULTIPOLE BRANCH CIRCUITS.
	INDICATES CONDUIT RUN, CONCEALED UNLESS INDICATED OTHERWISE.
	ELECTRIC MOTOR. PROVIDE CONNECTION AS REQUIRED.
	OUTLET FOR EXHAUST FAN (FRACTIONAL HORSEPOWER), PROVIDE CONNECTION AS REQUIRED, COORDINATE WITH MECHANICAL CONTRACTOR.
	CONNECTION TO ITEM OR EQUIPMENT. EXACT POINT AND METHOD FIELD DETERMINED OR FROM MANUFACTURER.
	INDICATES 15' FROM FINISHED FLOOR OR GRADE (AS APPLICABLE) TO CENTERLINE OF OUTLET OR DEVICE.
	CATV OUTLET 15" A.F.F. WITH CATV JACK. PROVIDE 3/4" E.C. TO ACCESSIBLE CEILING OR TO TELEPHONE BACKBOARD, AS NECESSARY, U.O.N.
	INTERNET OUTLET 15" A.F.F. WITH JACK.
	STRUCTURED MEDIA OUTLET 15" A.F.F. WITH JACK.
	SMOKE DETECTOR SINGLE STATION 120V WITH 9V. BATTERY BACK-UP & TANDEN OPERATION GENTEX NO. 7199CS.
	TELEPHONE SERVICE JUNCTION BOX-4 1 1/16" SQUARE WITH 1/2" BUSHED HOLE COVER POLE.
	CATV SERVICE JUNCTION BOX- 4 1 1/16" SQUARE WITH 1/2" BUSHED HOLE COVER PLATE.
	JUNCTION BOX WITH SINGLE-POLE SWITCH
	KEY NOTE
	MOTOR STARTER
	CONDUIT ELBOW DOWN
	CONDUIT STUB UP
	POWER AND DATA/COMMUNICATION WALL OUTLET BOXES FOR MODULAR FURNITURE CONNECTION SIZED PER NEC.
	POWER AND DATA/COMMUNICATION FLOOR OUTLETS FOR MODULAR FURNITURE CONNECTION AS INDICATED ON PLANS.

- NOTES:
 (1) NOT ALL SYMBOLS SHOWN ON THIS LEGEND ARE NECESSARILY USED.
 (2) "E" DENOTES EXISTING TO REMAIN.
 (3) "ER" DENOTES EXISTING TO BE REMOVED.
 (4) "RL" DENOTES RELOCATED ITEM IN ITS RELOCATED POSITION.

GENERAL NOTES - ELECTRICAL

- GENERAL CONDITIONS: THE GENERAL CONDITIONS FORM A PART OF THE SPECIFICATIONS FOR THIS TRADE AND EACH SUBCONTRACTOR MUST READ THE GENERAL CONDITIONS AS WELL AS THE SPECIFICATIONS FOR WORK OF THE OTHER TRADES TO ASCERTAIN WHAT WORK AND MATERIALS HE MUST SUPPLY TO THE OTHER CONTRACTORS.
- SITE INVESTIGATION: IT SHALL BE THE RESPONSIBILITY OF BIDDERS TO VISIT THE SITE OF THE WORK AND TO ACQUAINT THEMSELVES WITH ALL INFORMATION REGARDING THE BUILDING.
- MATERIALS: THE MATERIALS USED SHALL ALL CONFORM TO LOCAL CODE REQUIREMENTS. ALL MATERIALS USED SHALL BE LISTED OR SHALL BEAR U.L. APPROVAL.
- DESIGN: THE INSTALLATION OF THE WIRING SYSTEM ON THESE DRAWINGS SHALL CONFORM TO THE REGULATIONS OF THE LOCAL CODES AND ORDINANCES, N.E.C. AND LOCAL UTILITY COMPANIES.
- GUARANTEE: THE SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL WORK EXECUTED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE AND THAT HE WILL AT HIS OWN EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING THE TIME OF THE GUARANTEE.
- CONDUCTORS: ALL CONDUCTORS SHALL BE OF 98% CONDUCTIVITY COPPER. CONDUCTOR INSULATION SHALL BE TYPE THN OR THHN FOR NO. 8 AWG AND LARGER AND TYPE THN/THHN FOR NO. 10 AWG OR SMALLER UNLESS OTHERWISE NOTED ON PLANS OR IN THE SCHEDULES.
- RACEWAYS: ALL CONDUCTORS SHALL BE IN RACEWAYS AS FOLLOWS:
 - PVC SCHEDULE 40 SHALL BE USED UNDERGROUND, IN CONCRETE, OR UNDER GROUND FLOOR SLAB, EXCEPT THAT PVC SHALL NOT BE USED IN PATIENT CARE AREAS OF HEALTH CARE FACILITIES.
 - I.M.C. OR R.G.S.C. SHALL BE USED WHERE EXPOSED OUTDOORS, UP TO A POINT 2' BELOW GRADE WHERE TRANSITIONS TO PVC SHALL BE MADE. R.G.S.C. SHALL BE USED FOR ALL UNDERGROUND CIRCUITS SERVING PATIENT CARE AREAS IN HEALTH CARE FACILITIES, IN ACCORDANCE WITH N.E.C. 517.5.
 - FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT AND TO ALL RECESSED MOUNTED FIXTURES. FLEXIBLE CONDUIT SHALL BE LIQUID-TIGHT WHERE EXPOSED TO WEATHER.
 - ELECTRICAL METALLIC TUBING SHALL BE USED INDOORS, WHERE CONCEALED, ABOVE GRADE.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL SCOPE OF WORK REQUIREMENTS AND DESCRIPTION, ESPECIALLY IN REGARD TO DEMOLITION, AND COORDINATION WITH ARCHITECTURAL FEATURES SUCH AS MILLWORK, CEILING, AND HARDWARE.
- ALL CABLES AND CONDUIT THROUGHOUT THE PROJECT SHALL BE PROPERLY SUPPORTED IN CONFORMANCE WITH N.E.C. 300.11. CABLES AND CONDUIT SHALL NOT BE SUPPORTED FROM CEILING GRIDS.
- ALL FIXTURES EQUIPPED WITH BALLASTS SHALL BE FITTED WITH SERVICE SWITCHES AND INLINE FUSES.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AK	AMPS INTERRUPTING CAPACITY (SYMMETRICAL)
BB	BACKBOARD
BKR	BREAKER
C	CONDUIT
CKT	CIRCUIT
CPT	CONTROL POWER TRANSFORMER
CU	CONDENSING UNIT
DIST	DISTRIBUTION
EC	EMPTY CONDUIT
EW	ELECTRIC WATER COOLER
EW	ELECTRIC WATER HEATER
FLUOR	FLUORESCENT
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HTR	HEATER
JB	JUNCTION BOX
LTG	LIGHTING
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
P.A.	PUBLIC ADDRESS
PVC	POLYVINYLCHLORIDE
RECEPT	RECEPTACLE
REF.	REFER TO ITEM, DETAIL, OR DRAWING INDICATED
RGGC.	RIGID GALVANIZED STEEL CONDUIT
SHT.	SHEET
SURF	SURFACE MOUNTED
TC	TIME CLOCK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
HP	HEATHERPROOF
TR	TRANSFORMER
Ⓢ	DESIGNATION FOR NOTE. SEE CONSTRUCTION NOTES.

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ELECTRICAL REMODELING NOTES

- CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF REVISIONS TO EXISTING EQUIPMENT AND WIRING TO ACCOMMODATE CHANGES AND ADDITIONS. ALL THE NECESSARY REROUTING, RELOCATING AND/OR REMOVAL OF EXISTING EQUIPMENT, WIRING, ETC., SHALL BE INCLUDED IN THE SCOPE OF THIS WORK.
- THESE DRAWINGS SHOW APPROXIMATE LOCATION OF EXISTING EQUIPMENT AND DO NOT NECESSARILY INDICATE THE COMPLETE EXISTING INSTALLATION. EXACT LOCATION SHALL BE VERIFIED IN FIELD.
- ALL EXISTING ELECTRICAL EQUIPMENT TO BE REUSED SHALL BE CLEANED, INSPECTED AND MADE OPERATIONAL BY THE ELECTRICAL CONTRACTOR.
- REMOVED EQUIPMENT AND MATERIALS NOT BEING REUSED OR RETURNED TO OWNER SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- ALL EXISTING EQUIPMENT TO BE REMOVED SHALL BE VERIFIED WITH OWNER.
- ANY EXISTING ELECTRICAL OR MECHANICAL ITEMS TO REMAIN THAT HAVE TO BE REMOVED FOR ALTERATIONS SHALL BE REINSTALLED.
- ALL POWER INTERRUPTIONS ARE TO BE COORDINATED AND SCHEDULED WITH THE OWNER.
- THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONTROL WIRING AND CONDUIT. COORDINATE WITH MECHANICAL CONTRACTOR.
- WHEN REMOVING RECEPTACLES, LIGHTS AND SWITCHES IN EXISTING CEILING OR WALLS TO REMAIN, REMOVE DEVICE, WIRING, AND OUTLET BOX, ABANDON CONDUITS. BLANKING OFF BOX WITH BLANK COVER PLATE IS UNACCEPTABLE.
- ALL EXISTING CONCEALED CONDUITS NOT REUSED IN REMODELING AREAS SHALL BE ABANDONED. ALL CONDUITS STUBBING-UP FROM FLOOR SHALL BE CUT FLUSH WITH FLOOR AND SEALED OFF.
- ELECTRICAL CONTRACTOR SHALL MAINTAIN CIRCUIT CONTINUITY TO OTHER SPACES WHEN REMOVING LIGHTING FIXTURES, RECEPTACLES, ETC.
- ELECTRICAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO DISTURB EXISTING SERVICES, EQUIPMENT, ETC. DURING EXECUTION OF THIS WORK.
- CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES (SEWERS, TELEPHONE, COMMUNICATION, ELECTRIC OR OTHER SERVICES) THAT ARE TO REMAIN.
- ELECTRICAL CONTRACTOR SHALL NOT PREVENT OR DISTURB OPERATION OF EXISTING SERVICES OR EQUIPMENT TO REMAIN.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY, CABLE T.V. COMPANY, ELECTRIC COMPANY, ETC.
- ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, SPEAKERS, OUTLETS, EQUIPMENT, ETC. REMAINING IN OPERATION, BUT INTERFERING WITH BUILDING ADDITIONS AND/OR ALTERATIONS SHALL BE RELOCATED AND RECONNECTED BY THE ELECTRICAL CONTRACTOR AS DIRECTED IN THE FIELD BY OWNER REPRESENTATIVE.
- ALL DAMAGED ELECTRICAL EQUIPMENT (CIRCUIT BREAKERS, ETC.) SHALL BE REPAIRED OR REPLACED AS REQUIRED.
- PROVIDE BLANK PLATE IN EMPTY CIRCUIT BREAKER SPACES.
- UPDATE ALL PANEL DIRECTORIES IN EXISTING PANELS WHERE CIRCUITS ARE BEING ADDED OR CHANGED.
- THIS PROJECT IS BASED ON ORIGINAL DESIGN DRAWINGS AND FIELD OBSERVATIONS, DEVIATIONS ARE POSSIBLE. THE CONTRACTOR SHALL VERIFY IN THE FIELD ACTUAL CIRCUITS SERVING THIS TENANT SPACE AND REUSE SUCH CIRCUITS AS REQUIRED. EXTRAS SHALL NOT BE ALLOWED FOR FAILURE ON THE CONTRACTOR'S PART TO COMPLY WITH ABOVE.

PROJECT TITLE:
 REBECCA BYAM RESIDENCE
 711 UNIVERSITY DRIVE
 ADDITION AND RENOVATION
 FOLIO #03-4117-004-2070
 CORAL GABLES, FL 33134

3
 or
 103 Architecture PA
 305 Madison St
 Coral Gables, FL 33134

REVISIONS	
NO.	DESCRIPTION DATE
1	
2	
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7	

JOB NO. _____
 DATE 21DEC17 DRAWN BY AC
 SHEET NO. _____

Seal