

Existing Front Elevation (North) – Castile Ave:



Existing Backyard Elevations (South):



Existing Side Elevation (West):



Existing Side Elevation (East):



NEIGHBORHOOD ARCHITECTURE Context





Neighbor 1



1020 Castile Ave – Subject Property



Neighbor 2



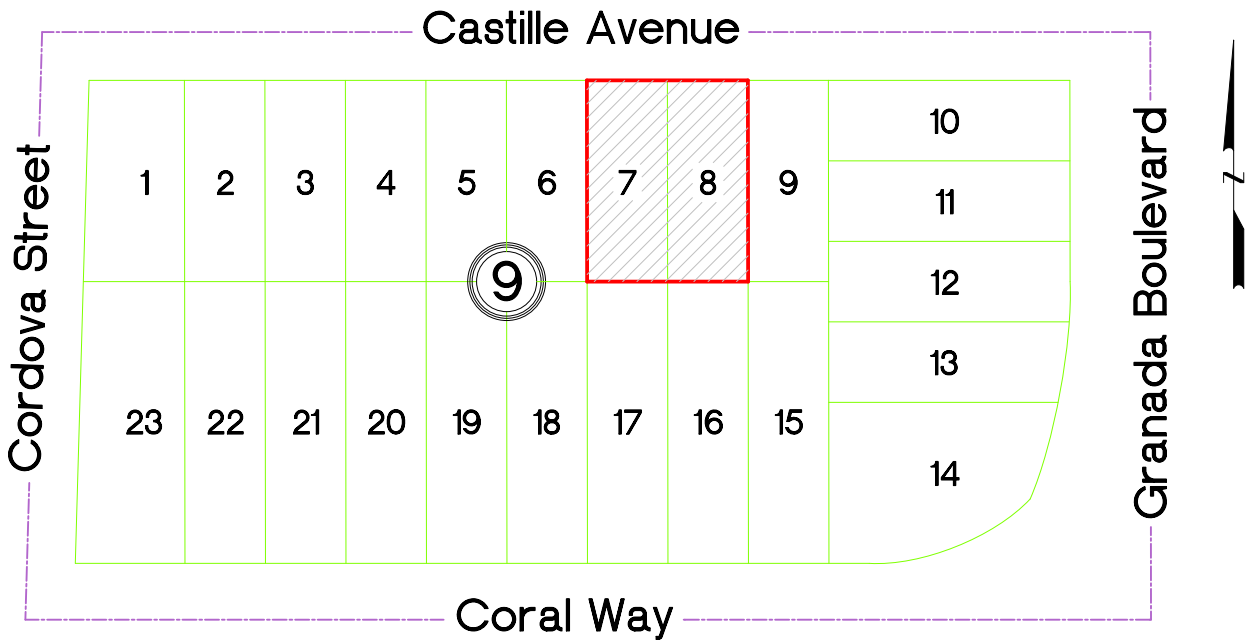
Neighbor 3



Neighbor 4



Neighbor 5



PROPERTY ADDRESS:

1020 Castile Avenue
Coral Gables, Florida 33134

SURVEYOR NOTES:

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way that are shown on survey are as per plat of record unless otherwise noted.
- #2 Benchmark: **Miami-Dade** County Public Works Dep. **BM Loc. 4152 W; Name: P-510; Elev. +11.78'**
- #3 Bearings as Shown hereon are Based upon **Castile Avenue, N90°00'00"E**
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: M. Pio Date: **9-20-2020**
- #7 Complete Field Survey Date: **9-18-2020**
- #8 Disc No 2020, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
- #11 This Certification is only for the lands as described.
It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- #12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Standards of Practice (5J-17.052), is "Residential". The Minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- #16 Contact the appropriate authority prior to any design work on information.
- #17 Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #18 Ownership Subject to OPINION OF TITLE.

ABBREVIATIONS

A =ARC DISTANCE
AVE. =AVENUE
ASPH =ASPHALT
A/C =AIR CONDITIONER
BLDG =BUILDING
B.COR.=BLOCK CORNER
C.B. =CATCH BASIN
CLF =CHAIN LINK FENCE
CONC. =CONCRETE
COL. =COLUMN
C.U.P. =CONCRETE UTILITY POLE
C.L.P. =CONCRETE LIGHT POLE
CBS =CONCRETE BLOCK STRUCTURE
C.M.E.=CANAL MAINTENANCE EASEMENT
D =DIRECTION
D/W =DRIVEWAY
D.M.E.=DRAINAGE & MAINTENANCE EASEMENT
ENC. =ENCROACHMENT
E.T.P.=ELECTRIC TRANSFORMER PAD
F.P.L.=FLORIDA POWER AND LIGHT
F.H.=FIRE HYDRANT
F.I.P.=FOUND IRON PIPE
F.F. =FINISH FLOOR
F.D.H.=FOUND DRILL HOLE
F.R. =FOUND REBAR
F/D =FOUND DISC
F/N =FOUND NAIL
I/F =IRON FENCE
L =LENGTH
L.P. =LIGHT POLE
MEAS. =MEASURED
M.H. =MAN HOLE
N.G.V.D.=NATIONAL GEODETIC VERTICAL DATUM
N.T.S. =NOT TO SCALE
O.E. =OVERHEAD ELECTRIC LINE
O/L =ON LINE
P.C.P.=PERMANENT CONTROL POINT
P.C. =POINT OF CURVATURE
R =RADIUS
RES =RESIDENCE
SDWLK =SIDEWALK
T =TANGENT
U.E. =UTILITY EASEMENT
W/F =WOOD FENCE
W.V. =WATER VALVE
W.U.P. =WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=MONITORY WELL

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel 120639
Panel # 0457
Firm Zone: "X"
Date of Firm: 09-11-2009
Base Flood Elev. N/A
F.Floor Elev. 12.14'
Garage Elev. 11.15'
Suffix: "L"
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:

Anthony Bared and Celeste Bared

LEGAL DESCRIPTION:

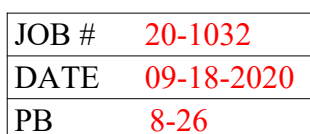
Lot 7 and 8 , Block 9, of: " **CORRECTED PLAT CORAL GABLES SECTION C** ", according to the Plat Thereof as Recorded in Plat Book 8, Page 26, of the Public Records of Miami-Dade County, Florida.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.


JOB #	20-1032
DATE	09-20-2020
PB	8-26

Professional
Land Surveyors and Mappers LB #7498
13050 S.W. 133rd Court, Miami, Florida 33186
Email: afaco@bellsouth.net
Ph.: 305-234-0588, Fax: 206-495-0778

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

Sheet 2 of 2

Survey is Incomplete without sheet 1 of 2
Scale of Drawing 1"= 20'
Drawn By: M. Pio Date: 9-20 -2020
Completed Field Survey Date: 9-18 -2020
AFA & COMPANY, INC. LB #7498
Professional Land Surveyors and Mappers
13050 SW 133rd CT Miami, Florida 33186
PH: 305-234-0588 FX: 206-495-0778



Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal



Addition + Alterations for:

Bared Residence

1020 Castile Ave, Coral Gables, FL 33134

PROJECT TEAM

OWNER

Mr & Ms Bared

AGENT: Celeste Bared
1020 Castille Ave, Coral Gables, FL 33134
T - (813) 787-7209

ARCHITECT OF RECORD

CIMRING ARCHITECT

ALICE CIMRING AR 95988
3615 Battersea Rd, Miami, FL, 33133
www.cimringarchitect.com alice@cimringarchitect.com
T - (786) 564-1487

STRUCTURAL ENGINEER

TLG CONSULTING ENGINEERS

TAHIR IQBAL
14216 SW 160th Ave, Miami, FL 33196
tiqbal@tlg-eng.com
T - (305) 793-7656

MEP ENGINEER

E+E CONSULTING ENGINEERING

GIUSEPPE NEDIANI P.E. # 59435
1400 E Oakland Park Blvd, suite 108, Forth Lauderdale, FL 33334
www.ee-ce.net andresholmann@ee-ce.net
T - (954) 566-9708

SEPARATE PERMITS

- Windows and Doors
- Gates/ fence
- Roofing/ Waterproofing

SHOP DRAWINGS REQUIRED
to be submitted to city

SITE DATA

	EXISTING	PROPOSED
GENERAL		
FLOOD ZONE:	X	
LOT SIZE:	12,500 sq ft	NO CHANGE
ZONING: RSF	SINGLE FAMILY	NO CHANGE
HEIGHT (29 FT MAX - 2 STORIES):	17' - 8" - 1 STORY	17' - 8" - 1 STORY 23' - 0" - TOP OF CHIMNEY
TOTAL AC INTERIOR SPACE:	2,923SQ. FT.	3,324SQ. FT.
MAX BLD GROUND COVERAGE (35%):	3,841 SQ. FT.	3,841 SQ. FT. EXISTING HOUSE 534 SQ. FT. NEW ADDITIONS 4,375 SQ. FT. TOTAL AREA (35%)
.35 X 12,500 SF = 4,375 SF		
GROUND AREA COVERAGE - MAX BLD+POOL (45%):	3,841 SQ. FT. EXISTING BLD 526 SQ. FT. EXISTING POOL 4,367 SQ. FT. TOTAL	3,841 SQ. FT. EXISTING HOUSE 526 SQ. FT. EXISTING POOL 534 SQ. FT. NEW ADDITION 4,901 SQ. FT. TOTAL AREA (34%)
.45 X 12,500 SF = 5,625 SF		
MAX SQ FT AREA:	3,841 SQ. FT. EXISTING HOUSE	3,841 SQ. FT. EXISTING HOUSE 534 SQ. FT. NEW ADDITIONS 4,375 SQ. FT. TOTAL AREA
.48 X 5,000 = 2,400 .35 X 5,000 = 1,750 .30 X 2,500 = 750		
TOTAL = 4,900 SQFT		
LANDSCAPE OPEN SPACE (40%):	3,841 SQ. FT. EXISTING BLD 2,530 SQ. FT. PAVED AND POOL 6,371 SQ. FT. TOTAL	4,375 SQ. FT. BLD 2,605 SQ. FT. PAVED AND POOL 6,980 SQ. FT. TOTAL
.40 X 12,500 SF = 5,000 SF	12,500 - 6,371 = 6,129 SQ. FT.	12,500 - 6,980 = 5,520 SQ. FT. (44%)
LANDSCAPE OPEN SPACE IN FRONT YARD (20% OF 40%):	2,137 SQ. FT.	2,082 SQ. FT.
.20 X 5,000 SF = 1,000 SF		
SETBACKS		
FRONT (WEST) 25'	25.22' EXISTING	NO CHANGE
STREET SIDE (SOUTH) 25' *	27.79' EXISTING	NO CHANGE
SIDE (NORTH) 5' MIN **	5.08' EXISTING	NO CHANGE
REAR (EAST) 10'	32.48' EXISTING	10'

* REQUIRED SETBACK FOR BUILDING ABUTING UPON A STREET ON WHICH OTHER LOTS IN THE SAME BLOCK FACE.

** MINIMUM SIDE SETBACK DUE TO UNEVEN DISTRIBUTION USED TO MITIGATE EXISTING CONTEXTUAL CONDITION IN THE PROPERTY AS PER ARTICLE 4, DIVISION 1, SECTION 4-101.D.4.B OF THE CORAL GABLES ZONING CODE.

LEGAL DESCRIPTION

CORAL GABLES RIVIERA SEC C PB 8-26
LOTS 7 & 8 BLK 9
LOT SIZE 100 X 125

FOLIO: 03-4107-014-0920

CLASSIFICATION OF WORK

ALTERATION TYPE		TYPE 2		
CODE ANALYSIS				
PLANS SHALL COMPLY WITH THE FOLLOWING	FLORIDA BUILDING CODE (2020)			
	FLORIDA BUILDING CODE (EXISTING)			
	FFPC 6TH EDITION			
	NFPA 101 2010 ED			
	NFPA 72 2013 ED			
NFPA 13 2013 ED				
TYPE OF CONSTRUCTION:		EXISTING CBS STRUCTURE TYPE V-B		
ALLOWABLE BUILDING HEIGHTS AND AREAS PER TABLE 503				
GROUP:	TYPE	ALLOWED		PROVIDED
R	V B	HT	25 FT	2 story / 23' - 1"
		AREA	UL	3,976 sq ft
FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)				
TYPE OF CONSTRUCTION: V B				
STRUCTURAL FRAME			0 HR	
BEARING WALLS (EXT + INT)			0 EXT/ 0 INT HR	
NONBEARING WALLS + PARTITIONS			0 HR	
FLOOR CONSTRUCTION			0 HR	
ROOF CONSTRUCTION			0 HR	
REQUIRED SEPARATION OF OCCUPANCIES			R/R = 0 HR (TABLE 302.2)	

EXISTING CONDITIONS NOTE

EXISTING PORTION OF THE WORK DEPICTED ON THESE DOCUMENTS IS ESTABLISHED BASED ON LIMITED FIELD VERIFICATION AND THE CERTIFIED PROPERTY SURVEY.

1. CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING THEIR BID AND BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

2. THE NATURE OF THIS REMODELING TYPE PROJECT POSES SPECIAL UNFORESEEN CONDITIONS FOR THE ARCHITECT AS WELL AS THE CONTRACTOR. EVERY EFFORT HAS BEEN MADE TO SHOW AND VERIFY THE LOCATION OF EXISTING CONDITIONS WHERE POSSIBLE. HOWEVER DEVIATIONS MAY BECOME EVIDENT AND CHANGES MAY OCCUR AS THE JOB PROGRESSES DUE TO UNFORESEEN CONDITIONS.

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE DEMOLITION WORK AND NEW WORK WITH ALL INVOLVED TRADES.

SCOPE OF WORK

THE ALTERATIONS WILL INCLUDE THE FOLLOWING:

- RELOCATE EX FAMILY ROOM, KITCHEN, LAUNDRY, DINING ROOM, BEDROOM 3 AND BATHROOM 2.
- ADD NEW WINDOW/DOOR OPENINGS ON WEST FACADE, ON SOUTH/ WEST FACADE AND ON WEST FACADE.
- NEW HURRICANE WINDOWS AND DOORS THROUGHOUT, EXCLUDING FRONT DOOR AND GARAGE DOOR.
- NEW TILE ROOF TO REPLACE EX.
- NEW ALUMN PERGOLA WRAPPED IN WOOD TO REPLACE EX WD PERGOLA.

NEW CONSTRUCTION WILL INCLUDE THE FOLLOWING:

- NEW ONE STORY MASTER BATH ADDITION AND NEW ONE STORY OUTDOOR TERRACE ADDITION.
- NEW POWDER ROOM.
- NEW INDOOR AND OUTDOOR CHIMNEY.
- NEW BAY WINDOW.
- NEW GENERATOR AND UNDERGROUND GAS TANK.

DEMOLITION WILL INCLUDE THE FOLLOWING:

- EX PERGOLA.
- EX EXTERIOR WALL IN BEDROOM 3
- EX FAMILY ROOM, KITCHEN, LAUNDRY, DINING ROOM, BEDROOM 3 AND BATHROOM 2.
- ALL WINDOWS AND DOORS THROUGHOUT, EXCLUDING FRONT DOOR AND GARAGE DOOR.
- SLAB ON GRADE IN GARAGE.
- ROOF TILE THROUGHOUT.

DRAWING INDEX

ARCHITECTURAL:

.C-100 Cover
A-100 Existing/ Demo Site Plan
A-101 Proposed Site Plan
A-200 Ex/Demo Floor Plan
A-201 Proposed Floor Plan
A-202 Proposed RCP
A-300 Proposed Elevations
A-301 Proposed Elevations
A-302 Ex/Demo Elevations
A-303 Ex/Demo Elevations
A-401 Proposed Sections
A-501 Misc Details

STRUCTURAL:

S-1 Proposed Floor Plan
S-2 Proposed Framing Plan
S-3 Sections and Details
S-3 Sections and Details
S-5 General Notes and Details

MECHANICAL:

M.101 HVAC Plan
M.200 HVAC Details

PLUMBING:

P.101 Sanitary Plan
P.103 Water Distribution Plan
P.300 Plumbing Details
P.301 Riser

ELECTRICAL:

E.001 Electrical Riser and Notes
E.002 Panel Schedules
E.100 Lighting Plan
E.102 Power Plan

GENERAL NOTES

SPECIFIC PLAN NOTES & SPECIFICATIONS SUPERCEDE GENERAL NOTES WHEN IN CONFLICT

DIVISION 1 - GENERAL REQUIREMENTS

A. GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THESE "GENERAL NOTES", UNLESS OTHERWISE NOTED ON PLANS.

2. THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.

3. IT IS A GENERAL REQUIREMENT THAT ALL SYSTEMS, MATERIALS AND WORKMANSHIP SHALL MEET AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST ADOPTED EDITION), LIFE SAFETY CODE (NFPA 101) (LATEST ADOPTED EDITION), THE APPLICABLE STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS AND ANY OTHER APPLICABLE CODE AND/OR AGENCY HAVING JURISDICTIONS OVER THE PROJECT. ALL PRODUCTS TO HAVE APPROVAL BY THE BUILDING AND ZONING DEPARTMENT PRODUCT CONTROL SECTION. ALL REQUIREMENTS OF LOCAL, STATE, AND NATIONAL CODES, REGULATIONS AND ORDINANCES PERTAINING TO BUILDING, PRESERVATION OF HEALTH AND SAFETY, SHALL BE OBSERVED BY THE CONTRACTOR. THIS PROJECT SHALL COMPLY ENTIRELY WITH OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PRECEDURES TO BE USED. CONTRACTOR MUST COMPLY WITH ALL OSHA REQUIREMENTS FOR JOB SAFETY DURING THE PROJECT.

5. CONTRACTOR SHALL SUPPLY ALL MATERIALS AND LABOR NECESSARY TO PROVIDE ELECTRICAL, TELEPHONE, WATER AND SEWER SERVICES DURING CONSTRUCTION.

6. CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTION, AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.

7. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB AND PROTECT ADJACENT PROPERTIES W/ FENCING OR AS NEEDED. ANY DAMAGED AREA DURING CONSTRUCTION SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR.

8. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION. ALL LABOR SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPANCY OF BUILDING.

9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR. ALL LABOR AND MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM COMPLETION AND OWNER OCCUPANCY OF BUILDING.

10. GENERAL CONTRACTOR SHALL PROVIDE A 4" X 6" JOB PROJECT SIGN IN THE BID INCLUDING OWNER, CONTRACTOR, & ARCHITECTS NAME AND LOGOS OF EACH COMPANY.

11. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE BID FOR FIELD INSPECTIONS. ASSUME 3 ARCHITECTURAL INSPECTIONS @ \$150 EA. 3 STRUCTURAL INSPECTIONS @ \$175 EA. IN ADDITION GENERAL CONTRACTOR SHALL ALLOW FOR \$100 FEE PER EA. CHANGE ORDER OR SUBSTITUTION REVIEW SUBMITTED TO THE ARCHITECT.

12. THE ARCHITECT/ INTERIOR DESIGNER/ OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET THE HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.

13. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCH LIST" INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITH 15 CALENDAR WORKING DAYS.

14. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN THE FLOOR CLEAN THROUGHOUT THE CLEAN DURING CONSTRUCTION PROCESS. LEFTOVERS FROM MEALS CONSUMED ON THE PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

15. PER OSHA REQUIREMENTS ALL MATERIAL AND LABOR SHALL STAY A MINIMUM OF TEN FEET AWAY FROM OVERHEAD POWER LINES.

16. THESE DRAWINGS ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE ARCHITECT AND ENGINEERS.

17. THESE DRAWINGS ARE VALID ONLY FOR THE ADDRESS LISTED IN THE TITLE BLOCK.

B. COORDINATION

1. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR AND ALL OF THE SUBCONTRACTOR, MUST BE CONDUCTED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE CONSTRUCTION BEGINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNLESS OTHERWISE NOTED, ALL WRITTEN DIMENSIONS ARE TO THE FACE OF THE STRUCTURE (CONCRETE, BLOCK & STUD) & SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS, ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT AT ONCE, IN WRITING, BEFORE PROCEEDING WITH THE WORK.

3. ELEVATIONS AND LEVELS ARE SHOWN TO TOP FINISHED HARD SURFACES. EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OUTLET FINISH MATERIAL). CONTRACTOR MUST INFORM THE ARCHITECT BEFORE ANY FIELD CHANGES OR DEVIATIONS FROM ARCHITECT'S PLANS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

4. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING CONCRETE BEAMS IF INTERFERING WITH A/C DUCTS OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL, AND MECHANICAL DRAWINGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, DEPRESSED SLABS, BOLTS, CURBS, ETC.

6. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS. CONTRACTOR SHALL COORDINATE ALL TRADES OF WORK AND EVALUATE FIELD CONDITIONS PRIOR TO COMMENCING WORK TO AVOID CONFLICTS THAT MAY AFFECT WORK PROGRESS OR QUALITY, AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.

7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN THE EVENT OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS, CHASES, AND ALL EQUIPMENT REQUIREMENTS ARE PROVIDED.

9. FOR ANY DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE DEMOLITION WORK WITH THE INTENT OF THE DEMOLITION. ANY UNFORESEEN DEMOLITION NOT SHOWN IN THIS PLAN, AND WHICH IS REQUIRED TO MEET THE INTENT OF THE PROPOSED DESIGN, MUST BE INCLUDED IN THE CONTRACTOR SCOPE OF WORK.

C. SHOP DRAWINGS & SUBMITTALS

1. CONTRACTOR & ALL MANUFACTURERS OF FINISH WORK/PRODUCTS/DESIGN ITEMS THAT REQUIRE CLARIFICATION SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

2. SUBMIT 5 SETS FOR SHOP DRAWINGS APPROVAL. NOTHING CAN BE INSTALLED BEFORE ARCHITECTS APPROVAL.

3. CONTRACTOR TO SUPPLY SAMPLES OF FINISH MATERIALS TO THE ARCHITECT FOR APPROVAL. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE DESIGN INTENT REGARDING COLOR, TEXTURE, PROFILE, AND LUXURIATION OF MASSSES. ANY DEVIATION FROM ORIGINAL DRAWINGS SHALL BE CONSULTED WITH THE ARCHITECT PRIOR TO CHANGES, OR COMPLIANCE WITH PLANS SHALL BE ENFORCED AT CONTRACTORS EXPENSE.

4. THE NOTE "APPROVED EQUAL" MEANS APPROVED BY ARCHITECT.

5. VERIFY PRIOR TO COMMENCEMENT OF PROJECT IF ANY FINISH MOCK-UPS ARE REQUIRED BY ARCHITECT.

D. FIELD CHANGES & CHANGE ORDERS

1. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND RELATED COSTS, INCLUDING FEES FOR FIELD CHANGES OR DEVIATIONS FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.

3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB. SUBMIT A COMPLETED AS BUILT SET OF DWGS. TO THE ARCHITECT UPON JOB COMPLETION.

4. ANY SUBSTITUTION REQUEST MUST BE ACCOMPANIED WITH A CHANGE ORDER REQUEST THAT BENEFITS THE OWNER IN A SAVINGS OF TIME OR MONEY. ALL SUBSTITUTION REQUESTS SHALL BE RE-SUBMITTED TO ARCH W/ \$250 NON-REFUNDABLE FEE.

E. INSPECTIONS

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND COMPLETING ALL REQUIRED INSPECTIONS UP TO AND THROUGH ALL FINISH, CERTIFICATE OF OCCUPANCY AND OCCUPATIONAL LICENSE AND HEALTH INSPECTION. CONTRACTOR SHALL IN THEIR SCHEDULE OF WORK ALLOW 2 WEEKS TO COMPLETE ALL FINAL INSPECTIONS PRIOR TO THE DATE OF THE OWNER ANTICIPATED OCCUPANCY AT THE BUILDING.

2. ALL FIELD VISITS, INSPECTIONS, AND FIELD INQUIRIES MUST BE SCHEDULED WITH THE ARCHITECT AND/OR ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE.

F. COORDINATION NOTE

WHEREVER THERE IS CONFLICT BETWEEN FLOOR PLANS, DETAILS, AND/OR TWO DETAILS APPLIED THE SAME CONDITION, THE MOST RESTRICTIVE, AS DETERMINED BY ARCHITECT SHALL.

DIVISION 2 - SITE WORK

1. SOIL MUST BE COMPACTED TO 95% DENSITY. SUBMIT TEST REPORTS TO THE GOVERNING AGENCY ON COMPACTION BEFORE CONSTRUCTION WORK.

2. SITE SHALL BE CLEARED OF ALL DEBRIS, FALLEN TREES AND SHRUBS AND RESULTING TRASH, STUMPS AND VEGETATION AS REQUIRED FOR CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.

3. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES PER FBC 1816. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

4. 48 HOURS PRIOR TO EXCAVATION CONTRACTOR SHALL CALL FOR LOCATION OF UNDERGROUND UTILITIES. SUNSHINE ONE-CALL 1-800-432-4372

5. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY AND/OR EASEMENTS, REQUIRES A SEPARATE PUBLIC WORKS PERMIT. PRIORS TO START OF CONSTRUCTION.

6. MAINTAIN SITE IN A SAFE CONDITION AS TO NOT AFFECT LOCAL VEHICULAR AND PEDESTRIAN TRAFFIC. AIR POLLUTION, POLLUTION TO NEARBY BODIES OF WATER AND ANY SPECIAL REQUIREMENTS OF OWNER OR SHOPPING CENTER.

7. NOTIFY ALL PARTIES OF ANY LOSS OF UTILITIES 72 HOURS BEFORE SCHEDULING WORK. COORDINATE W/ EXISTING BUILDING TENANTS & LANDLORD.

8. G.C. TO PROVIDE FINAL GRADING AS PER GRADING PLAN (REFER TO SITE PLAN)

9. GRADE @ CRAWL SPACE TO BE W/IN 4" OF EXT. GRADE

10. LANDSCAPING & IRRIGATION AS PER PLANS

DIVISION 3 - CONCRETE & STRUCTURAL NOTES

1. SEE STRUCTURAL ENGINEERING DWGS FOR SPECS NOT HERE. STRUCTURAL NOTES SUPERCEDE ARCH NOTES IF CONFLICTING.

A. CONCRETE

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 308-11) (U.O.N.) SUBMIT CERTIFICATION OF CONCRETE QUALITY TO ARCHITECT FOR APPROVALS.

a) COMPRESSIVE STRENGTH IN 28 DAYS FOR U.O.N.

NON-REINFORCED: FOUNDATION: 5000 (TYP)
2" OF BEAMS: 5000 (TYP)
ALL OTHERS: 5000 (TYP)
CIP COLUMNS: 5000 (TYP)
ALL PRE-STRESSED: 5000 (TYP)

b) CONCRETE PROTECTION FOR REINFORCING

CONCRETE IN CONTACT WITH THE GROUND: 3 INCHES
COLUMNS AND BEAMS EXPOSED TO WEATHER: 2 INCHES
COLUMNS AND BEAMS NOT EXPOSED TO WEATHER: 1 INCH
STRUCTURAL SLABS NOT EXPOSED TO WEATHER: 3/4 INCH
SLAB ON GRADE: reinforcement centered in slab

c) SLUMP AND CYLINDER TEST

TESTING AND TEST REPORTS FOR ALL POURED CONCRETE BY LOCAL DEPARTMENTS.

d) CONCRETE SLAB ON GRADE

ALL CONCRETE SLABS ON GRADE SHALL BE 4" MIN. W/ 6X6X10 WW MESH REINFORCING @ MIN DEPTH AND HAVE A 1" SLAB WITH LAPPED 4" MIN. POLYETHYLENE VAPOR BARRIER WITH AM OR FIBER PERMANENCE LESS THAN 0.35 PERMS (ASTM E 86). ALL EXTERIOR WALKWAYS: 1.5" MIN. THICKNESS. ALL INTERIOR WALKWAYS: 1.5" MIN. THICKNESS. PROVIDE TERMITE PROTECTION PER FBC 1816 TO UNDERSIDE OF ALL GRADE LEVEL CONCRETE SLABS. SEE SECTION 2 - SITE WORK ITEM 3.

CONTRACTOR JOINTS ARE REQUIRED AND SHALL BE TOOLED OR SAWCUT WITHIN 8 HOURS OF THE POUR. JOINT PATTERN SHALL BE AS INDICATED ON PLAN OR AS FOLLOWS: JOINTS SHALL BE LAID OUT AT CENTER LINES OF COLUMNS WHERE POSSIBLE, AND SHALL NOT EXCEED 15'-0" (15'-0" IF 1" W/ 1" FOR 1" SLAB). LONGER DIMENSION OF PANEL SHALL NOT EXCEED 1.5 TIMES THE SHORTER ONE. SAWCUT SHALL BE 1/4 OF THE SLAB DEPTH AND 1/8" WIDE.

SHORING

SHORING AND SHORE SHORING PLANS SHALL BE SUBMITTED AFTER THE ISSUANCE OF THE BUILDING PERMIT BUT BEFORE THE ARIVAL OF SHOP DRAWINGS AND INSPECTIONS.

FOUNDATIONS

1. FOUNDATIONS HAVE BEEN DESIGNED PER BUILDING INDUSTRY STANDARDS. THIS DESIGN MAY NOT BE MODIFIED WITHOUT REVISED DESIGN BY ARCHITECT/ENGINEER.

2. SHOULD ANY OTHER CONDITIONS BE ENCOUNTERED, CONTRACTOR TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK.

3. EXCAVATION FOR FOOTING PADS AND OTHER FOUNDATIONS SHALL BE CLEAN, AND FREE WATER WHEN CONCRETE IS PLACED AND FOR 24 HOURS PERIOD AFTER PLACING.

4. ALL VEGETATION AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO PLACING FILL FOUNDATION SHALL BEAR ON FILL FILL COMPACTED IN LAYERS OF NOT MORE THAN 12" IN DEPTH AND 95% DENSITY AS PER A.S.T.M. PROCTOR TEST OR MODIFIED PROCTOR TEST

DIVISION 4 - MASONRY

1. MORTAR FOR ALL MASONRY WORK SHALL BE A 3:1:1 MIX BY VOLUME OF SAND, PORTLAND CEMENT AND MASONRY CEMENT. ALL MORTAR SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. IN 28 DAYS, ASTM C270 TYPE M. SEE STRUCTURAL DRAWINGS.

2. 8" X 8" X 16" CONCRETE MASONRY UNITS SHALL BE ASTM C90. 70- GRADE STORED IN DRY AND PROTECTED FROM FROST. FACE SHEET THICKNESS SHALL BE NOT LESS THAN 1/4" THICK WITH A MINIMUM MINIMUM WEB THICKNESS.

3. ERECT MASONRY INCLUDING REINFORCING AND SET BOLTS, ANCHORS, STRAPS, SLEEVES AND OTHER NECESSARY ITEMS AND PROVIDE OPENINGS REQUIRED BY OTHER TRADES. DO NOT USE SQUARE END BLOCKS ABUTTING CONCRETE COLUMNS. ALL MASONRY SHALL BE LAID IN FULL MORTAR JOINTS.

4. EVERY SECOND HORIZONTAL MORTAR JOINT SHALL BE REINF. WITH JOINT REINF. EXTENDING INTO STRUCTURAL COLUMN AS PER STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL PROVIDE SAMPLES TO ARCHITECT OF DECORATIVE METALS, TRIM AND ROOFING FOR APPROVAL PRIOR TO ORDERING SAID ITEMS.

6. CONTRACTOR SHALL SUPERVISE ERECTION OF UNIT MASONRY CONSTRUCTION TO ENSURE THAT BLOCK CELLS ARE IN ALIGNMENT, PARTICULARLY ALL OF THOSE THAT ARE TO RECEIVE REINFORCEMENT BARS TO BE FILLED WITH CONCRETE.

DIVISION 5 - METALS & ANCHORING

1. REINFORCING STEEL

A) ALL REINFORCING STEEL WITH DEFORMATIONS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615 LATEST EDITION WITH REVISIONS.

B) FABRICATION AND PLACEMENT OF ALL REINFORCING STEEL SHALL COMPLY WITH ACI 308 (LATEST EDITION WITH REV.)

C) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL CUT AND BENT REINFORCING STEEL PROVIDED BY FABRICATOR TO THE ARCHITECT FOR APPROVAL.

2. STRUCTURAL STEEL MEMBERS

A) ALL STRUCTURAL STEEL SHALL BE ASTM A 36 (MIN) OR ASTM A 529 LATEST EDITION WITH REVISIONS U.O.N. ON PLANS OR SHOP DRAWINGS.

B) WELDING: WELDING IN THE SHOP OR FIELD TO BE DONE BY CERTIFIED WELDER ONLY AND SHALL CONFORM TO THE A. W. S. SPECIFICATIONS LATEST EDITION WITH REVISIONS.

C) PROTECTION OF METAL: STRUCTURAL STEEL MEMBERS SHALL BE GALVANIZED OR GALVALUME. COAT OF PRIMER PAINT. IF EXPOSED, SHALL RECEIVE A SECOND FIELD PAINT COAT AS PER S.F.B.C. 2007. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED.

D) ALL METALS USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR GALVALUME.

E) ALL ROOF JOINTS, TRUSSES, OUTRIGGERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS CLIPS AND ANCHORS TO THE BEAMS OR BEARING PARTITIONS.

3. INTERIOR STEEL STUD FRAMING: STANDARD STEEL STUDS SHALL BE 2-1/2", 3-5/8" AND 6" WIDE STUDS SPACED BETWEEN 16" AND MAXIMUM OF 24" ON CENTER SPECIFIED HEREIN AND AS RECOMMENDED BY MANUFACTURER IN ACCORDANCE WITH THICKNESS OF DRYWALL AND FIRE RATING REQUIREMENTS. PARTITIONS SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

4. DISMISAL METALS SHALL NOT BE IN DIRECT CONTACT WITH EACH OTHER, TO PREVENT ELECTROLYSIS. MAINTAIN MINIMUM OF 1/4" GAP AND APPLY CAULKING IN COLOR THAT MATCHES WINDOW FRAMES.

DIVISION 6 - WOOD/PLASTICS

A. ROUGH CARPENTRY

1. ALL LUMBER USED STRUCTURALLY SHALL BE IDENTIFIED BY THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. STRESS GRADE LUMBER SHALL BE DOUGLAS FIR OR SOUTHERN PINE # 2 OR APPROVED EQUAL, AND CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS; LATEST EDITION WITH 1200 P.5 & 1. MIN. FIBER STRESS IN BENDING AND 12% OR LESS MOISTURE CONTENT PER FBC UNLESS OTHERWISE NOTED.

2. FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED LABOR. FRAMER SHALL PROVIDE CERTIFICATION OF AT LEAST 10 YEARS EXPERIENCE & 3 REFERENCES.

A) ALL NAILING SHALL CONFORM TO THE BUILDING CODE NAILING SCHEDULE.

B) PROVIDE (1) 2" X 4" WOOD STUD AND (1) METAL STUD EACH SIDE OF DOOR OPENINGS.

C) CUTTING OF WOOD STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE TO THE BUILDING CODE APPROVAL BY ARCHITECT OR ENGINEER PRIOR TO CUTTING.

D) INTERIOR NON-BEARING PARTITIONS SHALL BE 3/8" METAL STUDS @ 16" O.C. 20 GAUGE MINIMUM FOR HEAT LOAD CALCULATIONS AND ALL R-VALUE.

3. PRESSURE TREAT ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AS PER "AMERICAN WOOD PRESERVES BUREAU". NO TOXIC/LEAD CHEMICALS PER FLORIDA BUILDING CODE.

4. INSTALL ALL WOODWORK ACCURATELY WITH TIGHT JOINTS AND TRUE SURFACES WELL SANDED & FREE FROM DEFECTS.

5. PROVIDE BLOCKING: BEHIND ALL SHELVING & BATHROOM CABINETS AS REQUIRED BY EQUIPMENT TO BE MOUNTED.

6. LUMBER:

A) ALL CONCEALED STRUCTURAL LUMBER TO BE CONSTRUCTION GRADE F - 1200 PSI F.T. SOUTHERN YELLOW PINE

B) ALL CONCEALED NON-STRUCTURAL LUMBER TO BE CONSTRUCTION GRADE F-1000 PSI F.T. SOUTHERN YELLOW PINE.

C) ALL PAINTED OR STAINED EXTERIOR LUMBER SHALL BE SELECT CYPRESS

D) ALL STAINED INTERIOR LUMBER SHALL BE STAIN GRADE SELECT DOUGLAS FIR OR BETTER (COORDINATE W/ I.D. OWNER).

E) PAINTED INTERIOR MILLWORK CAN BE POPLAR, EXTERIOR SHALL BE P.T. MN. (COORDINATE W/ I.D. OWNER).

B. FINISH CARPENTRY

1. BY OWNER

DIVISION 7 - THERMAL & MOISTURE PROTECTION

A. CAULKING / FIRESTOPPING / WATERPROOFING

1. CAULK AROUND PERIMETER OF ALL OPENINGS IN EXTERIOR WALLS, INCLUDING DOOR FRAMES, WINDOW FRAMES, LOUVERED

2. OPENINGS AROUND PIPES, CONDUITS, DUCTS AND ALL FASTENINGS PENETRATING EXTERIOR WALL SURFACES

3. CAULK AROUND AND PROVIDE A SOLID BIE UNDER ALL APPLIED THRESHOLDS AT EXTERIOR DOORS.

4. CAULK AROUND ALL LAVATORIES, CLOSET DOORS AND PLUMBING FIXTURES.

5. CAULK MISCELLANEOUS ITEMS OF WORK INCORPORATED INTO THE BUILDINGS AND WHICH ARE INDICATED TO BE CAULKED, OR WHICH NORMALLY REQUIRE CAULKING TO PREVENT INFILTRATION OF WATER OR AIR, AS DETAILED, INDICATED OR DIRECTED.

6. CAULKING COMPOUNDS SHALL BE OF COMPOSITES APPROPRIATE FOR INSTALLATION, BY G.E. SEALANTS OR APPROVED EQ.

7. PROVIDE FIRE STOP CAULKING AT ALL OPENINGS OF FIRE RATED WALLS, BETWEEN FIRE RATED WALLS AND STRUCTURAL DECK

8. ABOVE AROUND PIPING THROUGH THESE WALLS, ELECTRICAL WIRING PENETRATIONS AND PENETRATIONS INTO ROOF TRUSSES.

9. RECOMMENDED CAULKING MANUFACTURERS: 1. G.E. 2. HLT, 3. TREMCO, 4. 3M OR APPROVED EQ.

B. ROOFING

1. ROOFING SYSTEM SHALL BE INSTALLED BY LICENSED ROOFING CONTRACTOR. CONTRACTOR SHALL PROVIDE A MINIMUM 20 YEAR NOL WARRANTY ACCEPTABLE ON INSTALLATION, SEE PLANS FOR ANY SPECIFIC JOB REQUIREMENTS.

2. ACCEPTABLE MANUFACTURERS FOR FLAT ROOFS INCLUDE GAF & JOHN MANVILLE. ALL OTHERS MUST BE APPROVED BY ARCHITECT. ALL FLAT ROOFS MUST BE SLOPED 1/4" : 1" MIN FOR DRAINAGE.

3. CONTRACTORS SHALL SUBMIT DAE COUNTY PRODUCT APPROVAL PAPERWORK TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO REMITTING INSTALLATION.

4. ROOF SPECIFICATIONS GIVEN ON PLANS SUPERCEDE THESE NOTES.

C. INSULATION

PROVIDE THE FOLLOWING INSULATION AS APPLICABLE :
CEILING: SPRAY FROTH CLOSED CELL OR APPROVED EQUAL
WALLS: MASONRY: POLYISO. FRAME: BATTIS OR APPROVED EQUAL
COORINATE WITH MECHANICAL ENGINEER FOR HEAT LOAD CALCULATIONS AND ALL R-VALUES.

DIVISION 8 - DOORS, WINDOWS, AND GLASS

1. SEE DOOR & WINDOW SCHEDULES FOR COMPLETE NOTES AND DETAILS.

2. CONTRACTOR SHALL COORDINATE ROUGH OPENING DIMENSIONS WITH WINDOW AND DOOR MANUFACTURERS PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

3. CONTRACTOR TO FURNISH ALL NECESSARY HARDWARE ITEMS.

4. PROVIDE DOOR HOOKS ON ALL BATHROOM STALL DOORS.

5. PROVIDE THREE (3) HINGES PER DOOR (TYP) - STANLEY C6190 OR EQUAL OR PER HARDWARE SCHEDULE.

6. ALL DOORS AND WINDOWS TO HAVE CORROSION RESISTANT HARDWARE.

7. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED PER HARDWARE SCHEDULE.

8. SHUTTER ALL NON IMPACT RESISTANT OPENINGS.

9. ALL HARDWARE BY INGERSON, RAND OR APPROVED EQUAL. SEE HARDWARE SCHEDULE.

10. BURGULAR INTRUSION HARDWARE

A. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN S.F.B.C.

B. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS. IF KEY IN THE LOCK IS USED, THERE SHALL BE AN AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT OR INSERTS.

C. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE THE SAME LOCKS REQUIRED FOR SINGLE EXTERIOR SWING DOOR. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.

D. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MINIMUM OF 5/8" MINIMUM THROW BOLTS WITH INSERTS.

E. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-EXPOSED SCRWs AND NON-REMOVABLE PINS.

F. JAMBS ALL EXTERIOR OFFSET TYPE IN SWINGING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND INTEGRITY OF LOCKS AND LATCHES.

G. SINGLE-SWINGING EXTERIOR DOORS SHALL BE SOLID CORE OF NOT LESS THAN 1/4" THICK.

H. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOOKING ATTRACTIVE DEVIANT FROM THE FOLLOWING: 1. GLASS IN EXTERIOR DOORS SHALL COMPLY WITH A.N.S.I. STANDARD 297.1.

I. SINGLE SWING EXTERIOR EXTERIOR AND SWING DOORS CONNECTING LIVING AREA WITH GARAGE AREA SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH ONE INCH MINIMUM THROWS WITH A COMBINATION OF LATCH AND DEAD BOLT SETS WITH LATCH THROW A MINIMUM OF 1/2" AND BOLTS HAVING A MINIMUM THROW OF ONE INCH. DOORS SHALL BE MINIMUM OF 1/4" THICK SOLID CORE.

K. FRONT MAIN ENTRANCE DOOR TO BE PROVIDED WITH A SCOPE OR VISION PANELS.

DIVISION 9 - FINISHES

A. STUCCO

1. ALL EXTERIOR STUCCO WORK MATERIALS, APPLICATION, MOISTURE BARRIER, METAL REINFORCEMENT, ETC. TO BE APPROVED PER MANUFACTURERS SPECIFICATIONS AND SECTION 2519 OF THE FLORIDA BUILDING CODE.

2. ALL STUCCO TRIMS AS SHOWN AROUND WINDOWS, DOORS, AND CORNERS TO BE DONE WITH 2" BEADS AS PER UNITED STATES GYPSUM OR APPROVED EQUAL.

3. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED 24 HOURS DRYING PERIOD.

4. STUCCO ON CONCRETE / MASONRY WALLS

A) SHALL CONSIST OF TWO COATS, NOT LESS THAN 3/4" THICK

B) ALL SURFACES SHALL BE COATED WITH AN APPROVED BONDING AGENT OR EFFECTIVELY ROUGHENED

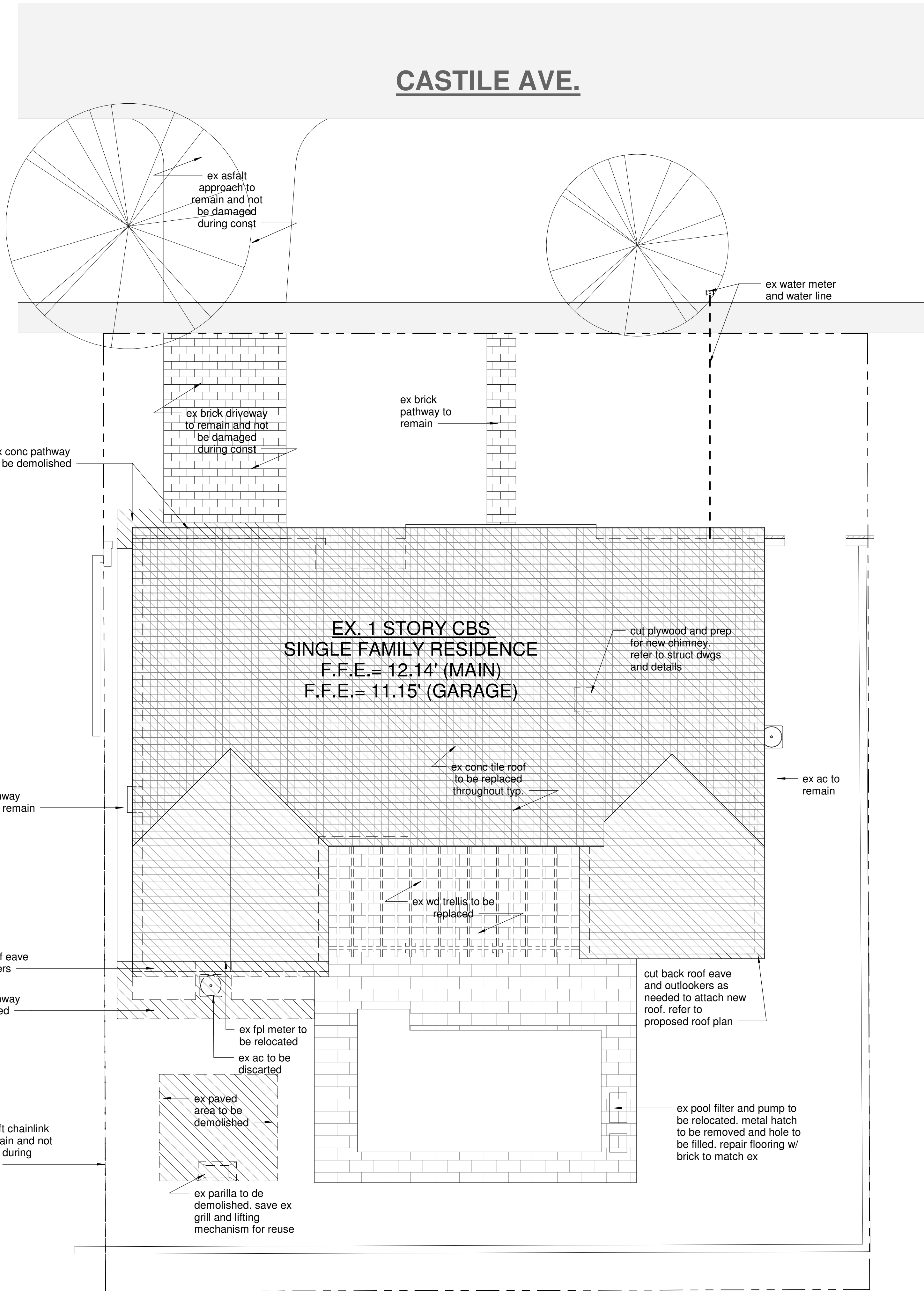
C) APPLICATION PER FBC 2516.1.8

5. STUCCO ON WALLS OTHER THAN CONCRETE / MASONRY

A) WHERE INSTALLED OVER PLYWOOD, PROVIDE 15 LB ROOFING FELT, OR APPROVED EQ MOISTURE RESISTING LAYER

B) METAL REINFORCEMENT: GALV EXPANDED METAL, MN 1.8 LBS PER SQ YD, OR GALV WELDED OR WOVEN WIRE FABRIC, MN 1 LB PER SQ YD, INSTAL PER FBC 2516.2.3

C) SHALL CONSIST OF THREE COATS, NOT LESS THAN 7/8" THICK</



PLAN LEGEND

EXISTING WALL TO REMAIN

WALL TO BE DEMOLISHED

Consultants:

No.	Description	Date

Revision Schedule

No.	Description	Date

Addition + Alterations for:
Bared Residence
1020 Castile Ave, Coral Gables, FL 33134

SEAL:

PROJECT NUMBER
2620BAR

PROJECT DATE
10/08/20

**Existing/
Demo
Site
Plan**

A-100

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CASTILE AVE.

ex asphalt approach to remain and not be damaged during const

ex water meter and water line

The site shall be graded so as to prevent direct overland discharge of stormwater onto adjacent properties and right of way. Retain all water runoff on property.

N

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCEDD FROM HOME TO POOL TO BE EQUIPPED W/ EXIT ALARM COMPLYING W/ FBC R4501.17.1.9 AND UL 2017.
- POOL BARRIIRER UNDER SEPARATE PERMIT MUST COMPLY W/ FBC R4501.17.1.1 THROUGH R4501.17.1.14

GRADE 8"x8"
SLOPED
CONCRETE
EDGE
RESTRAINT

2 3/8" THICK
CONCRETE PAVER

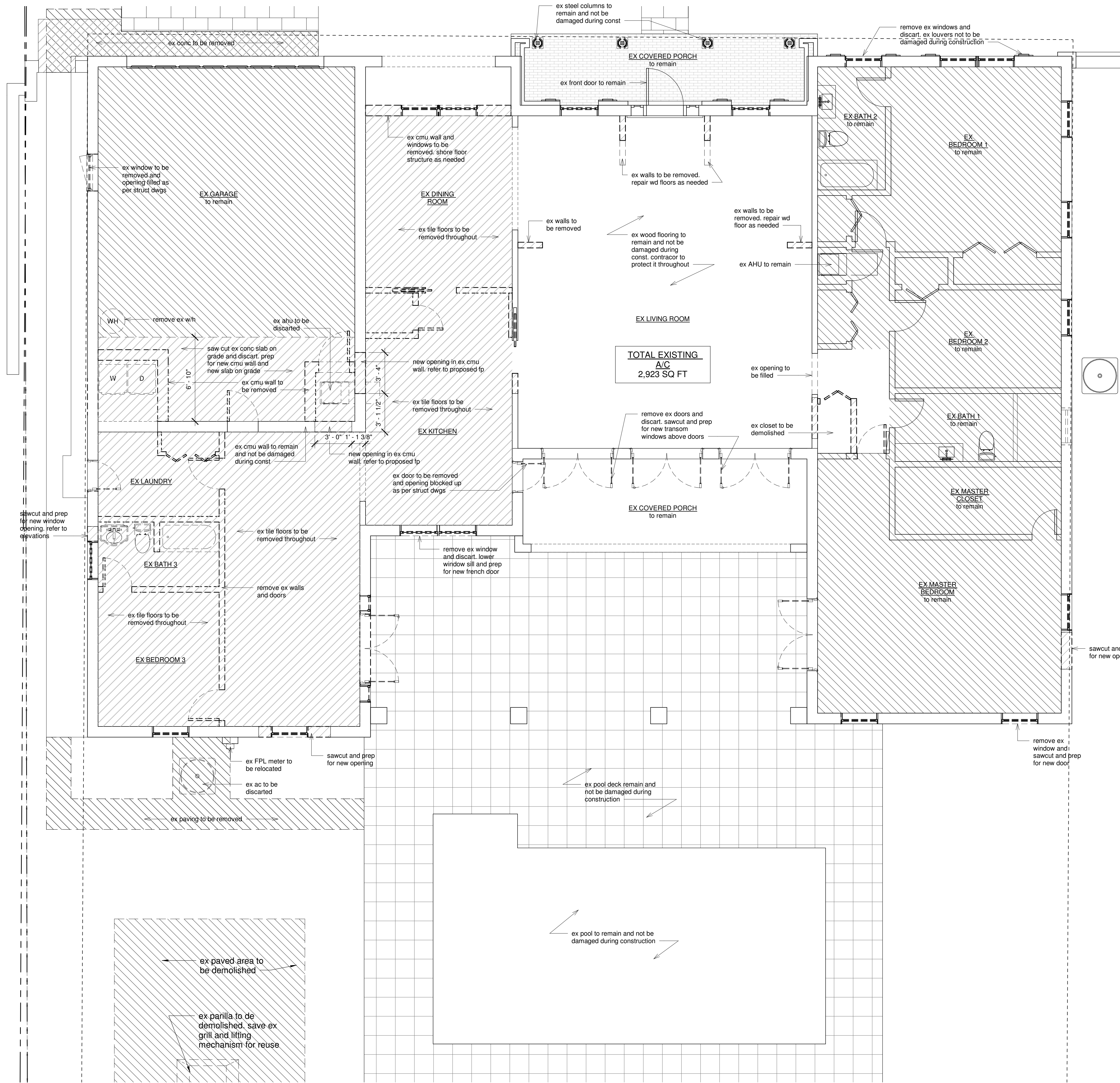
1" SAND BED

WELL COMPACTED
6" LIMEROCK BASE

1 1/2" ROD CONT. AT CENTER
EXPOSED EDGE RESTRAINT

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- NOTES
1.

Sawcut, remove & discard existing walls as shown on demolition plan as dashed lines, do not remove any structural members without written approval of structural engineer, provide temporary shoring where required and prepare areas for new work.
2.

Remove & discard existing carpet/padding, turring, wood and tile flooring in areas identified on floor plans as altered or demolished. Provide adequate protection flooring identified on demolition plan
3.

Remove & discard dropped ceiling and plaster ceiling in areas identified on floor plan as altered or demolished
4.

Remove & discard all inactive sanitary, vent & water piping & cap below floor slab as required. Patch holes in floor slab with concrete leaving a smooth, level floor.
5.

Electrical systems/panels, conduits & wiring to remain in same location unless otherwise noted.
6.

In bathrooms/toilet rooms identified on floor plans as gutted, remove & discard all plumbing fixtures, walls,decor, and floor finishes as indicated
7.

In storage/closets identified on floor plans as demolished or altered remove & discard all shelving, backing and rods
8.

Remove & discard all doors and frames identified on plans to be removed. Provide adequate protection of doors to remain
9.

Remove & discard all existing flooring throughout and repair damage to subflooring as needed.

- DEMOLITION GENERAL NOTES
1.

Provide selective demolition work as indicated by drawings, in schedules, and herein specified.
2.

It is the intent of these plans to show the general extents of the demolition. The contractor shall be responsible for coordinating ALL of the demolition work with the intent of the proposed design. Any unforeseen demolition not shown in this plan, and which is required to meet the intent of the proposed design, must be included in the contractor scope of work
3.

Partial Demolition and Removal: Items indicated to be removed with no value to Owner but of salvageable value to Contractor may be removed from structure as work progresses.

a)

Where indicated on Drawings as "Salvage - Deliver to Owner", carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.
4.

Protections: Provide temporary barricades and other forms of protection as required to protect Owner and general public from injury due to selective demolition work.

a)

Provide protective measures as required to provide free and safe passage of Owner and general public to and from occupied portions of building.

b)

Erect temporary covered passageways as required by authorities having jurisdiction.

c)

Provide interior and exterior shoring, bracing, or support to prevent movement, settlement or collapse of structure or element to be demolished, and adjacent facilities or work to remain.

d)

Remove protections at completion of work.

5.

Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.

a)

Do not interrupt existing utilities serving occupied or used facilities. Provide temporary services during interruptions to existing utilities.

b)

Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.

6.

Clean-up and Repair:

a)

Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.

b)

Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition prior to commencement of selective demolition work. Repair adjacent construction of surfaces soiled or damaged by selective demolition work.

c)

Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.

e)

Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.

d)

Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off-site.

f)

Protect floor with suitable coverings when necessary.

g)

Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.

7.

Explosives: The use of explosives will not be permitted.

8.

Environmental Controls: If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.

9.

Beginning of demolition/ installation will be construed as acceptance of existing substrates, surfaces, and conditions.

PLAN LEGEND

EXISTING WALL TO REMAIN

WALL TO BE DEMOLISHED

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Cimring architect

Architecture - interior - urban design

AR95988

Consultants:

Revision Schedule

No.	Description	Date
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Addition + Alterations for:
Bared Residence
1020 Castille Ave, Coral Gables, FL 33134

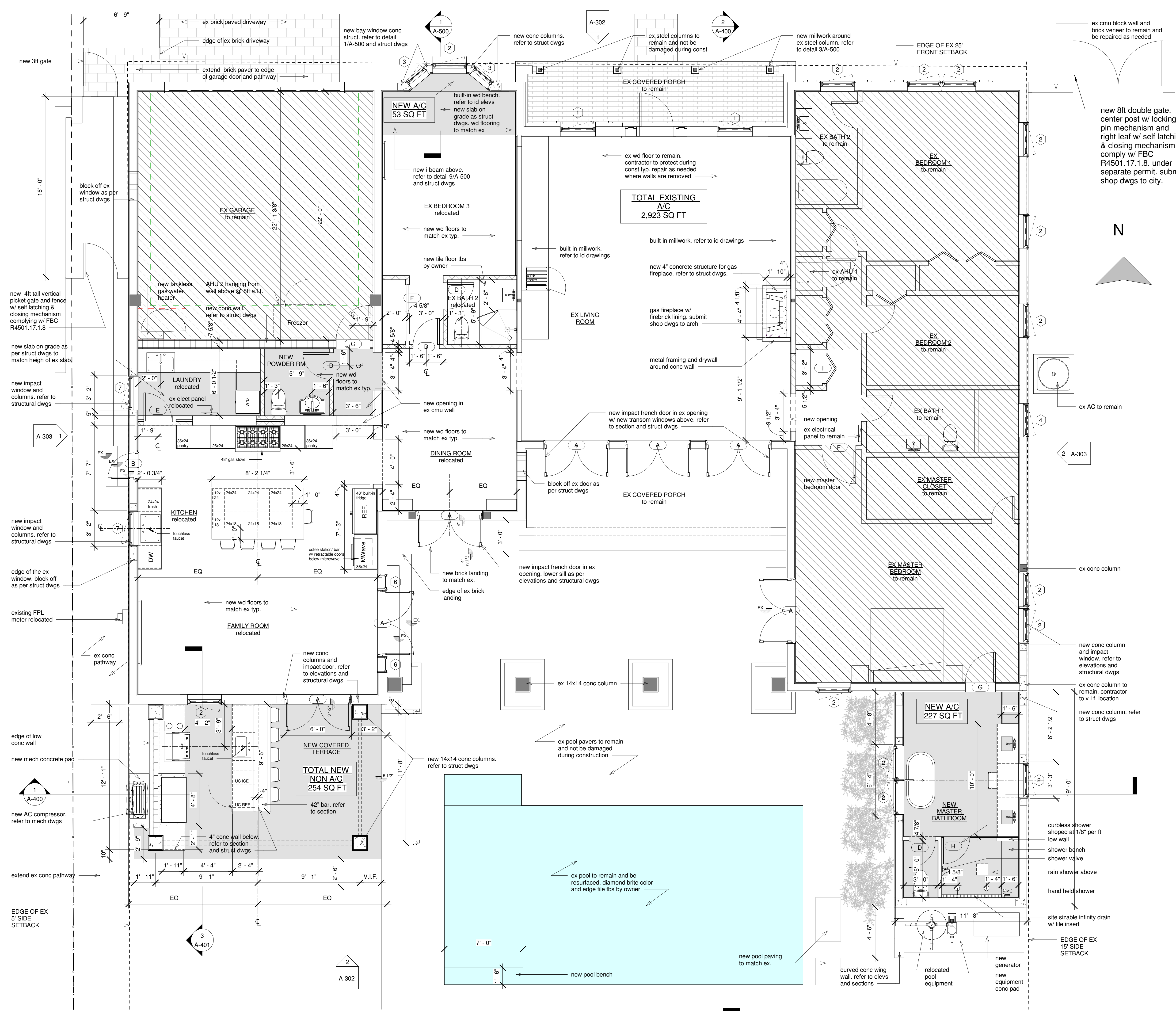
SEAL:

PROJECT NUMBER
2020BAR

PROJECT DATE
10/08/20

**Ex/Demo
Floor
Plan**

A-200



PLAN LEGEND

NEW CONCRETE BLOCK WALL

NEW INTERIOR PARTITION WALL

NEW DOOR NUMBER

NEW WALL TYPE

EXISTING DOOR TO REMAIN

EXISTING WINDOW TO REMAIN

NEW CONSTRUCTION AREA

FILTER CLOTH FENCE

WALL & CEILING

FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. FINISHES SHALL BE TESTED IN ACCORDANCE W/ ASTM E 84 OR UL 723

- PLAN NOTES**
1. **GROUND FLOOR STRUCTURE:**
CRAWL SPACE REFER TO STRUCTURAL FOR SIZE & REINFORCING

2. **ROOF STRUCTURE:**
TO BE WOOD TRUSSES REFER TO STRUCTURAL FOR SIZE

3. **TYPICAL ROOM FINISH:**
ALL ROOMS TO RECEIVE TYPICAL ROOM FINISH AS SHOWN IN SPECIFICATIONS & MILLWORK PACKAGE U.O.N.

4. **CLOSETS:**
SHELVING BY OWNER & G.C. TO PROVIDE PROPER BACKING IN ALL CLOSETS FOR SHELVING.

5. **MEDICINE CABINETS:**
MEDICINE CABINETS & MIRRORS BY OWNER

6. **SHOWERS:**
SHOWERS TO HAVE IMPERVIOUS MATERIALS TO BOTTOM OF CEILING SHOWER DRAINS

7. **BASE FLOOD INSTALLATION:**
ALL MECH, ELEC, PLUMB, SHALL BE INSTALLED ABOVE MIN. BASE FLOOD CRITERIA-REFER TO FLOOD LEGEND

8. **BAR, SCREENS, COVERS & GRILLS**
AS PER R310.4 FBC MEANS OF ESCAPE MUST BE CAPABLE OF WITHSTANDING WIND AND IMPACT FORCES WITHOUT THE USE OF SHUTTERS AND MUST BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL EFFORT AT ALL EMERGENCY EGRESS WINDOW + DOORS

9. **GUARD RAILS :**
GUARDRAILS SHALL REJECT A 4" DIAM. OBJECT
GUARDRAILS' BOTTOM RAIL SHALL HAVE A MAX. OPENING OF 2" FROM WALKING SURFACES

10. **A.H.U. CLEARANCE:**
A.H.U.'S MUST BE IN CLOSET WITH 6" MIN. CLEARANCE AROUND UNIT.

11. **A/C COMPRESSOR:**
COORDINATE SIZES OF A/C COMPRESSOR INCLUDING CLEARANCES. ALL SCREENS TO BE MIN. 12" ABOVE UNITS AND PAINTED TO MATCH HOUSE COLOR

12. **SMOKE DETECTORS**
SMOKE DETECTORS ARE TO BE AT LEAST 3 FEET AWAY FROM THE A/C SUPPLY GRILLS

13. **GLAZING NOTES :**
GLAZING WITHIN 5' -0" AFF (TUBS AND SHOWERS) MUST BE CAT.II SAFETY GLASS
GLASS DOORS, SIDELIGHTS, + GLAZING WITHIN 48" OF DOORS TO BE MIN. CAT II SAFETY GLASS

14. **LAUNDRY ROOMS PARTITION WALLS:**
EXERCISE AND LAUNDRY ROOMS PARTITION WALLS SHOULD HAVE AUDIOSEAL SOUND BARRIER: NON-REINFORCED

15. **WASHER AND DRYER:**
PROVIDE 4" RECESSED FOR DOUBLE WASHER & DRYER HOOK-UPS & DRYER VENT IN LAUNDRY ROOM

16. **PLENUM NOTE:**
ALL MECHANICAL, ELECTRICAL, PLUMBING, LIGHTING DISCIPLINES SHALL PROVIDE THE FOLLOWING:
(AT) AIR TIGHT PLENUMS
(IC) INSULATION CONTACT

THE TRIANGULAR OPENING FORMED BY STAIR TREADS, RISERS, & BOTTOM RAILS SHALL REJECT A 6" DIAMETER OBJECT
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Cimring architect
Architecture - interior - urban design

AR95988
AA26003116

Revision Schedule

No.	Description	Date
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Addition + Alterations for:
Bared Residence
1020 Castille Ave, Coral Gables, FL 33134

SEAL:

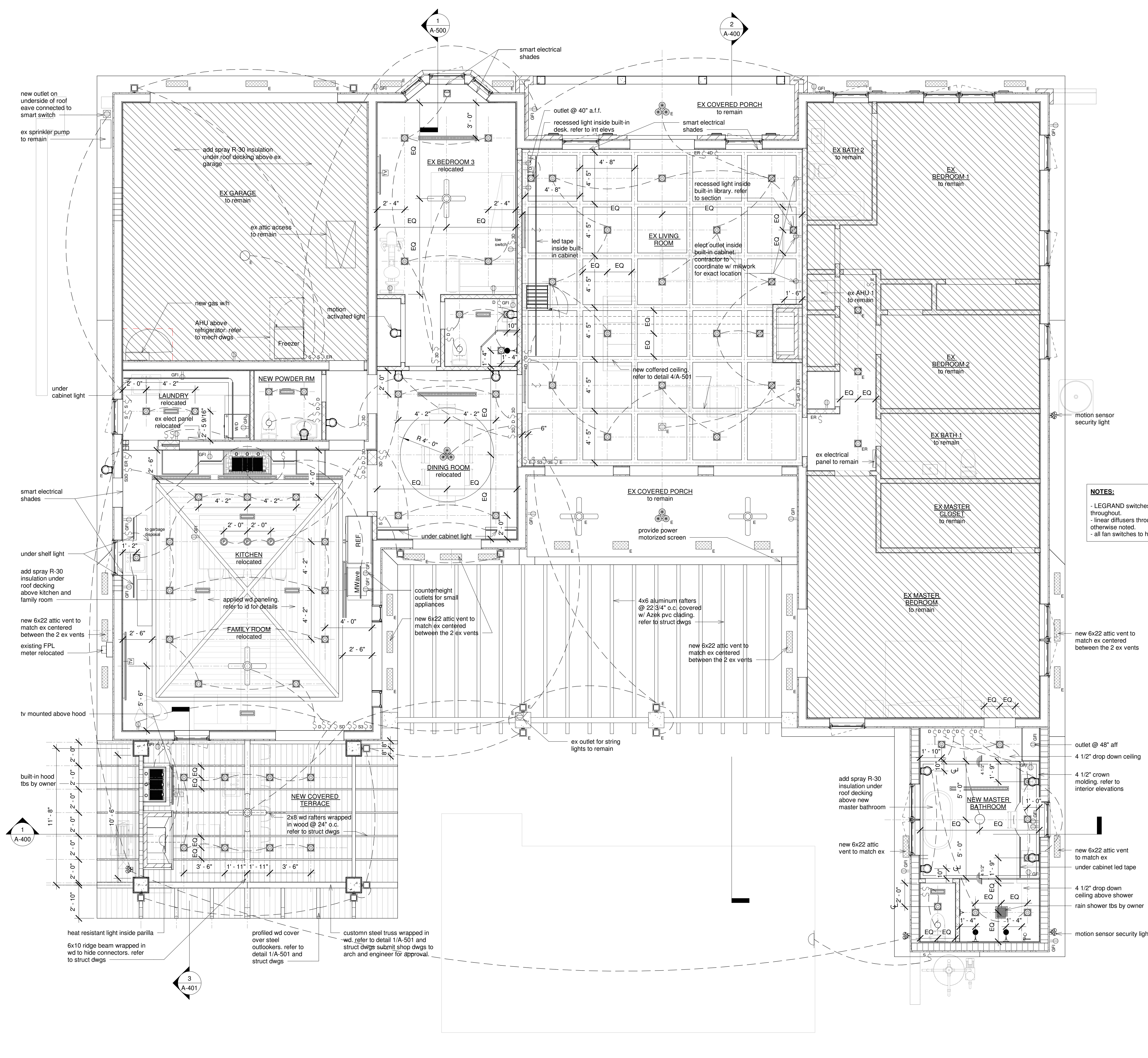
PROJECT NUMBER
2020BAR

PROJECT DATE
10/08/20

Proposed Floor Plan

A-201

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PLAN LEGEND

- NEW CONCRETE BLOCK WALL
- NEW INTERIOR PARTITION WALL
- NEW DOOR NUMBER
- NEW WALL TYPE
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- NEW CONSTRUCTION AREA
- FILTER CLOTH FENCE

WALL & CEILING

FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. FINISHES SHALL BE TESTED IN ACCORDANCE W/ ASTM E 84 OR UL 723

LEGEND :

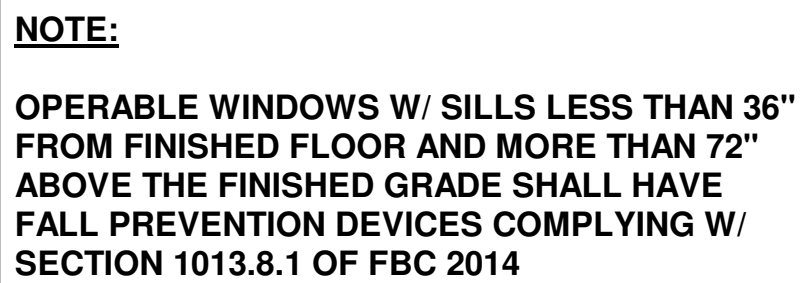
- WALL MOUNTED LIGHTS
 - WALL MOUNTED LIGHT FIXT. AS INDICATED IN ELEC. DRAWINGS
- Chandeliers
 - CHANDELIER AS INDICATED IN ELEC. DRAWINGS
 - PENDANT LIGHT AS INDICATED IN ELEC. DRAWINGS
- Ceiling Fans
 - CEILING FAN AS INDICATED IN ELECTRICAL DRAWING
- Mechanical
 - STANDARD DIFFUSER
 - WALL MOUNTED LINEAR SLOT DIFFUSER
 - LINEAR SLOT DIFFUSER
 - WALL MOUNTED RETURN
- Recessed Lights
 - 4" RECESSED LED DOWN LIGHTS FIXT. AS INDICATED IN ELEC. DRAWINGS
 - 4" ADJUSTABLE GIMBAL RECESSED LED DOWN LIGHTS FIXT. AS INDICATED IN ELEC. DRAWINGS
 - RECESSED L.E.D. STEP LIGHT
- Flush Mounted Lighting
 - LED TAPE
 - TRACK LIGHT FIXT. AS INDICATED IN ELEC. DRAWINGS
 - SURFACE MOUNTED LIGHT
- Miscellaneous
 - SMOKE DETECTOR
 - 24" X 24" RECESSED ACCESS PANELS WITH GYP. BD. AND PAINT FINISH TO MATCH ADJACENT CEILING. MODEL DW -5058 BY ACUDOR PRODUCTS, INC. (TYP.); 1880-722-0501.
 - EXHAUST FAN
 - TV
 - MOTION SENSOR LIGHT
 - TELEPHONE JACK
 - VAPOR PROOF HI-HAT
 - RECEPTACLE
 - 3-WAY RECEPTACLE
 - 4-WAY RECEPTACLE
 - DIMMER RECEPTACLE
 - SMART WI-FI RECEPTACLE
 - EXISTING RECEPTACLE
 - EXISTING
 - EXISTING RELOCATED
 - EX OR NEW ATTIC VENT

NOTES:
- LEGRAND switches and outlets throughout.
- linear diffusers throughout unless otherwise noted.
- all fan switches to have speed control.

ATTIC SPACE VENT CALCULATION

	REQUIRED	PROPOSED
EXISTING HOUSE	(3,895 sq.ft./150) x 12 x 12 = 3,739.2 sq.in.	ex 18 x (6 in x 22 in) + ex 3 x (8 in x 12 in) + ex 3 x (12 in round) + new 5 x (6 in x 22 in) = 3,775 sq.in.
ADDITION (w/ attic)	(226 sqft/150) x 12 x 12 = 217 sq.in.	new 2 x (6 in x 22 in) to match exist as shown in RCP = 264 sq.in.
TOTAL	3,956.2 sq.in.	4,083 sq.in.

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Architectural section drawing of a building, showing structural details, elevations, and annotations. The drawing includes a cross-section of the building with various rooms and structural elements labeled.

Annotations and Details:

- Top Of Ex Tie Beam (V.I.F):** 8' - 4"
- Existing First Floor:** (+12.14' NGVD) 0' - 0"
- Established Grade:** (+9.55' NGVD) -2' - 7 3/32"
- Roof and Chimney Details:**
 - new steel truss clad in wd. refer to RCP and struct dwgs. submit shop dwgs to arch and engineer.
 - new 6" copper gutter w/ mesh cover throughout typ.
 - 4x4 aluminum rafters @ 22 3/4" o.c. covered w/ Azek pvc cladding. refer to struct dwgs
 - new alumn beam covered w/ Azek pvc cladding. refer to struct dwgs
 - prefabricated copper chimney cap
 - new conc chimney clad in brick w/ german smear white mortar (70% mortar and 30% water.) refer to struct dwgs
 - new Boral Madera 900 textured concrete tile roof throughout. color: mountainwood
- Interior and Exterior Details:**
 - smooth stucco and paint throughout
 - new casement impact window in ex opening
 - new french door. refer to struct dwgs
 - new 14x14 conc columns to match ex. refer to struct dwgs and details
 - new french door. refer to struct dwgs
 - ex 14x14 conc columns to remain and not be damaged during const.
 - new impact doors w/ transom above. raise door header as per struct dwgs.
 - existing 8x16 crawl space vent to remain. excavate dirt to fully expose it and replace vent grill typ.
 - new pool equip and generator. refer to site plan
 - new low cmu wall to conceal mech equip
 - smooth stucco and paint throughout. paint color: Benjamin Moore chantilly lace
- Elevations and Levels:**
 - +44.4 PSF -48.1 PSF
 - +41.9 PSF -45.6 PSF
 - +41.9 PSF -56.4 PSF
 - +41.9 PSF -45.6 PSF
 - +41.9 PSF -56.4 PSF
 - +44.4 PSF -59.4 PSF
- Other Labels:**
 - 1 A-501
 - 3 A-401
 - 2 A-400
 - 2
 - A
 - A
 - A
 - A
 - 2

CRAWL SPACE VENT CALCULATION

* Total requ. crawl space area = $\frac{\text{proposed 2884 sqft of crawl space}}{150 \text{ sqft}} = 19.22 \text{ sqft}$

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Consultants:

Revision Schedule		
No.	Description	Date

Addition + Alterations for:
Bared Residence
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SEAL

PROJECT NUMBER
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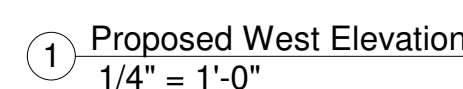
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Proposed Elevations

A-300

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**OPERABLE WINDOWS W/ SILLS LESS THAN 36"
FROM FINISHED FLOOR AND MORE THAN 72"
ABOVE THE FINISHED GRADE SHALL HAVE
FALL PREVENTION DEVICES COMPLYING W/
SECTION 1013.8.1 OF FBC 2014**

Consultants:

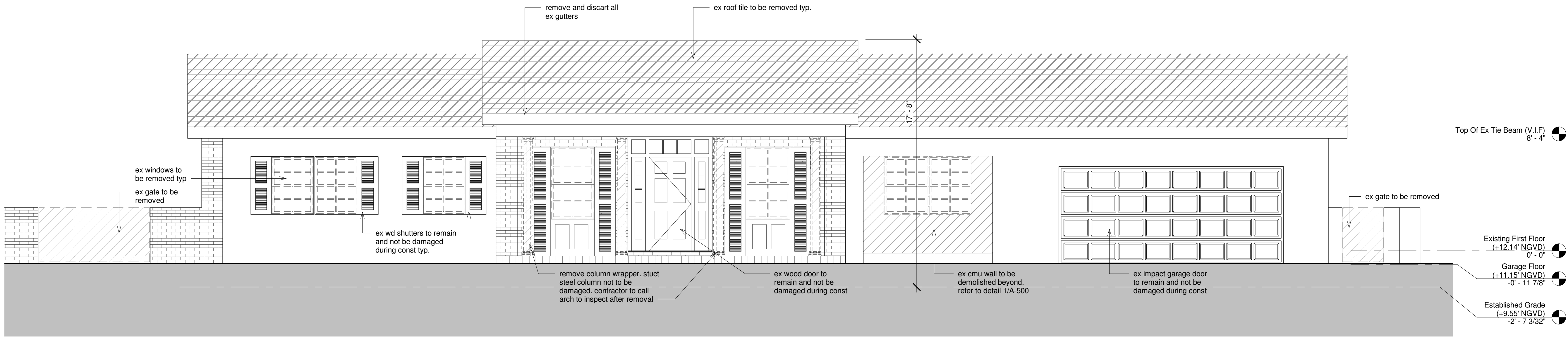
	EXISTING (SQ.FT.)	PROPOSED (SQ.FT.)
FRONT (NORTH)	0	0
SIDE (EAST)	11.2	12.09
SIDE (WEST)	2.67	6.45
REAR (SOUTH)	0.89	0.89
TOTAL	14.76	19.43 *

② Proposed East Elevation
1/4" = 1'-0"

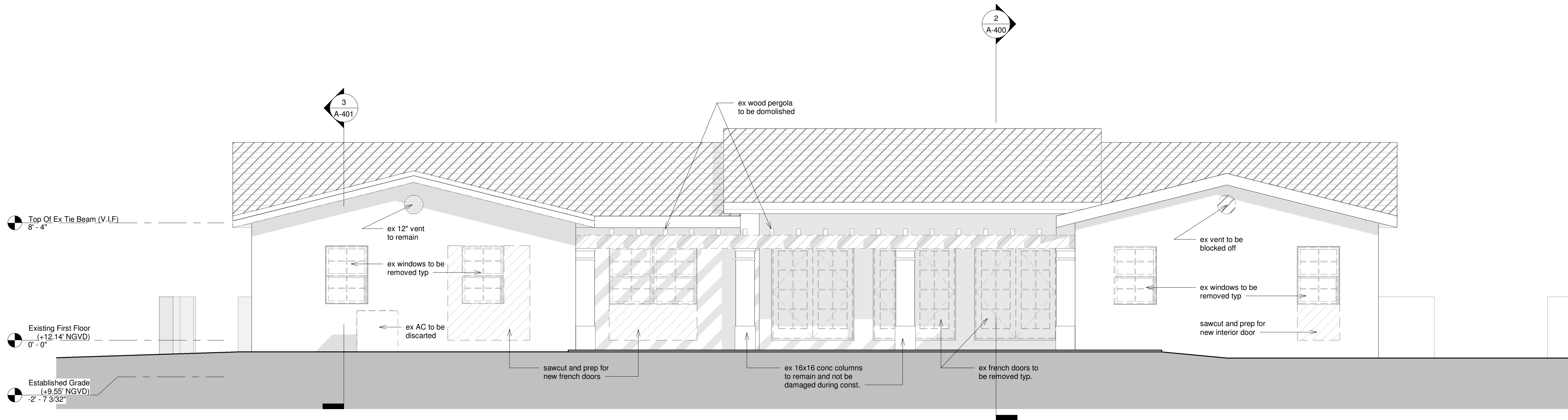
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A-301



1 Ex/Demo North (Front) Elevation
1/4" = 1'-0"



2 Ex/Demo South (Back) Elevation
1/4" = 1'-0"

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Revision Schedule
No. Description Date

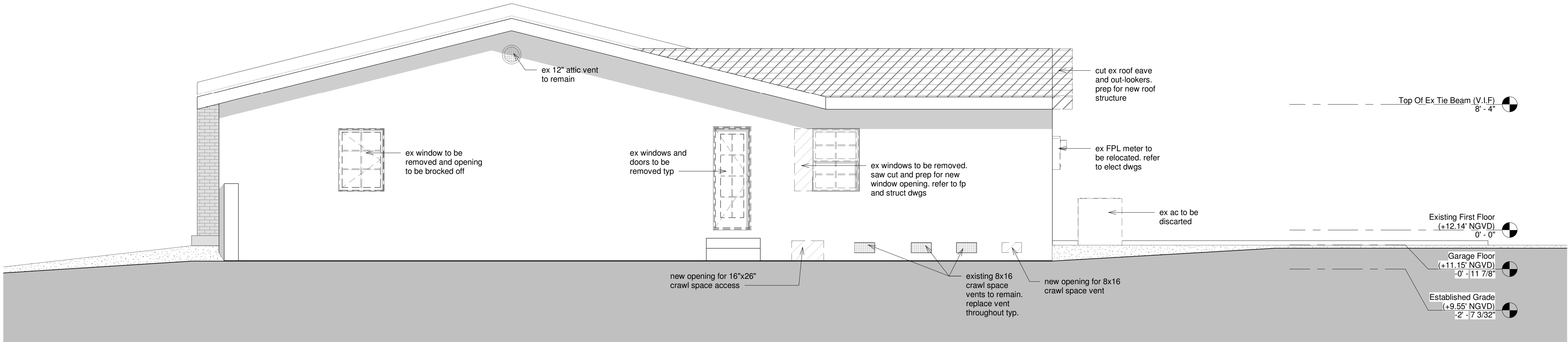
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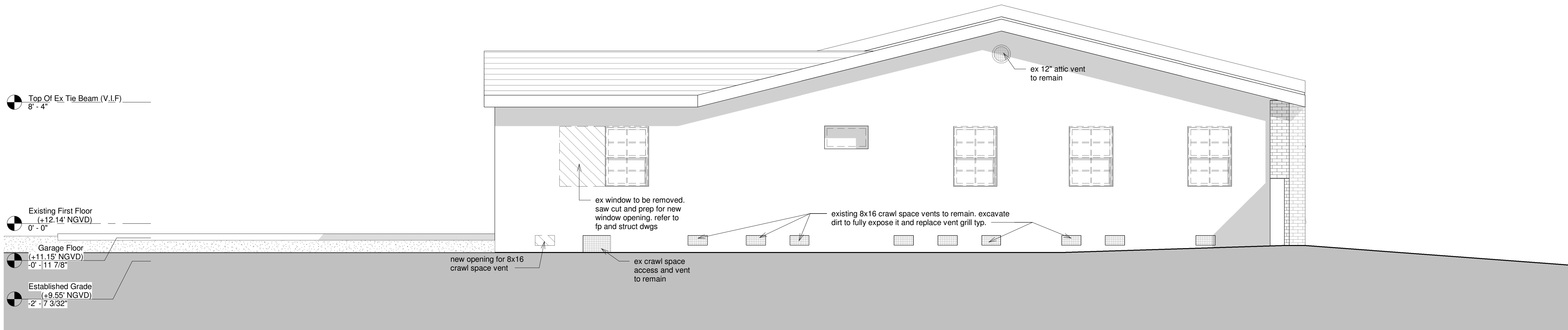
PROJECT NUMBER
2020BAR
PROJECT DATE
10/08/20

Ex/Demo Elevations

A-302



1 Ex/Demo West Elevation
1/4" = 1'-0"



2 Ex/Demo East Elevation
1/4" = 1'-0"

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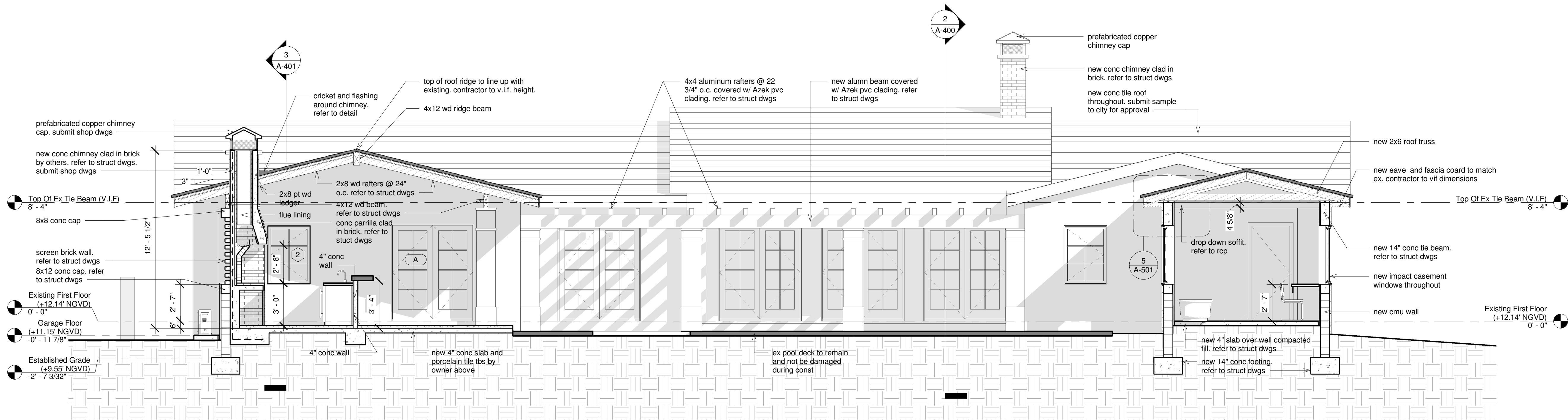
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PROJECT DATE
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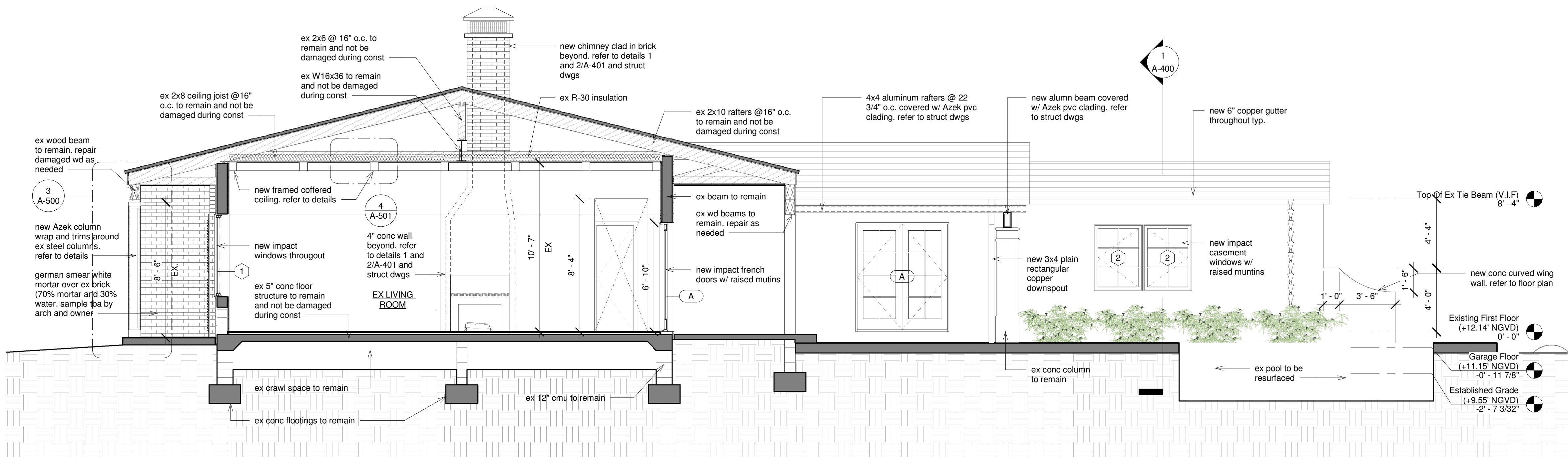
**Ex/Demo
Elevations**

A-303

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1 Cabana/ Master Bath Section
1/4" = 1'-0"



2 Living Room Section
1/4" = 1'-0"

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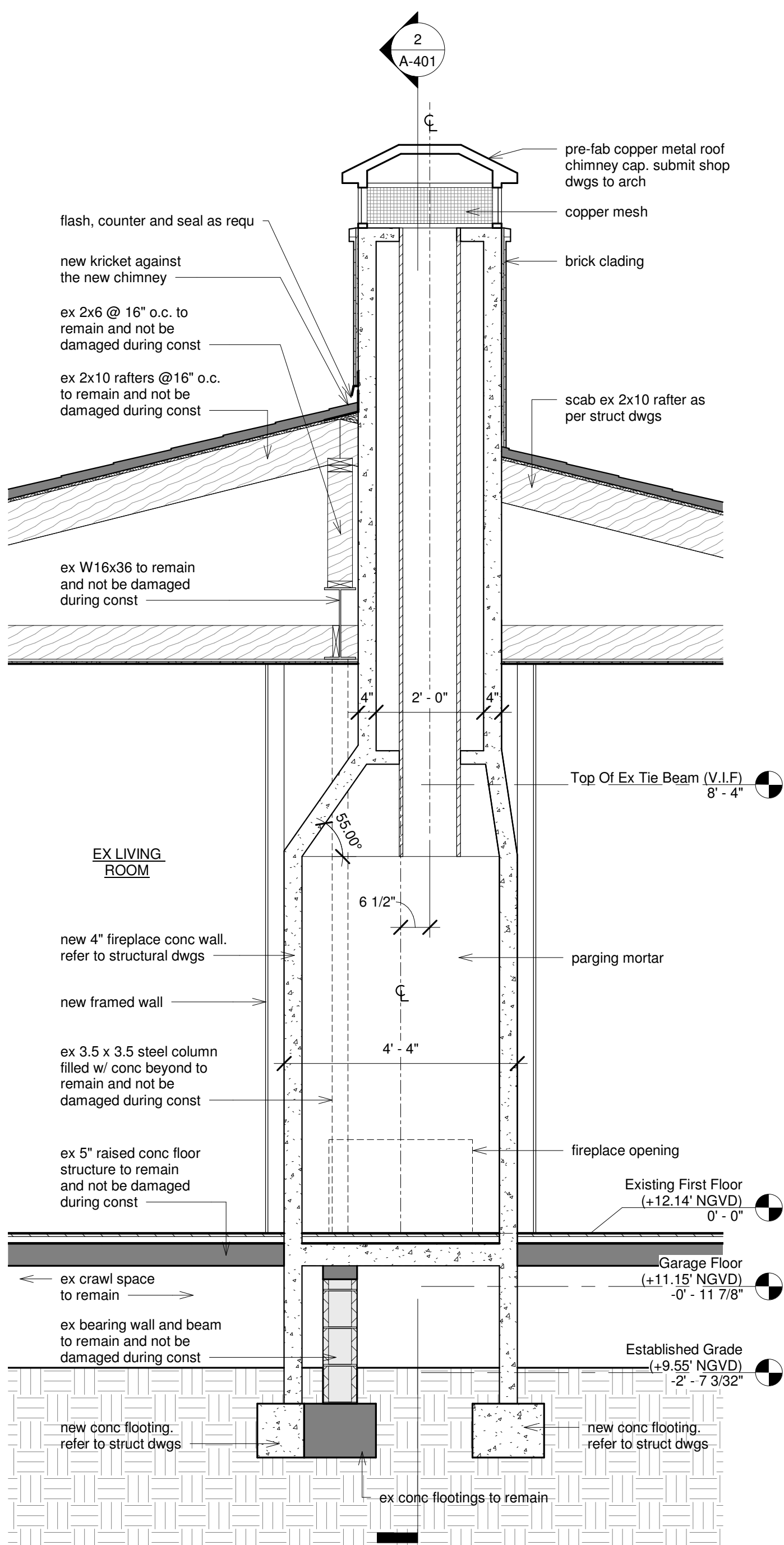
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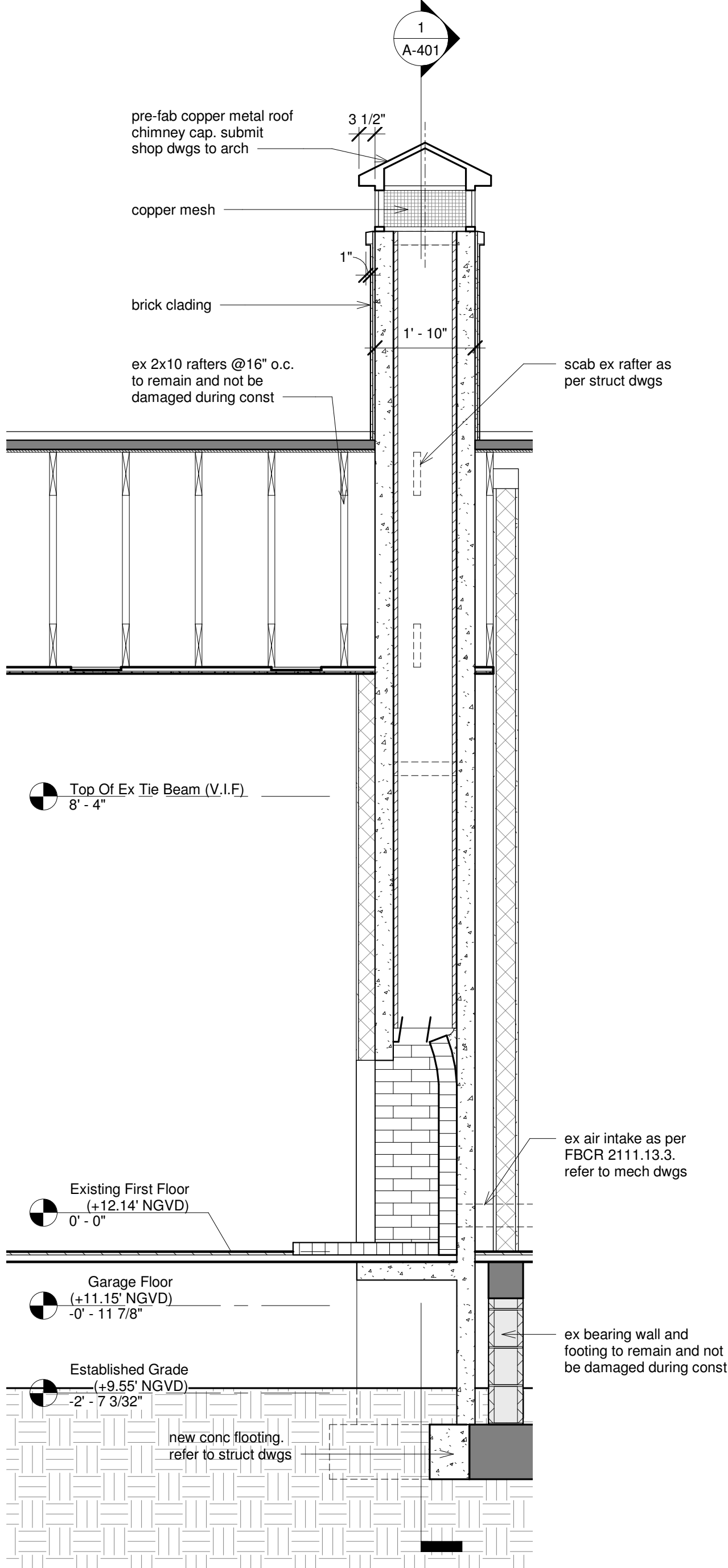
**Proposed
Sections**

A-400

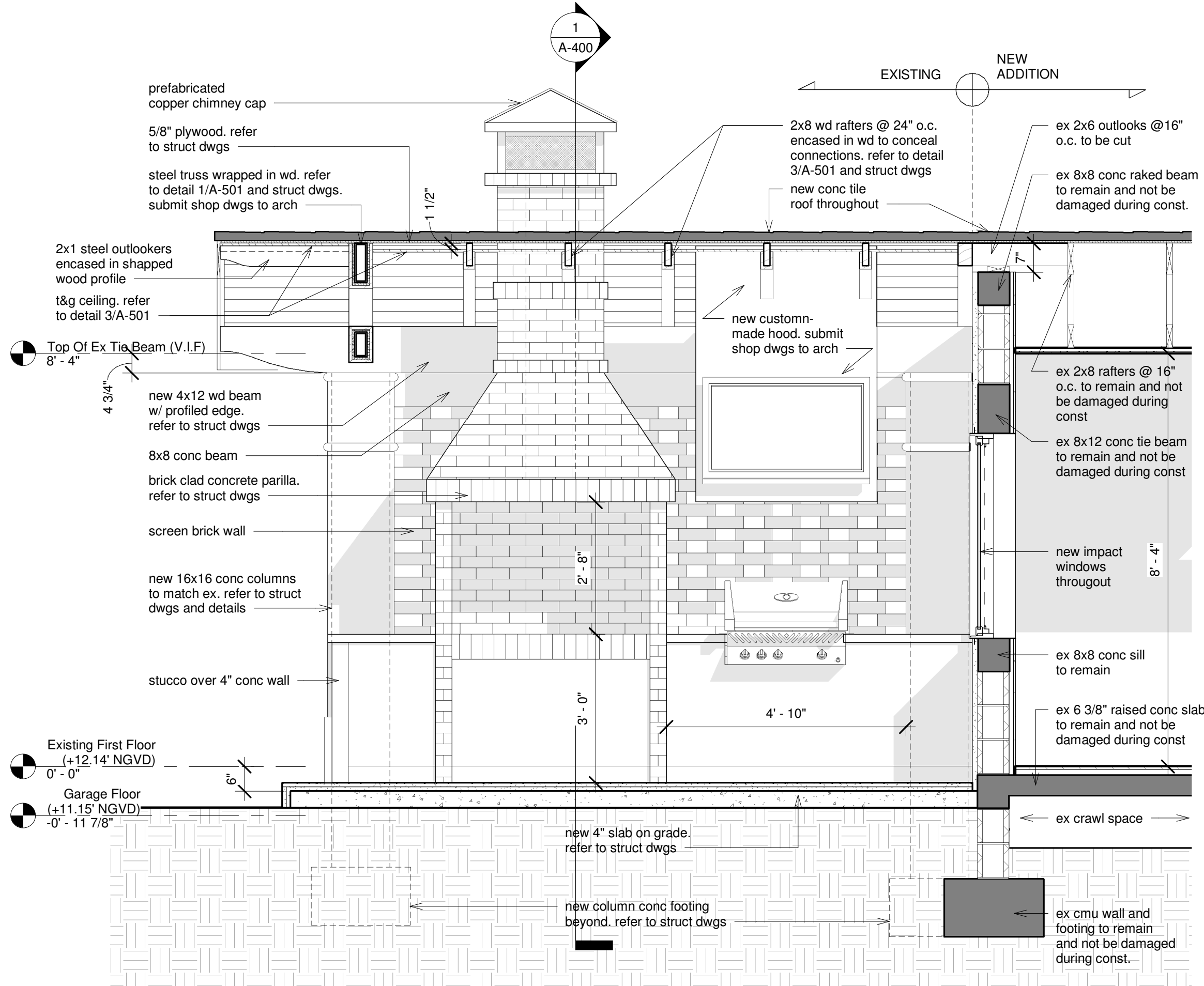
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1 Fireplace Section Detail
1/2" = 1'-0"

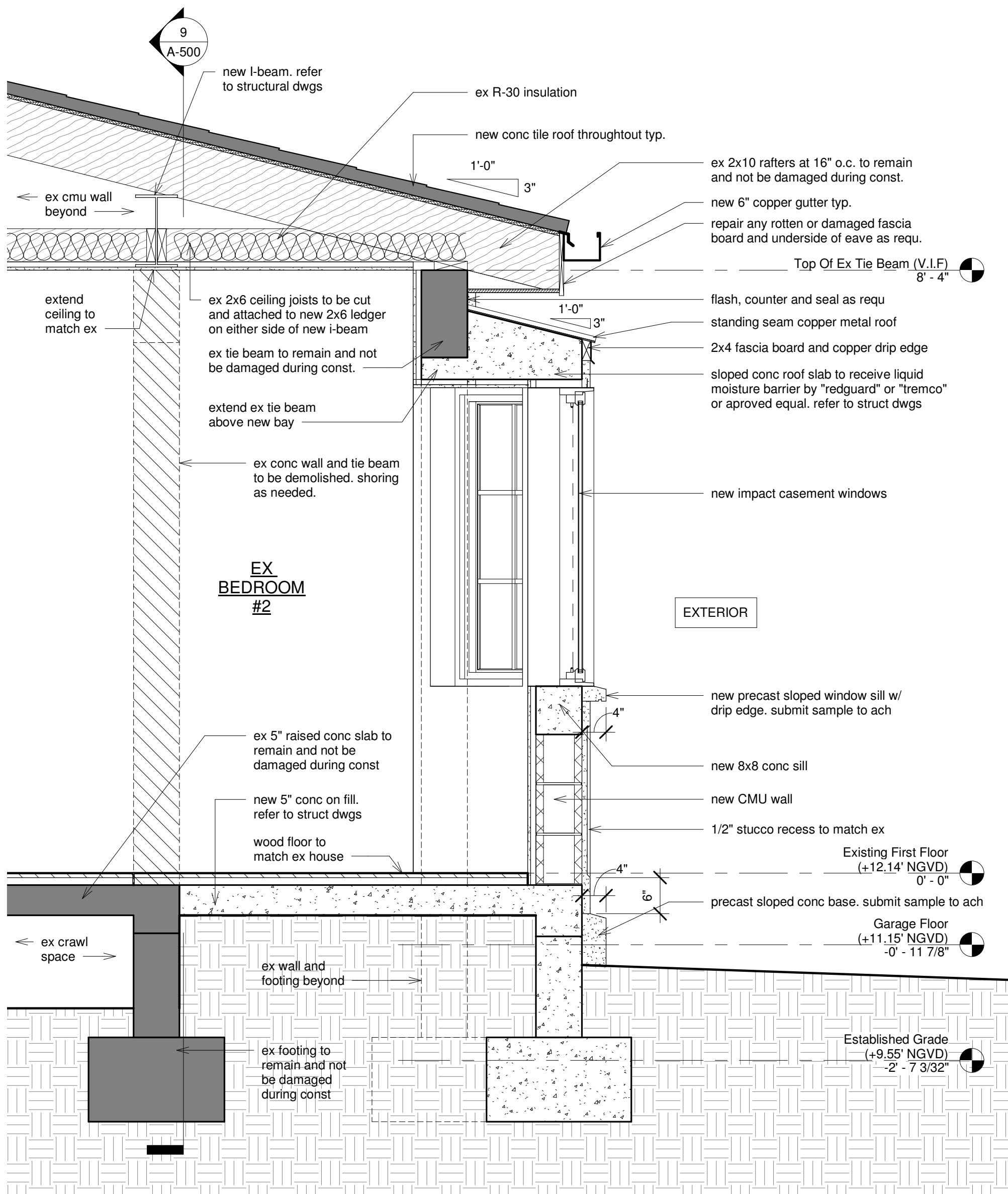


2 Fireplace Cross Section Detail
1/2" = 1'-0"



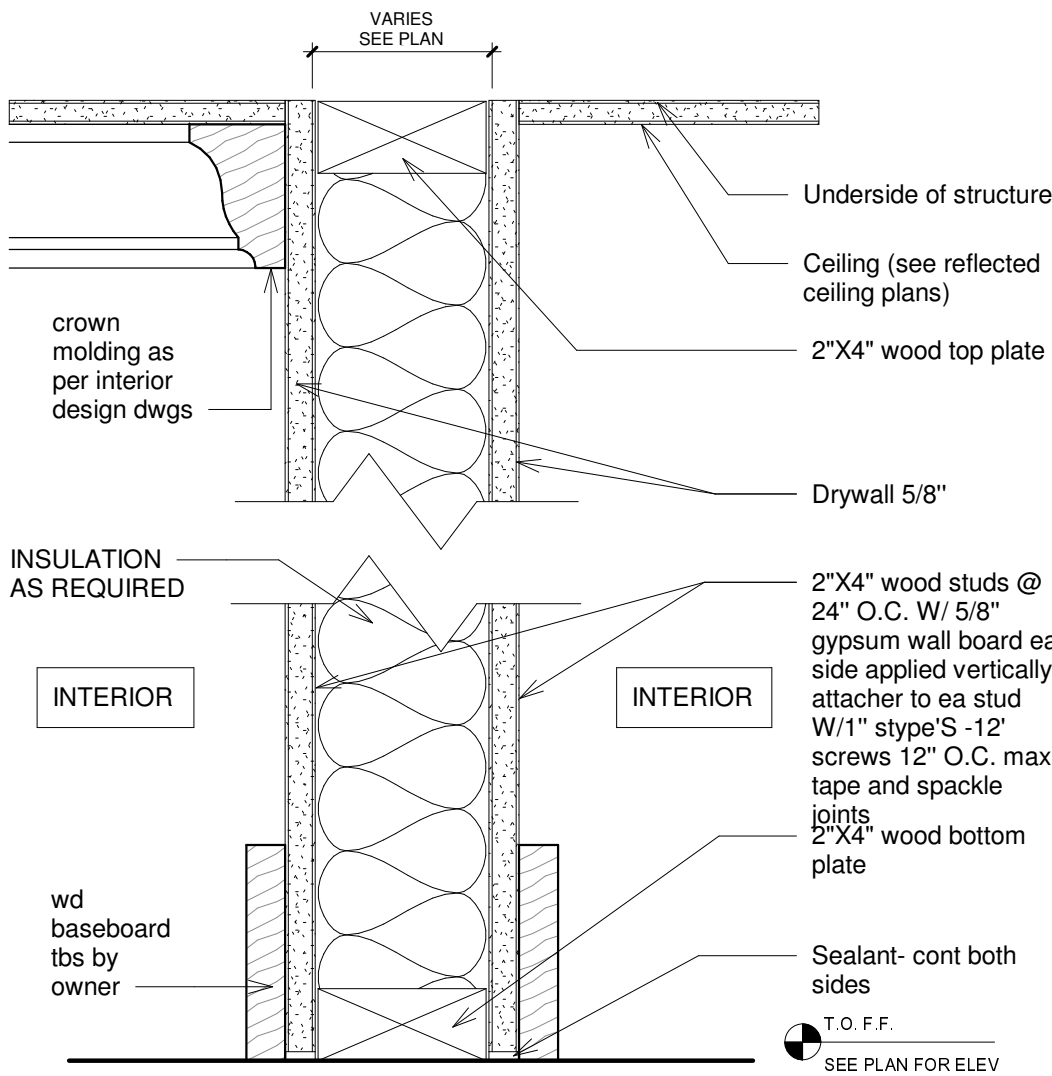
3 Outdoor kitchen section
1/2" = 1'-0"

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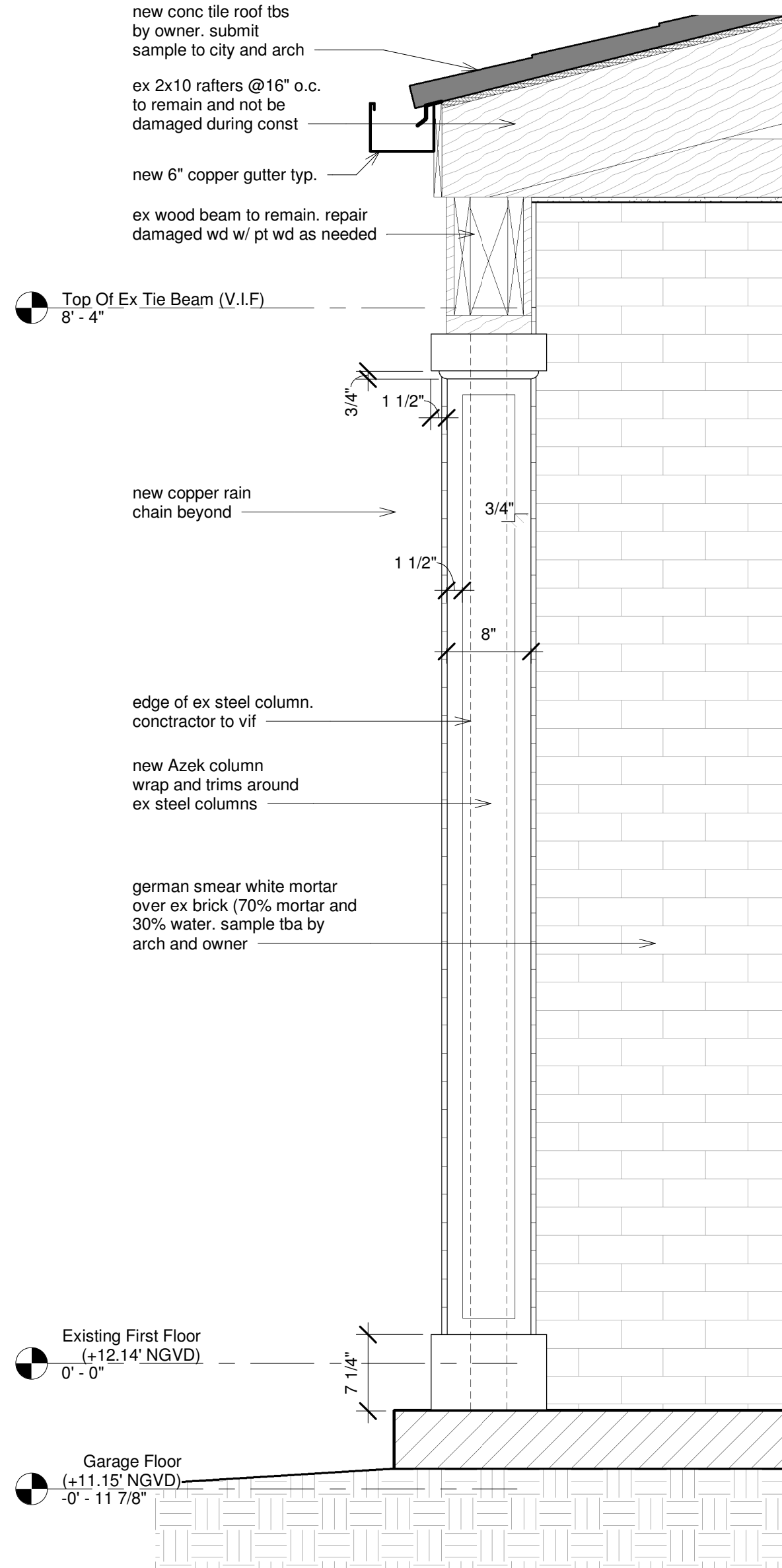


1 Bay window detail
3/4" = 1'-0"

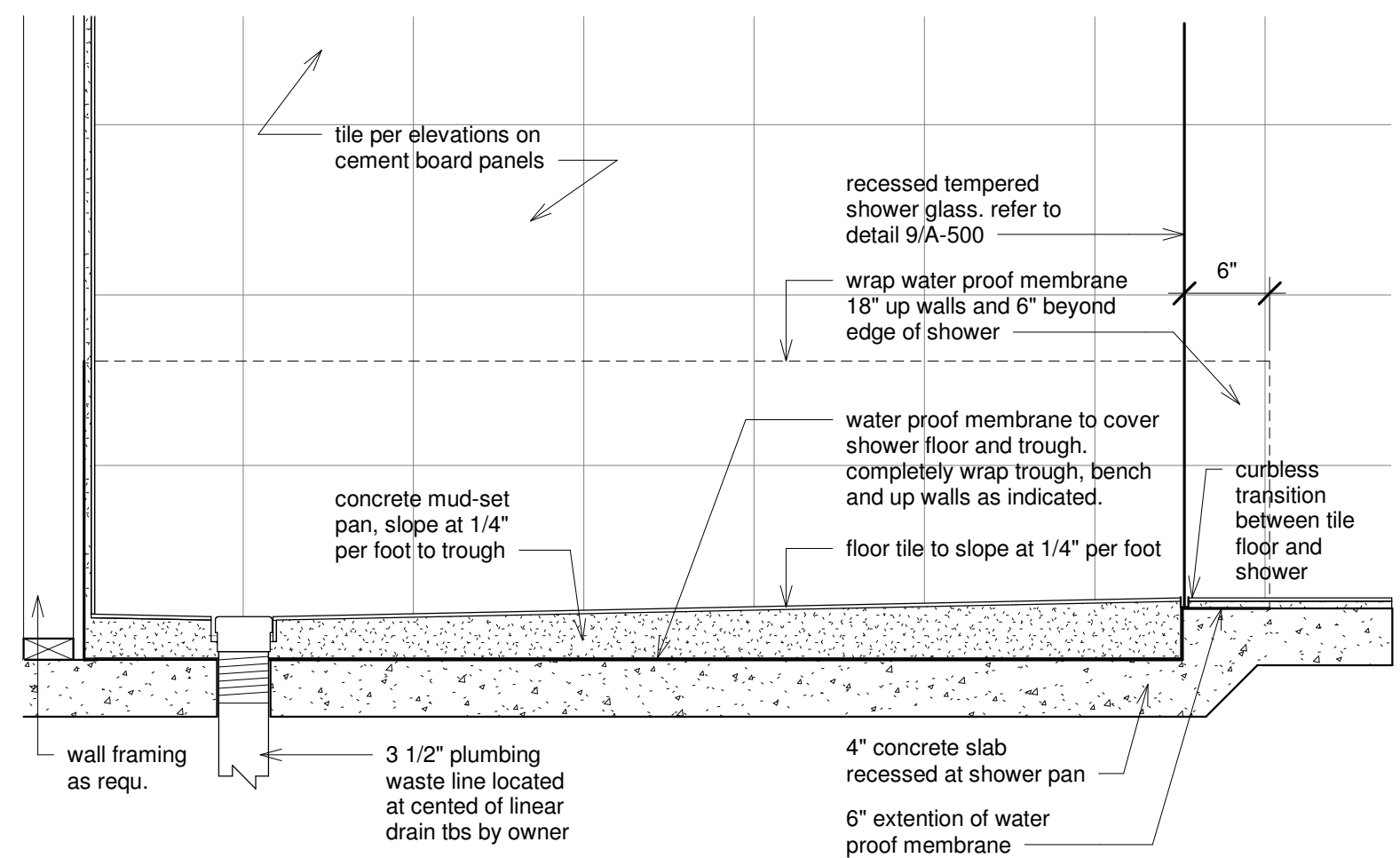
All wet areas use 1/2" durock cement board as backer for marble, other finishes to relieve denshield tile backer board



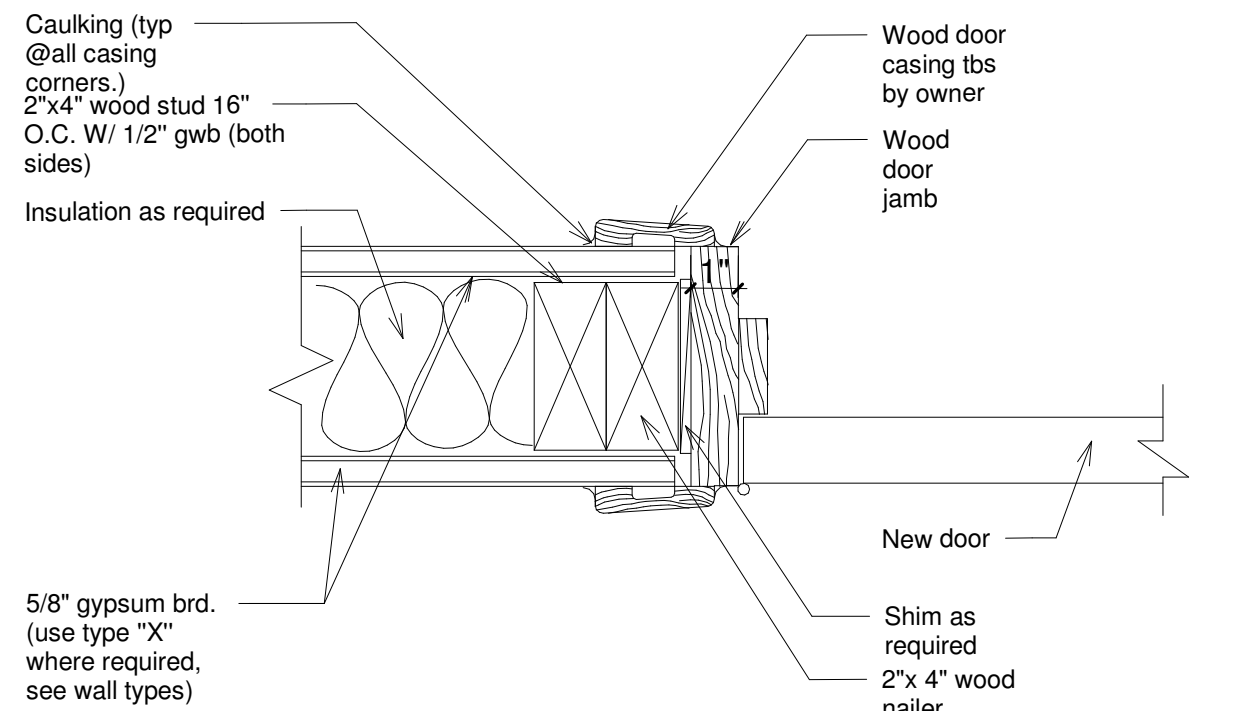
2 Typical Partition Detail
3" = 1'-0"



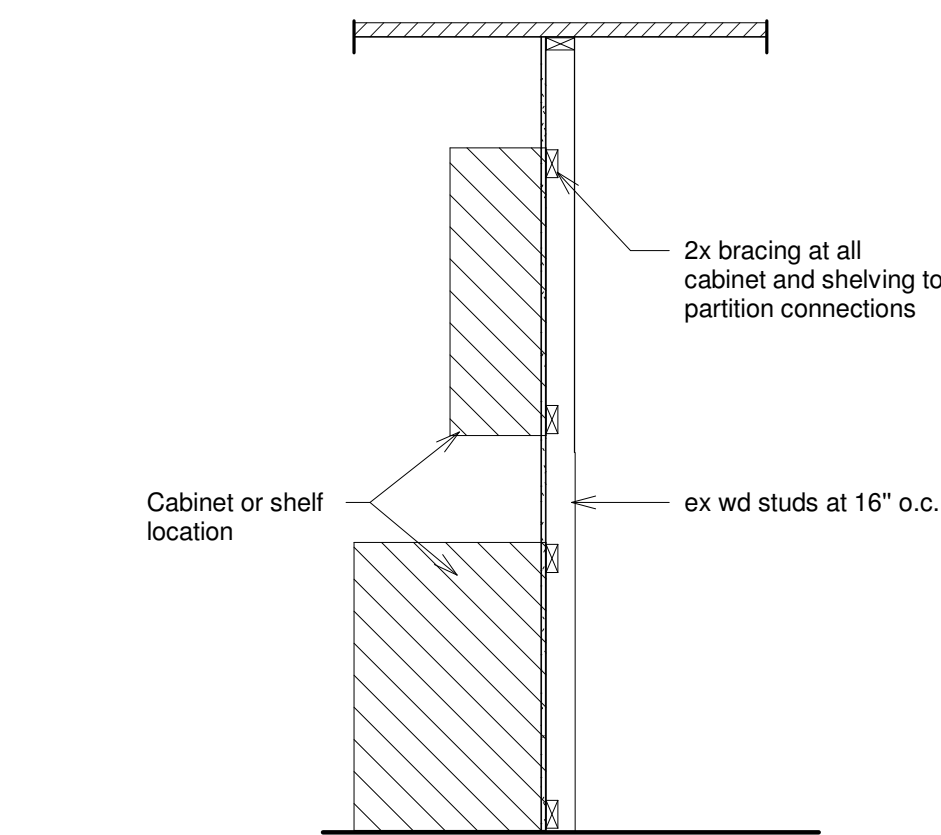
3 Front Porch Column Detail
1" = 1'-0"



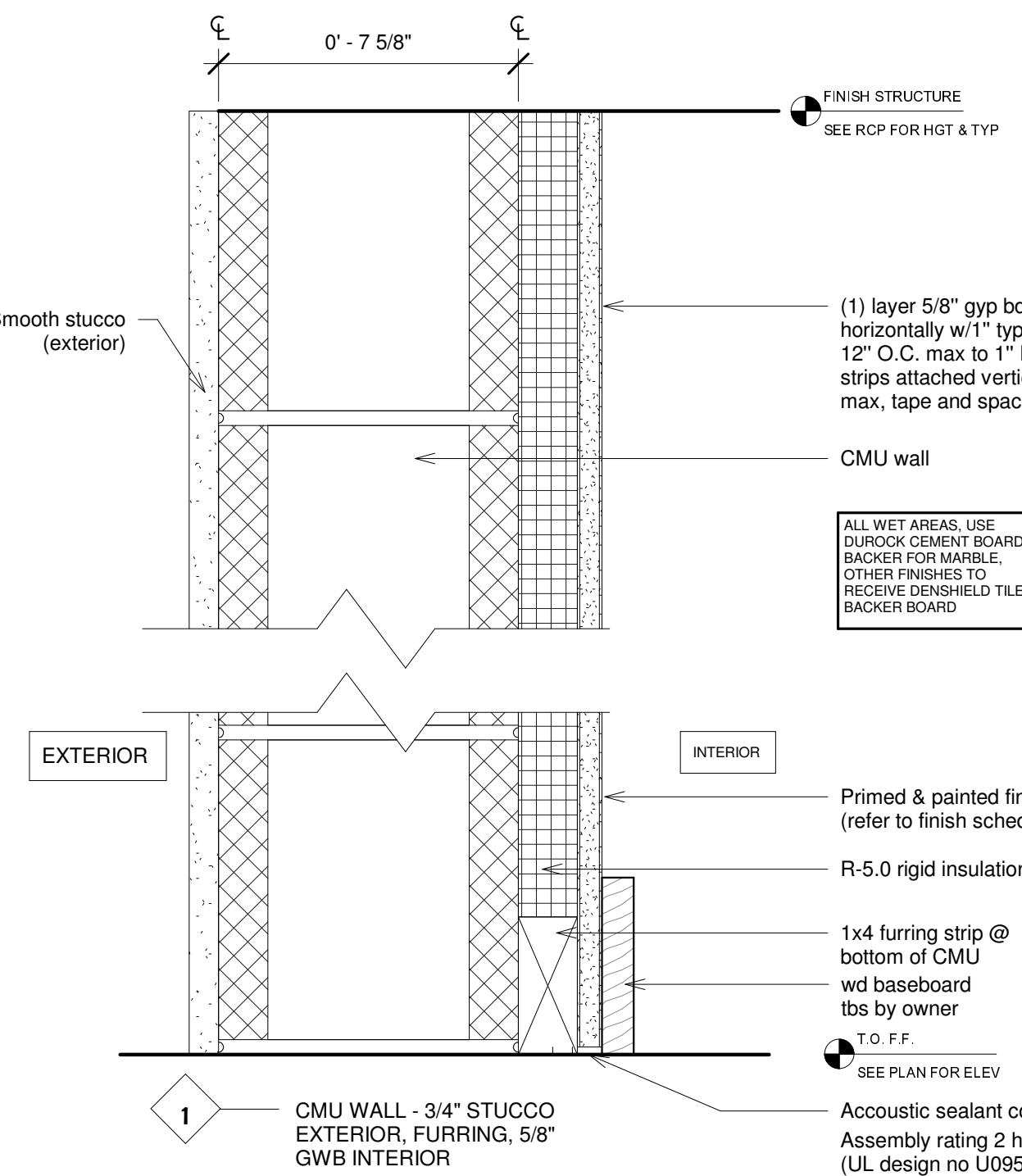
4 Curbless Shower Detail
1" = 1'-0"



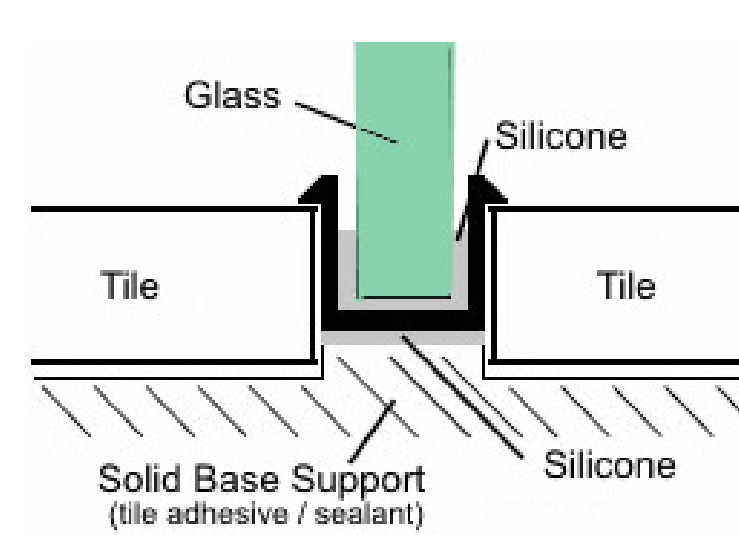
5 Typical Interior Door Jamb Detail
3" = 1'-0"



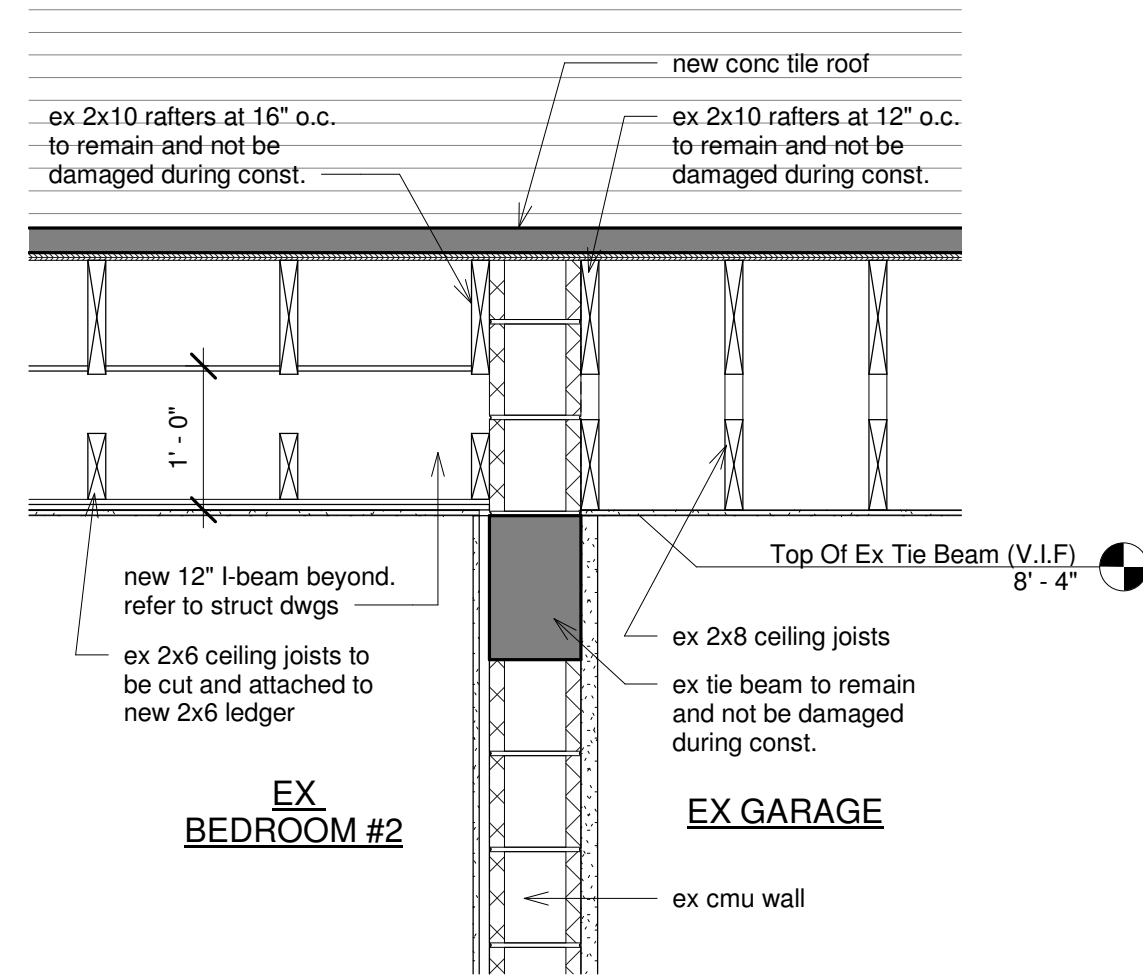
7 typical wall hung cabinets and shelving detail
1/2" = 1'-0"



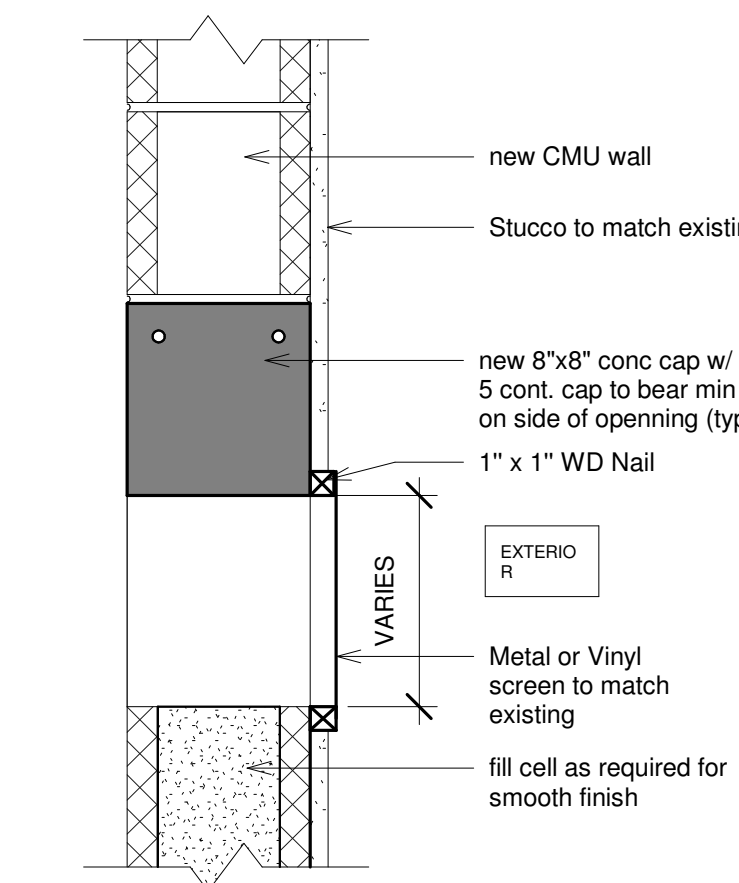
8 Typ. Wall, Ext. CMU
3" = 1'-0"



6 Recessed Shower Glass Detail
N.T.S.

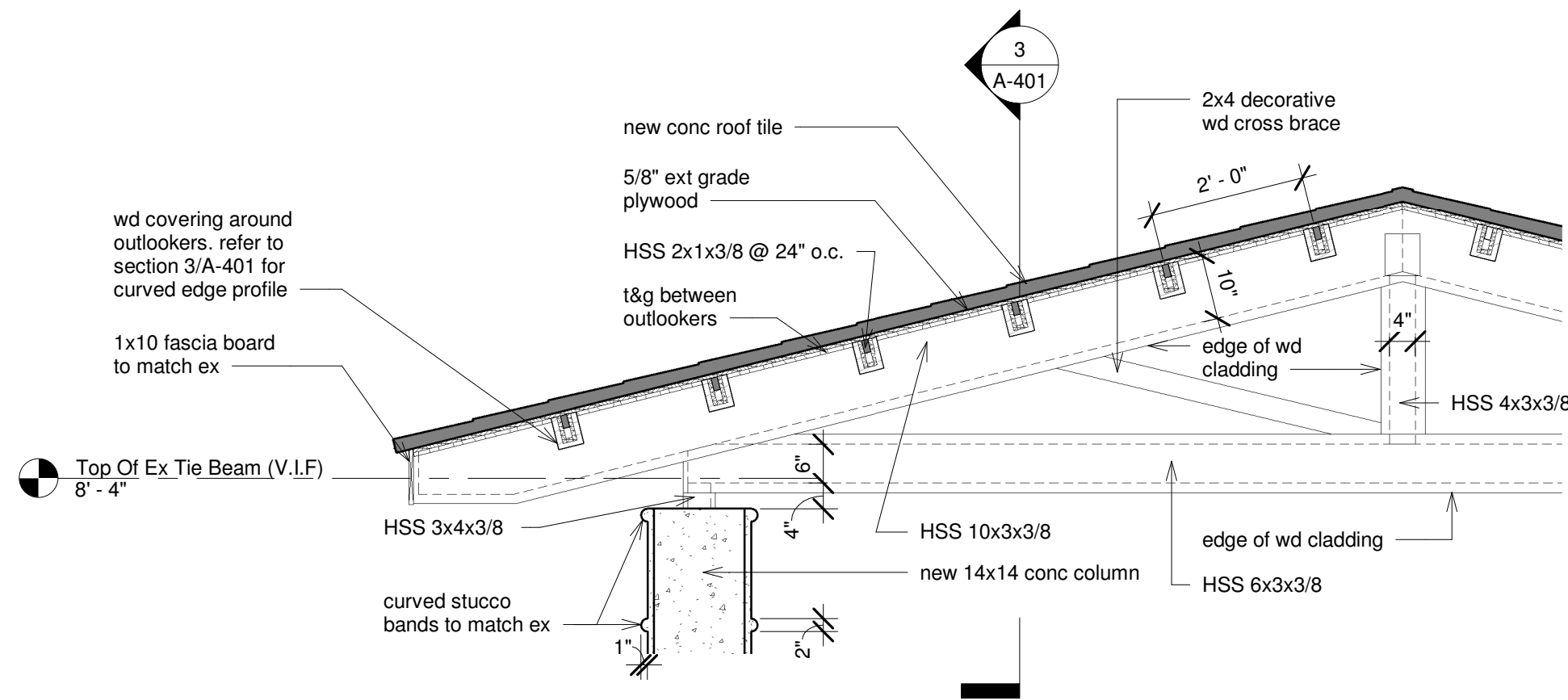


9 Section 1
3/4" = 1'-0"

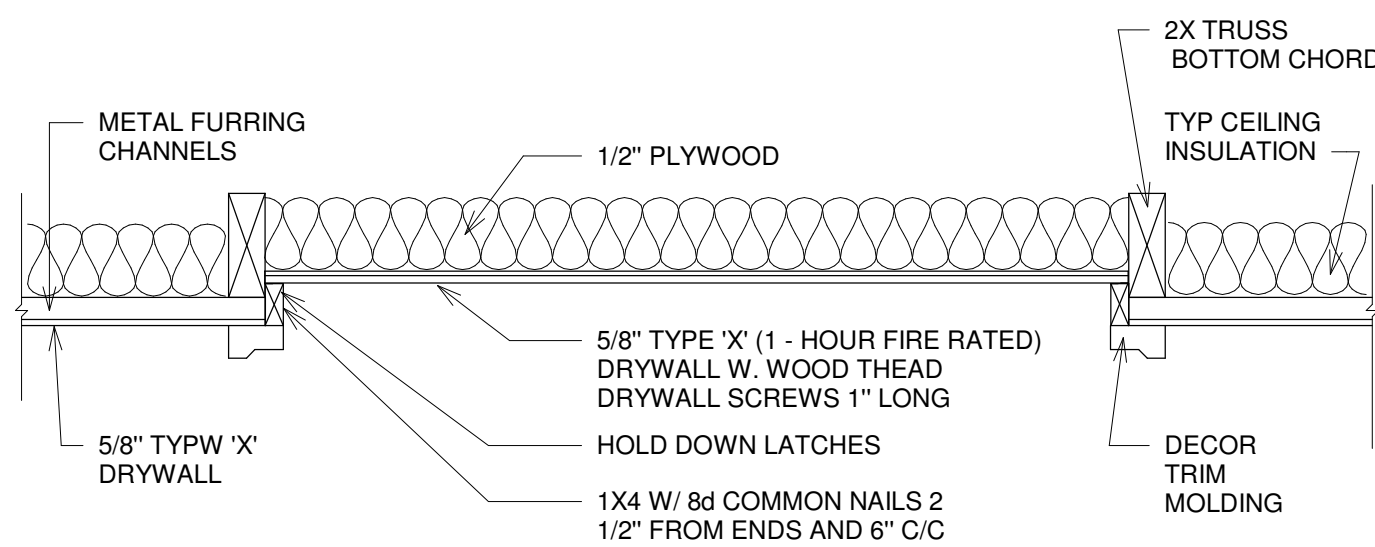


10 Crawl Space Vent Section
1 1/2" = 1'-0"

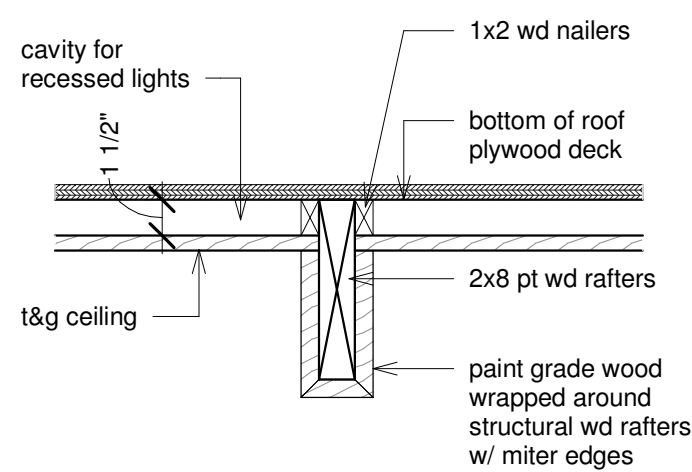
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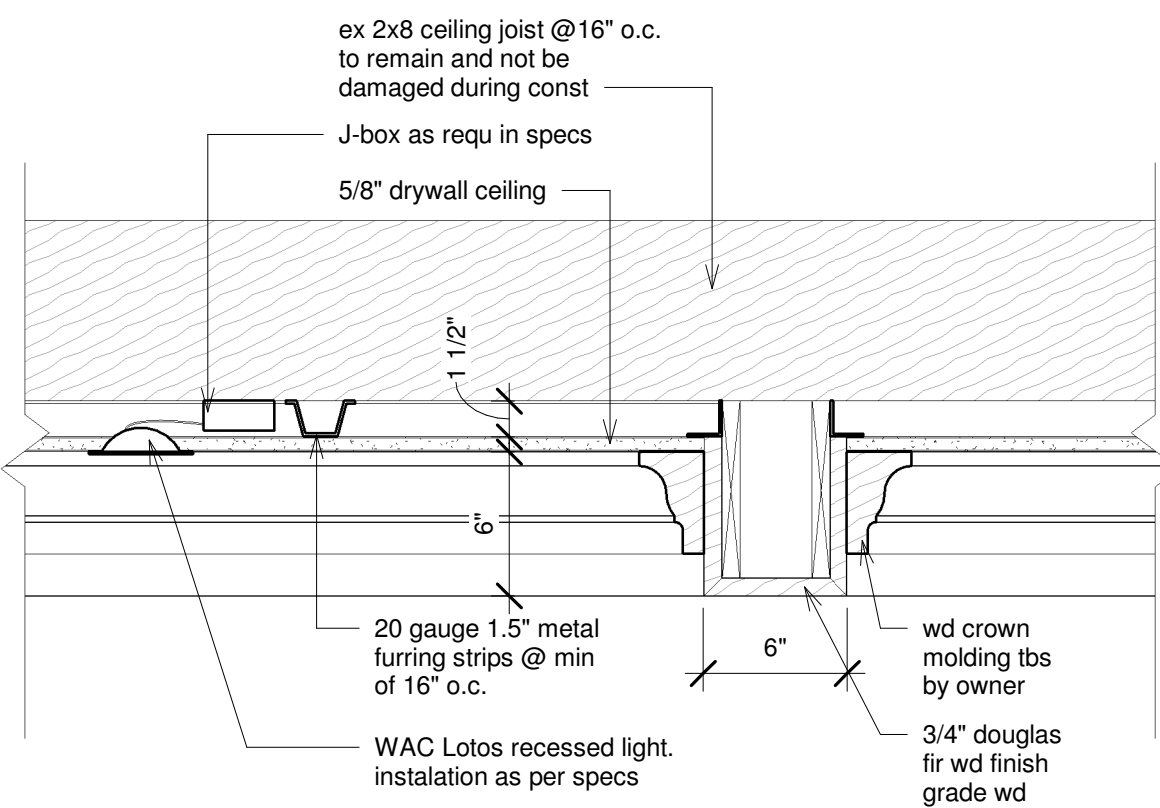
1 Steel Truss Detail
1/2" = 1'-0"



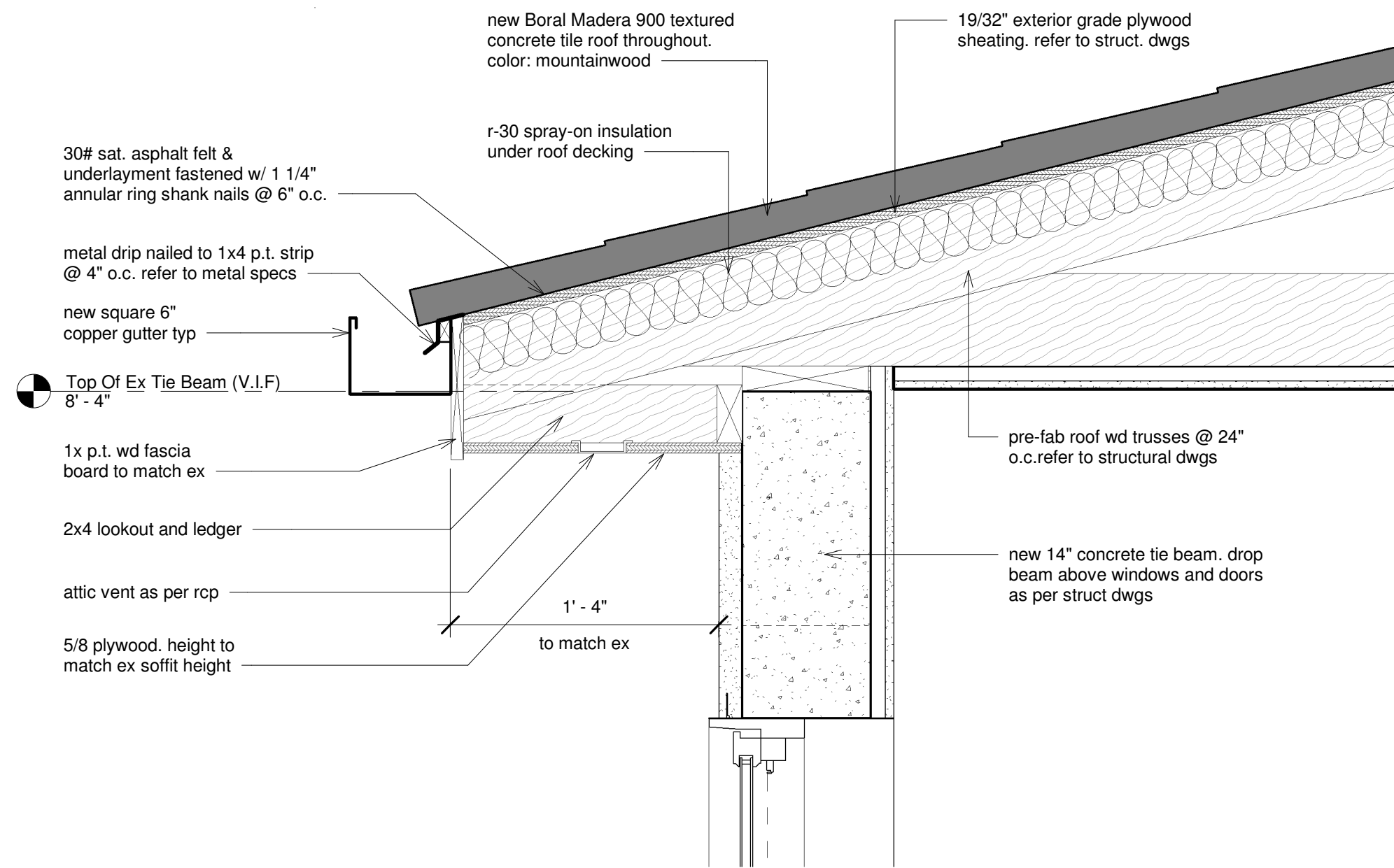
2 Attic access detail
1 1/2" = 1'-0"



3 Wood Joist Encasing Detail
1 1/2" = 1'-0"



4 Coffered ceiling detail
1 1/2" = 1'-0"



5 Master Bathroom Eave Detail
1 1/2" = 1'-0"

WINDOW SCHEDULE							
TYPE	Phase Created	COUNT	WIDTH	HGT	SILL HTG	Manufacturer	REMARKS
1	New Construction	2	3' - 1 1/2"	5' - 2"	2' - 2 1/2"	PGT	high profile muntins
2	New Construction	14	3' - 0"	4' - 1 1/2"	2' - 7"	PGT	high profile muntins
3	New Construction	2	2' - 0"	4' - 1 1/2"	2' - 7"	PGT	high profile muntins
4	New Construction	1	3' - 0"	1' - 7"	5' - 1 1/2"	PGT	high profile muntins
6	New Construction	2	1' - 5"	6' - 10"	0' - 0"	PGT	Sidelite - high profile muntins
7	New Construction	2	3' - 0"	3' - 2"	3' - 6 1/2"	PGT	high profile muntins

WINDOW NOTES

- | | | | |
|----|--|----|---|
| 1. | CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS. | 6. | THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. |
| | ALL NEW WINDOWS & DOORS TO RECEIVE COUNTY APPROVED IMPACT GLASS - CONTRACTOR TO SUBMIT PRODUCT APPROVALS | 7. | ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C. |
| 3. | SUBMIT SAMPLES OF MARBLE WINDOW SILLS FOR APPROVAL. | 8. | PROVIDE INSET SCREENS FOR ALL OPERABLE WINDOWS. |
| 4. | VERIFY ALL DIMENSIONS ON SITE PRIOR TO WINDOW FABRICATION | 9. | EXTERIOR DOOR & S WINDOWS TO BE FLUSHED W/ LIQUID WATER PROOFING BY KEMPER OR TRENCO OR APPROVED |
| 5. | ALL EGRESS WINDOWS TO COMPLY W/ NFPA 101 OF F.B.C AND R310 4 F.B.C.: WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 36" WIDE X 24" HIGH AND 5.7 S.F. IN AREA THE BOTTOM SHALL NOT BE MORE THAN 44" OFF THE FLOOR. | | |

<u>GLAZING SPECIFICATIONS</u>		<u>ABBREVIATIONS</u>			
CLEAR GLASS, LOW-E, U-FACTOR - 1.06, SHGC - 0.39		- S.H.	SINGLE HUNG	- H.S.	HORIZONTAL SLIDER
		- CASE	CASEMENT	- FIX	FIXED
		- AWN	AWNING		

DOOR SCHEDULE									
TYPE	Phase Created	COUNT	FUNCTION	WIDTH	HGT.	THICK.	DOOR MATL.	Manufacturer	REMARKS
A	New Construction	7	Exterior	5' - 10"	6' - 10"	0' - 1 3/4"	ALUM/GLASS	PGT	high profile muttins
B	New Construction	1	Exterior	2' - 6"	6' - 10"	0' - 1 3/4"	ALUM/GLASS	PGT	high profile muttins
C	New Construction	1	Exterior	3' - 0"	6' - 8"	0' - 2"	WOOD	Plast-pro	to match ex doors
D	New Construction	4	Interior	2' - 4"	6' - 8"	0' - 2"	WOOD		to match ex doors
E	New Construction	1	Interior	2' - 6"	6' - 8"	0' - 2"	WOOD		to match ex doors
F	New Construction	2			6' - 8"	0' - 2"	WOOD		to match ex doors
G	New Construction	1	Interior	2' - 8"	6' - 8"	0' - 2"	WOOD		to match ex doors
H	New Construction	1	Interior	2' - 4"	6' - 8"	0' - 0 15/32"	GLASS		tempered
I	New Construction	1	Interior	3' - 0"	6' - 8"	0' - 1 1/2"	WOOD		WIDE LOUVERED to match ex

DOOR NOTES & HARDWARE

TYPICAL DOOR NOTES

1. ALL DOOR HARDWARE TO BE SELECTED BY OWNER/ARCHITECT. CONTRACTOR TO SUBMIT SCHEDULE FOR ARCHITECTS REVIEW PRIOR TO INSTALLATION. COORDINATE W/ OWNER FOR KEYING.
2. ALL DOOR HARDWARE FINISHES SHALL SELECTED BY OWNER/ARCHITECT.
3. ALL INTERIOR WOOD DOORS & FRAMES TO BE STAINED OR PAINTED (SEE SCHEDULE), SUBMIT STAIN FINISH SAMPLES FOR APPROVAL.
4. ALL EXTERIOR DOORS TO HAVE DADE COUNTY PRODUCT APPROVAL.
5. ALL GLASS EXTERIOR DOORS TO HAVE DADE COUNTY APPROVED IMPACT GLASS, CONTRACTOR TO SUBMIT PRODUCT APPROVALS
6. ALL INTERIOR DOOR WIDTHS TO BE 1 3/8" UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR DOOR WIDTHS TO BE 1 3/4" UNLESS OTHERWISE NOTED.
8. ALL AIR HANDLER CLOSET DOORS TO HAVE LOUVERED METAL DOORS.
9. PROVIDE MIN (3) HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES FOR EXTERIOR DOORS BY STANLEY OR APPROVED EQUAL.
10. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER NFPA 101
11. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.
12. DOOR CLOSERS ARE REQUIRED ON ALL ADA BATHROOMS, EXTERIOR, AND FIRE-RATED DOORS.
13. VERIFY ALL DIMENSIONS ON SITE PRIOR TO MANUFACTURE DOORS.
16. ALL RATED DOORS SHALL BE SELF-CLOSING AND LATCHING.
17. ALL A/C CLOSET DOORS SHALL BE METAL LOUVER.
18. ALL DOUBLE DOORS SHALL HAVE ASTRAGALS AND COORDINATORS.

19. ALL EGRESS DOORS SHALL BE LEVEL ON EA SIDE OF THE DOOR (MAX 1:50 SLOPE ANY DIRECTION) FOR A DISTANCE EQ TO DOOR WIDTH, AND HAVE THRESHOLDS THAT ARE 1/2" OR LESS
20. ALL DOORS IN THE PATH OF EGRESS MUST BE OPENABLE WITH NOT MORE THAN ONE RELEASING OPERATION. SUCH DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.

ADA NOTES

1. ALL DOOR HANDLES TO BE LEVER TYPE PER ADA.
2. DOORS SHALL NOT REQUIRE MORE THAN 5 LBS OF PRESSURE TO OPEN.
3. MAX. LEVEL CHANGE AT DOOR THRESHOLDS SHALL NOT EXCEED 1/2".

HARDWARE

1. CLOSER (YALE 4020 - PAINTED)
2. KEYED LOCKSET
3. EXTERIOR KEYED LOCKSET W/ INTERIOR THUMB TURN
4. PRIVACY LOCK
5. STOREROOM FUNCTION LEVER TYPE DOOR SET

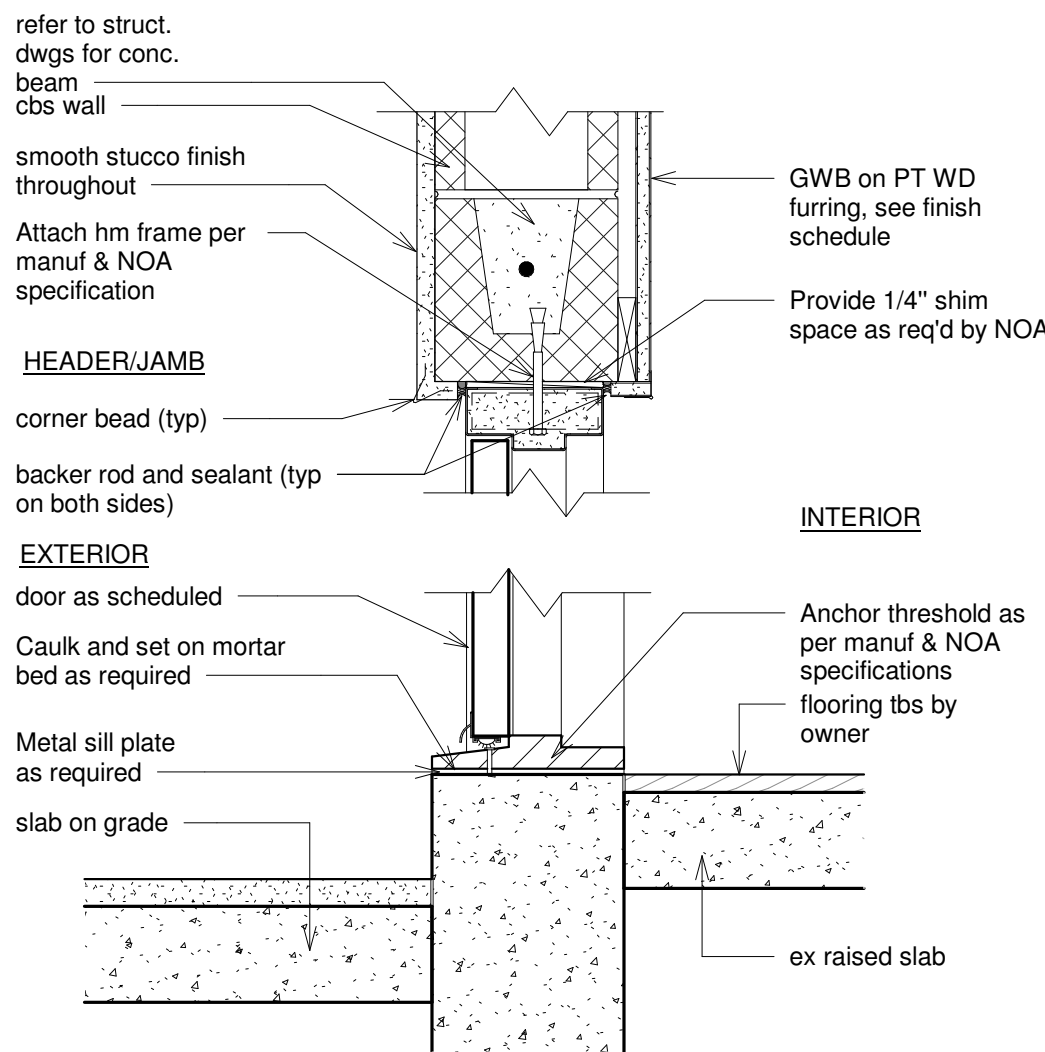
ABBREVIATIONS

HC - HOLLOW WOOD CORE
SC - SOLID WOOD CORE
HM - HOLLOW METAL
PTD - PAINTED
WD - WOOD

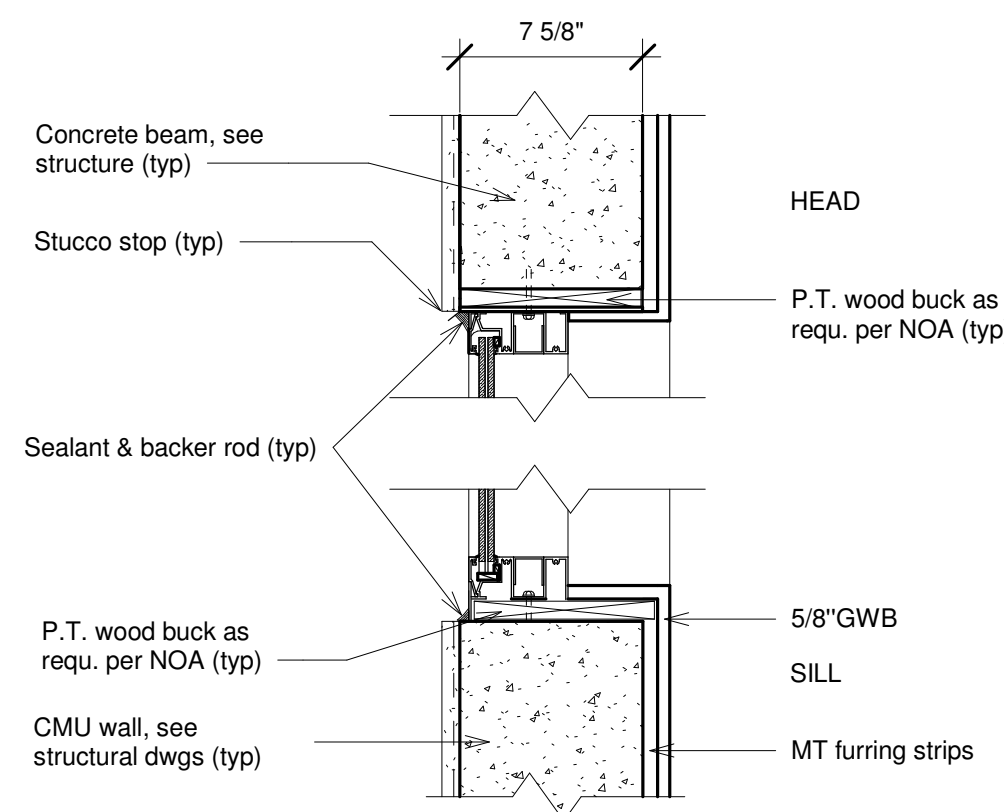
GLAZING NOTE

ALL GLAZING SHALL BE TEMPERED SAFETY GLAZING AND SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFP 1201, LISTED IN CHAPTER 35 OF THE FBC, SAFETY GLAZING SHALL HAVE IDENTIFICATION PER FBC 2406.2

Bars, Screens, Covers, and Grills
as per FBS'10 R310.4 Such means of escape must be capable of withstanding wind and impact forces without the use of shutters and must be readily operable from the inside without the use of keys or special effort at all emergency egress window and door locations



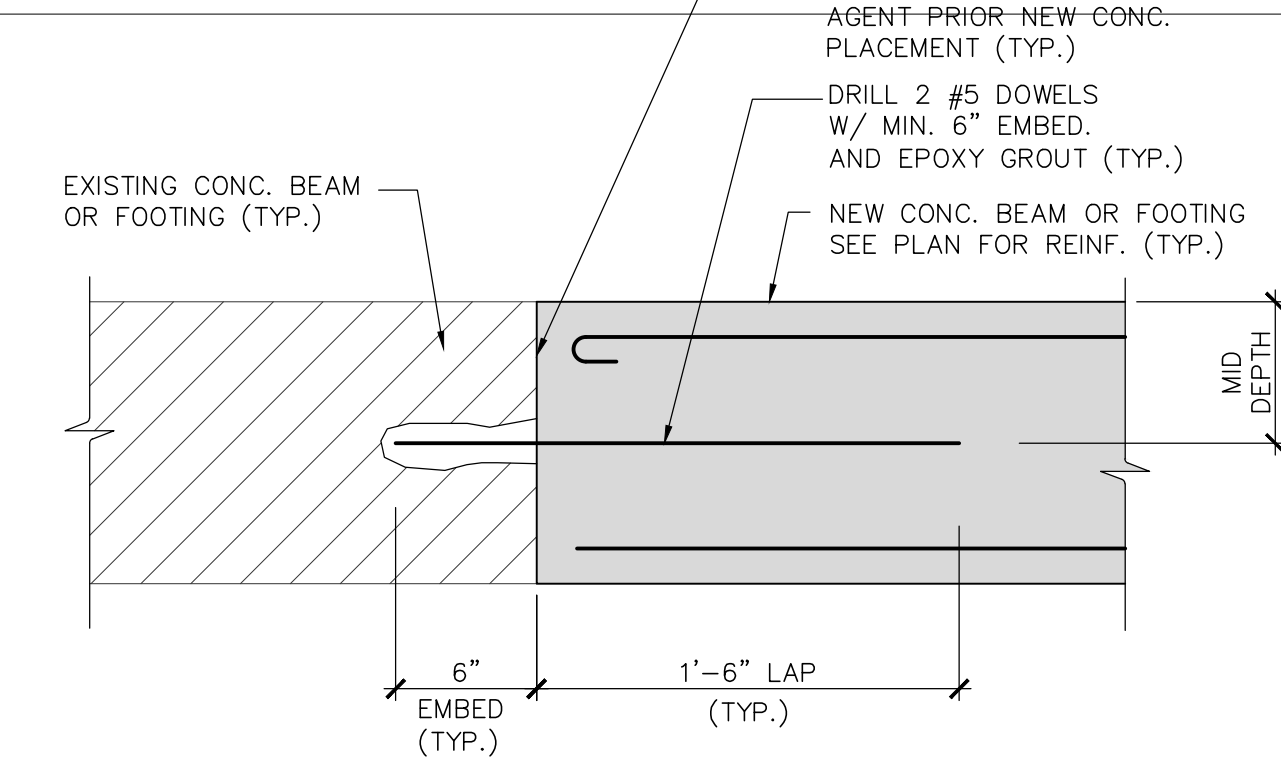
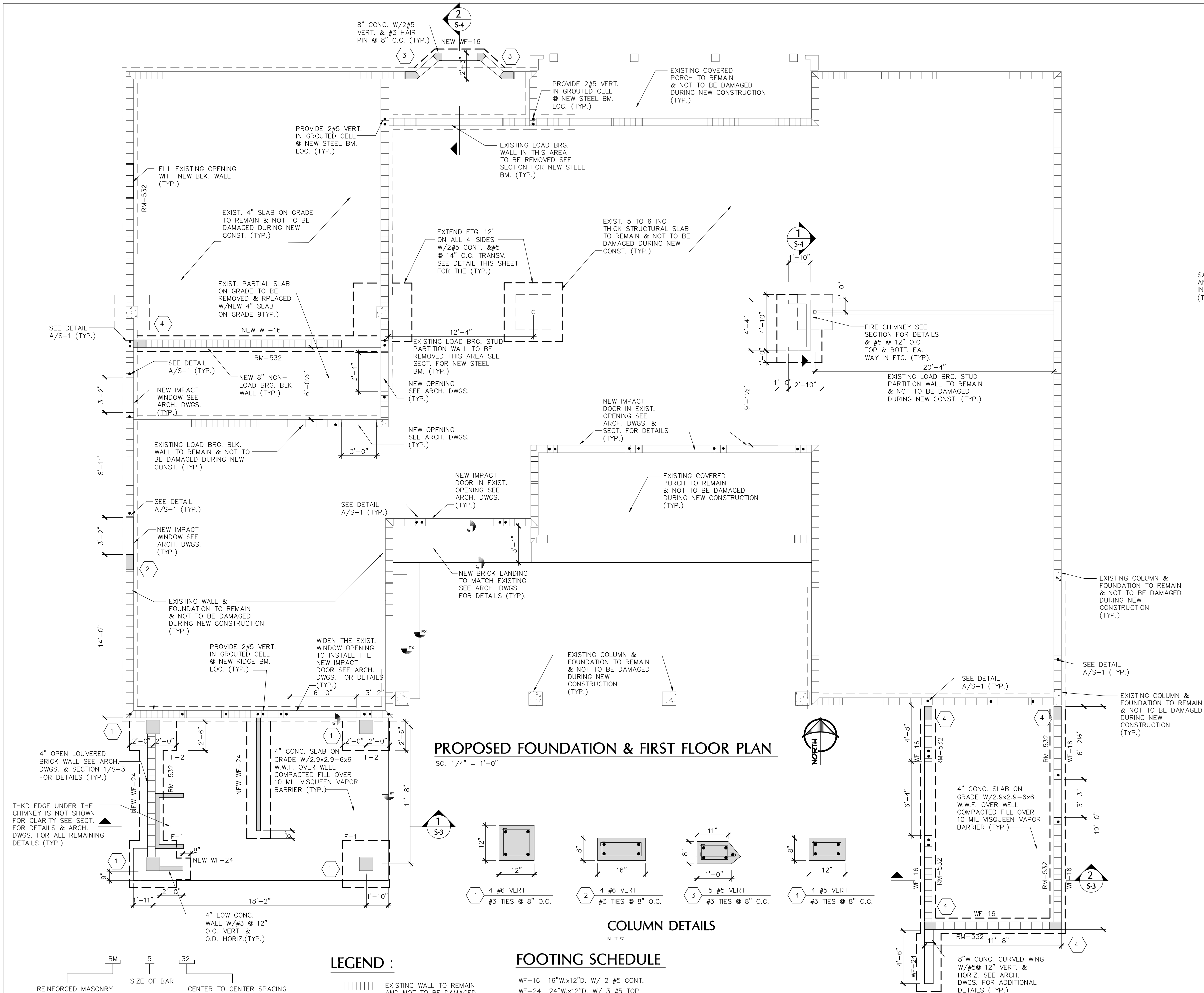
1 Typical Exterior Door Detail
1 1/2" = 1'-0"



② Typical Window Detail
1 1/2" = 1'-0"

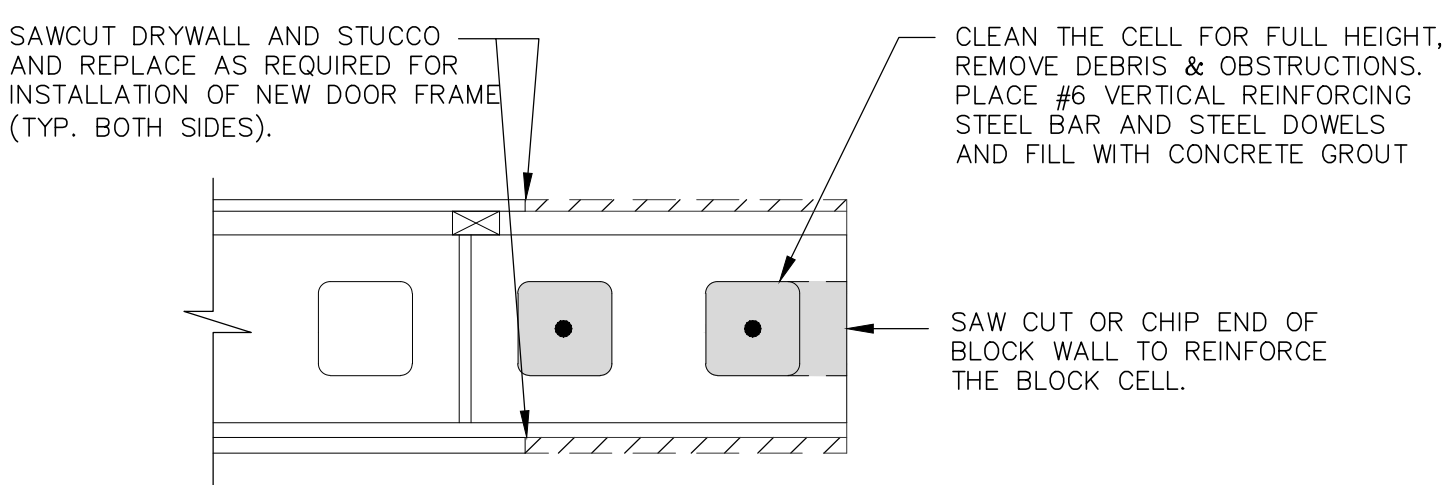
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TYPICAL NEW TO EXISTING BEAM OR FTG. CONNECTION DETAIL

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



DETAIL A S-1

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

NOTES:

- ALL SPREAD & CONTINUOUS WALL FOOTINGS TO BE CENTERED UNDER THE WALLS & COLUMNS U.O.N. ON PLAN
- PROVIDE 3 #5 VERTICAL BARS IN GROUTED CELLS. TYPICAL AT ALL INTERIOR AND EXTERIOR 90° MASONRY CORNERS
- PROVIDE CORNER BARS IN ALL CONCRETE WALLS @ ALL 90° CORNERS SAME SIZE AS THE WALL REINF. (TYP.)
- ADD 3#4 CORNER BARS @ 4" O.C.x 4'-0" LONG @ ALL 90° CORNERS OF THE SLAB (TYP.)
- ADD 1 #5 VERTICAL BAR AT EA. SIDE OF THE WINDOW & DOOR OPENING IN GROUTED CELL UP TO 3'-0" WIDE OPENING FULL HEIGHT OF THE MASONRY WALL & 2 #5 IN 2 CELLS @ EA. SIDE OF WINDOW & DOOR OPENING GREATER THAN 3'-0".
- TOP OF ALL FOOTINGS ARE MINIMUM 3'-4" BELOW GRADE U.O.N.
- PROVIDE 8" BLK. WALL UNDER ALL DOOR & WINDOWS BELOW GRADE AND PROVIDE 1#5 VERT. @ 32" O.C. IN GROUTED CELL (TYP.)
- ANY CONC. BLK. WALL ON EA. SIDE OF DOOR LESS THAN 8" TO BE FORMED WITH CONC. & PROVIDE 1#5 VERT. & SHOOT MASONRY TIES @ 16" O.C. INTO ADJACENT CONC. COL. OR BLK. WALL (TYP.)
- PROVIDE 8"Wx8"D CONC. CAP UNDER ALL THE WINDOW SILL W/2#5 CONT. SILL TO BEAR MIN. 8" ON EA. SIDE OF OPENING & PROVIDE 8" CONC. BLK. WALL W/2#5 @ 24" O.C. VERT. IN GROUTED CELL & HORIZ. REINF. DUR-O-WAL @ 16" O.C. (TYP.)
- PROVIDE 1/2" I.J. (TYP.) ALL AROUND THE PERIMETER & INTERIOR WALL WHEN SLAB ON GRADE MEETS W/BLOCK WALL TYPICAL.
- PROVIDE 4" HOUSE KEEPING PAD UNDER THE A/C EQUIPMENT W/2.9x2.9-6x6 W.W.F. SEE ARCH. & MECH. DWGS. FOR LOC. & SIZE. TYP.
- FOR ALL MASONRY OPENING COORDINATE WITH ARCH. DWGS.
- ALL RAILINGS HANDRAILS TO BE DESIGNED BY SPECIALITY ENGINEER SUBMIT SIGNED & SEALED DRAWINGS AND CALCULATIONS.
- EXISTING WALL TO BE REMOVED TO ACCOMODATE NEW WINDOW SEE ARCH. DWGS FOR THE EXACT LOCATION AND SIZE TYP.

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Architecture - Interior - Urban design

AR95988
A26003116

Consultants:

Revision Schedule

No.	Description	Date
-----	-------------	------

Addition + Alterations for:
Bared Residence
1020 Castille Ave, Coral Gables, FL 33134

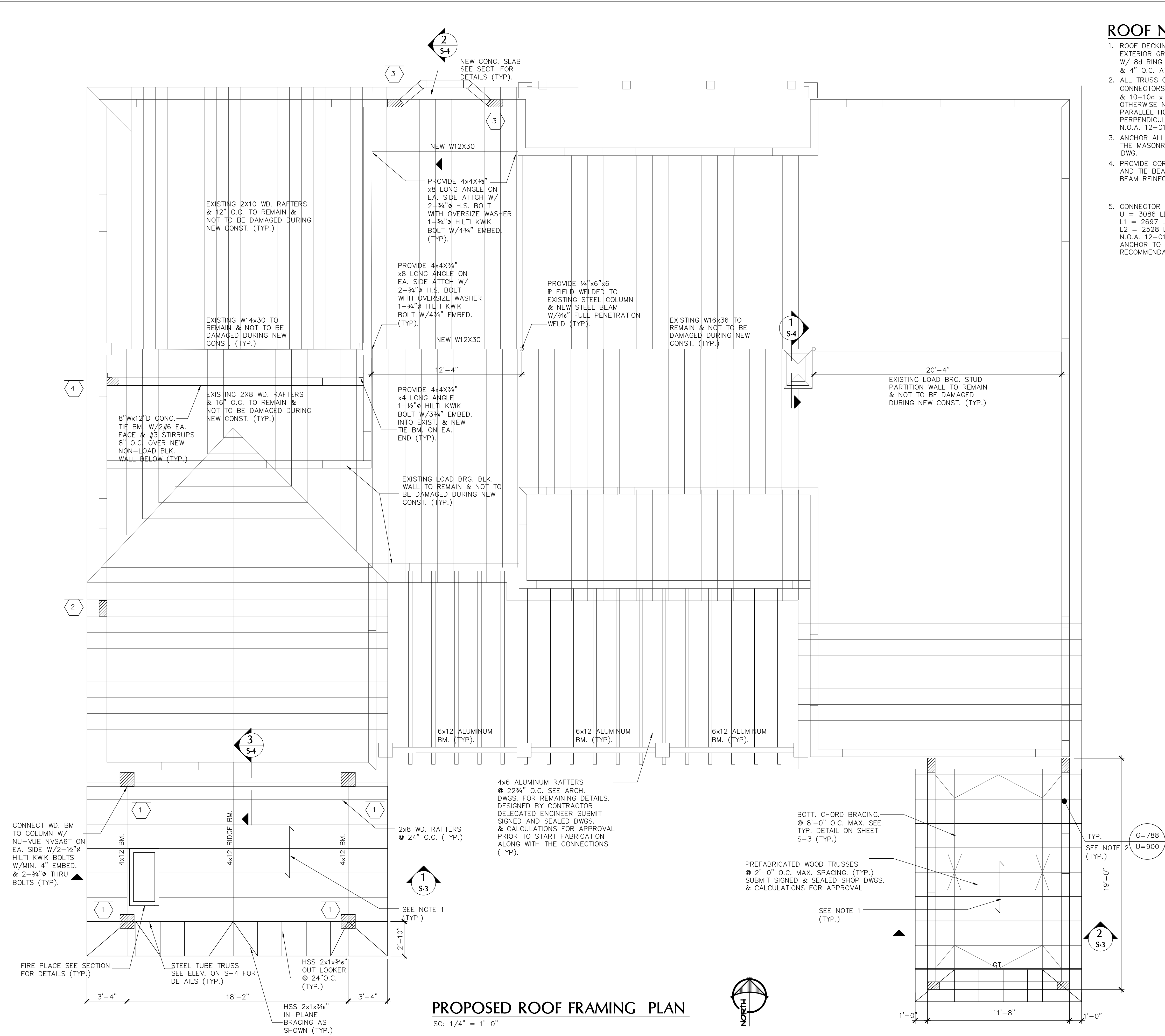
SEAL:

PROJECT NUMBER
2105046

PROJECT DATE
10/08/2021

Proposed Floor Plan

S-1



ROOF NOTES:

1. ROOF DECKING TO BE PLYWOOD 19/32" THICK CD EXTERIOR GRADE FASTENED TO TRUSS TOP CHORDS W/ 8d RING SHANK NAILS @ 6" O.C. IN THE FIELD & 4" O.C. AT EDGES TYPICAL.
2. ALL TRUSS CONNECTOR TO BE Nu-Vue NVHTA 22 CONNECTORS W/10-10d x 1 1/2" NAILS INTO SEAT & 10-10d x 1 1/2" NAILS INTO STRAP UNLESS OTHERWISE NOTED. UPLIFT =2259 LBS. PARALLEL HORIZONTAL LOAD L1 = 1575 LBS & PERPENDICULAR HORIZONTAL LOAD L2 =2175 LBS. N.O.A. 12-0130.35
3. ANCHOR ALL WEB AND BOTTOM CHORD BRACING TO THE MASONRY WALL AS PER TYPICAL DETAILS ON DWG.
4. PROVIDE CORNERS BARS IN ALL CONCRETE BEAMS AND TIE BEAMS @ ALL 90° CORNERS SAME SIZE AS BEAM REINFORCING TYP. 2'-6"
5. CONNECTOR TO BE Nu-Vue NVHTA 30 U = 3086 LBS. L1 = 2697 LBS L2 = 2528 LBS. N.O.A. 12-0130.35 ANCHOR TO BE INSTALLED AS PER MANUF. RECOMMENDATION

ROOF LOADS:

WIND LOAD AS PER ASCE ASCE 7-16
DEAD LOAD = 25 psf
LIVE LOAD = 30 psf FLAT
LIVE LOAD = 30 psf SLOPE

WIND UPLIFT

ZONE ① ②④ = - 48.1 psf (ASD)
ZONE ③ = - 76.1 psf (ASD)

WIND LOADS:

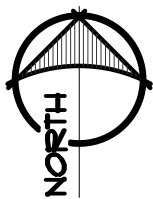
WIND LOAD ON WINDOWS IS BASED UPON 10 SQ. FT
ZONE ④ = + 44.4 psf ; - 48.1 psf (ASD)
ZONE ⑤ = + 44.4 psf ; - 59.4 psf (ASD)

WIND LOAD ON DOORS IS BASED UPON 21 SQ. FT.
ZONE ④ = + 41.9 psf ; - 45.6 psf (ASD)
ZONE ⑤ = + 41.9 psf ; - 56.4 psf (ASD)

WIND LOADS ON LOUVER BASED UPON 30 PERCENT OPEN
W = 46.61 PSF (ASD)

PROPOSED ROOF FRAMING PLAN

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



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Revision Schedule
No. Description Date

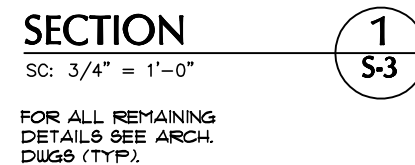
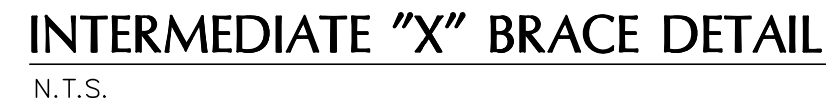
Addition + Alterations for:
Bared Residence
1020 Castille Ave, Coral Gables, FL 33134

SEAL:

PROJECT NUMBER
2105046
PROJECT DATE
10/08/20

**Proposed
Floor
Plan**

S-2

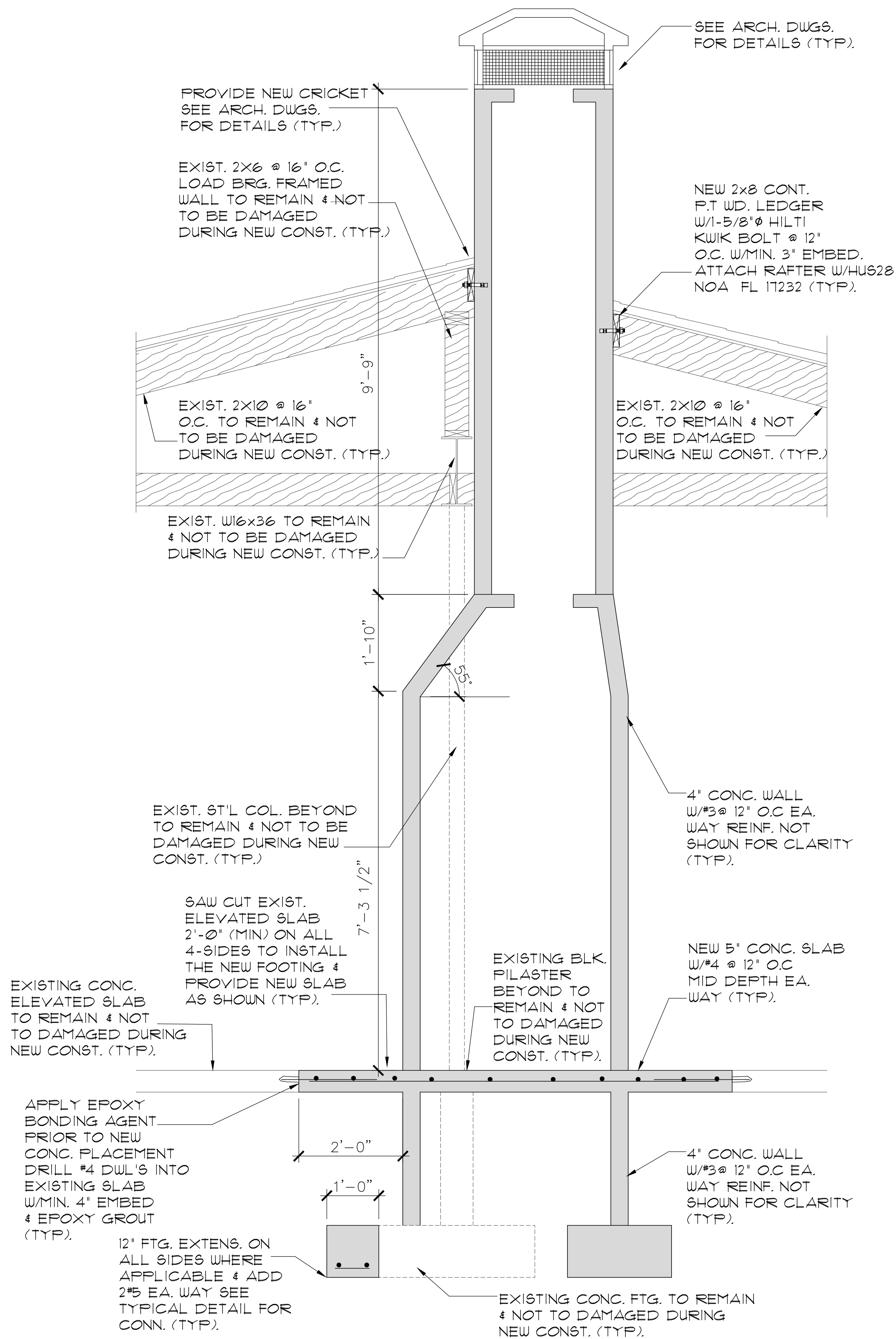


SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
1	ANGLE 3"x3"x $\frac{1}{2}$ " W/ EXTENDED LEG (FY=36 KSI) SEE DWG.	5	$\frac{5}{8}$ " DIAM., HILTI BOLT II (CARBON STEEL) 4 $\frac{1}{2}$ " EMBED.
2	STEEL PLATE 9 $\frac{3}{4}$ "x4"x $\frac{1}{4}$ " (FY=36 KSI)	6	PREFABRICATED TWO OR THREE PLY TRUSS
3	STEEL PLATE 11 $\frac{1}{2}$ "x4"x $\frac{3}{8}$ " (FY=36 KSI)	7	MIN. $\frac{5}{8}$ " EXTERIOR GRADE PLYWOOD. SEE PLAN FOR NAILING REQ'TS.
4	ONE (1) $\frac{5}{8}$ " DIA. THRU BOLT FOR TWO PLY TRUSS	8	MIN. 8"x12" CONCRETE TIE BEAM (F'C=3000 PSI, MINIMUM)
	ONE (1) $\frac{3}{4}$ " DIA. THRU BOLT FOR THREE PLY TRUSS	9	CONCRETE MASONRY BLOCK

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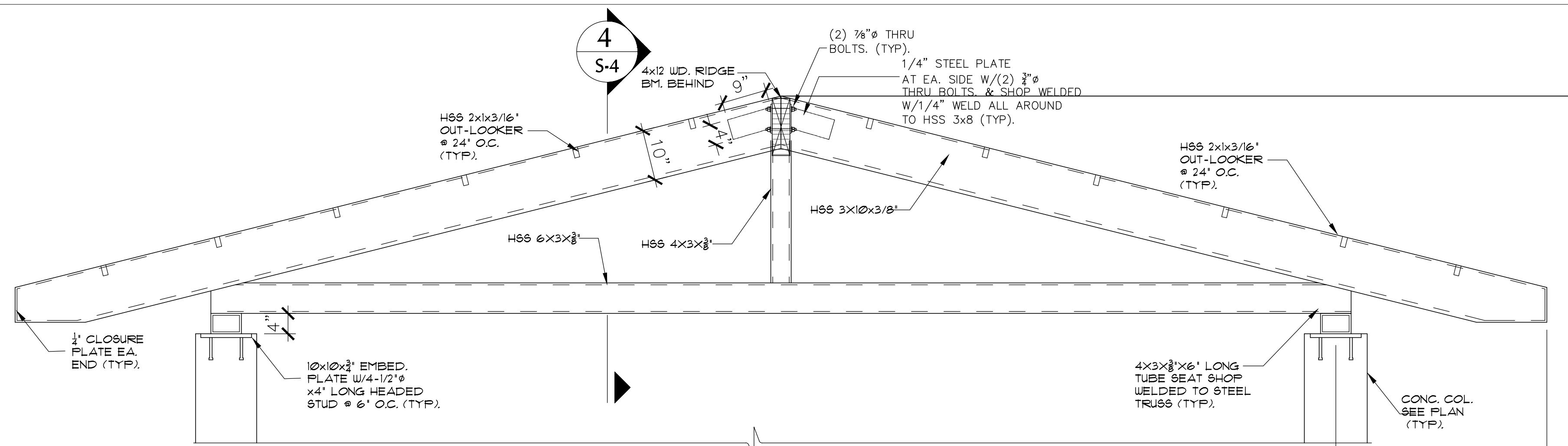


SECTION 1

SC: 3/4" = 1'-0"

FOR ALL REMAINING DETAILS SEE ARCH. DWGS

1
S-4



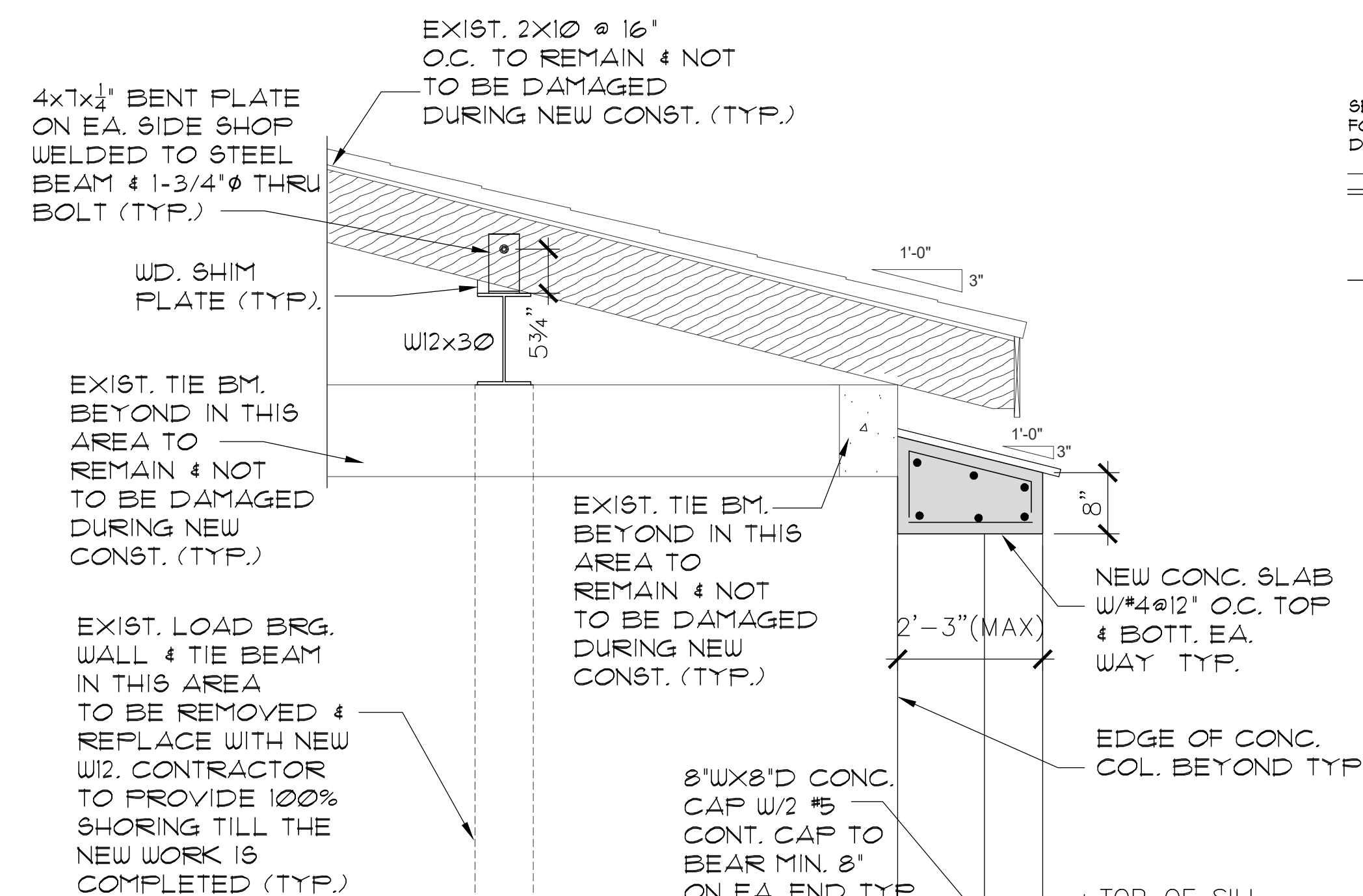
END STEEL TRUSS ELEVATION

SC: 3/4" = 1'-0"

FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)

ALL WELDS WHERE MEMBERS ARE FLUSH TO EA. OTHER OR IN SAME PLANE TO HAVE A 1/4" THICK GROOVE WELD ALL AROUND (TYP.)

ALL MEMBERS THAT ARE PERPENDICULAR OR AT AN ANGLE TO HAVE 1/4" FILLET WELD ALL AROUND (TYP.)

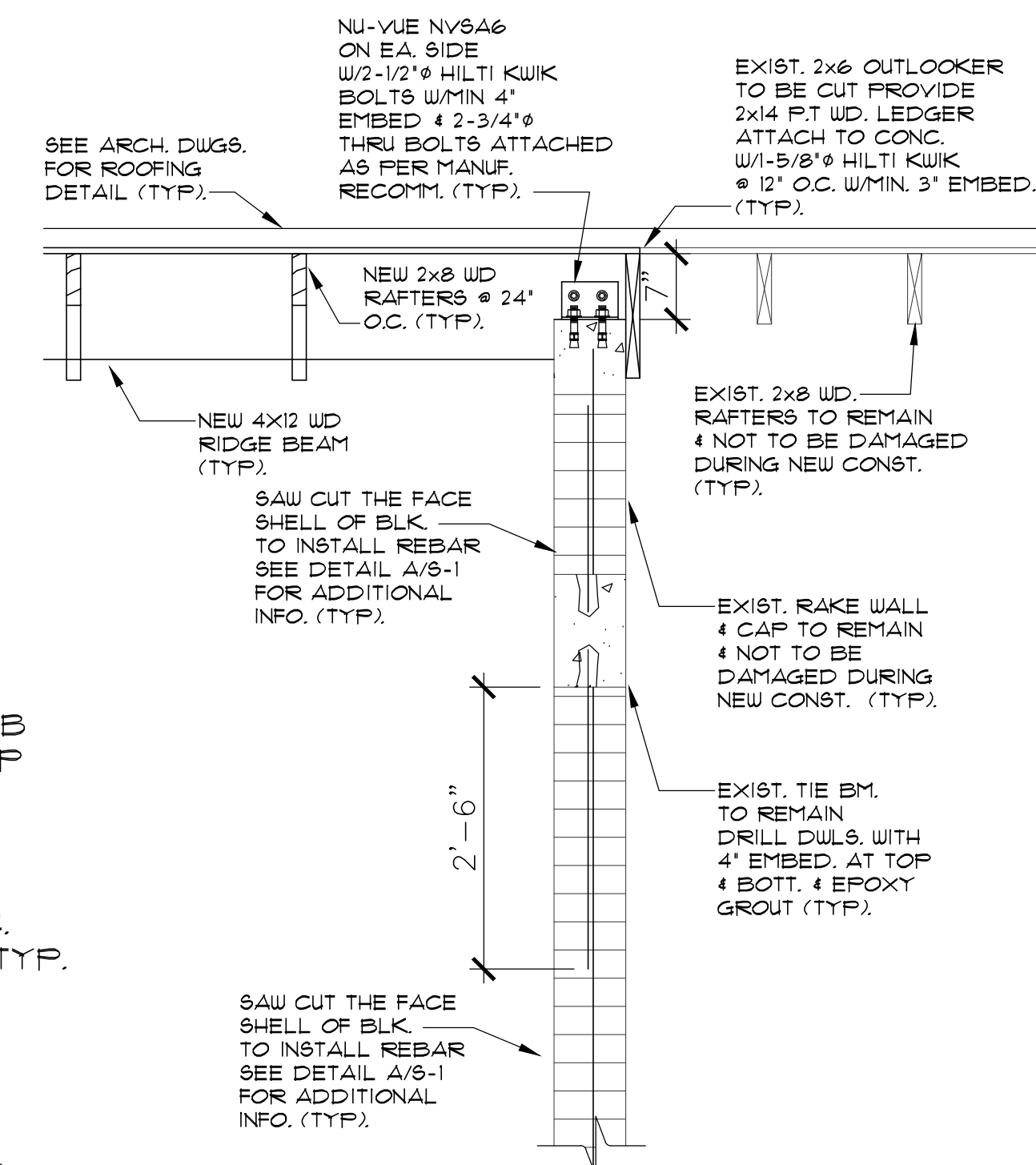


SECTION 2

SC: 3/4" = 1'-0"

FOR ALL REMAINING DETAILS SEE ARCH. DWGS

2
S-4

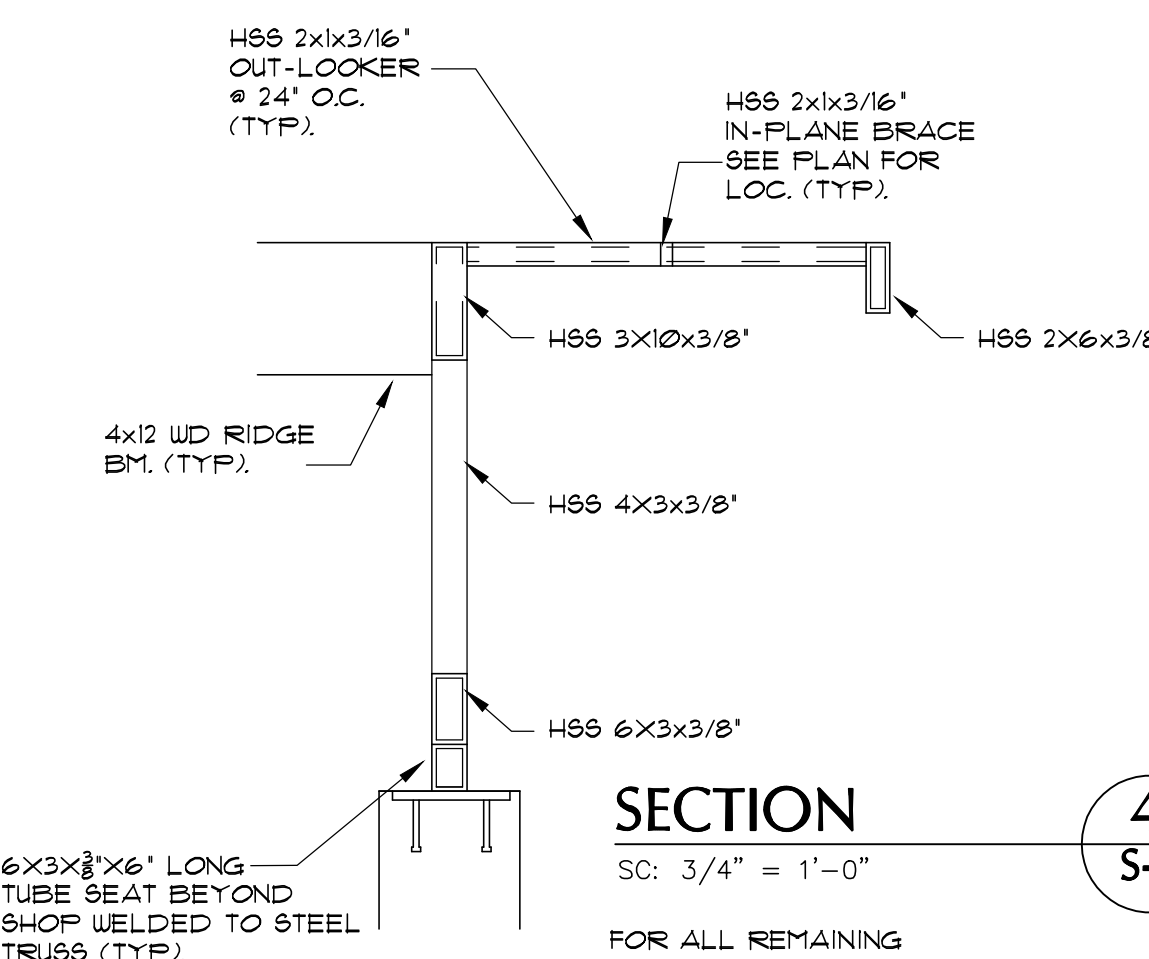


SECTION 3

SC: 3/4" = 1'-0"

FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)

3
S-4



SECTION 4

SC: 3/4" = 1'-0"

FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)

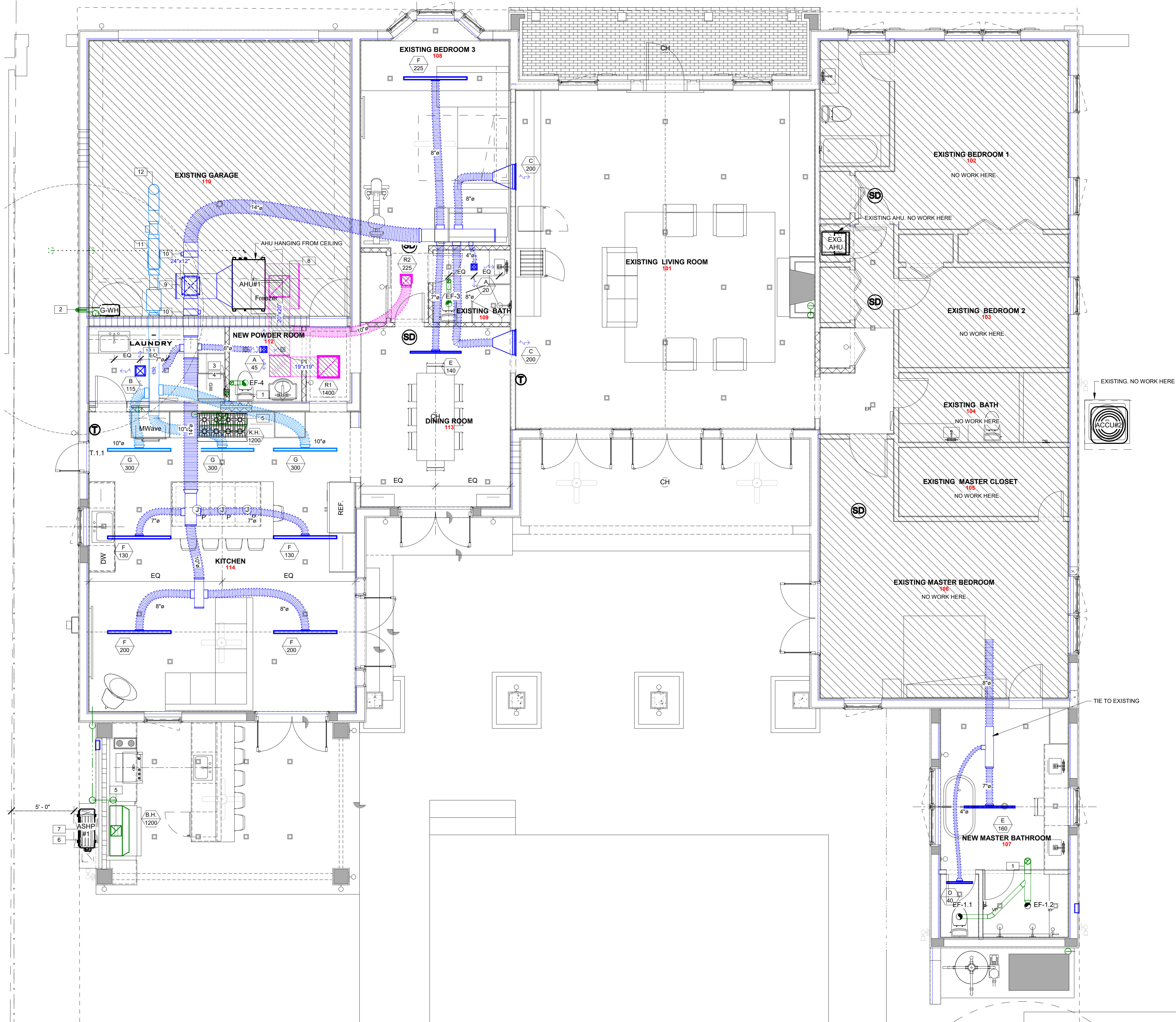
4
S-4

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M-EXHAUST FAN SCHEDULE			
MARK	MFR.	MODEL	Air Volume
EF-1.1	Panasonic	FV-08VRE14-4-80CFM-1378RPM-8-20.5	80 CFM
EF-1.2	Panasonic	FV-08VRE14-4-80CFM-1378RPM-8-20.5	80 CFM
EF-3	Panasonic	FV-08VRE14-4-80CFM-1378RPM-8-20.5	80 CFM
EF-4	Panasonic	FV-08VRE14-4-80CFM-1378RPM-8-20.5	80 CFM

M-AIR TERMINAL SCHEDULE				
Type Mark	Manufacturer	Type	Model	Description
Exhaust Air				
B.H	BEST	OUTDOOR	CPDI362SB	BBQ HOOD
K.H	BEST	INDOOR	CP57QT542SB	Under Cabinet Range Hood
Return Air				
R1	NAILOR	20"x20"	5155-H-	20"x20"
R2	NAILOR	10"x10"	5155-H-	22X10
Supply Air				
A	NAILOR	6"x6"	51C-OA	
B	NAILOR	10"x10"	51C-OA	10"x10"
C	NAILOR	24 x 4		
D	NAILOR	H10-24"-1SLOT-BB	FL	LINEAR DIFFUSER WITH SHEET METAL PLENUM, 8" OVAL, 1" SLOT CONCEALED TAPERED MOUNTING
E	NAILOR	H10-48"-1SLOT-BB	FL	LINEAR DIFFUSER WITH SHEET METAL PLENUM, 8" OVAL, 1" SLOT CONCEALED TAPERED MOUNTING
F	NAILOR	H10-60"-1SLOT-BB	FL	LINEAR DIFFUSER WITH SHEET METAL PLENUM, 8" OVAL, 1" SLOT CONCEALED TAPERED MOUNTING
Supply Air - Makeup				
G	NAILOR	H10-60"-1SLOT-BB 2	FL	LINEAR DIFFUSER WITH SHEET METAL PLENUM, 10" OVAL, 1" SLOT CONCEALED TAPERED MOUNTING

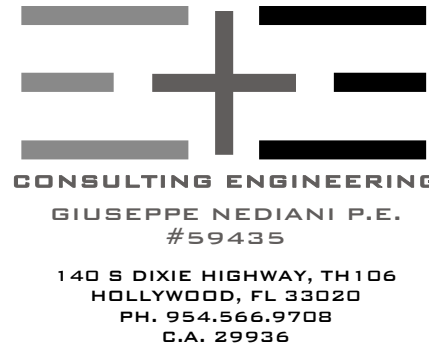
- KEYNOTES**
- EXHAUST DUCT UP TO ROOF. M1506.3 EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPERABLE AND NON OPERABLE OPENINGS INTO BUILDINGS. SEE HVAC NOTES AND DETAILS.
 - CONCENTRIC VENT TO WALL OR ROOF. SEE WATER HEATER SCHEDULE.
 - U.O.N. DOMESTIC CLOTHES DRYER SHALL NOT EXCEED 200 CFM. SHOULD THE OWNER SELECT A DOMESTIC CLOTHES DRYER EXHAUSTING MORE THAN 200 CFM'S MAKEUP AIR IS REQUIRED AS PER FBCM 1503.4. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER IMMEDIATELY ONCE THE SELECTION HAS BEEN MADE.
 - FBCM 913.1.4" DIAMETER DRYER EXHAUST UP TO ROOF CAP. THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPERABLE AND NONOPERABLE OPENINGS INTO BUILDINGS. SCREEN SHALL NOT BE INSTALLED AT DUCT TERMINATION. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.
 - FBCM 505.1 DOMESTIC KITCHEN EXHAUST. GALV STEEL EXHAUST DUCT SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF THE AIR FLOW AND SHALL BE AIR TIGHT. TO ROOF / WALL CAP W/ BACKDRAFT DAMPER. THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS.
 - A/C COMPRESSOR ON CONCRETE SLAB. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS. MECHANICAL AND PLUMBING EQUIPMENT SHALL NOT BE CLOSER THAN 5'-0" FROM ANY PROPERTY LINE AND SHALL BE NOT CLOSER THAN 12" FROM THE BUILDING.
 - ALL ELECTRICAL EQUIPMENT AIR CONDITIONING; PLUMBING APPLANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE FEMA BASE FLOOD ELEVATION PLUS ONE FOOT.
 - RETURN DUCT DOWN
 - SUPPLY DUCT DOWN
 - AUTOMATIC VOLUME CONTROL DAMPER - ZONE DAMPER. PROVIDE ACCESS AS PER FBCM 603.18
 - MUAS 1200 FANTECH MAKEUP AIR SYSTEM PROVIDED ACCESS PANEL. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. SEE MECHANICAL DETAILS.
 - MAKE UP AIR INTAKE UP TO ROOF CAP. PROVIDE DAMPER. DAMPER SHALL BE WIRED TO EXHAUST HOOD AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE AN ACCESS PANEL.

PROJECT THERMAL ENVELOPE			
WINDOWS:	U-FACTOR:	1.01	SHGC 0.39
RAISED FLOORS:	R=0.0		
WALLS:	EXTERIOR CONCRETE BLOCK - INTERIOR INSULATION	R=5.0	N/A
CEILING INSULATION	NONE		
ROOF INSULATION	R=21 INSULATION ON DECK		

HVAC LEGEND	
	RIGID SUPPLY AIR DUCT (MAKE UP, OUTSIDE AIR) (UP & DOWN)
	EXHAUST AIR DUCT (UP & DOWN)
	RETURN AIR DUCT (UP & DOWN)
	ROUND AND SQUARE 4-WAY CEILING DIFFUSERS
	SQUARE 3-WAY CEILING DIFFUSERS
	SQUARE 2-WAY CEILING DIFFUSERS
	LINEAR SLOT DIFFUSER
	REFRIGERANT LINES - LIQUID LINE (SUPPLY)
	REFRIGERANT LINES - SUCTION LINE (RETURN)
	DUCT MOUNTED SMOKE DETECTOR (SD=SUPPLY / RD=RETURN)
	REMOTE TEST STATION FOR SMOKE DETECTOR
	THERMOSTAT - 7 DAY PROGRAMMABLE WITH HOLIDAY SCHEDULE, MOUNTED AT 48" OR 60" AFF. COORDINATE FINAL LOCATION OF THERMOSTAT WITH ARCHITECT PRIOR TO INSTALLATION OF THERMOSTAT BACKING OR WIRING
	BALANCING DAMPER
	CONTROL DAMPER - AUTOMATIC
	CONTROL DAMPER - MANUAL
	CONTROL DAMPER - OPPOSED BLADE
	CONTROL DAMPER - PARALLEL BLADE
	FIRE DAMPER
	EXHAUST FAN VENTED TO OUTSIDE. PROVIDE VAPOR PROOF LENSES AND GFI AT SHOWERS
	INLINE EXHAUST FAN VENTED TO OUTSIDE.
	TYPE MARK
	AIR VOLUME (CFM)
	DIFUSSER TAG

ABBREVIATIONS	
E	EXISTING
N	NEW
R	RELOCATED
AFF	ABOVE FINISH FLOOR
CL	CENTER LINE
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
FD	FIRE DAMPER
GR	GRILLE
LD	LOUVER DUCT
MKUP	SUPPLY MAKEUP AIR
MVO	MANUAL VOLUME DAMPER
O/A	SUPPLY OUTSIDE AIR
RA	RETURN AIR
RR	RETURN REGISTER
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DETECTOR
SIR	SUPPLY REGISTER
TR/GR	TRANSFER GRILLE
TD	TRANSFER DUCT
V.I.F.	VERIFY IN FIELD

M-HVAC EQUIPMENT SCHEDULE												
Mark	Manuf	MODEL	Heating Cap High	Cooling Capacity		Sens. Cap MBTU	HSPF	EER/ SEER	Electrical			DIMENSIONS
				High					Voltage	MCA	Max Fuse	
AHU#1	CARRIER	40MBDQ48-3	48,000.0 Btu/h	48,000.0 Btu/h	36,000.0 Btu/h	11.5	17.4	POWERED FROM OUTSIDE				
ASHP #1	CARRIER	38MBR-48-03SB						208/240/1PH			25 35	



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C.A. 29936

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, AT THE TIME OF THEIR PREPARATION, AS DETERMINED BY THE LEGAL AUTHORITY IN JURISDICTION WITH FLORIDA BUILDING CODE.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND ITS COORDINATION WITH ALL TRADERS.

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CONSULTANT

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SEAL

BARED
RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO. DATE DESCRIPTION

REVISIONS

HVAC PLAN

20263

APRIL 15, 2021

AH

A.H.

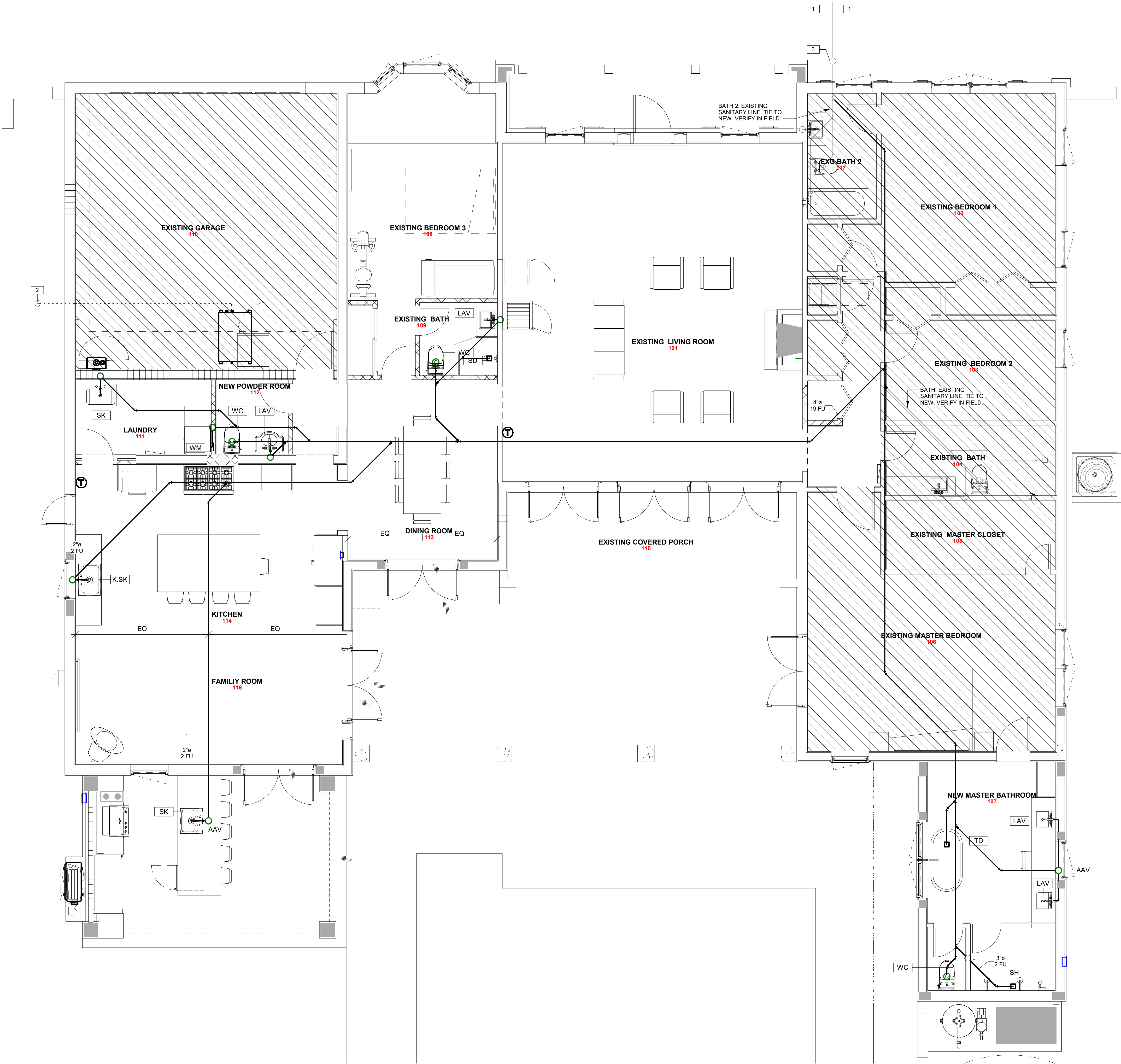
M.101

SCALE 1/4" = 1'-0"

4/15/2021 11:42:38 AM



01. AIR DISTRIBUTION - DUCTWORK
02. U.O.N ALL CONCEALED SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE R-8 STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURERS LOGO PRINTED ON VAPOR BARRIER. ALL FLEX DUCTS IN ATTICS SHALL BE R-8 CONCEALED SUPPLY AND RETURN DUCTS. THE THERMAL DIVERSE SHALL BE INSULATED TO A MINIMUM OF R-6. U.O.N ALL EXPOSED SUPPLY AND RETURN DUCT, INSIDE THERMAL ENVELOPE, SHALL BE SINGLE WALL INSULATED GALVANIZED 24 GAUGE WITH R-4.2 INSULATION.
03. U.O.N ALL CONCEALED SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE R-8 STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURERS LOGO PRINTED ON VAPOR BARRIER. ALL FLEX DUCTS IN ATTICS SHALL BE R-8 CONCEALED SUPPLY AND RETURN DUCTS. THE THERMAL DIVERSE SHALL BE INSULATED TO A MINIMUM OF R-6. U.O.N ALL EXPOSED SUPPLY AND RETURN DUCT, INSIDE THERMAL ENVELOPE, SHALL BE SINGLE WALL INSULATED GALVANIZED 24 GAUGES WITH R-4.2 INSULATION.
04. U.O.N EXHAUST AIR DUCT SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS, TERMINATE OUTSIDE THE BUILDING, AND BE ELEVATED TO A MINIMUM FINISH OR AS SPECIFIED BY ARCHITECT. DUCTS SHALL BE NAU/OR APPROVED EQUIVALENT. OUTSIDE AIR DUCT SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS, TERMINATE OUTSIDE THE BUILDING, AND BE EQUIPPED WITH A MOTORIZED BACK DRAFT DAMPER. (NO T-FIN ALLOWED)
05. DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
06. ALL FRINGING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS ETC AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER.
07. PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, TENANT SEPARATION, PARTITIONS, FLOOR OR ROOF SLABS AND AT O/A INTAKES.
08. PROVIDE RADIATION SHIELDS FOR ALL CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY.
09. ALL ELBOWS AND TEE'S MUST BE FURNISHED TURNING VANE'S.
10. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE NAU/OR APPROVED EQUIVALENT. ALTERNATE 1: PROVIDE MANUAL VOLUME DAMPER AT ALL SUPPLY DIFFUSERS.
11. ALTERNATE 2: PROVIDE MANUAL VOLUME DAMPER AT ALL BRANCH TAKE OFF'S, WHERE DUCTWORK IS NOT ACCESSIBLE TO THE MAIN DUCT. NAU, VOLUME DAMPER SHALL BE ELEVATED TO A MINIMUM FINISH OR AS SPECIFIED BY ARCHITECT.
12. U.O.N DUCTS FROM TOILET ROOMS SHALL DISCHARGE TO THE OUTSIDE OF THE BUILDING, SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE FINISHED ROOF SURFACE, AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL HAVING A MESH SIZE OF NOT LARGER THAN 1/2 AN INCH - PROVIDE GOOSE NECK OR RAIN CAP ON ROOF TERMINATIONS.
13. CLOTHES DRYERS EXHAUST DUCTS (OR VENTS) SHALL COMPLY WITH MANUFACTURERS INSTALLATION INSTRUCTIONS, BE ELEVATED TO A MINIMUM FINISH OR AS SPECIFIED BY ARCHITECT. EXHAUSTS SHALL BE TERMINATED AT JOINTS OR RUNNERS IN THE DIRECTION OF THE AIR FLOW. DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND SHALL NOT BE SCREENED OR ELEVATED TO THE DUCT TERMINATION. DUCT SHALL NOT BE EMBLEMED WITH 3/8" METAL SCREWS OR NAILS. EXHAUSTS WHOSE DUCTS WOULD OBSTRUCT THE AIR FLOW, CLOTHES DRYER SHALL NOT BE CONNECTED TO A VENT CONNECTOR, VENT OR CHIMNEY. CLOTHES DRYER EXHAUST SHALL NOT EXTEND INTO OR THROUGHT DUCTS OR PLenums.
14. FROM 401.4 BAKERS AND RESTAURANT AIR, IN ADDITION TO TRANSFER DUCT SERVING A ROOM AREA, PROVIDE DROD UNDERCUT AT LEAST 1" UNRESTRICTED.
15. FROM 403.2.2 PROVIDE A 1" UOOD AS MAKEUP AIR MEANS IN THE BATHROOMS OR INDIVIDUAL TOILETS ROOM AND JUDORY ROOMS.
16. ALL OUTDOOR EXHAUST OPENINGS SHALL BE LOCATED SO AS NOT TO CREATE NUISANCE. EXHAUST AIR SHALL NOT BE DIRECTED INTO WALKWAYS.
17. BC-M-401.5 EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTSIDE SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES. OPENINGS SHALL NOT BE LESS THAN 4" BY 14" AND NOT MORE THAN 12" IN ANY DIRECTION. A MINIMUM FRICTION INDEX SHALL HAVE A SMOKE-DEVELOPMENT CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723.



P-PLUMBING FIXTURE SCHEDULE									
Type Mark	Description	Count	WASTE		COLD WATER		HOT WATER		Grand total: 20
			WFU	TOTAL	CWFU	TOTAL	HWFU	HWFU TOTAL	
K.SK	KITCHEN SINK WITH DISPOSAL	1	2	2	1	1	1	1	
LAV	LAVATORY	4	1	4	0.5	2	0.5	2	
REF	ICE MAKER VALVE BOX	1	0	0	1	1	0	0	
SD	SHOWER DRAIN	1	2	2	0	0	0	0	
SH		4	2	2		3		3	
SK	LAUNDRY SINK	2	2	4	1	2	1	2	
TD	TUB / WHIRLPOOL	1	2	2	0	0	0	0	
TUB		2	1			5.5		5.5	
WC	WATER CLOSET	3	3	9	3	9	0	0	
WM	WASHING MACHINE OUTLET BOX	1	3	3	1	1	1	1	

- KEYNOTES**
- 4" SANITARY LINE TO MAIN. PROVIDE SANITARY SEWER CLEANOUT IN PUBLIC RIGHT OF WAY, 12 INCHES FROM PROPERTY LINE. SEE PLUMBING DETAILS. CONTRACTOR SHALL VERIFY SEWER INVERT ELEVATION PRIOR TO BUILD.
 - 3/4" WATER LINE TO DOCK. PROVIDE BACKFLOW PREVENTOR.
 - PROVIDE A SANITARY CLEANOUT IN RIGHT OF WAY CENTERED 12 INCHES FROM PROPERTY LINE.

PLUMBING LEGEND			
	SANITARY SEWER PIPE		GATE VALVE
	GREASE SEWER PIPE		GLOBE VALVE
	VENT PIPE		CHECK VALVE
	COLD WATER PIPE		BALANCING VALVE
	HOT WATER PIPE (110°)		GAS COCK
	HOT WATER RETURN LINE		CAPPED END OF PIPE
	CONDENSATE PIPE		CO CLEAN OUT
	STORM DRAIN PIPE		P-TRAP
	STORM DRAIN SECONDARY		HOSE BIB W/ SOV
	GAS PIPE		RECESSED HOSE BIB W/ SOV
	PIPE RISER UP		SINGLE HANDLE SHOWER TRIM WITH THERMOSTATIC VALVE
	PIPE RISER DOWN		
	CAPPED OUTLET		
ABBREVIATIONS			
[E]	EXISTING	GPM	GALLONS PER MINUTE
[N]	NEW	HB	HOSE BIB W. VACUUM BREAKER
[R]	RELOCATED	HW	DOMESTIC HOT WATER
		HWR	HOT WATER RETURN
AAV	AIR ADMITTANCE VALVE	SD	STORM DRAIN
AFF	ABOVE FINISH FLOOR	SDS	STORM DRAIN SECONDARY
BFP	BACKFLOW PREVENTOR	SOV	SHUT OFF VALVE
BFF	BELOW FINISH FLOOR	SH	SHOWER
CO	CLEAN OUT	WCO	WALL CLEAN OUT
COTG	TOP TO GROUND CLEAN OUT	WHA	WATER HAMMER ARRESTOR
CW	DOMESTIC COLD WATER	VTR	VENT THRU ROOF
FD	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FU	FIXTURE UNITS	UCN	UNLESS OTHERWISE NOTED

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, AT THE TIME OF THEIR PREPARATION, AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH FLORIDA BUILDING CODE.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND ITS COORDINATION WITH ALL TRADES.

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SIGN & SEAL

**BARED
RESIDENCE**

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO. DATE DESCRIPTION

**SANITARY
PLAN**

20263

APRIL 15, 2021

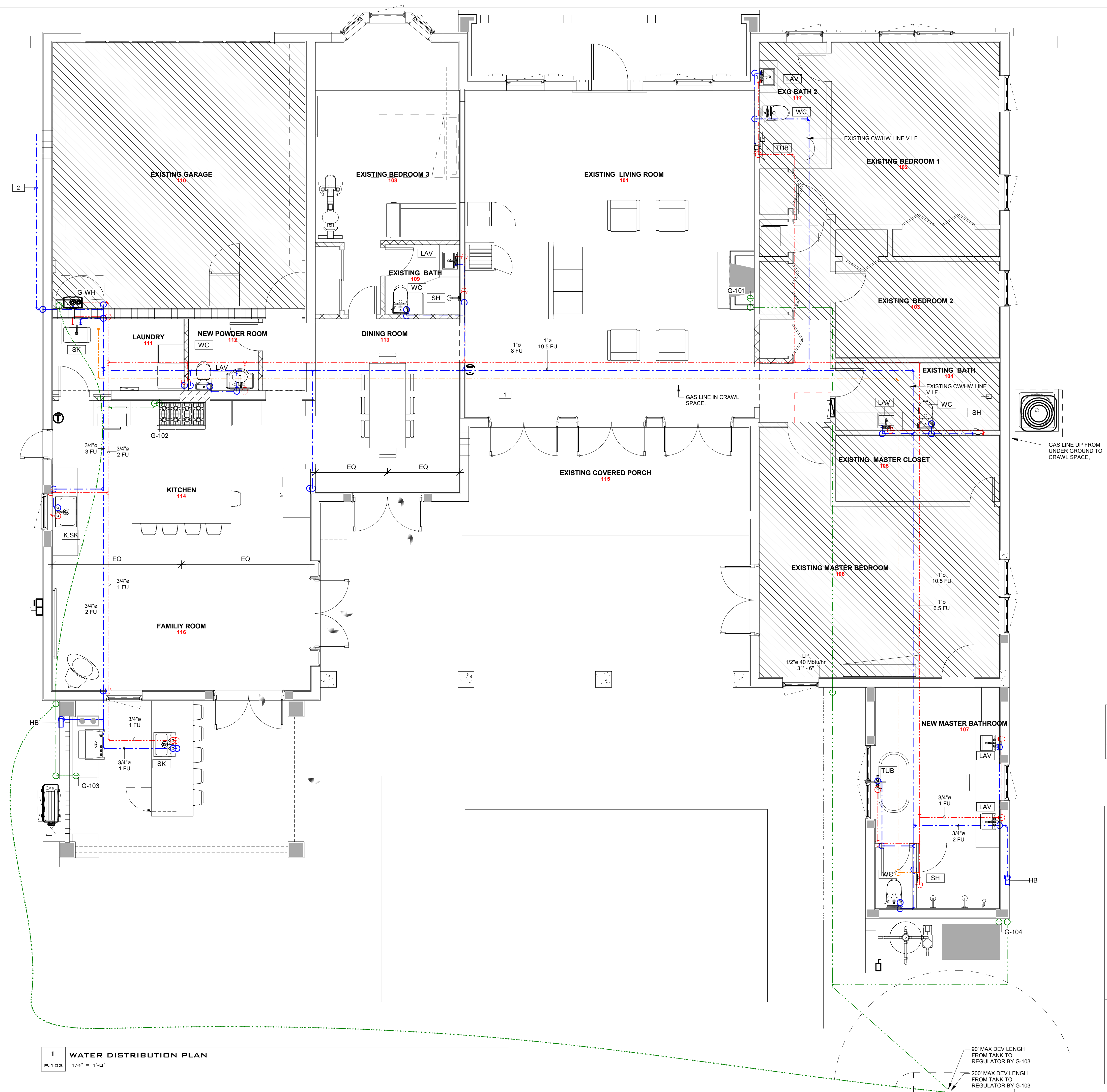
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A.H.

P.101

SCALE 1/4" = 1'-0"

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1 WATER DISTRIBUTION PLAN
P.103 1/4" = 1'-0"

KEYNOTES

1 HOT WATER RETURN
2 PVC CW LINE TO METER / MAIN. PROVIDE A SOV AND STANDARD DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW PREVENTER IN PRIVATE PROPERTY VISIBLE FROM THE STREET. NO FURTHER THAN FIVE FEET FROM THE PUBLIC ROW.

PLUMBING LEGEND	
	SANITARY SEWER PIPE
	GREASE SEWER PIPE
	VENT PIPE
	COLD WATER PIPE
	HOT WATER PIPE (110°)
	HOT WATER RETURN LINE
	CONDENSATE PIPE
	STORM DRAIN PIPE
	STORM DRAIN SECONDARY
	GAS PIPE
	PIPE RISER UP
	PIPE RISER DOWN
	CAPPED OUTLET
	GATE VALVE
	GLOBE VALVE
	CHECK VALVE
	BALANCING VALVE
	GAS COCK
	CAPPED END OF PIPE
	CLEAN OUT
	P-TRAP
	HOSE BIB W/ SOV
	RECESSED HOSE BIB W/ SOV
	SINGLE HANDLE SHOWER TRIM WITH THERMOSTATIC VALVE

ABBREVIATIONS	
[E]	EXISTING
[N]	NEW
[R]	RELOCATED
AAV	AIR ADMITTANCE VALVE
AFF	ABOVE FINISH FLOOR
BFP	BACKFLOW PREVENTOR
BFF	BELOW FINISH FLOOR
CO	CLEAN OUT
COTG	TOP TO GROUND CLEAN OUT
CW	DOMESTIC COLD WATER
FD	FLOOR DRAIN
FU	FIXTURE UNITS
GPM	GALLONS PER MINUTE
HB	HOSE BIB W. VACUUM BREAKER
HW	DOMESTIC HOT WATER
HWR	HOT WATER RETURN
SD	STORM DRAIN
SDS	STORM DRAIN SECONDARY
SOV	SHUT OFF VALVE
SH	SHOWER
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTOR
VTR	VENT THRU ROOF
V.I.F.	VERIFY IN FIELD
UON	UNLESS OTHERWISE NOTED

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**BARED
RESIDENCE**

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION
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**WATER
DISTRIBUTION
PLAN**

20263

APRIL 15, 2021

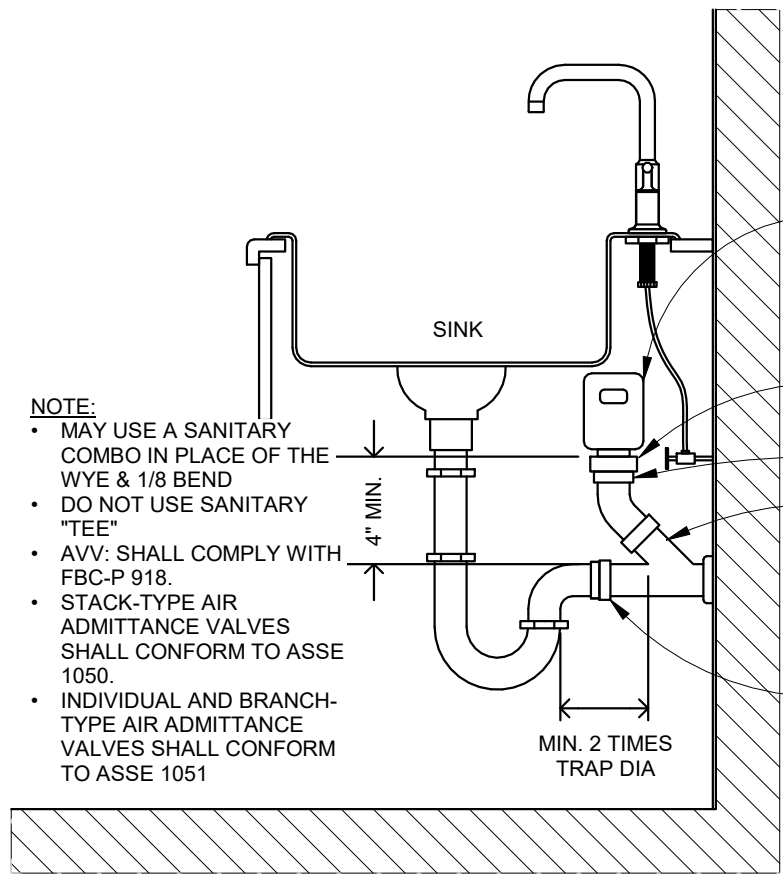
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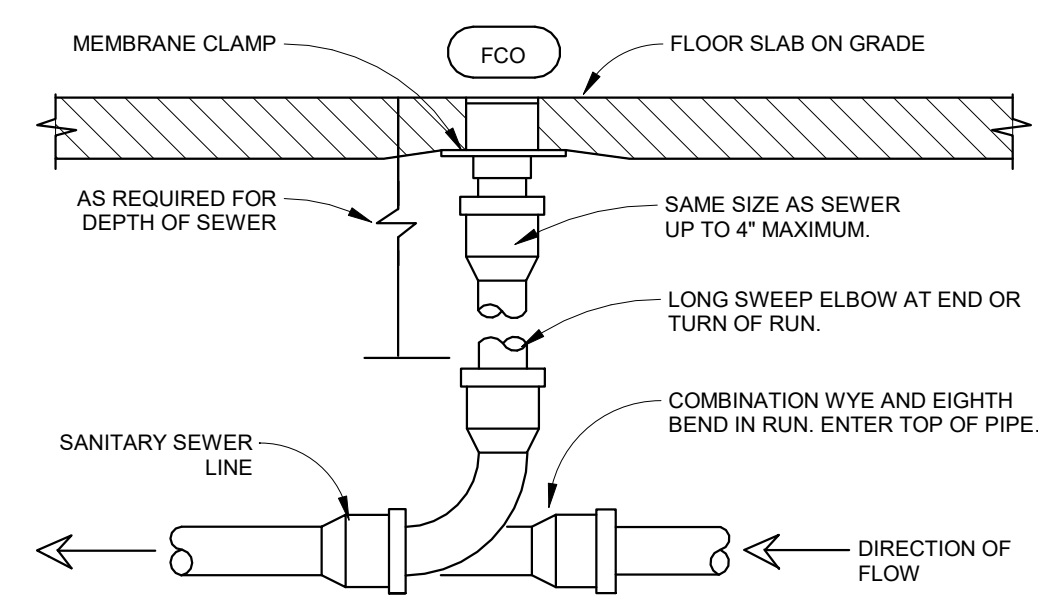
P.103

1/4" = 1'-0"

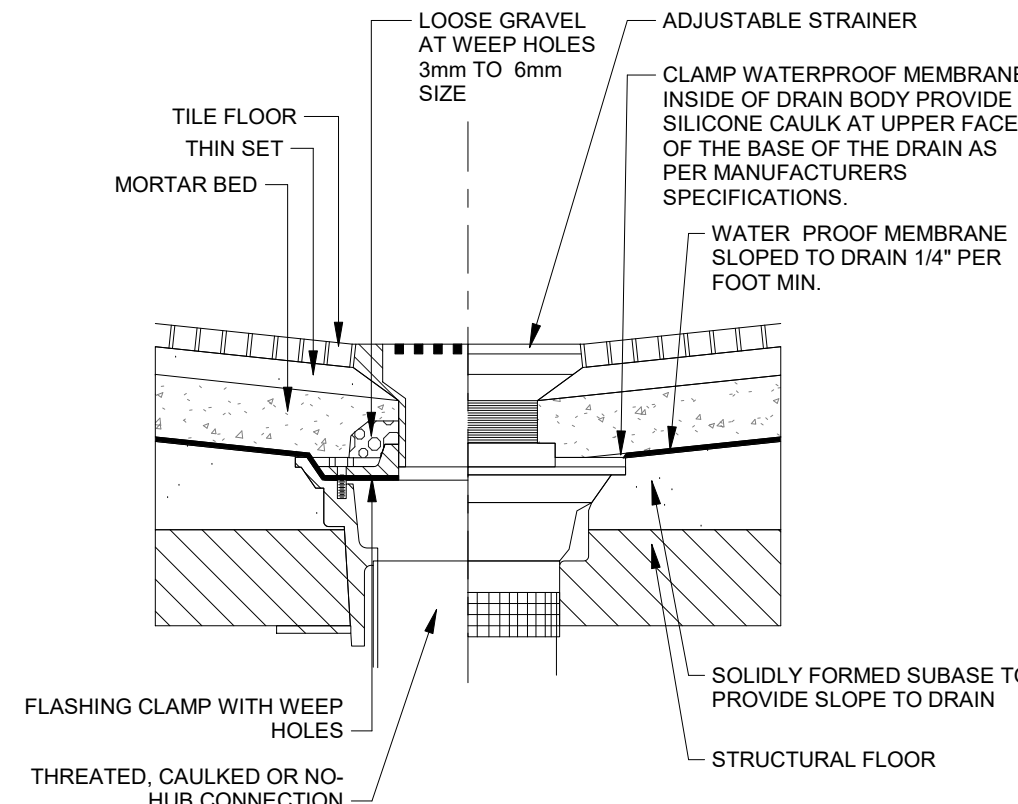
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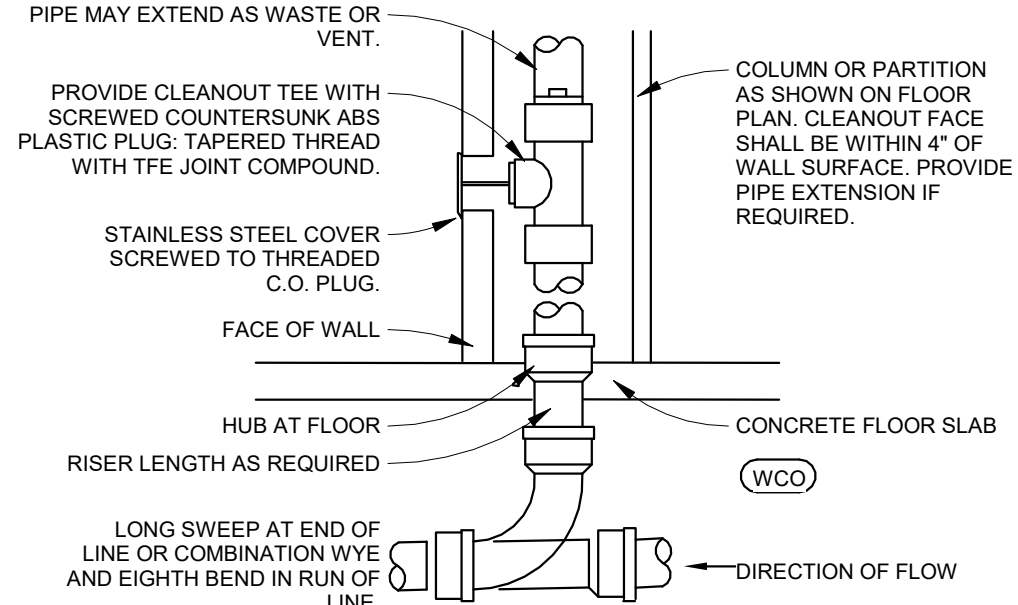
1 AIR ADMITTANCE VALVE (AAV)
P.300 N.T.S.



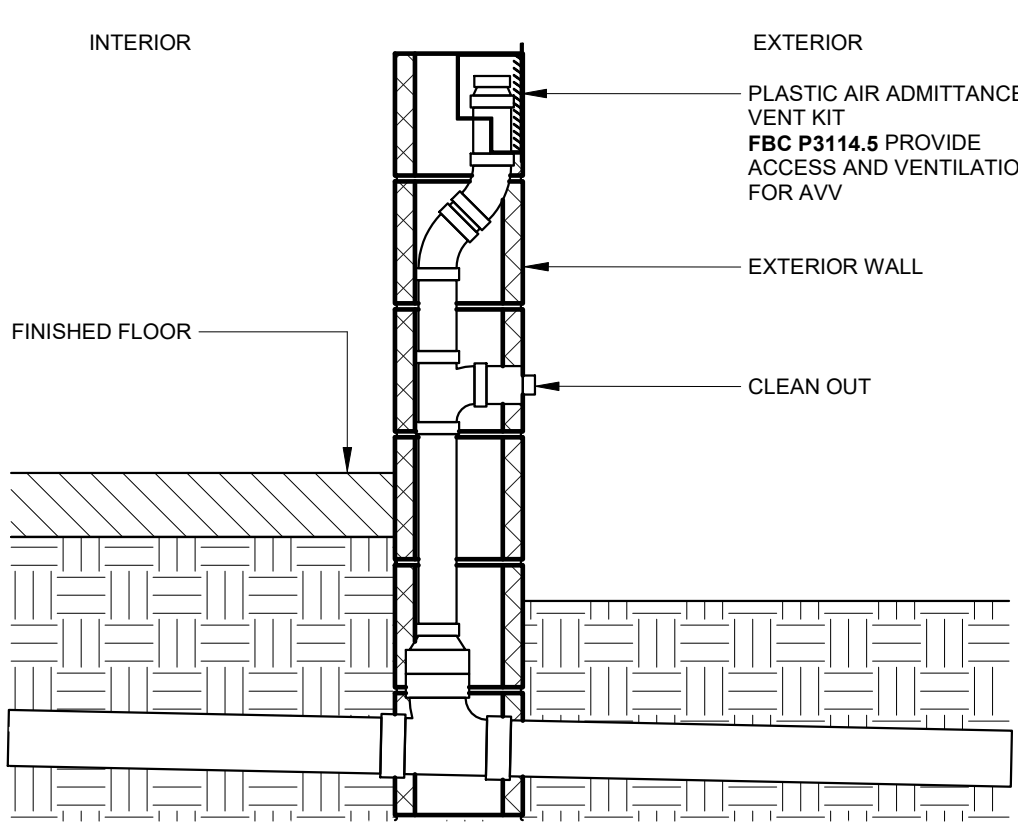
5 FLOOR CLEAN OUT
P.300 N.T.S.



6 FLOOR DRAIN DETAIL
P.300 N.T.S.



8 WALL CLEAN OUT
P.300 N.T.S.

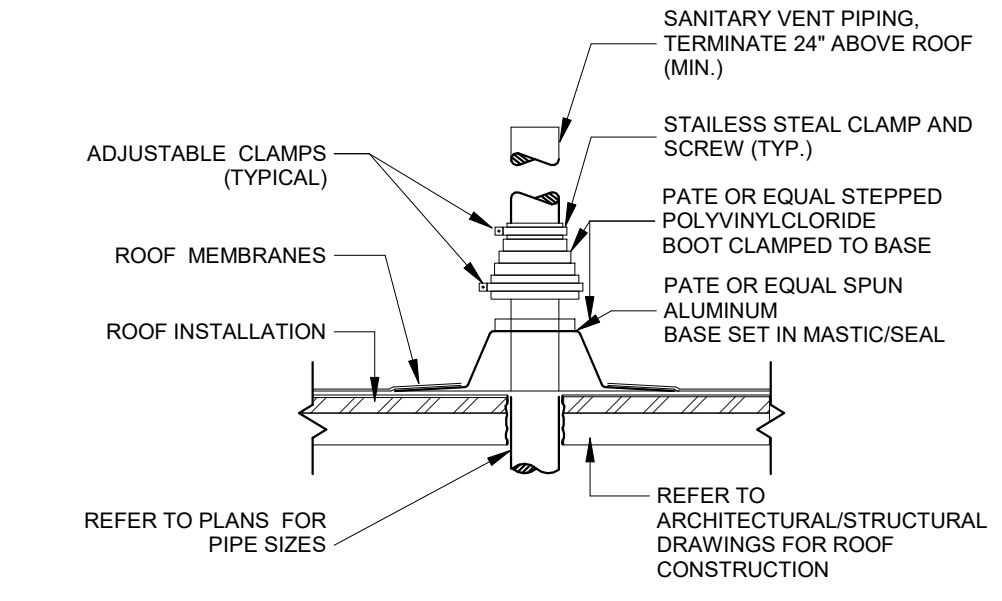


2 CONDENSATE DRAIN
P.300 N.T.S.

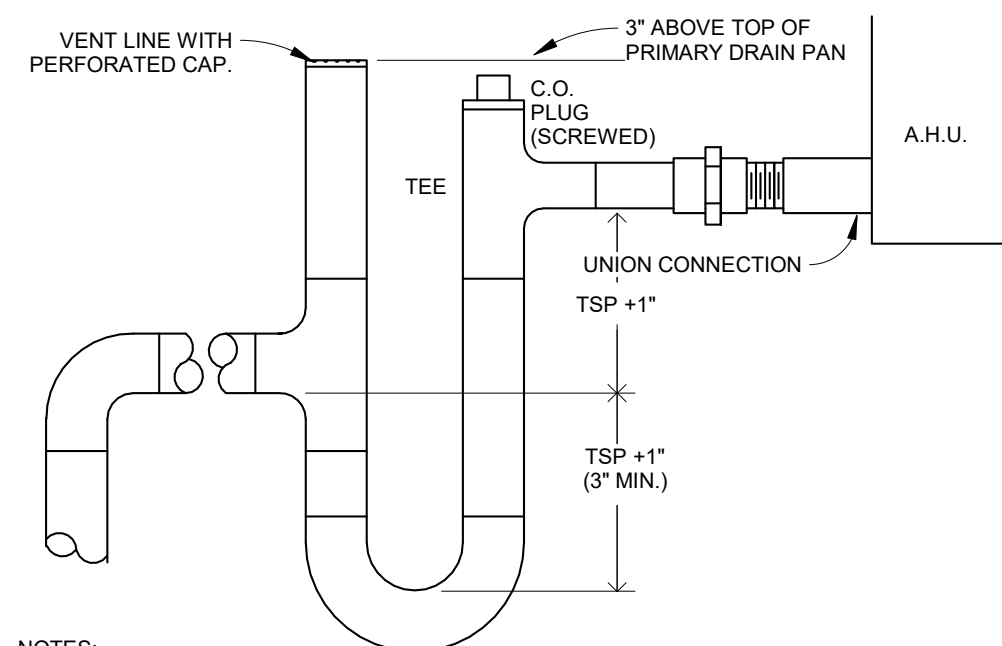


4 CONDENSATE TRAP
P.300 N.T.S.

NOTE:
THIS INFORMATION MAY NOT CONTAIN ALL DETAILS REQUIRED FOR CONSTRUCTION. APPROPRIATE MODIFICATION MAY BE REQUIRED TO ENSURE SUITABILITY OF THESE DRAWINGS FOR THE SPECIFIC APPLICATION. IT IS THE USER'S RESPONSIBILITY TO ENSURE INSTALLATION OF THE EQUIPMENT/SYSTEM IS IN ACCORDANCE WITH BUILDING/PROJECT SPECIFICATIONS, APPLICABLE CODES AND STANDARDS.



7 VENT THRU ROOF
P.300 N.T.S.



NOTES:
1. FBC-M 307.2.2 CONDENSATE DRAIN SHALL BE 3/4" MIN (PVC SCHEDULE 40 OR ANY CODE APPROVED MATERIAL) SLOPED TO A POINT OUTSIDE OF STRUCTURE ONTO PERMEABLE SURFACE OR TO THRU RAIN GUTTER.
2. SEAL CIRCUMFERENCE OF PIPE AT STRUCTURE PENETRATION W/ EPOXY OR SILICONE SEALANT.
3. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN AIR CONDITIONED AREAS SHALL BE INSULATED TO PREVENT CONDENSATION FROM FORMING ON THE EXTERIOR DRAIN PIPE.

4 CONDENSATE TRAP
P.300 N.T.S.

KEYNOTES

1. PROVIDE AN ACCESSIBLE CLEAN OUT (CO) AT THE BASE OF ALL STACKS. FBC-P 708.3.4 (TYP)
2. 4" SANITARY LINE TO MAIN. PROVIDE SANITARY SEWER CLEANOUT IN PUBLIC RIGHT OF WAY, 12 INCHES FROM PROPERTY LINE. SEE PLUMBING DETAILS.
3. CONTRACTOR SHALL VERIFY SEWER INVERT ELEVATION PRIOR TO BUILD.
4. VENT THRU ROOF. TERMINATION ABOVE ROOF SHALL BE MIN 6" ABOVE ROOF AND HAVE A MIN 10 HORIZONTAL PROJECTION FROM ANY WINDOW DOOR OR AIR INTAKE. FBC-P 904.1 - 904.5

PLUMBING LEGEND

	SANITARY SEWER PIPE		GATE VALVE
	GREASE SEWER PIPE		GLOBE VALVE
	VENT PIPE		CHECK VALVE
	COLD WATER PIPE		BALANCING VALVE
	HOT WATER PIPE (110°)		GAS COCK
	HOT WATER RETURN LINE		CAPPED END OF PIPE
	CONDENSATE PIPE		CO CLEAN OUT
	STORM DRAIN PIPE		P-TRAP
	STORM DRAIN SECONDARY		HOSE BIB W/ SOV
	GAS PIPE		RECESSED HOSE BIB W/ SOV
	PIPE RISER UP		SINGLE HANDLE SHOWER TRIM WITH THERMOSTATIC VALVE
	PIPE RISER DOWN		
	CAPPED OUTLET		

ABBREVIATIONS

(E)	EXISTING	GPM	GALLONS PER MINUTE
(N)	NEW	HB	HOSE BIB W. VACUUM BREAKER
(R)	RELOCATED	HW	HOT WATER
		HWR	HOT WATER RETURN
AAV	AIR ADMITTANCE VALVE	SD	STORM DRAIN
AFF	ABOVE FINISH FLOOR	SDS	STORM DRAIN SECONDARY
BFP	BACKFLOW PREVENTOR	SOV	SHUT OFF VALVE
BFF	BELOW FINISH FLOOR	SH	SHOWER
CO	CLEAN OUT	WCO	WALL CLEAN OUT
COTG	TOP TO GROUND CLEAN OUT	WHA	WATER HAMMER ARRESTOR
CW	DOMESTIC COLD WATER	VTR	VENT THRU ROOF
FD	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FU	FIXTURE UNITS	UON	UNLESS OTHERWISE NOTED

DIVISION 22 PLUMBING NOTES

01. GENERAL
02. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE PLUMBING 7TH EDITION (2020) AND WITH ANY OTHER WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
03. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT AND ALL OTHER PERTINENT CITY, COUNTY AND STATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DOCUMENTS DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HISHER RESPONSIBILITY FOR HISHER WORK AND THE COORDINATION OF IT WITH ALL TRADES.
04. THE CONTRACTOR ASSUMES ALL RISK AND FINANCIAL RESPONSIBILITY FOR PROCEEDING WITH WORK THAT IS IN VARIANCE WITH THE APPROVED SIGNED AND SEALED CONSTRUCTION DOCUMENTS.
05. PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
06. PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
07. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
08. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT / ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.
09. PLUMBING / MECHANICAL EQUIPMENT, PUMPS, FIXTURES ETC SPECIFICATIONS ARE DIAGRAMMATIC IN NATURE, AND SHALL BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS WITH ALL ITS ACCESSORIES TO BE COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
10. DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
11. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT. PRIOR TO BEGINNING CONSTRUCTION.
12. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE WITHIN 72 HRS. OF NOTIFICATION AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
13. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
14. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
15. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR EQUIPMENT. PLUMBING CONTRACTOR OR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES.
16. SHOP DRAWINGS - SUBMITTALS
17. SHOP DRAWINGS. CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL SPECIFIED PLUMBING EQUIPMENT AND FIXTURES WITHIN 30 DAYS OF SIGNING CONTRACT. WORK SHALL NOT PROCEED WITHOUT THE APPROVAL OF THESE SUBMITTALS. REFER TO GENERAL OUTLINE SPECIFICATIONS FOR SHOP DRAWINGS REQUIREMENTS.
18. ALL SUBMITTALS SHALL INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT THE SUBMITTAL SHALL BE REJECTED.
19. THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISK FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING AND ON ANY ITEM OR WORK THAT IS IN VARIANCE TO THE CONSTRUCTION DOCUMENTS.
20. THE CONTRACTOR SHALL CONSULT WITH ARCHITECT/ENGINEER BEFORE CHANGING THE PLANS, AND SUPPLY THE ARCHITECT WITH "AS-BUILT" DRAWINGS, ARCHITECTURAL AND ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID BY THE CONTRACTOR ON A C.O.D. BASIS.
21. PIPING
22. U.O.N. WATER PIPING SHALL BE:
ALTERNATE 1: FLOW WATER GOLD CPVC ASTM D2846; ASTM F 441; ASTM F 442; CSA B137.6
ALTERNATE 2: COPPER OR COPPER ALLOY TUBING, TYPE K, TYPE L, OR TYPE M, ASTM B88
ALTERNATE 3: CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING; ASTM F873
PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
23. UNLESS OTHERWISE NOTED, ALL WATER PIPING SHALL BE OVERHEAD.
24. UNDER SLAB WATER LINES SHALL BE SLEEVED
25. NO JOINTS UNDERGROUND FOR COPPER
26. U.O.N. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE:
ALTERNATE 1: PVC DWV SCHEDULE 40, ASTM D2665
ALTERNATE 2: CAST IRON PIPE ASTM A74, ASTM A 888 - ONLY ABOVE GROUND, NO LESS THAN 6" PVC MAY NOT BE USED THRU RATED ASSEMBLIES OR IN PLENUMS.
27. CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC DWV SCHEDULE 40 PIPE AND STUBBED OUT OF WALL TO UNIT. PVC PIPING WITH ARMAFLEX INSULATION MAY BE USED. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING.
28. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
29. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
30. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
31. NO WATER, SANITARY OR DRAINAGE PIPING PERMITTED IN ELECTRICAL OR ELEVATOR EQUIPMENT ROOMS.
32. ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED AND CONNECTED TO PLUMBING FIXTURES OR EQUIPMENT.
33. FBC P 610.1 ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYDROCHLORIDE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
34. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE:
2" OR LESS DRAIN @ 1/4" DROP PER FOOT
3" OR LARGER DRAIN @ 1/8" DROP PER FOOT
35. DRY VENT SHALL HAVE A MIN. SLOPE OF 4%
36. U.O.N. WATER LINE BETWEEN SHOWER HEAD AND VALVE SHALL BE COPPER
37. ALL OVERHEAD WATER DISTRIBUTION LINES SHALL BE 3/4" MIN.
38. FBC P 305.5 ANY PIPE THAT PASSES UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH, OR A PIPE SLEEVE PIPE SHALL BE BUILT INTO THE FOUNDATION WALL. THE SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.
39. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
40. PIPE FITTING AND ACCESSORIES
41. STUDOR MINIMAX AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
42. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS, EXCEPT AT WATER HEATER AS PER CODE.
43. CLEAN OUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK, AS PER FBC-P-708.3.4
44. PROVIDE CHROME PLATED COMBINATION COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUTS.
45. ALL EXTERIOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED
46. VALVES
47. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
48. PROVIDE WATER HAMMER ARRESTORS AS PER F.B.C. P-604.9
49. PROVIDE BACKFLOW PREVENTOR AT WATER METER.
50. PROVIDE ANTI-SCALDING VALVE FOR TUBS / SHOWERS & SHOWERS SHALL BE PROTECTED WITH A CONTROL VALVE OF THE PRESSURE-BALANCE, THERMOSTATIC MIXING COMBINATION TYPE SET. HANDLE POSITION STOPS PER MANUFACTURER INSTRUCTION AT TIME OF INSTALLATION TO A MAXIMUM MIXED WATER OUTLET TEMPERATURE OF 120 F
51. HOSE BIBS SHALL BE 3/4" WROUGHT BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.
52. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1070
53. PROVIDE AN INDIVIDUAL ACCESSIBLE SHUT OFF VALVE ON THE FIXTURE SUPPLY SIDE TO EACH APPLIANCE, MECHANICAL EQUIPMENT AND PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS. FBC-P 900.9.1 / FBC P08.2 PROVIDE APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
54. PLUMBING FIXTURES
55. ALL COMMERCIAL PLUMBING FIXTURES SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBC P 406 THROUGH 421
56. ALL RESIDENTIAL PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS SHALL COMPLY WITH REFERENCED STANDARDS AS PER FBC-P-SECTION-604.
57. PLUMBING FIXTURES SHALL COMPLY WITH FBC-P-SECTION-604.
58. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS. 2" MINIMUM SIZE UNDER SLAB DRAIN.
59. PLUMBING FIXTURES SHALL BE AS SELECTED BY OWNER. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH F.B.C. WATER SAVINGS STANDARDS.
60. QUALITY OF FIXTURES, PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS SHALL BE CONSTRUCTED OF APPROVED MATERIALS, SHALL HAVE SMOOTH IMPERVIOUS SURFACES, SHALL BE FREE FROM DEFECTS AND CONCEALED POLLUTING SURFACES, AND SHALL CONFORM TO THE STANDARDS CITED IN THIS CODE. PLUMBING FIXTURES SHALL BE PROVIDED WITH AN ADEQUATE SUPPLY OF POTABLE WATER TO PUSH AND KEEP THE FIXTURES IN A CLEAN AND SANITARY CONDITION WITHOUT DANGER OF BACKFLOW OR CROSS CONNECTION.

9 SANITARY RISER
P.300

BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO. DATE DESCRIPTION

PLUMBING DETAILS

20263

APRIL 15, 2021

X.B.

A.H.

P.300

SCALE AS INDICATED

CONSULTANT

CONSULTANT

SIGN & SEAL

BARED
RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

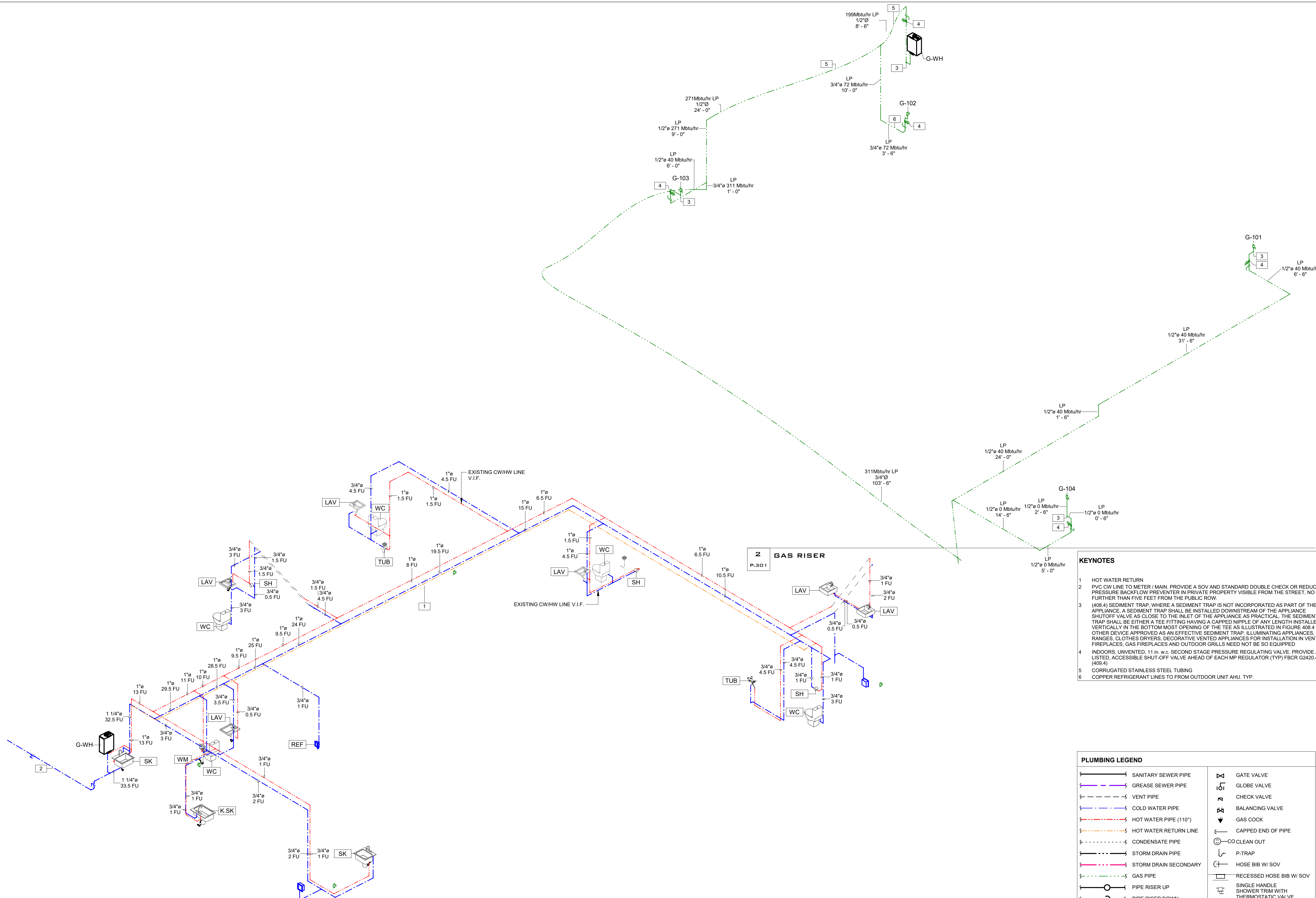
RISER

DRAWN BY	DATE	PROJECT NUMBER
		20263
CHECKED BY	DATE	PROJECT NUMBER
	APRIL 15, 2021	
DRAWN BY	DATE	PROJECT NUMBER
CHECKED BY	DATE	PROJECT NUMBER

CHECKER

P.301

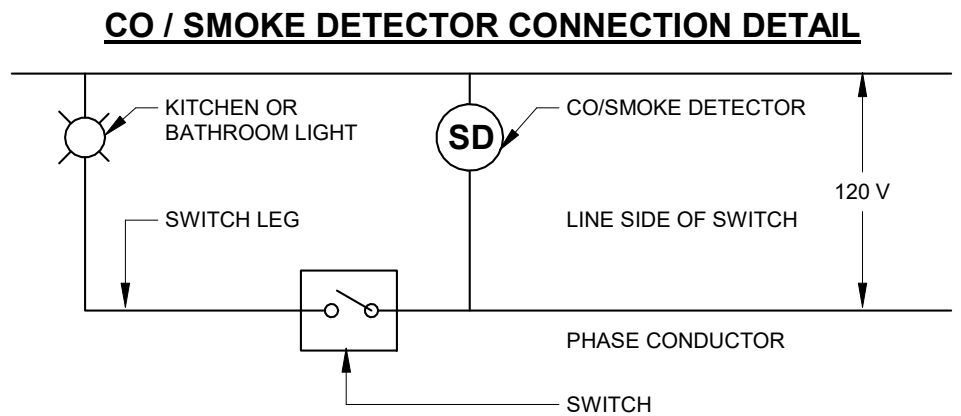
SCALE 1/4" = 1'-0"



- KEYNOTES**
- HOT WATER RETURN
 - PVC CW LINE TO METER / MAIN. PROVIDE A SOV AND STANDARD DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW PREVENTER IN PRIVATE PROPERTY VISIBLE FROM THE STREET, NO FURTHER THAN FIVE FEET FROM THE PUBLIC ROW.
 - (408.4) SEDIMENT TRAP. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE APPLIANCE, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE. THE SHUTOFF VALVE AS CLOSE TO THE INLET OF THE APPLIANCE AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING HAVING A CAPPED NIPPLE OF ANY LENGTH INSTALLED VERTICALLY IN THE BOTTOM MOST OPENING OF THE TEE AS ILLUSTRATED IN FIGURE 408.4 OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS, DECORATIVE VENTED APPLIANCES FOR INSTALLATION IN VENTED FIREPLACES, GAS FIREPLACES AND OUTDOOR GRILLS NEED NOT BE SO EQUIPPED
 - INDOORS, UNVENTED, 11 in. w.c. SECOND STAGE PRESSURE REGULATING VALVE. PROVIDE A LISTED, ACCESSIBLE SHUT-OFF VALVE AHEAD OF EACH MP REGULATOR (TYP) FBCR G2420.4 (409.4)
 - CORRUGATED STAINLESS STEEL TUBING
 - COPPER REFRIGERANT LINES TO FROM OUTDOOR UNIT AHU. TYP.

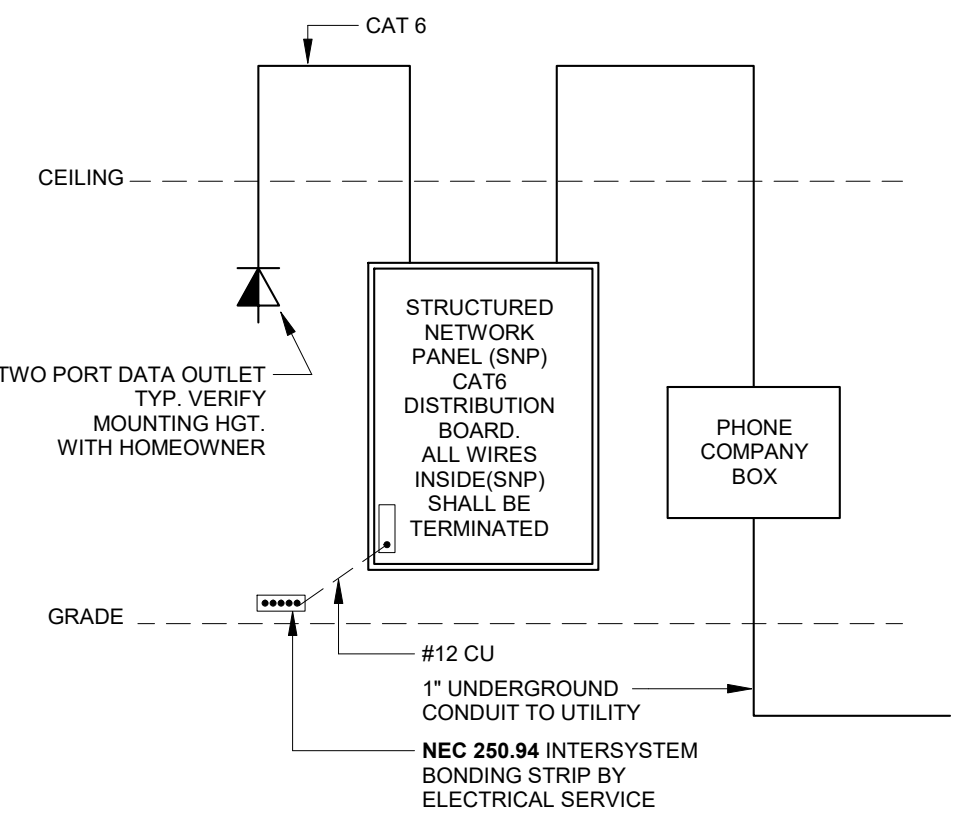
PLUMBING LEGEND	
	SANITARY SEWER PIPE
	GREASE SEWER PIPE
	VENT PIPE
	COLD WATER PIPE
	HOT WATER PIPE (110°)
	HOT WATER RETURN LINE
	CONDENSATE PIPE
	STORM DRAIN PIPE
	STORM DRAIN SECONDARY
	GAS PIPE
	PIPE RISER UP
	PIPE RISER DOWN
	CAPPED OUTLET
	GATE VALVE
	GLOBE VALVE
	CHECK VALVE
	BALANCING VALVE
	GAS COCK
	CAPPED END OF PIPE
	CO CLEAN OUT
	P-TRAP
	HOSE BIB W/ SOV
	RECESSED HOSE BIB W/ SOV
	SINGLE HANDLE SHOWER TRIM WITH THERMOSTATIC VALVE
ABBREVIATIONS	
[E] EXISTING	GPM GALLONS PER MINUTE
[N] NEW	HB HOSE BIB W. VACUUM BREAKER
[R] RELOCATED	HW DOMESTIC HOT WATER
AAV AIR ADMITTANCE VALVE	HWR HOT WATER RETURN
AFF ABOVE FINISH FLOOR	SD STORM DRAIN
BFP BACKFLOW PREVENTOR	SDS STORM DRAIN SECONDARY
BFF BELOW FINISH FLOOR	SOV SHUT OFF VALVE
CO CLEAN OUT	SH SHOWER
COTG TOP TO GROUND CLEAN OUT	WCO WALL CLEAN OUT
CW DOMESTIC COLD WATER	WHA WATER HAMMER ARRESTOR
FD FLOOR DRAIN	VTR VENT THRU ROOF
FU FIXTURE UNITS	V.I.F. VERIFY IN FIELD
	UON UNLESS OTHERWISE NOTED

1 WATER RISER
P.301

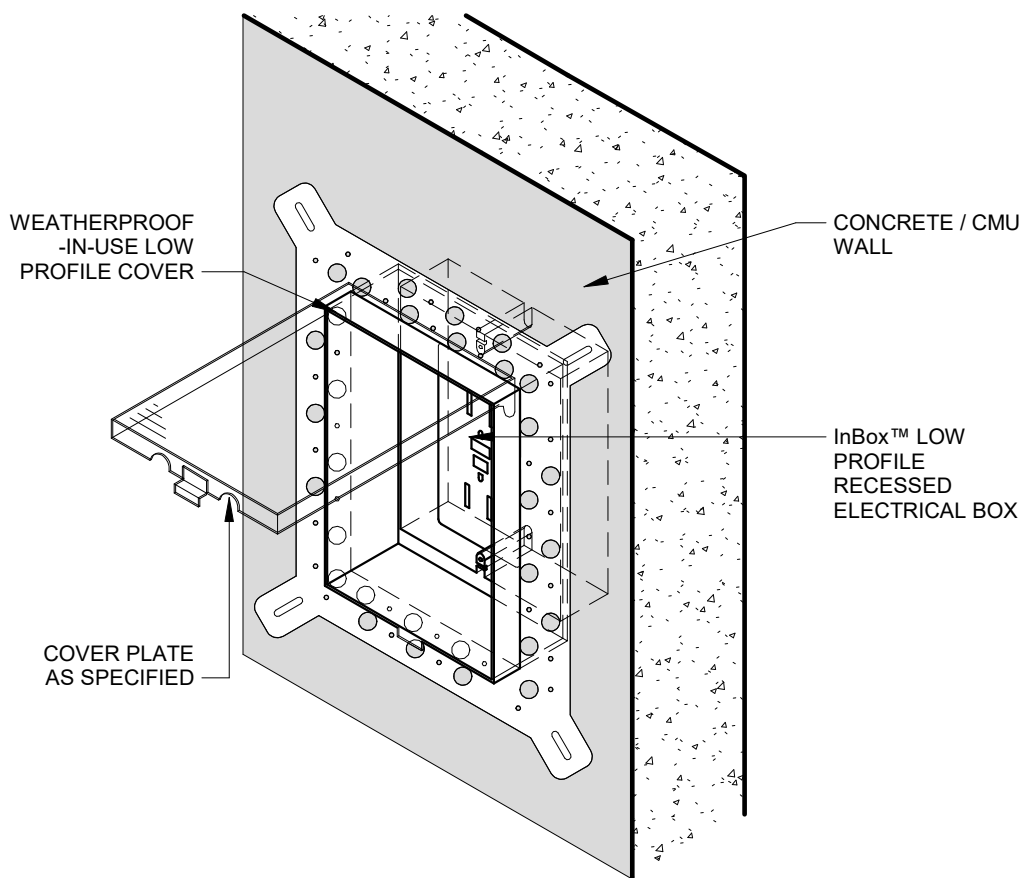


- NOTES:
- R314.1 SMOKE DETECTION AND NOTIFICATION. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
 - R314.5 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
 - SMOKE / CO DETECTOR SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE KITCHEN OR BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTER. ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.
 - SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3FT OF ANY AC GRILL.
 - SMOKE DETECTORS LOCATED OUTSIDE OF SLEEPING AREAS SHALL NOT BE PLACED CLOSER THAN 3FT TO BATHROOM DOOR.
 - THE MOUNTING AND LOCATION OF UNIT SMOKE DETECTORS SHALL COMPLY WITH NFPA 72 SEC 2-5.2.1.6 CEILING MOUNTS NOT LESS THAN 4" AWAY FROM A WALL. WALL MOUNTS NOT LESS THAN 4" FROM CEILING NOR MORE THAN 12" TO TOP OF DETECTOR.

2 CO / SMOKE DETECTOR CONNECTION
E.001 N.T.S.



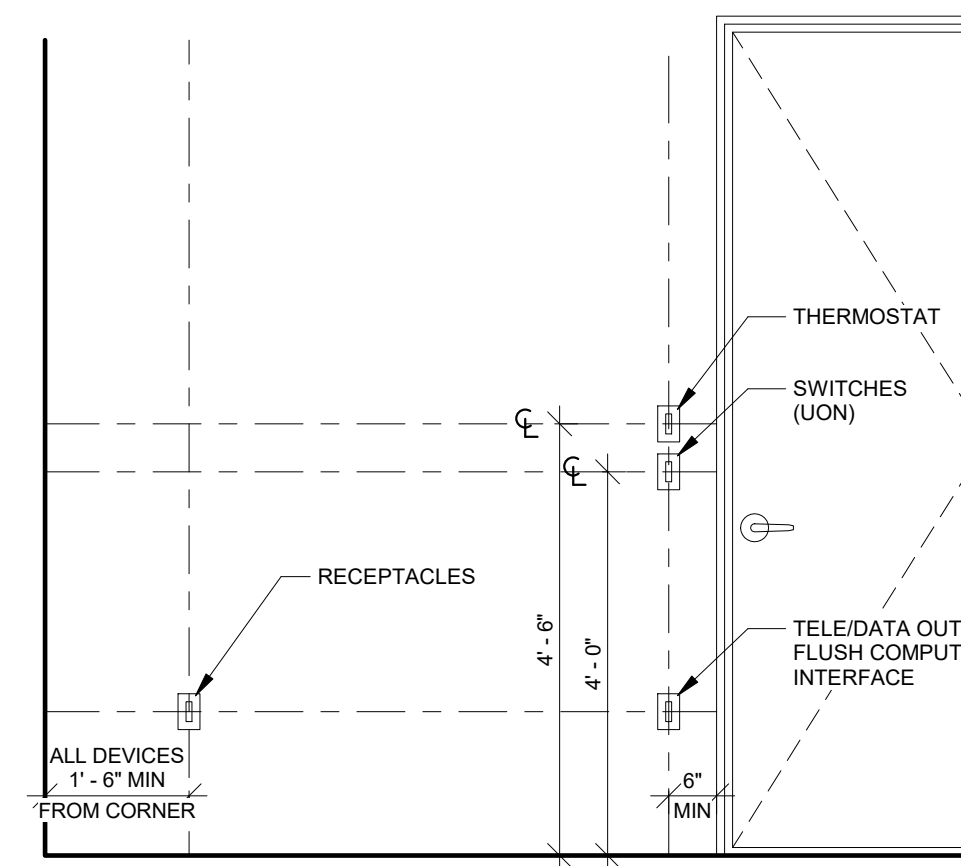
4 DATA RISER
E.001 N.T.S.



5 EXT. RECESSED NON-METALLIC BOX (TYP)
E.001 N.T.S.

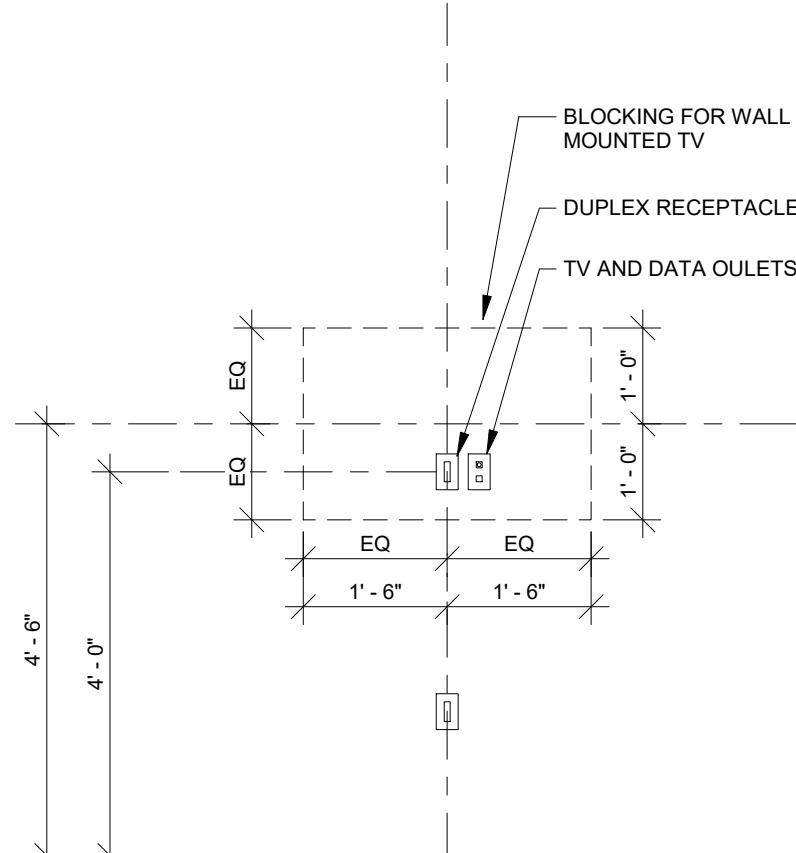
- DIVISION 26 ELECTRICAL NOTES**
- GENERAL
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020, 7TH EDITION AND NFPA-70 NATIONAL ELECTRIC CODE 2017 (NEC 2017) AND NFPA-110 EMERGENCY AND STANDBY SYSTEMS.
 - THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT AND ALL OTHER PERTINENT CITY, COUNTY AND STATE AGENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DOCUMENTS DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND THE COORDINATION OF IT WITH ALL TRADES. THE CONTRACTOR ASSUMES ALL RISK AND FINANCIAL RESPONSIBILITY FOR PROCEEDING WITH WORK THAT IS IN VIOLATION OF THE APPROVED SIGNED AND SEALED CONSTRUCTION DOCUMENTS.
 - ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL OWNER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
 - IT IS THE RESPONSIBILITY OF THE G.C. TO FULLY REVIEW THE EXISTING ELECTRICAL SERVICE EQUIPMENT, PANEL BOARDS, AND THE LIKE, AS WELL AS THE RELEVANT CONSTRUCTION DOCUMENTS. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO FULFILL THIS REQUIREMENT. G.C. SHALL COORDINATE OWNERS' VENDORS FOR TELEPHONE, AV, SECURITY AND DATA SYSTEMS (IF UNDER SEPARATE CONTRACT).
 - ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
 - ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 - DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNERS REPRESENTATIVE.
 - IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
 - ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. OR LOCAL CODES.
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FIRE CAULKING REQUIRED OF HIS WORK.
 - ALL MATERIALS SHALL BE NEW, FIRST-CLASS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS LABORATORY. THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION, NEC AND LOCAL ELECTRICAL CODE, WHICH ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS. ALL ELECTRICAL WORK WHERE EXPOSED TO VIEW SHALL BE INSTALLED SUCH THAT THE WORKMANSHIP IS ABOVE INDUSTRY STANDARDS. WIRING SHALL BE SECURED TO ALL THREAD HANGERS AT ALL TRACK LOCATIONS.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL WIRE, CABLE, WIRING DEVICES, PANEL BOARDS, FIXTURES, CONDUITS, OUTLETS, SWITCHES, AND THE LIKE REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE AND FULLY OPERATIONAL INSTALLATION AS DESCRIBED IN THE CONTRACT DOCUMENTS, UNLESS INSTRUCTED OTHERWISE.
 - ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. WARRANTY SHALL BE PROVIDED IN WRITING.
 - CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
 - ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.
 - CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.
 - ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 - ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
 - EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AND EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR EQUIPMENT AND MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
 - SHOP DRAWINGS
 - CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL SPECIFIED ELECTRICAL EQUIPMENT AND FIXTURES WITHIN 30 DAYS OF SIGNING CONTRACT. WORK SHALL NOT PROCEED WITHOUT THE APPROVAL OF THESE SUBMITTALS. REFER TO GENERAL OUTLINE SPECIFICATIONS FOR SHOP DRAWINGS REQUIREMENTS.
 - GENERAL CONTRACTOR SHALL MAINTAIN A FULL SIZE COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING THE PROGRESS OF WORK. THIS SET OF DRAWINGS IS TO BE SEPARATE AND IN ADDITION TO THE CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN IN THE DRAWINGS AND RED TO INDICATE FIELD CHANGES.
 - THE ELECTRICAL CONTRACTOR SHALL FURNISH THE COMPLETE SET OF AS BUILT DRAWINGS, SHOWING CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID BY THE CONTRACTOR ON A C.O.D. BASIS.
 - GENERAL CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF THE ACTUAL INSTALLATION TO THE BUILDING OWNER WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, INCLUDING:
1. A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
2. FLOOR PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
 - WIRES
 - ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR, INCLUDING ALL ELECTRICAL WIRING FOR HVAC SYSTEM (CONTROLS, THERMOSTATS, POWER, ETC.).
 - ELECTRICAL CONTRACTOR SHALL COORDINATE SERVICE ENTRY WITH UTILITY PRIOR TO DETERMINING EXACT LOCATION OF THE METER BOX IN ORDER TO AVOID DISCREPANCIES BETWEEN DRAWINGS AND JOB CONDITIONS.
 - ALL CONDUCTORS SHALL BE COPPER WITH INSULATION, RATED 75°C WET/DRY EXCEPT OTHERWISE REQUIRED BY U.L.
 - PROVIDE ENGRAVED PLASTIC IDENTIFICATION NAMEPLATES FOR ALL PANELS, SWITCHGEAR, CABINETS, ENCLOSURES, DISCONNECTS AND TRANSFORMERS. NAMEPLATE SHALL CLEARLY INDICATE PANEL DESIGNATION, VOLTAGE, PHASE AND WIRE CONFIGURATION.

- DIVISION 26 ELECTRICAL NOTES**
- U.O.N. IN PANEL SCHEDULE, MINIMUM WIRE SIZE SHALL BE #14 A.W.G. EXCLUDING CONTROL WIRING.
 - U.O.N. WIRE WAYS SHALL BE SIZED AS REQUIRED PER NEC.
 - WIRE INSULATION SHALL BE THIN FOR #8 AND SMALLER AND THWN FOR #6 AND LARGER.
 - FOR 20A BRACH CIRCUITS EXCEEDING 100'-0" IN LENGTH FROM THE PANEL BOARD TO THE OUTLET THE ENTIRE BRACH CIRCUIT RUN SHALL BE #10 AWG OR LARGER. FOR RUN OVER 175'-0" TO THE FIRST OUTLET, USE #8AWG OR LARGER FOR THE ENTIRE BRACH CIRCUIT RUN.
 - VOLTAGE DROP FOR ALL CONDUCTORS SHALL NOT EXCEED 5%. WHERE VOLTAGE DROP EXCEEDS 5%, CONTRACTOR SHALL INCREASE SIZE OF CONDUCTOR(S) AS REQUIRED.
 - ALL OUTDOOR EQUIPMENT WIRES SHALL BE IN CONDUIT.
 - ALL GROUNDING AND BONDING SHALL BE AS PER NEC LATEST EDITION.
 - NEC 250.104 B. METAL GAS PIPING SHALL BE BONDED.
 - METAL FRAMING MEMBERS SHALL BE BONDED TO THE EQUIPMENT GROUNDING CONDUCTOR FOR THE CIRCUIT THAT MAY ENERGIZE THE FRAMING AND BE SIZED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE TABLE 250.122. FOR THIS PURPOSE, A GROUNDING METAL OUTLET BOX ATTACHED TO THE FRAMING SHALL BE PERMITTED.
 - U.O.N. ALL CONDUIT RUNS ARE DIAGRAMMATIC, EXACT ROUTING SHALL BE DETERMINED IN THE FIELD.
 - ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3" SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE GALVANIZED STEEL IS USED, IS SHALL BE COMPLETELY CODED WITH ALKALI AND RUST RESISTANT BITUMASTIC PAINT. COPPER NO. 50 AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL BE ALSO USED WHEN EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IS EXPOSED AND SUBJECT TO DAMAGE INSIDE BUILDING.
 - ELECTRICAL EQUIPMENT
 - CONTRACTOR SHALL CONFIRM WITH UTILITY ANY AND ALL REQUIREMENTS SUCH AS: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNERS CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
 - WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH NEC 110.
 - ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS/LOAD CENTERS W/ TYPE WRITTEN DIRECTORIES IN PROTECTED PLASTIC COVER.
 - ELECTRICAL CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO CONSTRUCTION.
 - FURNISH AND INSTALL DISCONNECT SWITCHES AND WIRING FOR AIR CONDITIONING SYSTEM AS PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL CONTROL WIRING FOR A/C SENSING AND CONTROL UNITS. COORDINATE WITH HVAC CONTRACTOR FOR WIRING DIAGRAMS AND EXACT LOCATIONS.
 - DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-BREAK, QUICK-BREAK ENCLOSURES AS REQUIRED BY EXPOSURE. PROVIDE ENGRAVED PLASTIC IDENTIFICATION PLATES ON ALL DISCONNECT SWITCHES, CONTRACTORS AND STARTERS.
 - ALL OUTDOOR EQUIPMENT SHALL BE WEATHER PROOF.
 - MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
 - ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.
 - C.B. ABOVE 20 AMPS SHALL BE TOL.
 - C.B. ABOVE 50 AMPS SHALL BE HACR.
 - C.B. ABOVE 100 AMPS UP TO 200 AMPS SHALL BE FAL.
 - ALL ELECTRICAL & GAS APPLIANCES CAPACITIES & VOLTAGES, SHALL BE VERIFIED PRIOR TO INSTALLATION.
 - CIRCUIT BREAKERS SHALL COMPLY WITH NEC ART 240.6.
 - DO NOT ROUTE DUCTWORK, PIPING ETC OVER ELECTRICAL PANEL BOARDS, IN THE EVENT THAT ROUTING OVER AN ELECTRICAL PANEL IS INEVITABLE, ROUTING MUST OCCUR A MINIMUM OF 6" ABOVE PANEL. PROVIDE A DRIP PAN TO PREVENT ANY CONDENSATION FROM COMING IN CONTACT WITH ELECTRICAL PANEL.
 - DWELLING UNITS. ALL 120-VOLT SINGLE PHASE, 15- AND 20-AMPERE BRACH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT IN KITCHENS, LAUNDRY, BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRACH CIRCUIT.
 - RESIDENTIAL LOAD CENTER: BREAKER PANELS - ALL CURRENT CARRYING BUSSES SHALL BE COPPER. ALL GROUND BUS BARS SHALL BE COPPER. PANEL BOARD ENCLOSURES SHALL BE FURNISHED WITHOUT PRE-PUNCHED CONCENTRIC HOLES. A.I.C. RATINGS SHALL BE AS INDICATED ON PANEL BOARD SCHEDULES.
 - ELECTRICAL DEVICES
 - OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. PLASTIC AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
 - PROVIDE U.L. LISTED COMPOUND APPLIED TO BACK OF "BACK TO BACK" BOXES IN RATED WALLS WHERE THE BOXES ARE LESS THAN 24" APART MEASURED HORIZONTALLY.
 - PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, DEVICES, ETC. FOR ALL OUTLETS AS INDICATED.
 - ALL MULTIPLE SWITCH LOCATIONS ARE TO BE GANGED AND INSTALLED WITH A SINGLE SMOOTH PLASTIC COVER PLATE.
 - ELECTRICAL / CABLE BOXES SHALL BE WALL RECESSED FOR WALL HUNG TV'S. VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER.
 - RECEPTACLES AND TELEPHONE OUTLETS SHALL NOT BE MOUNTED BACK TO BACK. ALL OUTLETS SHOWN GROUPED TOGETHER SHALL NOT BE MORE THAN 5" (CENTERLINE TO CENTERLINE) APART AND SHALL BE SPACED EQUALLY. SHOULD A CONFLICT OCCUR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY REQUIREMENT FOR PROPER FUNCTIONING, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BRING THE CONFLICT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - ALL OUTLET BOXES (ELECTRICAL, DATA AND TELEPHONE) ON ACOUSTIC PARTITIONS SHALL BE OFFSET. ONE PER STUD SPACE MAXIMUM ON ONE SIDE OF THE PARTITION. PROVIDE ACOUSTICAL GASKETS/FOAM AT ALL OUTLET BOXES AT ACOUSTICAL PARTITIONS. SEE T/D/E PLANS FOR FURTHER INFORMATION.
 - THE SURFACE AREA OF OUTLET BOXES SHALL NOT EXCEED 16 SQUARE INCHES IN FIRE RATED PARTITIONS. THE AGGREGATE SURFACE AREA OF OUTLET BOXES SHALL NOT EXCEED 100 SQUARE FEET AT FIRE RATED PARTITIONS. BOXES LOCATED ON OPPOSITE SIDES OF PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES AT FIRE RATED PARTITIONS.
 - GFCI PROTECTED DEVICES:
ALTERNATE 1 PROVIDE A CIRCUIT BREAKER WITH A BUILT IN GFCI
ALTERNATE 2 PROVIDE AT LEAST ONE RECEPTACLE WITH TEST/RESET BUTTON AT EACH SPACE AND AT EACH CIRCUIT WHERE GFCI RECEPTACLES ARE SHOWN.
 - CONTRACTOR SHALL PROVIDE GFI TYPE BREAKER FOR ALL EXTERIOR 120V CIRCUITS OR GFI PROTECTION - FOR THE WHOLE CIRCUIT.
 - ALL ELECTRICAL SWITCH AND OUTLET BOXES MUST BE GROSSED BRACED. 1X2 ON SWITCH AND OUTLET BOXES AND 1X4 FOR ALL HEAVY ELECTRICAL.

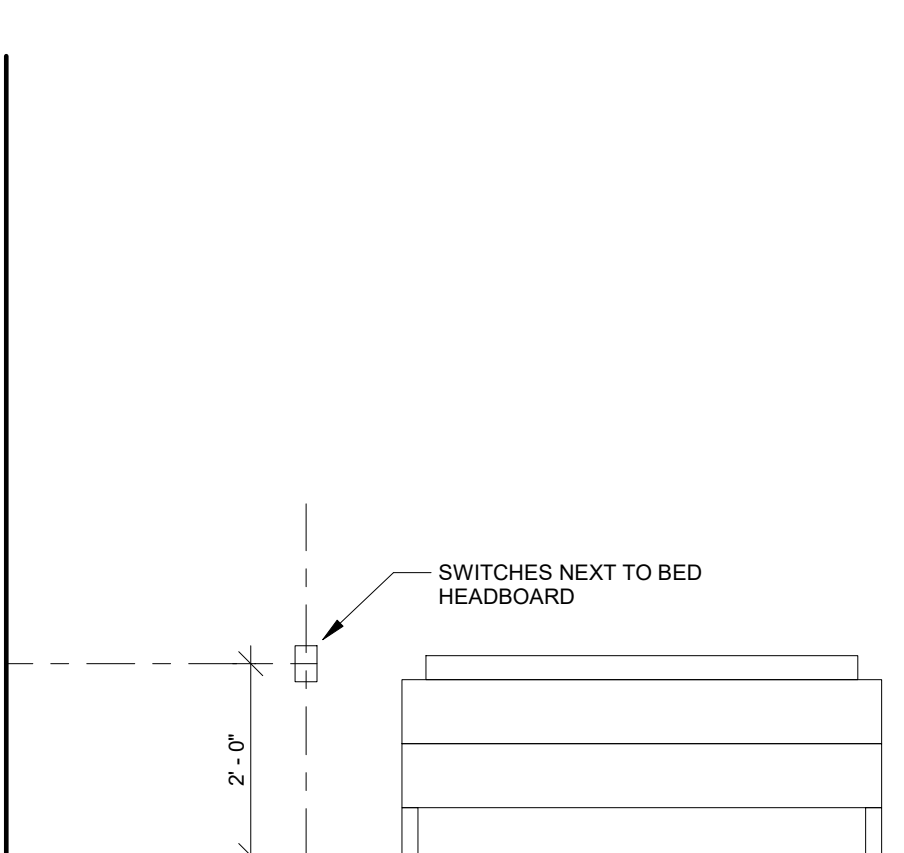


- DEVICES INSTALLED AS SHOWN U.O.N.
- MOUNTING HEIGHTS SHALL BE MEASURED FROM CENTERLINE OF DEVICE TO FINISHED FLOOR.
- DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
- DEVICES SHALL BE 18" MIN FROM ANY INSIDE CORNER TO CENTERLINE OF DEVICE U.O.N.

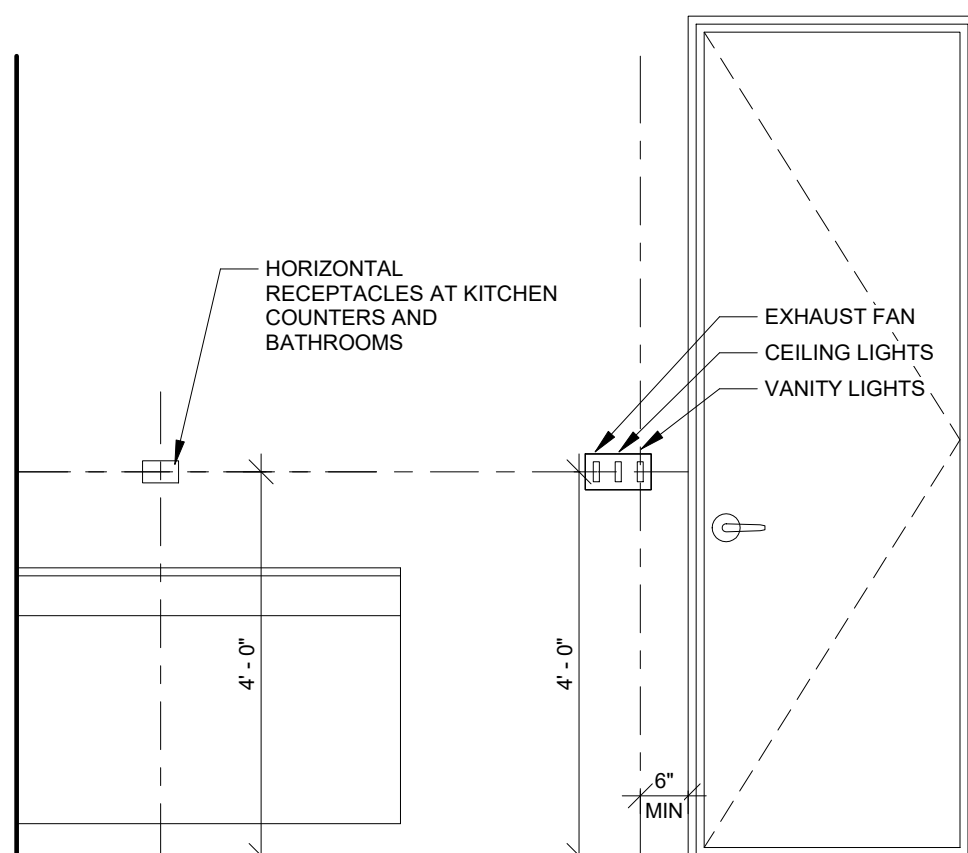
1 ELECTRICAL DEVICES MOUNTING
E.001 N.T.S.



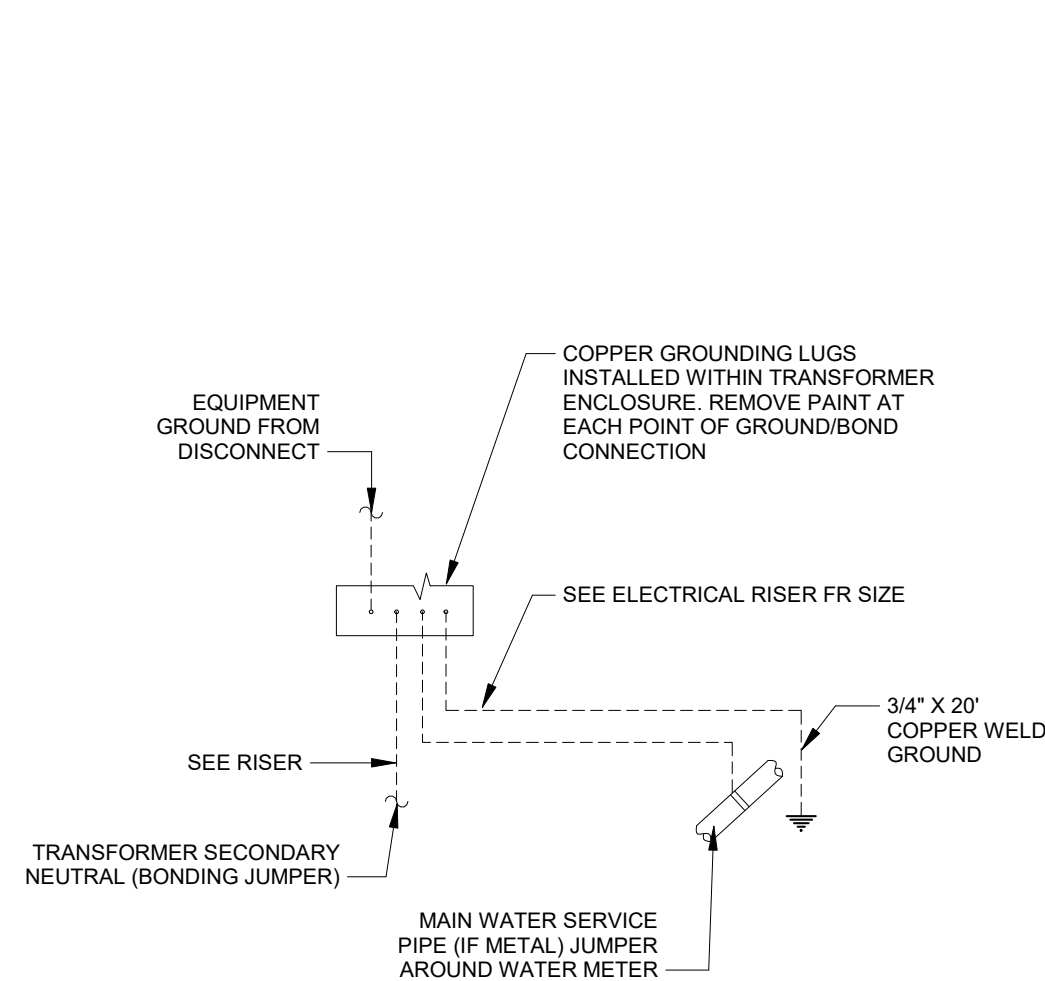
TV WALL OUTLETS AND BLOCKING



BED HEADBOARD WALL SWITCHES



REGULAR BATHROOM



3 GROUNDING DETAIL
E.001 N.T.S.



TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING DEPARTMENT, AT THE TIME OF THEIR PREPARATION, AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE.

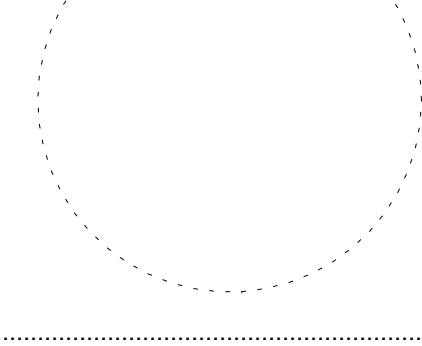
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DOCUMENTS DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND ITS COORDINATION WITH ALL TRADES.

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CONSULTANT

CONSULTANT

SIGN & SEAL



BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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ELECTRICAL RISER & NOTES

20263

APRIL 15, 2021

CIR

A.H.

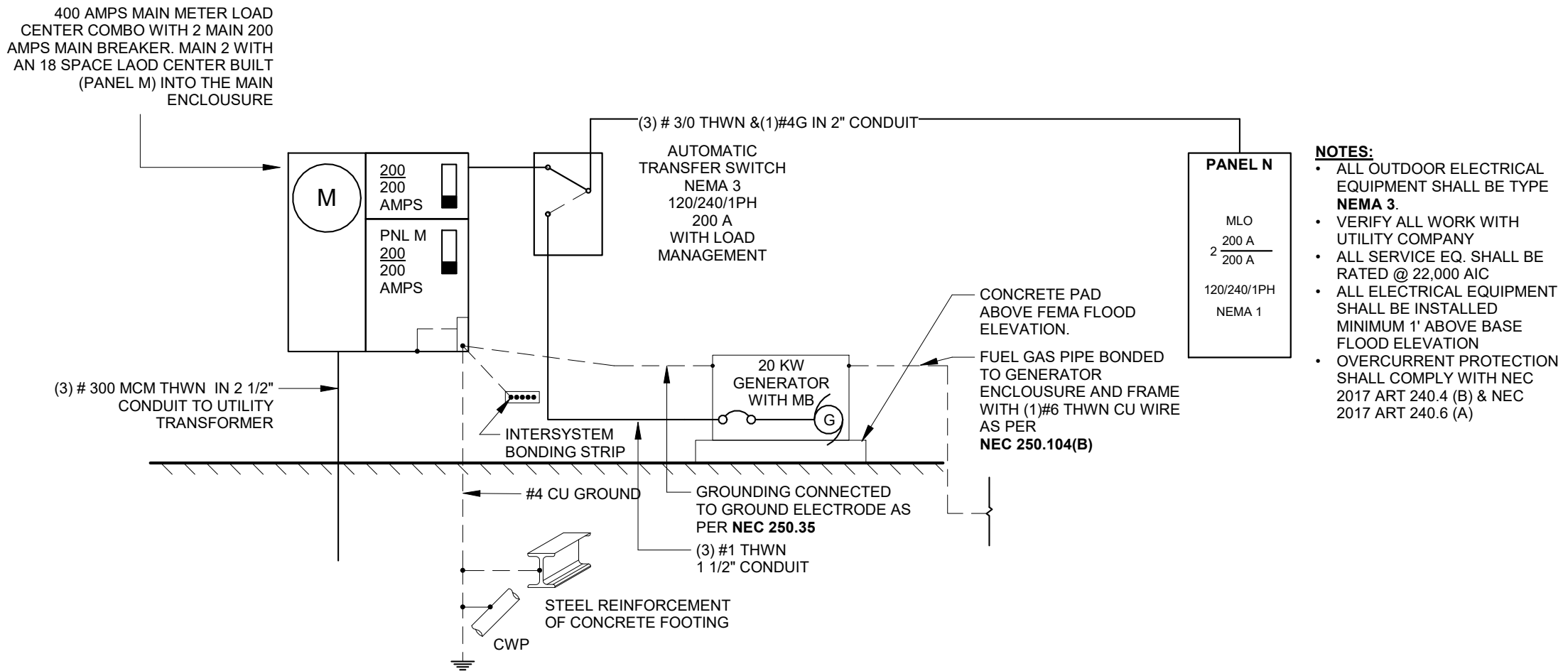
E.001

SCALE AS INDICATED

MDP 220.82 FEEDER AND SERVICE LOAD CALCULATIONS			
PART B			
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP	3,324 ft²	@3 VA/ft²	10.0 kVA
NEC 220.52 (A) SMALL APP CKT	3	@1.5 kVA each	4.5 kVA
NEC 220.52 (B) LAUNDRY CKT	1	@1.5 kVA each	1.5 kVA
(3) a. APPLIANCES FASTENED IN PLACE	16.4 kVA	0.0 kVA	16.4 kVA
(3) b. RANGES & OTHER COOKING AP			12.0 kVA
(3) c. CLOTHES DRYER			5.0 kVA
(3) d. WATER HEATERS			0.0 kVA
MOTORS AT 100%			0.0 kVA
SUBTOTAL PART B			42.9 kVA
PART C			
SPACE HEATING OR AC @ 100%			20.8 kVA
DEMAND LOAD			
PART B 1ST 10 KW	10.0 kVA	@ 100%	10.0 kVA
PART B REMAINDER @40%	39.4 kVA	@ 40%	15.7 kVA
PART C @ 100%			20.8 kVA
TOTAL DEMAND LOAD			46.5 kVA
TOTAL DEMAND LOAD AT 120/240			193.6 amps

PANEL A NEC STANDARD ELECTRICAL LOAD CALCULATION FOR SINGLE FAMILY DWELLINGS				LOADS ON LOAD MANAGEMENT RELAYS	LOADS NOT ON LOAD MANAGEMENT RELAYS
PART III					
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP	3,324 ft²	@3 VA/ft²	10.0 kVA	0.0 kVA	10.0 kVA
NEC 220.52 (A) SMALL APP CKT	3	@1.5 kVA each	4.5 kVA	0.0 kVA	4.5 kVA
NEC 220.52 (B) LAUNDRY CKT	1	@1.5 kVA each	1.5 kVA	0.0 kVA	1.5 kVA
SUBTOTAL GEN. LIGHTING LOAD			16.0 kVA		16.0 kVA
NEC 220.42 DEMAND LOAD					
FIRST 3000 VA OF GEN LIGHTING, SMALL APP, & LAUNDRY	3.0 kVA	@ 100%	3.0 kVA	0.0 kVA	3.0 kVA
BALANCE	13.0 kVA	@ 35%	4.5 kVA	0.0 kVA	4.5 kVA
APPLIANCES LOAD - 220.53					
SUBTOTAL APPLIANCES FASTENED IN PLACE, (IF <4 APPLIANCES	16.4 kVA	@ 75%	12.3 kVA		6.9 kVA
EY CHARGER- TO 4 APPLIANCES 75%)					7.2 kVA
SPECIAL APPLIANCE LOADS					
DRYER @ 100% (NEC 220.54)	5.0 kVA	@ 100%	5.0 kVA	5.0 kVA	0.0 kVA
ELECTRIC RANGES & OTHER COOKING APP (NEC 220.55)	0.0 kVA	@ 80%	0.0 kVA	4.4 kVA	-4.4 kVA
SPACE HEATING OR AC	20.8 kVA	@ 100%	20.8 kVA	20.8 kVA	0.0 kVA
SUBTOTAL SPECIAL APPLIANCES			25.8 kVA	30.2 kVA	-4.4 kVA
NEC 220.50 MOTOR LOAD					
NEC 430.24 LARGEST MOTOR AT 125%	0.0 kVA	@ 125%	0.0 kVA	6.3 kVA	-6.3 kVA
NEC 430.24 REMAINING MOTORS AT 100%	0.0 kVA	@ 100%	0.0 kVA	0.0 kVA	0.0 kVA
SUBTOTAL MOTOR LOAD			0.0 kVA		-6.3 kVA
TOTAL DEMAND LOAD					
			45.6 kVA		3.7 kVA
TOTAL DEMAND LOAD AT 120/240			189.9 amps		15.6 amps

PANEL EXISTING NEC STANDARD ELECTRICAL LOAD CALCULATION FOR SINGLE FAMILY DWELLING			
PART III			
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP	1,155 ft²	@3 VA/ft²	3.5 kVA
NEC 220.52 (A) SMALL APP CKT	0	@1.5 kVA each	0.0 kVA
NEC 220.52 (B) LAUNDRY CKT	0	@1.5 kVA each	0.0 kVA
SUBTOTAL GEN. LIGHTING LOAD			3.5 kVA
NEC 220.42 DEMAND LOAD			
FIRST 3000 VA OF GEN LIGHTING, SMALL APP, & LAUNDRY	3.0 kVA	@ 100%	3.0 kVA
BALANCE	0.5 kVA	@ 35%	0.2 kVA
APPLIANCES LOAD - 220.53			
SUBTOTAL APPLIANCES FASTENED IN PLACE, (IF <4 APPLIANCES	0.0 kVA	@ 75%	0.0 kVA
100%, IF > OR= TO 4 APPLIANCES 75%)			
SPECIAL APPLIANCE LOADS			
DRYER @ 100% (NEC 220.54)	0.0 kVA	@ 100%	0.0 kVA
ELECTRIC RANGES & OTHER COOKING APP (NEC 220.55)	0.0 kVA	@ 80%	0.0 kVA
SPACE HEATING OR AC	9.5 kVA	@ 100%	9.5 kVA
SUBTOTAL SPECIAL APPLIANCES			9.5 kVA
NEC 220.50 MOTOR LOAD			
NEC 430.24 LARGEST MOTOR AT 125%	0.0 kVA	@ 125%	0.0 kVA
NEC 430.24 REMAINING MOTORS AT 100%	0.0 kVA	@ 100%	0.0 kVA
SUBTOTAL MOTOR LOAD			0.0 kVA
TOTAL DEMAND LOAD			
			12.7 kVA
TOTAL DEMAND LOAD AT 120/240			52.7 amps



2 ELECTRICAL RISER
E.002 N.T.S.

Branch Panel: PANEL N						Volts: 120/240 Single				A.I.C. Rating: 22000				
Location: LAUNDRY 111						Phases: 1				Mains Type: MB				
Supply From: ELECTRICAL SERVICE						Wires: 3				Mains Rating: 225 A				
Mounting: SURFACE										MCB Rating: 225 A				
Enclosure: NEMA 1														
Notes:														
CKT	Circuit Description	Wire Size	Trip	Notes	Poles	A	B	Poles	Notes	Trip	Wire Size	Circuit Description	CKT	
N-1	- DRYER LAUNDRY	2-#10, 1-#10, 1-#10	30 A		2	2500 VA	8020 VA						N-2	
N-3							2500 VA	7090 VA					N-4	
N-5	AC SYSTEM 1	2-#6, 1-#6, 1-#10	60 A		2	5621 VA	3700 VA						N-6	
N-7							5621 VA	3700 VA					N-8	
N-9	- DISPOSAL- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N3	1	750 VA	1500 VA			1	20 A	1-#12, 1-#12, 1-#12	- WASHING MACHINE- LAUNDRY	N-10
N-11	- MICROWAVE- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N1	1		1000 VA							N-12
N-13	- REFRIGERATOR- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N1	1	1050 VA	500 VA		1	N1	20 A	1-#12, 1-#12, 1-#12	- HOOD- KITCHEN	N-14
N-15	- SMALL APP- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N1	1		1500 VA	1000 VA	1	N3	20 A	1-#12, 1-#12, 1-#12	- DISHWASHER- KITCHEN	N-16
N-17	- SMALL APP- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N1	1	1500 VA	1050 VA		1	N1	20 A	1-#12, 1-#12, 1-#12	- WINE COOLER- LIVING ROOM	N-18
N-19	- SMALL APP- DINING ROOM	1-#12, 1-#12, 1-#12	20 A	N1	1		1500 VA	60 VA	1	1	20 A	1-#12, 1-#12, 1-#12	- GEN LIGHTS & RECEP	N-20
N-21	- LAUNDRY RECEP-TABLE	1-#12, 1-#12, 1-#12	20 A	N3	1	1500 VA	360 VA			1	20 A	1-#12, 1-#12, 1-#12	- BATH RECEP-TABLES...	N-22
N-23	- U.C. REFRIGERATOR- COVERED...	1-#12, 1-#12, 1-#12	20 A	N1	1		1050 VA	1050 VA	1	N1	20 A	1-#12, 1-#12, 1-#12	- REFRIGERATOR- EXISTING GARAGE	N-24
N-25	- LIGHTS- COVERED TERRACE	1-#14, 1-#14, 1-#14	15 A	N1	1	450 VA	1260 VA		1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- EXISTING LIVING ROOM	N-26
N-27	- LIGHTS- NEW MASTER BATHROOM	1-#14, 1-#14, 1-#14	15 A	N1	1		553 VA	1440 VA	1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- EXISTING LIVING ROOM	N-28
N-29	- LIGHTS- EXG BEDROOM 3 & BATH...	1-#14, 1-#14, 1-#14	15 A	N1	1	570 VA	540 VA		1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- EXISTING BEDROOM 3	N-30
N-31	- LIGHTS- KITCHEN & FAMILY ROOM	1-#14, 1-#14, 1-#14	15 A	N1	1		810 VA	900 VA	1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- EXISTING BEDROOM 3	N-32
N-33	- LIGHTS & FANS- EXG COVERED...	1-#14, 1-#14, 1-#14	15 A	N1	1	700 VA	900 VA		1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- FAMILY ROOM	N-34
N-35	- GEN LIGHTS & RECEP	1-#12, 1-#12, 1-#12	20 A		1		120 VA	908 VA	1	N1	15 A	1-#14, 1-#14, 1-#14	- LIGHTS- EXISTING LIVING ROOM	N-36
N-37	- GEN LIGHTS & RECEP	1-#12, 1-#12, 1-#12	20 A		1	180 VA	396 VA		1	N1	15 A	1-#14, 1-#14, 1-#14	- LIGHTS- DINING ROOM RELOCATED	N-38
N-39	- RECEP- OUTSIDE (FRONT)	1-#14, 1-#14, 1-#14	15 A	N1	1		900 VA	296 VA	1	N1	15 A	1-#14, 1-#14, 1-#14	- LIGHTS- NEW POWDER RM &...	N-40
N-41	- RECEP- COVERED PORCH	1-#14, 1-#14, 1-#14	15 A	N1	1	1260 VA	360 VA		1	N1	15 A	1-#14, 1-#14, 1-#14	- RECEP- EXISTING GARAGE	N-42
						Total Load:	34667 VA			31997 VA				
						Total Amps:	289 A			267 A				
Legend:														
Load Classification		Connected Load	Demand Factor	Estimated...	Panel Totals		Notes							
- GEN LIGHTS & RECEP		17272 VA	46.29%	7995 VA			N1-PROVIDE AFCI BREAKER							
- SMALL APP		4500 VA	78.33%	3525 VA	Total Conn. Load: 66664 VA		N2-PROVIDE GFCI BREAKER							
- LAUNDRY		1500 VA	100.00%	1500 VA			N3-PROVIDE AFCI/GFCI BREAKER							
- APPLIANCE		16350 VA	75.00%	12263 VA	Total Conn. Current: 278 A		N4- NOT USED							
- DRYER		5000 VA	100.00%	5000 VA			N5-EXISTING PLUS NEW OR RELOCATED ELECTRICAL FIXTURES,							
- ELECTRIC RANGE/OVEN		0 VA	0.00%	0 VA			REPLACE EXISTING BREAKER WITH AFCI.							
HVAC		20782 VA	100.00%	20782 VA			N6-REPLACE EXISTING ELECTRICAL BREAKER WITH NEW IN NEW PANEL.							
Motor		0 VA	0.00%	0 VA			NO NEW LOAD ADDED.							
							N7-EXISTING PLUS NEW OR RELOCATED ELECTRICAL FIXTURES,							
							REPLACE EXISTING BREAKER WITH AFCI/GFCI							
							N8-EXISTING ELECTRICAL FIXTURES, BREAKER AND WIRING TO REMAIN.							

Branch Panel: PANEL M						Volts: 120/240 Single				A.I.C. Rating: 22,000					
Location:						Phases: 1				Mains Type: MB					
Supply From: ELECTRICAL SERVICE						Wires: 3				Mains Rating: 200 A					
Mounting:										MCB Rating: 200 A					
Enclosure:															
Notes:															
CKT	Circuit Description	Wire Size	Trip	Notes	Poles	A		B		Poles	Notes	Trip	Wire Size	Circuit Description	CKT
M-1	- ELECTRIC RANGE/OVEN KITCHEN	2-#8, 1-#8, 1-#10	40 A		2	1750 VA	2500 VA	1750 VA	2500 VA	2		30 A	2-#10, 1-#10, 1-#10	POOL EQUIPMENT N.I.C.	M-2
M-3															M-4
M-5	POOL LIGHTS	1-#12, 1-#12, 1-#12	20 A		1	100 VA	4250 VA								M-6
M-7									4250 VA	2		50 A	2-#6, 1-#6, 1-#10	- ELECTRIC RANGE/OVEN KITCHEN	M-8
M-9															M-10
M-11															M-12
M-13															M-14
M-15															M-16
M-17															M-18
Total Load:						8600 VA		8500 VA							
Total Amps:						72 A		71 A							
Legend:															
Load Classification		Connected Load	Demand Factor	Estimated...	Panel Totals				Notes						
- GEN LIGHTS & RECEPT		100 VA	100.00%	100 VA											
- SMALL APP		0 VA	0.00%	0 VA	Total Conn. Load:				17100 VA						
- LAUNDRY		0 VA	0.00%	0 VA											
- APPLIANCE		0 VA	0.00%	0 VA	Total Conn. Current:				71 A						
- DRYER		0 VA	0.00%	0 VA											
- ELECTRIC RANGE/OVEN		12000 VA	65.00%	7800 VA											
HVAC		0 VA	0.00%	0 VA											
Motor		5000 VA	100.00%	5000 VA											

**BARED
RESIDENCE**

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO. DATE DESCRIPTION

REVISIONS

**LIGHTING
PLAN**

20263

APRIL 15, 2021

CIR

A.H.

CHECKED BY

DRAWN BY

DATE

PROJECT NUMBER

20263

SCALE

1/4" = 1'-0"

4/15/2021 11:42:49 AM

E-LIGHTING FIXTURE SCHEDULE					
MARK	MFG	MODEL	DESCRIPTION	COMMENTS	#
E			EXISTING LIGHT FIXTURE		11
L01			CEILING RECESSED LIGHT		62
L02			PENDANT LIGHTS		3
L03			CEILING FAN		3
L04			SURFACE MOUNTED LIGHT		2
L05			UNDER CABINET LINEAR LED LIGHT		12
L06			WALL SCONCE		9
L08			EXIST. REMAIN CEILING RECESSED		1
L09			RECESSED LIGHT		2
L11			J BOX FOR CHANDELIER - CHANDELIER BY OTHERS		1
L12	LITHONIA	OFLR 6LC 120 MO	LED FLOODLIGHT WITH MOTION SENSOR 2 ADJUSTABLE HEADS		4
L15			CEILING RECESSED LIGHT, PROVIDE SHOWER TRIM AT SHOWER		2
L18			LED MIRROR		2

KEYNOTES

RESIDENTIAL LIGHTING LEGEND

- SURFACE CEILING MOUNTED ROUND. SEE FINISH SELECTIONS
- SURFACE CEILING MOUNTED SQUARE. SEE FINISH SELECTIONS
- SURFACE CEILING LINEAR BOX
- SURFACE CEILING LIGHT STRIP
- DOWNLIGHT RECESSED ROUND LIGHT
- DOWNLIGHT RECESSED SQUARE LIGHT
- DOWNLIGHT WALL WASH RECESSED SQUARE LIGHT
- WALL SCONCE
- WALL RECESSED / STEP LIGHT
- FLOOR MOUNTED UPLIGHT
- EXHAUST FAN. FBC R 2020 F307.3.1 BATHROOM FANS. BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY AN INDEPENDENT SEPARATE SWITCH. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE.
- INLINE EXHAUST FAN. MANUALLY OPERATED TIMERS SHOULD BE USED AS APPLICABLE. PROVIDE ACCESS PANEL AS REQUIRED.
- WALL MOUNTED OVER DOOR W/ COMPACT FLUORESCENT BULBS
- ATTIC LIGHT
- UNDER-CABINET LIGHT
- EXTERIOR FLOOD LIGHTS
- CEILING FAN AS PER FINISH SCHEDULE. FOR CEILING FANS W/ LIGHT, PROVIDE DOUBLE ROCKER SWITCH.
- JUNCTION BOX FOR CHANDELIER. PROVIDE BRAZING.
- JUNCTION BOX FOR COVE LIGHTS.
- JUNCTION BOX FOR CEILING FAN. PROVIDE BRAZING.
- JUNCTION BOX.
- JUNCTION BOX FOR PENDANT LIGHT. PROVIDE BRAZING.
- JUNCTION BOX FOR UNDER CABINET LIGHTS.

LIGHTING DEVICE LEGEND

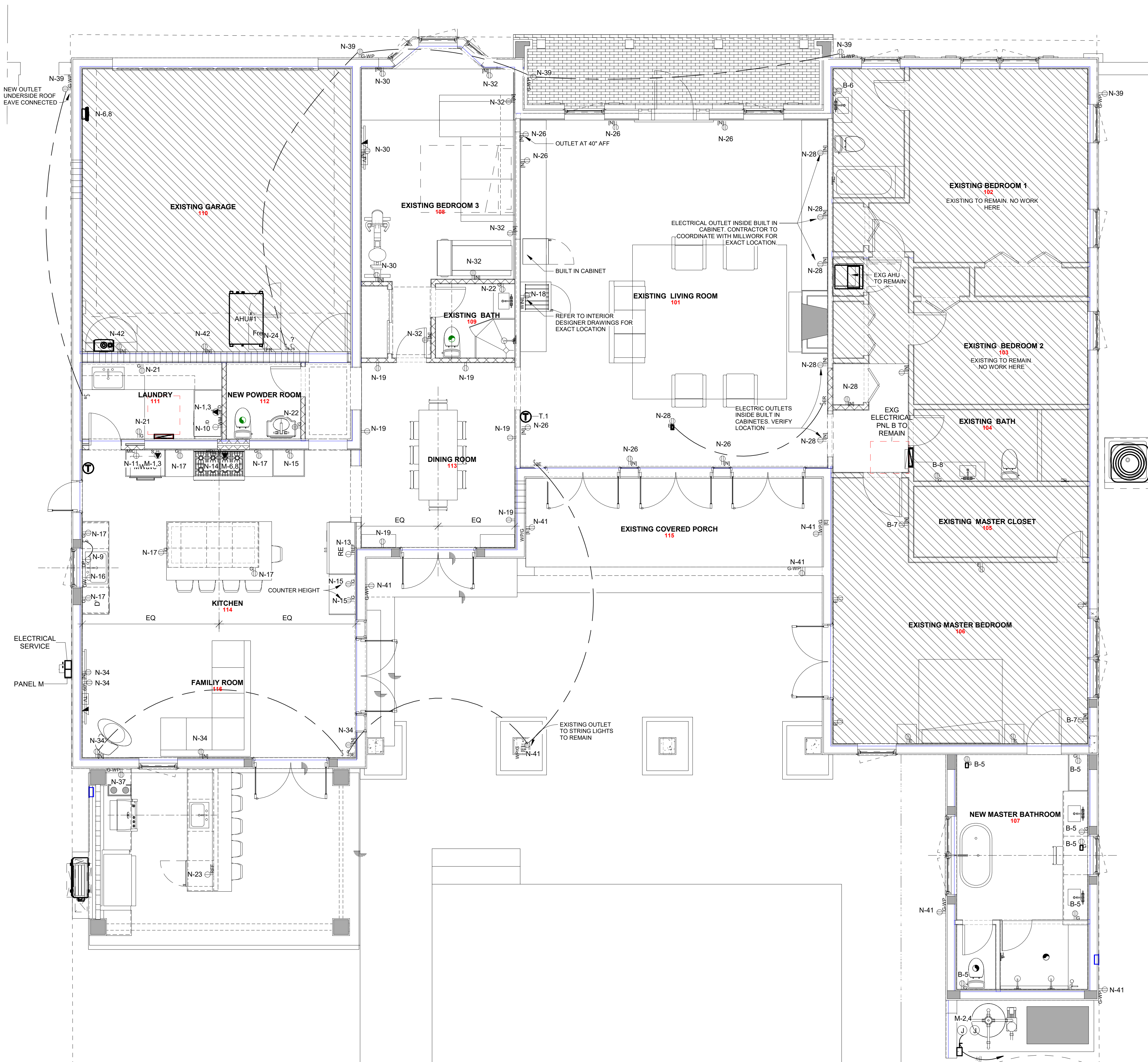
- LEGRAND ADORNE PADDLE SWITCH - (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND ADORNE PADDLE 3 WAY SWITCH (SINGLE, DOUBLE) +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND ADORNE PADDLE DIMMER SWITCH (SINGLE, DOUBLE) +48" TO TOP AFF U.O.N. W/ SCREWLESS WALL PLATE
- LEGRAND WALL SWITCH OCCUPANCY SENSOR. +48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- DOOR LIGHT SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- TIMER SWITCH 48" AFF TO TOP U.O.N. W/ SCREWLESS WALL PLATE
- SMART SWITCH
- CARBON MONOXIDE DETECTOR RELAY SWITCH

ABBREVIATIONS

[E]	EXISTING	G	GROUND FAULT CIRCUIT INTERRUPTER
[N]	NEW	GCFI	GROUND FAULT CIRCUIT INTERRUPTER
[R]	RELOCATED	IG	ISOLATED GROUND
		NEC	NATIONAL ELECTRIC CODE
AFF	ABOVE FINISH FLOOR	PB	PUSH BUTTON
AC	ABOVE COUNTER	VP	VAPOR PROOF
CL	CENTER LINE	WP	WEATHER PROOF

LIGHTING NOTES:

- ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR CONSTRUCTION BEGINS. FOR MANUFACTURER AND CATALOG REFER TO OWNER SELECTIONS
- FBC 2020-RESIDENTIAL ENERGY EFFICIENCY 404.1 NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.
- FBC - RESIDENTIAL R303.7 STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS MUST INCLUDE AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING, CAPABLE OF ILLUMINATING THE STEPS A MINIMUM OF 1 FOOT-CANDLE.
- CONTRACTOR SHALL VERIFY W/ OWNER THE LOCATION OF ALL SWITCHES AT WHICH ONES SHALL BE DIMMABLE DURING THE FRAMING WALK. THRU, PROVIDE SPECS TO HOME OWNER AND INTERIOR DESIGNER FOR APPROVAL BEFORE CONSTRUCTION.
- UPON WRITTEN APPROVAL BY HOME OWNER, LEVITON DECORA IS AN ACCEPTABLE ALTERNATE TO LEGRAND.
- ALL MULTIPLE SWITCH LOCATIONS ARE TO BE GANGED AND INSTALLED W/ A SINGLE SMOOTH PLASTIC COVER PLATE.
- ALL OUTDOOR LIGHTING FIXTURES IN COASTAL AREAS SHALL BE MARINE GRADE, CORROSION RESISTANT.
- LIGHTS ON SOFFITS SHALL BE CENTERED ON THE SOFFIT. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
- LIGHTING PLAN IS DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF LIGHTING FIXTURES. VERIFY EXACT DIMENSIONS W/ ARCHITECTURAL DRAWINGS.
- FBC EC 2020 R402.4.5 RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.



1 POWER PLAN
E.102 1/4" = 1'-0"

KEYNOTES

RESIDENTIAL ELECTRICAL LEGEND	
	LEGRAND, TAMPER RESISTANT DEDICATED RECEPTACLE WITH SCREWLESS PLATE. MOUNTING HEIGHT VARIES. VERIFY WITH EQUIPMENT MOUNTING HGT.
	COMBINATION SWITCH & LEGRAND ADORNE, TAMPER RESISTANT RECEPTACLE WITH SCREWLESS PLATE.
	LEGRAND ADORNE, TAMPER RESISTANT DUPLEX RECEPTACLE. 15A, +18" AFF U.O.N. VERTICALLY MOUNTED WITH SCREWLESS PLATE.
	LEGRAND, TAMPER RESISTANT DUPLEX RECEPTACLE WALL RECESSED WITH GFCI + 18" AFF / 42" AFF AT COUNTERS
	LEGRAND ADORNE, TAMPER RESISTANT DUPLEX RECEPTACLE FOR MOTORIZED SHADES. (INSIDE CURTAIN POCKET)
	LEGRAND ADORNE, TAMPER RESISTANT TOP HALF SWITCHED DUPLEX RECEPTACLE. +18" AFF U.O.N. VERTICALLY MOUNTED WITH SCREWLESS PLATE.
	SPECIAL PURPOSE RECEPTACLE. +18" AFF U.O.N.
	LEGRAND ADORNE TAMPER RESISTANT 1 GANG PLATE WITH 2 USB OUTLETS 18" AFF / 42" AFF AT COUNTERS
	LEGRAND, TAMPER RESISTANT FLOOR/SOFFT MOUNTED DUPLEX RECEPTACLE. WITH COVER PLATES
	LEGRAND ADORNE, TAMPER RESISTANT FOURPLEX RECEPTACLE. 15A, + 18" AFF U.O.N. VERTICALLY MOUNTED WITH SCREWLESS PLATE.
	TAMPER RESISTANT POP UP DUPLEX RECEPTACLE
	JUNCTION BOX. CEILING FANS SHALL HAVE BRACED JUNCTION BOX.
	PUSH BUTTON
	DISCONNECT. 48" O.C. AFF, NEMA 3X FOR EXTERIOR NEAR THE OCEAN, NEMA 3 FOR EXTERIOR NOT NEAR THE OCEAN, NEMA 1 FOR INT.
	ELECTRICAL METER. 60" AFF (ALL ELECTRICAL EQUIPMENT SHALL BE ABOVE FLOOD ELEVATION)
	BREAKER SIZE FRAME SIZE NUMBER OF POLES
	DWELLING UNIT LOAD CENTER (+60" O.C. AFF. U.O.N.)
	SECURITY CAMERA. PROVIDE HOME RUN TO LOCATION SELECTED BY OWNER
	48" AFF LEVITON'S EVR-GREEN® 400 HOME OR APPROVED EQUIVALENT ELECTRICAL VEHICLE CHARGING STATION. VEHICLE SUPPLY EQUIPMENT SHALL BE IN ACCORDANCE AND COMPLIANT WITH THE NATIONAL ELECTRIC CODE AND WITH SAE J1772
	CABLE BOX
	MULTIPOLE LIGHTING CONTACTOR
	TIME CLOCK
	WI-FI ACCESS POINT
	CEILING MOUNTED SMOKE ALARM 110V., INTERCONNECTED W/ BATTERY BACKUP. SMOKE ALARM SHALL COMPLY WITH NFPA 72, AND FBC 2020 907.2.11 SMOKE ALARMS SHALL BE NO CLOSER THAN 3 FEET FROM SUPPLY AND RETURN AIR TERMINALS.
	SMOKE/CO COMBINATION ALARMS., INTERCONNECTED W/ BATTERY BACKUP. SMOKE & CO DETECTOR SHALL COMPLY WITH NFPA 72, FBC 2020 907.2.11. MANUF.: FIREX ITEM 12000 OR EQUIVALENT. SMOKE/CO ALARMS SHALL BE NO CLOSER THAN 3 FEET FROM SUPPLY AND RETURN AIR TERMINALS.
	TELEPHONE OUTLET +18" AFF U.O.N. VERTICALLY MOUNTED CAT5E WIRE HOME RUN TO STRUCTURED NETWORK PANEL (SNP)
	TELEPHONE AND DATA OUTLET +18" AFF U.O.N. VERTICALLY MOUNTED CAT 6 WIRE HOME RUN TO STRUCTURED NETWORK PANEL (SNP)
	VIDEO F CONNECTOR TELEVISION OUTLET +18" AFF U.O.N. VERTICALLY MOUNTED HOME RUN RG-6 TO STRUCTURED NETWORK PANEL (SNP).
	HDMI OUTLET
	SATELLITE RECEIVER. VERIFY LOCATION WITH OWNER.
	"CALL STATION" 1 X CAT-6 DATA + 1 X CAT-5E + CCTV SIAMESE (RG-59 + 18-2). HOME RUN TO STRUCTURED NETWORK PANEL (SNP)
	"WI-FI COMMUNICATIONS" 1 X CAT-5E + 1 X CAT-6 HOME RUN TO STRUCTURED NETWORK PANEL (SNP)
	HOT WIRE MARK
	NEUTRAL WIRE MARK
	GROUND WIRE MARK
ABBREVIATIONS	
AFF	ABOVE FINISH FLOOR
AC	ABOVE COUNTER
ATS	AUTOMATIC TRANSFER SWITCH
G	GROUND FAULT CIRCUIT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IG	ISOLATED GROUND
MS	MOTORIZED SHADES
NEC	NATIONAL ELECTRIC CODE
CL	CENTER LINE
PB	PUSH BUTTON
S.N.P.	STRUCTURED NETWORK PANEL
VP	VAPOR PROOF
V.I.F.	VERIFY IN FIELD
WP	WEATHER PROOF

SUBMIT SAMPLES OF ALL FIXTURES SHALL BE APPROVED BY OWNER PRIOR CONSTRUCTION BEGINS. FOR MANUFACTURER AND CATALOG REFER TO OWNER SELECTIONS. UPON WRITTEN APPROVAL BY HOME OWNER, LEVITON DECORA IS AN ACCEPTABLE ALTERNATE TO LEGRAND.
IN COASTAL AREAS, ALL OUTDOOR 120V CONNECTIONS SHALL USE SILICONE FILLED WIRE NUTS AND PLASTIC WIRE BOXES - AND CORROSION RESISTANT ELECTRICAL FIXTURES.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND ITS COORDINATION WITH ALL TRADES.
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CONSULTANT

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SIGN & SEAL

BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

POWER PLAN

20263

APRIL 15, 2021

CIR

A.H.

E.102

Scale 1/4" = 1'-0"