

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



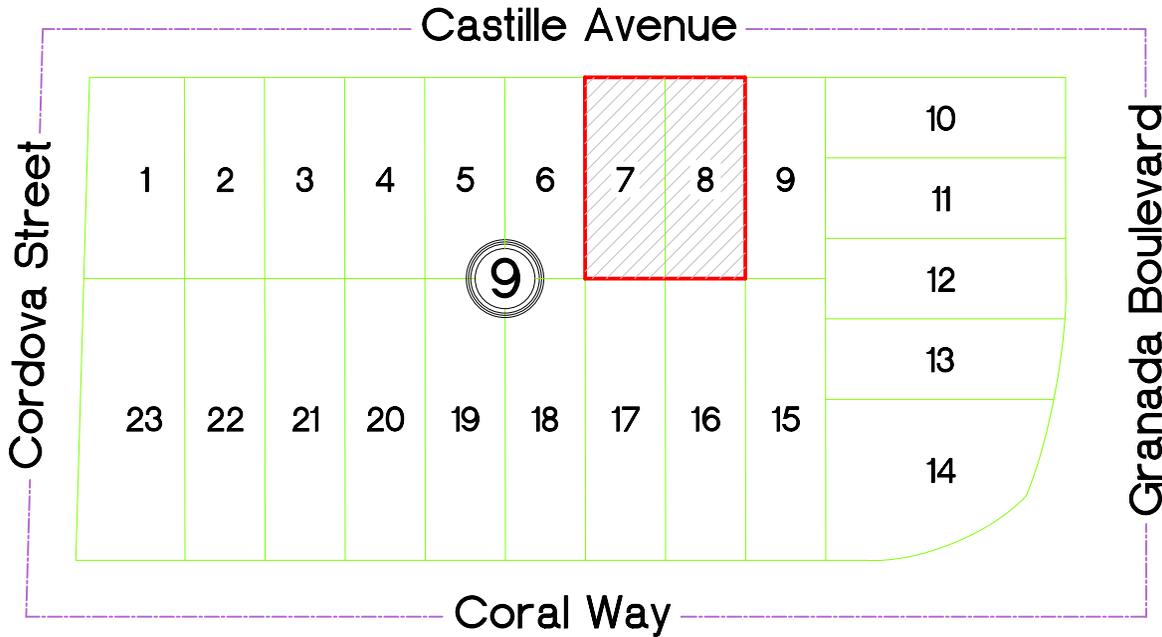
Neighbor 3



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
- IF =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
- x---x---x--- =IRON FENCE
- x---x---x--- =CHAIN LINK FENCE
- x---x---x--- =WOOD FENCE
- x---x---x--- =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

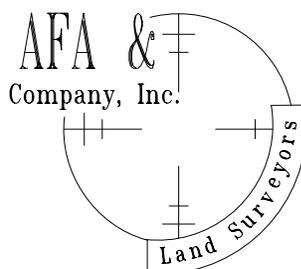
CERTIFIED ONLY TO:

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.



**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

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



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

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STRUCTURAL ENGINEER

TLG CONSULTING ENGINEERS

TAHIR IQBAL
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tiqbal@tlg-eng.com
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MEP ENGINEER

E+E CONSULTING ENGINEERING

GIUSEPPE NEDIANI P.E. # 59435
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SEPARATE PERMITS

1. Windows and Doors
2. Gates/ fence
3. 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 48 X 5,000 = 2,400 35 X 5,000 = 1,750 30 X 2,500 = 750	3,841 SQ. FT. EXISTING HOUSE 534 SQ. FT. NEW ADDITIONS 4,375 SQ. FT. TOTAL AREA
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		
LANDSCAPE OPEN SPACE IN FRONT YARD (20% OF 40%):	12,500 - 6,371 = 6,129 SQ. FT.	12,500 - 6,980 = 5,520 SQ. FT. (44%)
.20 X 5,000 SF = 1,000 SF		
LANDSCAPE OPEN SPACE IN FRONT YARD (20% OF 40%):	2,137 SQ. FT.	2,082 SQ. FT.
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
		AREA	UL
			2 story / 23' - 1"
			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:

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

NEW CONSTRUCTION WILL INCLUDE THE FOLLOWING:

1. NEW ONE STORY MASTER BATH ADDITION AND NEW ONE STORY OUTDOOR TERRACE ADDITION.
2. NEW POWDER ROOM.
3. NEW INDOOR AND OUTDOOR CHIMNEY.
4. NEW BAY WINDOW.
5. NEW GENERATOR AND UNDERGROUND GAS TANK.

DEMOLITION WILL INCLUDE THE FOLLOWING:

1. EX PERGOLA.
2. EX EXTERIOR WALL IN BEDROOM 3
3. EX FAMILY ROOM, KITCHEN, LAUNDRY, DINING ROOM, BEDROOM 3 AND BATHROOM 2.
4. ALL WINDOWS AND DOORS THROUGHOUT, EXCLUDING FRONT DOOR AND GARAGE DOOR.
5. SLAB ON GRADE IN GARAGE.
6. 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

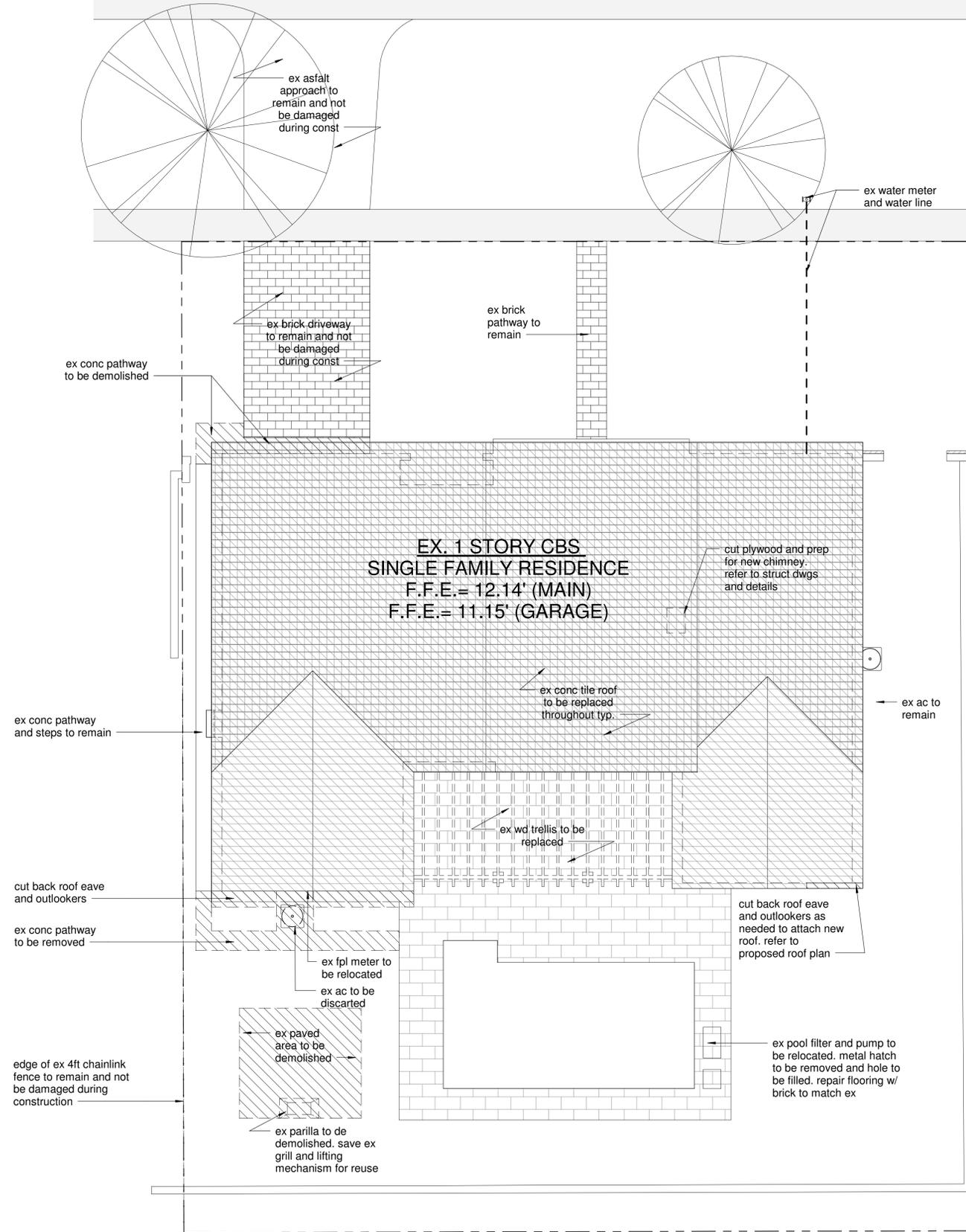
PLUMBING:

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

CASTILE AVE.



PLAN LEGEND	
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED

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Cimring architect
Architecture - interior - urban design
AA26003116 AR95988

Consultants:

Revision Schedule		
No.	Description	Date

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

SEAL:

PROJECT NUMBER
2020BAR

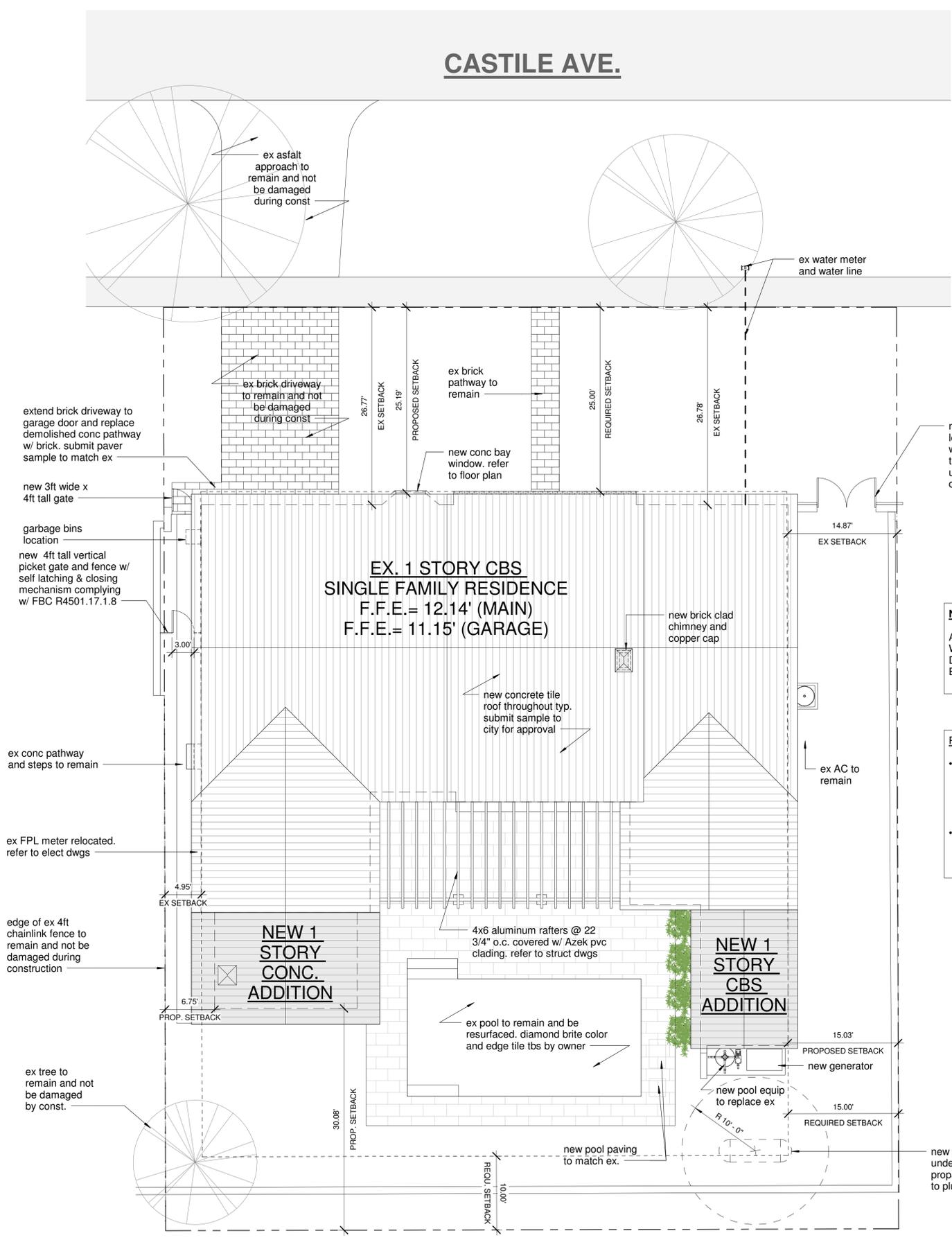
PROJECT DATE
10/08/20

**Existing/
Demo
Site
Plan**

A-100

Drawings are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and shall remain the property of Cimring Architect and shall not be sold or reproduced without its prior written consent. Cimring Architect shall be notified of any changes required by actual conditions as afforded prior to submission of any phase for construction. COPYRIGHT 2021 CIMRING ARCHITECT INC.

CASTILE AVE.



TERMITE NOTE

The building shall receive a complete treatment for the prevention of subterranean termites. Treatment shall be in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services.

SITE GRADING NOTE

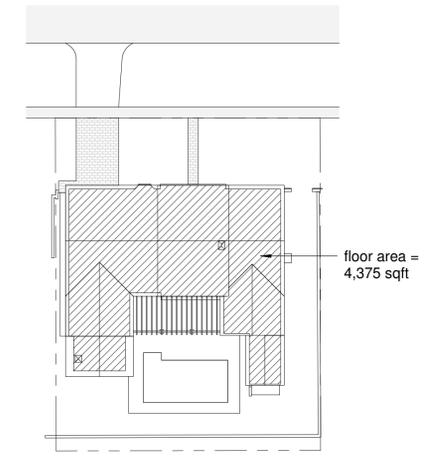
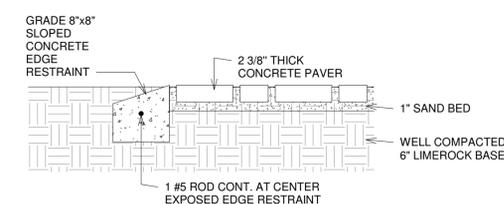
The site shall be graded so as to prevent direct overland discharge of stormwater onto adjacent properties and right of way. Retain all water runoff on property.

new 8ft double gate, center post w/ locking pin mechanism and right leaf w/ self latching & closing mechanism to comply w/ FBC R4501.17.1.8. under separate permit. submit shop dwgs to city.

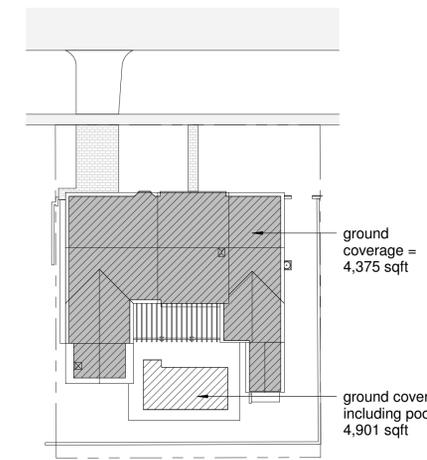
NOTE:
 ADD ALL NEW COPPER GUTTERS W/ MESH COVER AND DOWNSPOUTS AS PER ELEVATIONS THROUGHOUT.

POOL ENCLOSURE NOTES:

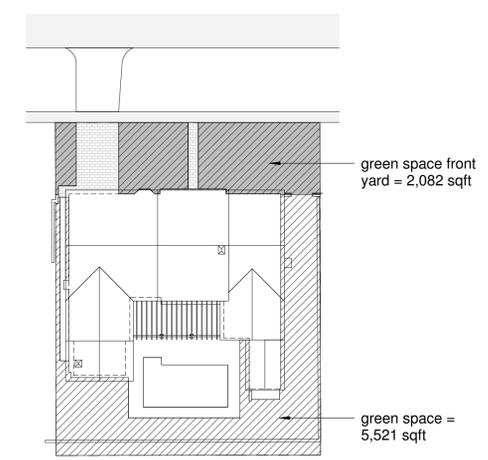
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCEDD FROM HOME TO POOL TO BE EQUIPPED W/ EXIT ALARM COMPLYING W/ FBC R4501.17.1.9 AND UL 2017.
- POOL BARRIER UNDER SEPARATE PERMIT MUST COMPLY W/ FBC R4501.17.1.1 THROUGH R4501.17.1.14



2 Floor Area
 1/32" = 1'-0"



3 Ground Coverage
 1/32" = 1'-0"



4 Green Space
 1/32" = 1'-0"

1 Proposed Site Plan
 1/8" = 1'-0"

5 Paving detail
 1" = 1'-0"

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AR95988
 AA26003116

Consultants:

Revision Schedule

No.	Description	Date

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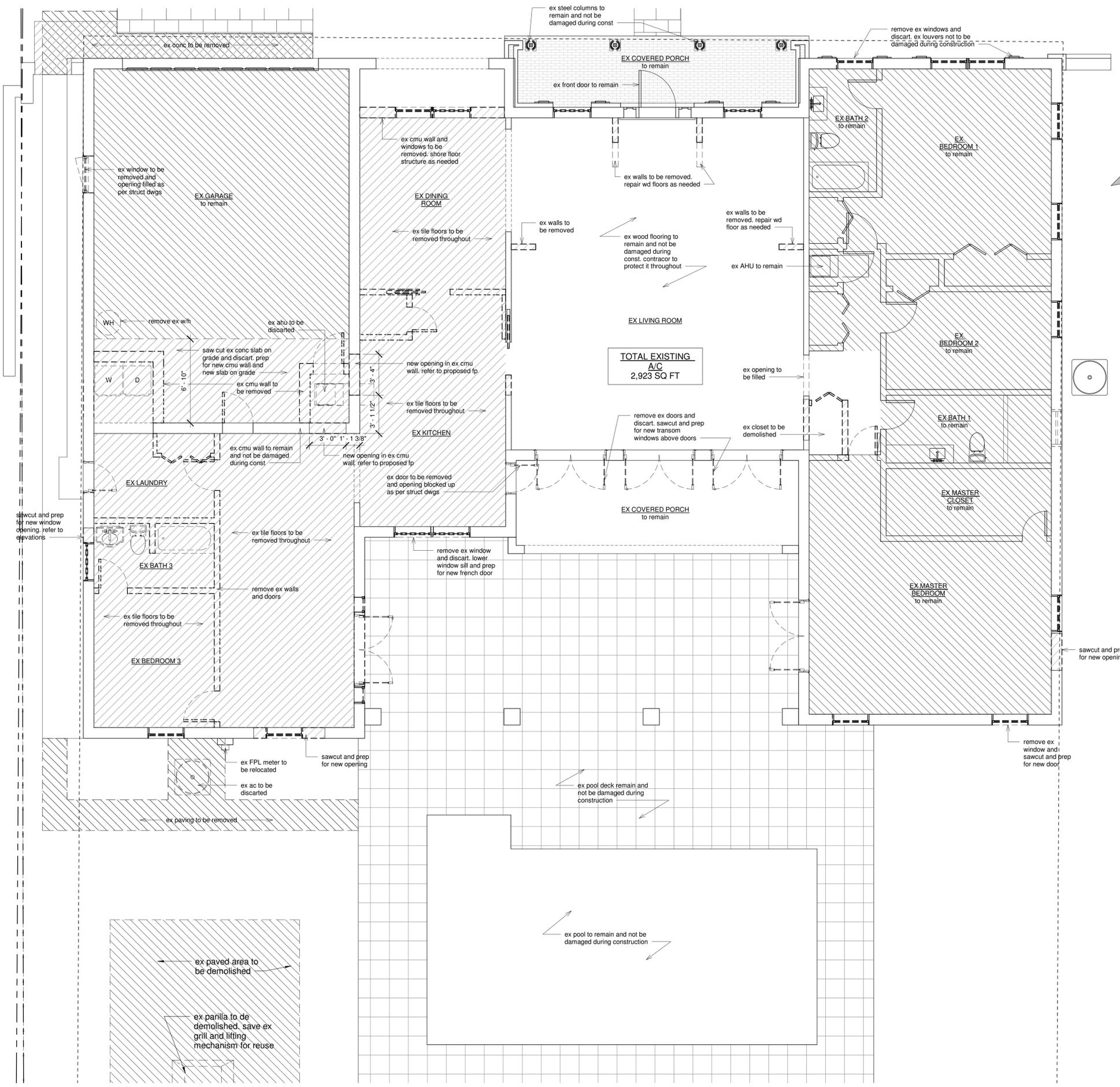
PROJECT NUMBER
 2020BAR

PROJECT DATE
 10/08/20

Proposed Site Plan

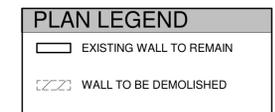
A-101

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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, furring, 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.



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Consultants:

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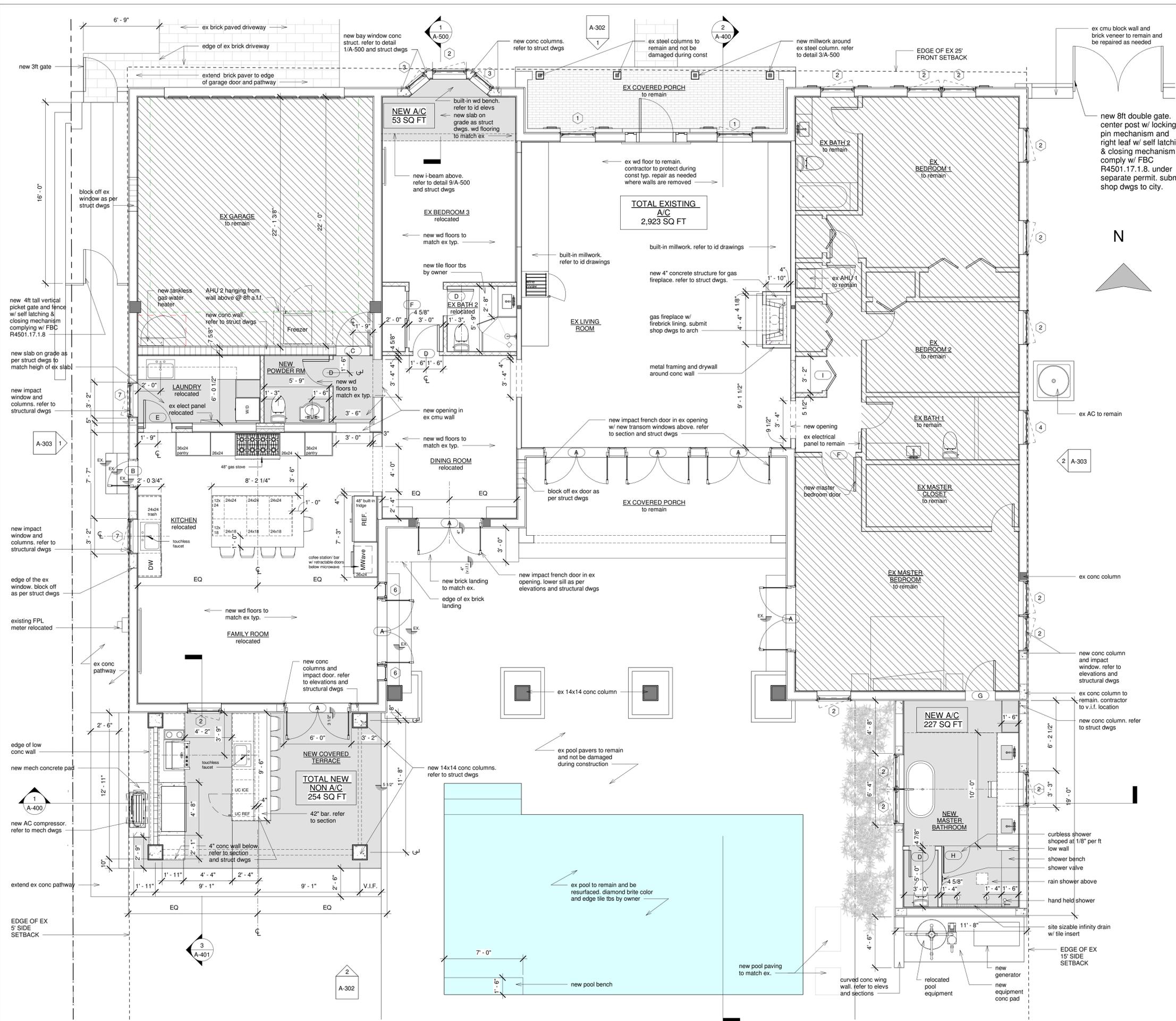
SEAL:

Project Number: 2020BAR
Project Date: 10/08/20

Ex/Demo Floor Plan

A-200

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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

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.'S 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: (A) AIR TIGHT PLENUMS (C) INSULATION CONTACT
- THE TRIANGULAR OPENING FORMED BY STAIR TREADS, RISERS, & BOTTOM RAILS SHALL REJECT A 6" DIAMETER OBJECT

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Consultants:

Revision Schedule		
No.	Description	Date

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

SEAL:

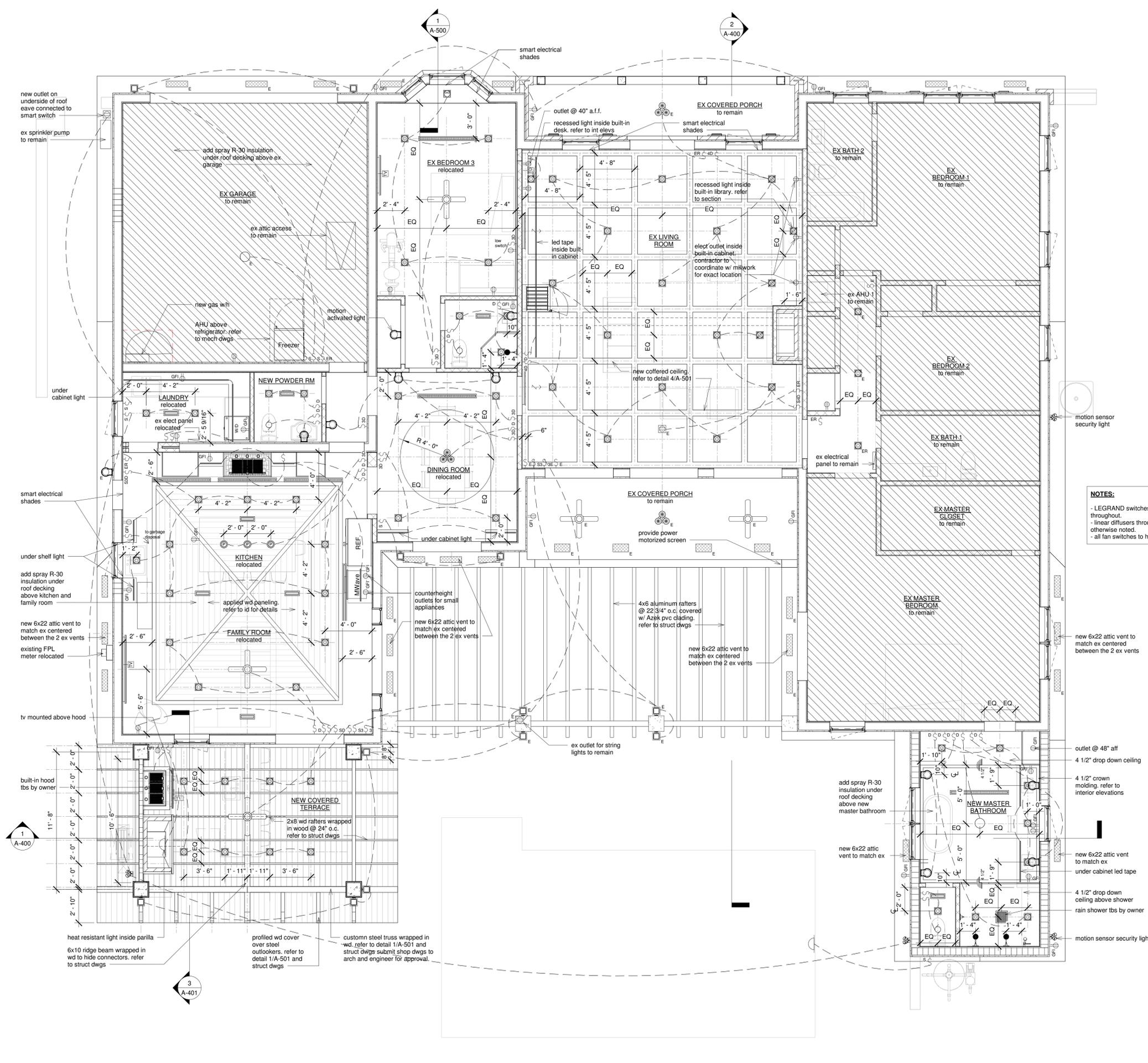
PROJECT NUMBER
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PROJECT DATE
10/08/20

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 ACLUDOR 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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Revision Schedule

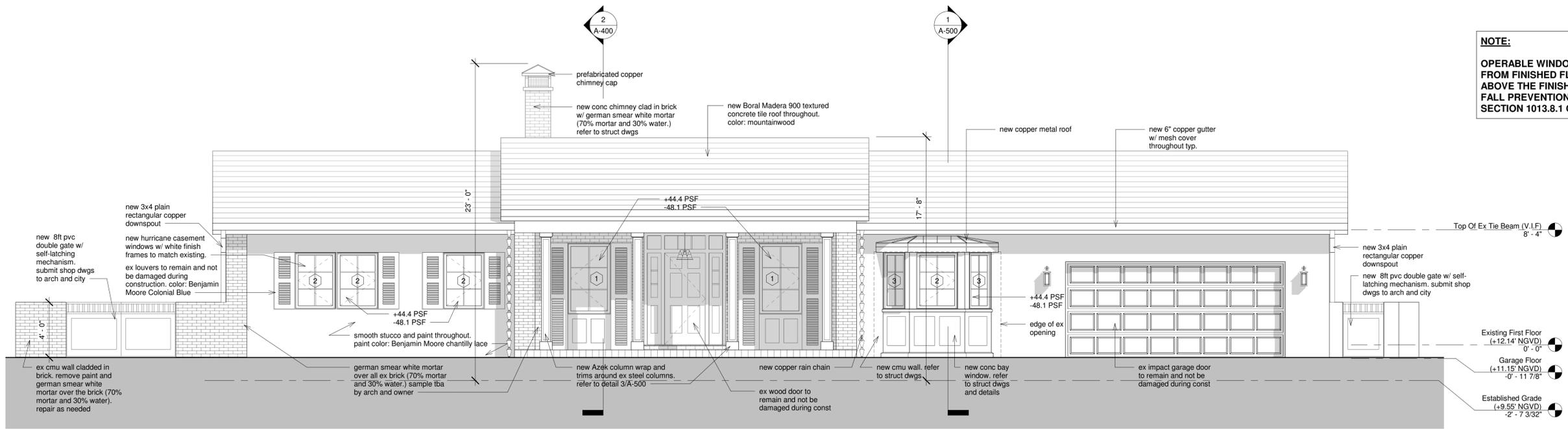
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PROJECT DATE: 10/08/20

Proposed RCP

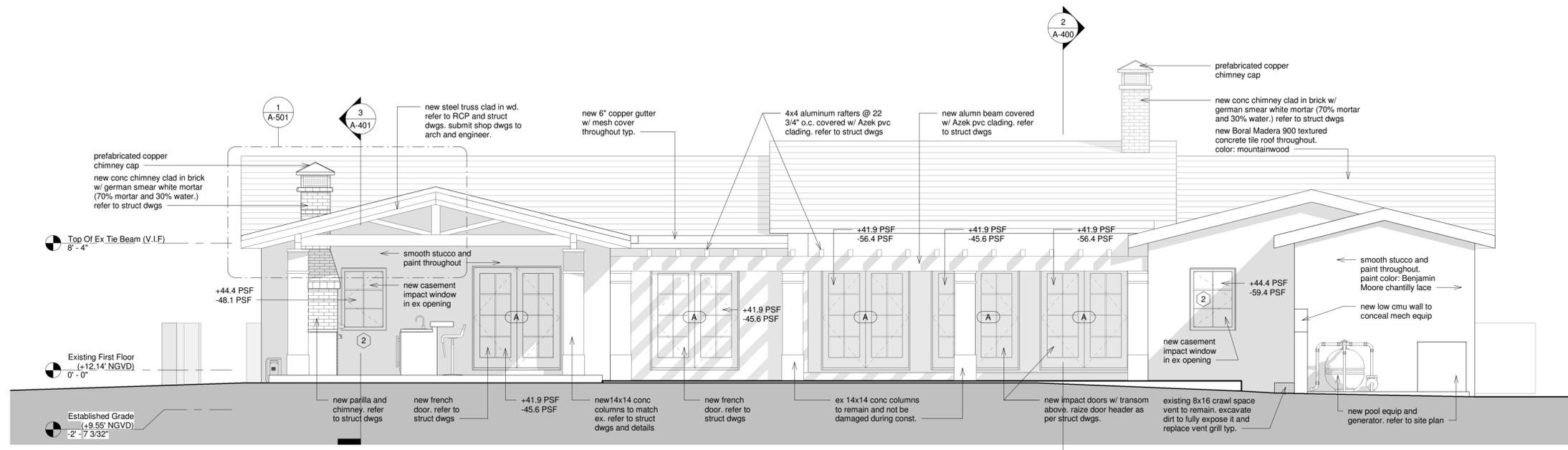
A-202

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NOTE:
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

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



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

CRAWL SPACE VENT CALCULATION

	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 *

* Total requ. crawl space area = proposed 2884 sqft of crawl space = 19.22 sqft 150 sqft

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Consultants:

Revision Schedule

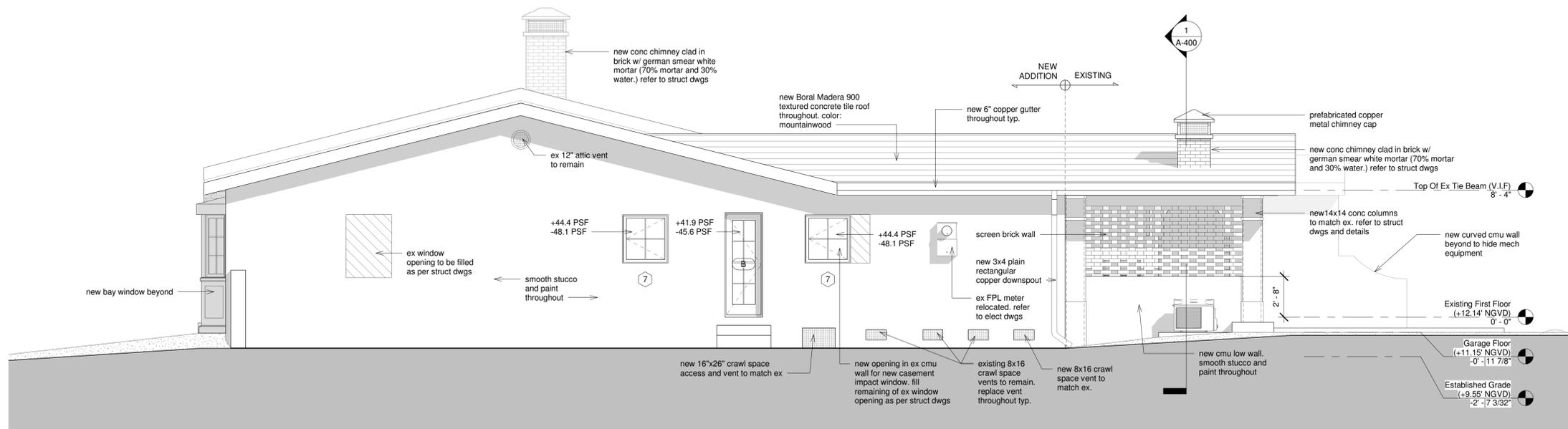
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 Project Date: 10/08/20

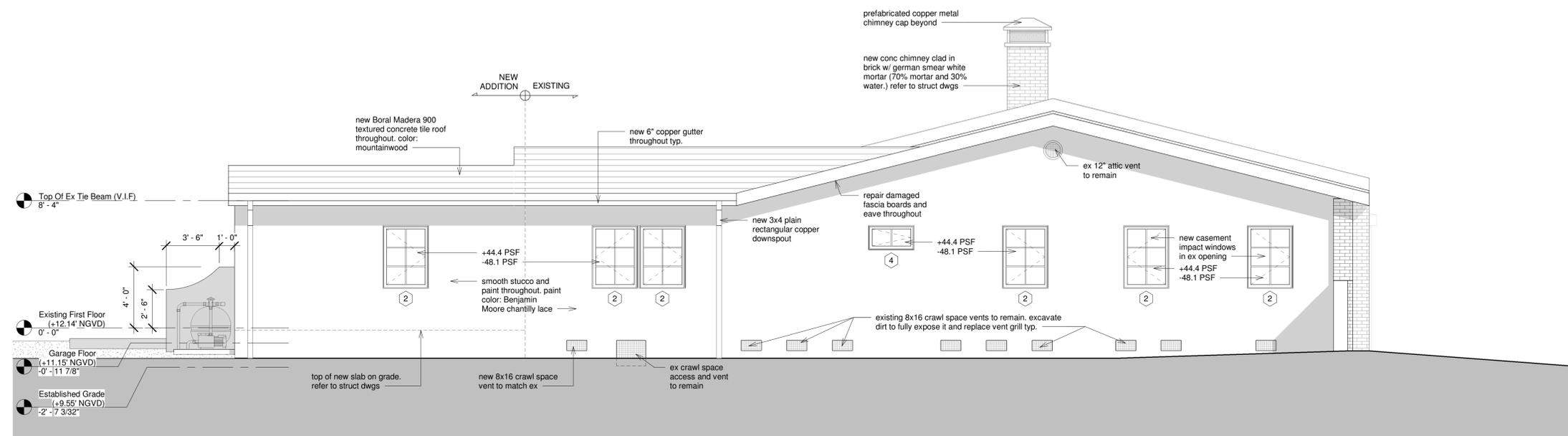
Proposed Elevations

A-300

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



1 Proposed West Elevation
1/4" = 1'-0"



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

NOTE:
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

CRAWL SPACE VENT CALCULATION

	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 *

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

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Consultants:

Revision Schedule

No.	Description	Date

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

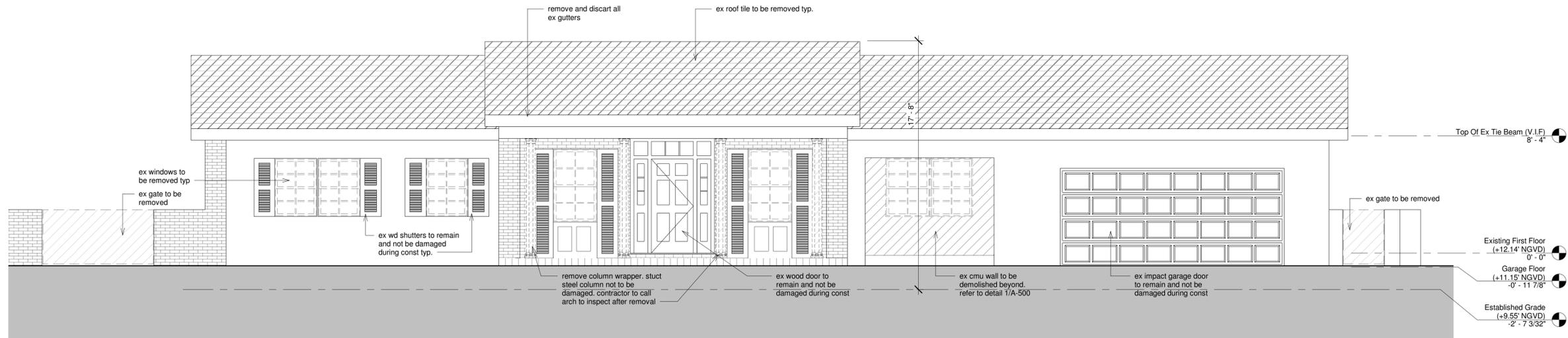
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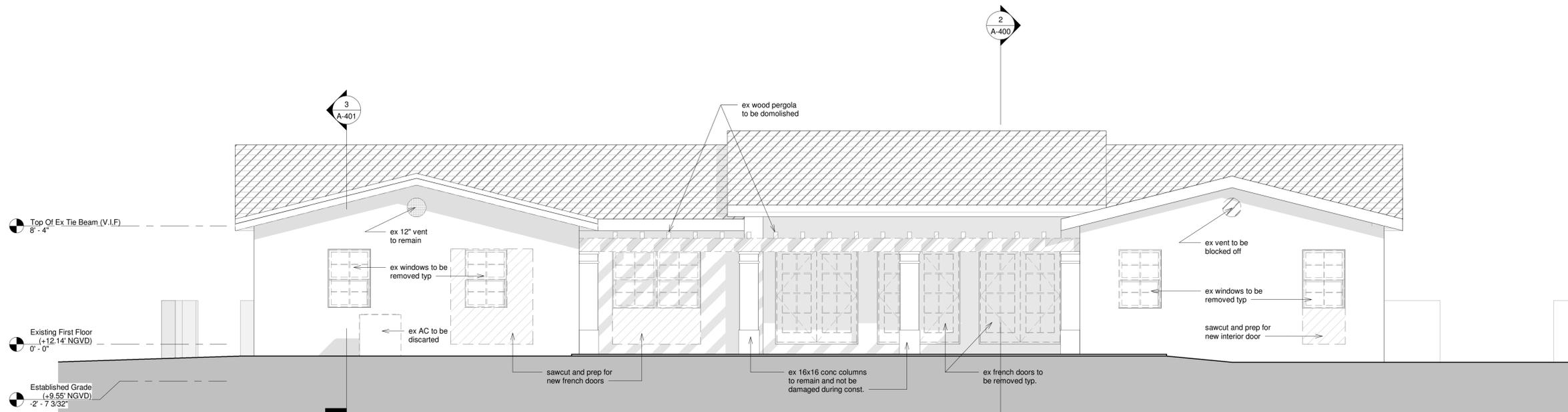
PROJECT DATE
10/08/20

Proposed Elevations

A-301



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



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

Consultants:

Revision Schedule

No.	Description	Date

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

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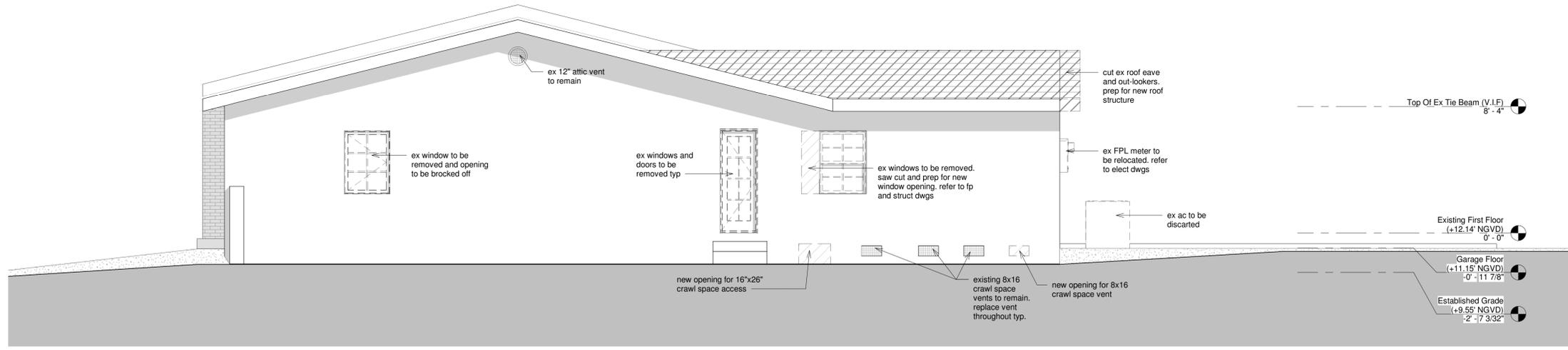
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2020BAR

PROJECT DATE
10/08/20

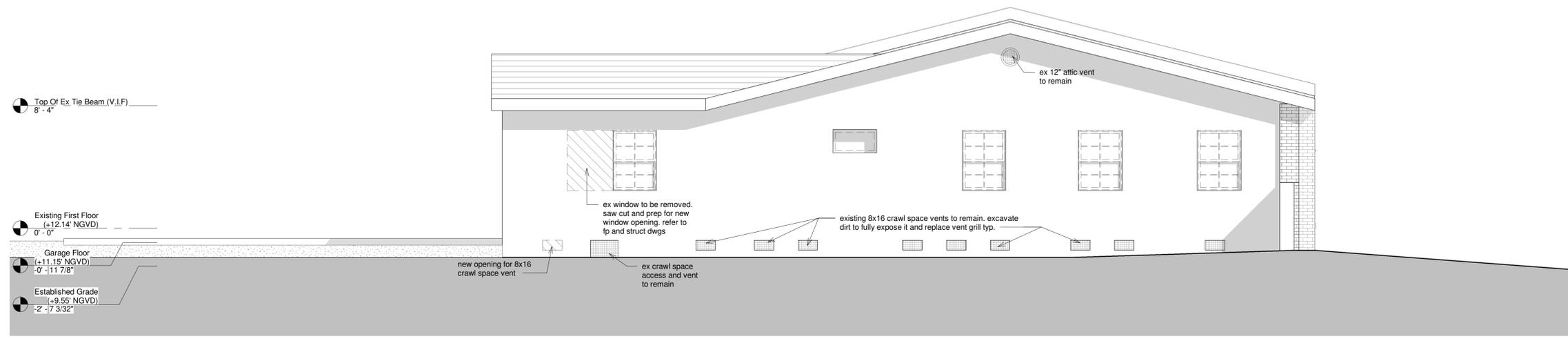
Ex/Demo Elevations

A-302

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



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

Consultants:

No.	Description	Date

Revision Schedule

No.	Description	Date

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

SEAL:

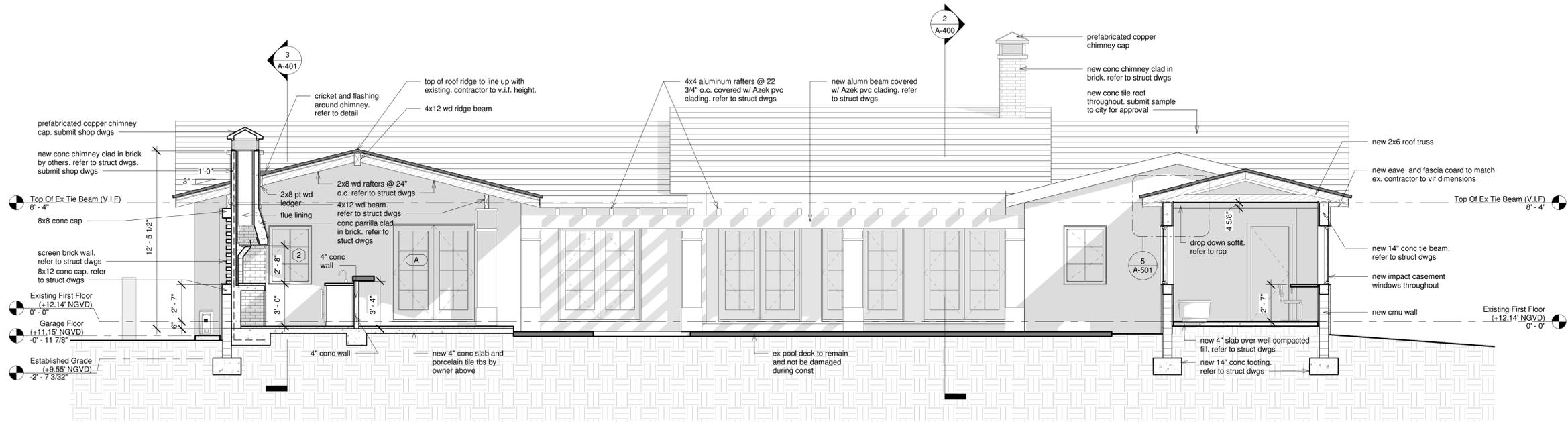
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PROJECT DATE
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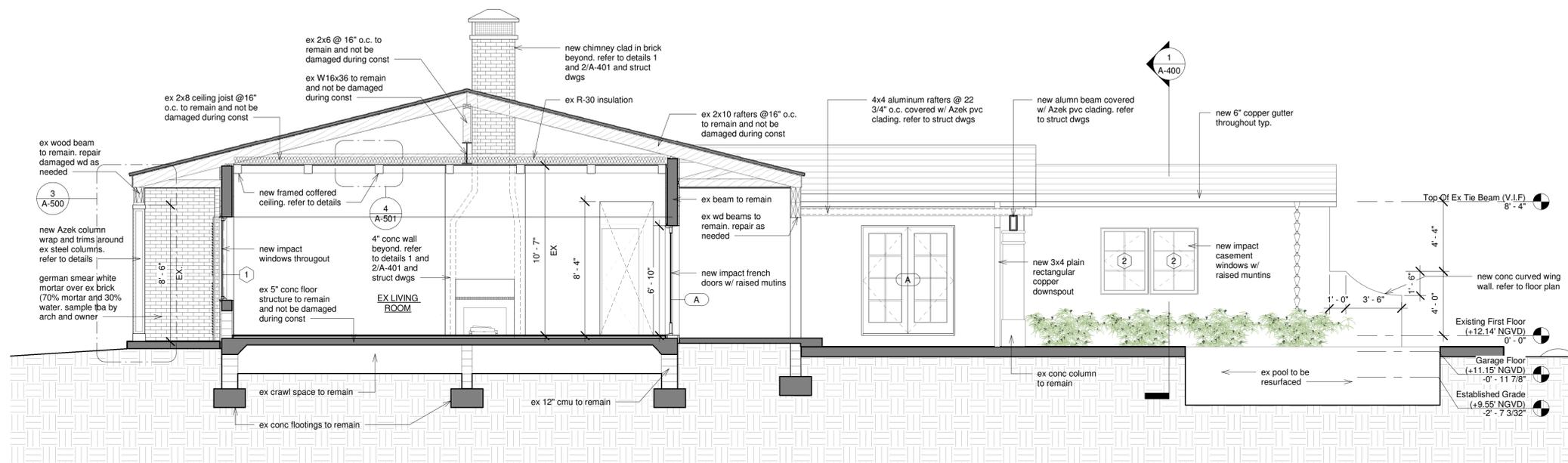
Ex/Demo Elevations

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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Consultants:

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No.	Description	Date

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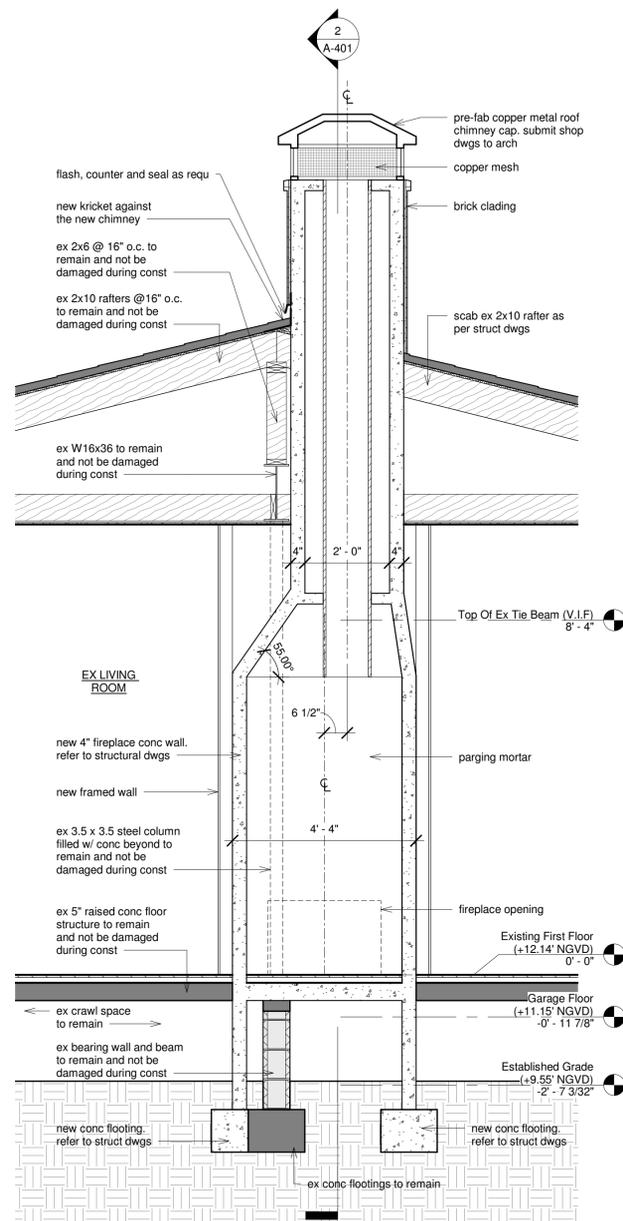
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PROJECT DATE
10/08/20

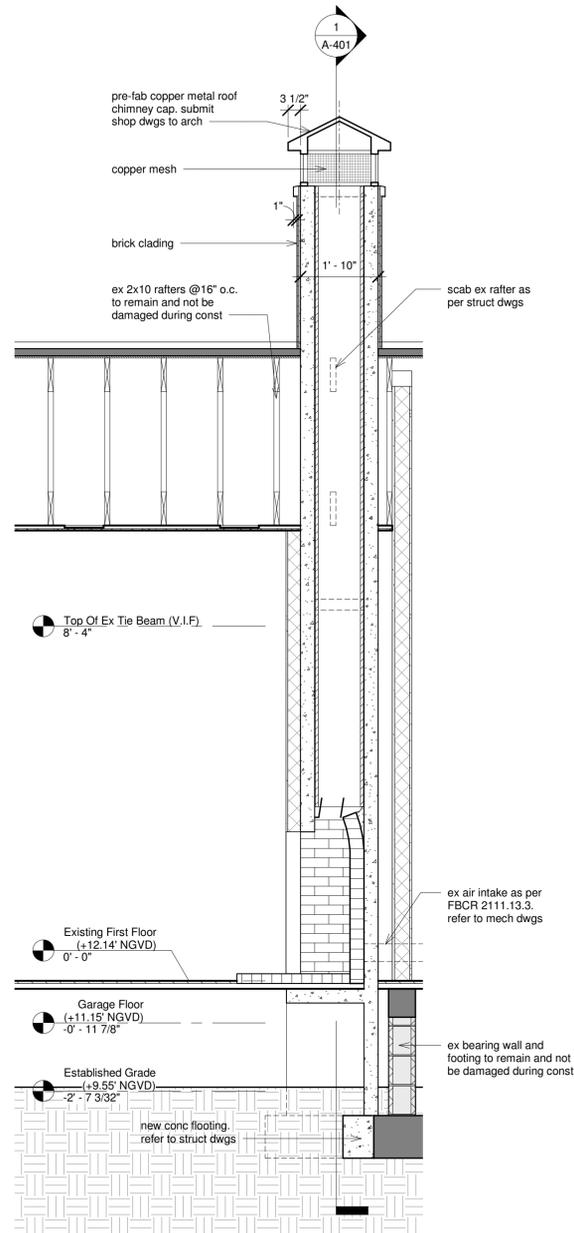
Proposed Sections

A-400

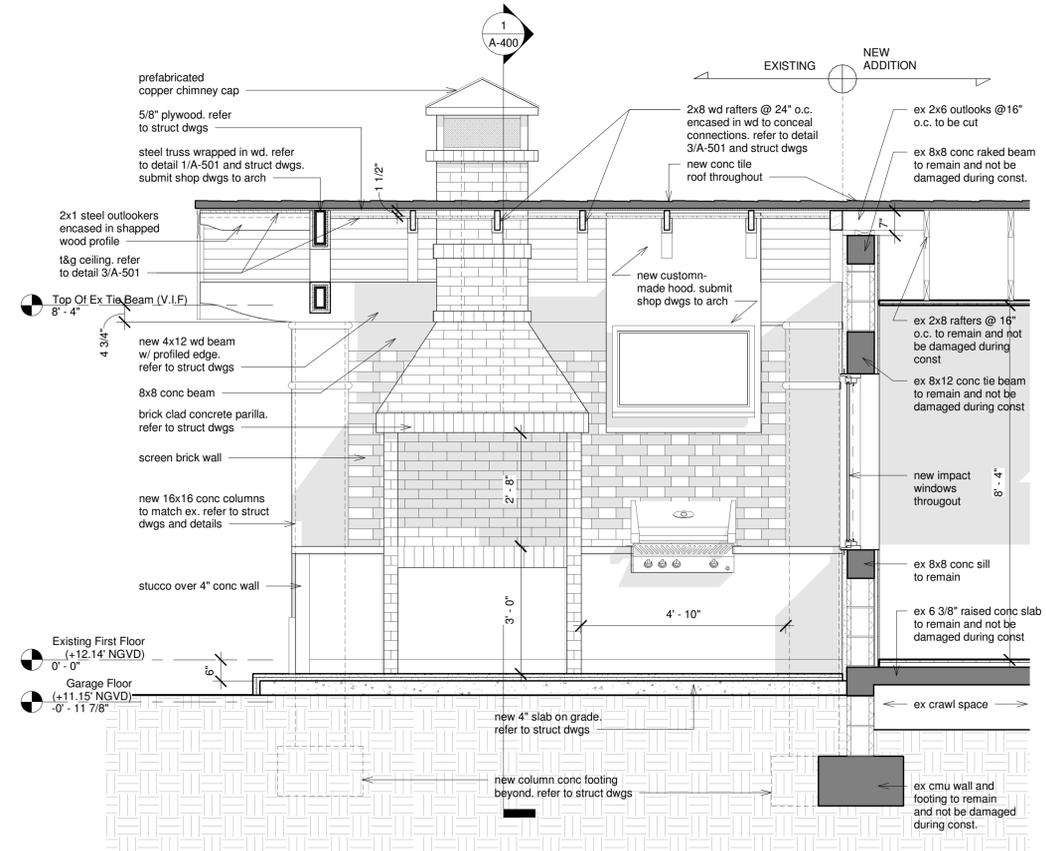
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1 Fireplace Section Detail
1/2" = 1'-0"



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



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

Consultants:

Revision Schedule

No.	Description	Date

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

SEAL:

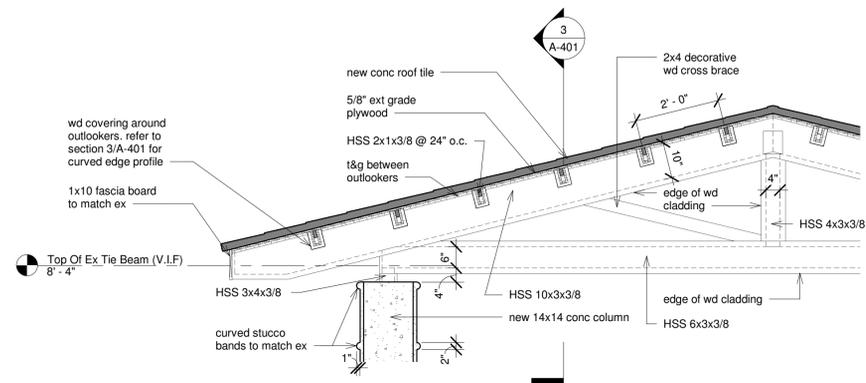
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PROJECT DATE
10/08/20

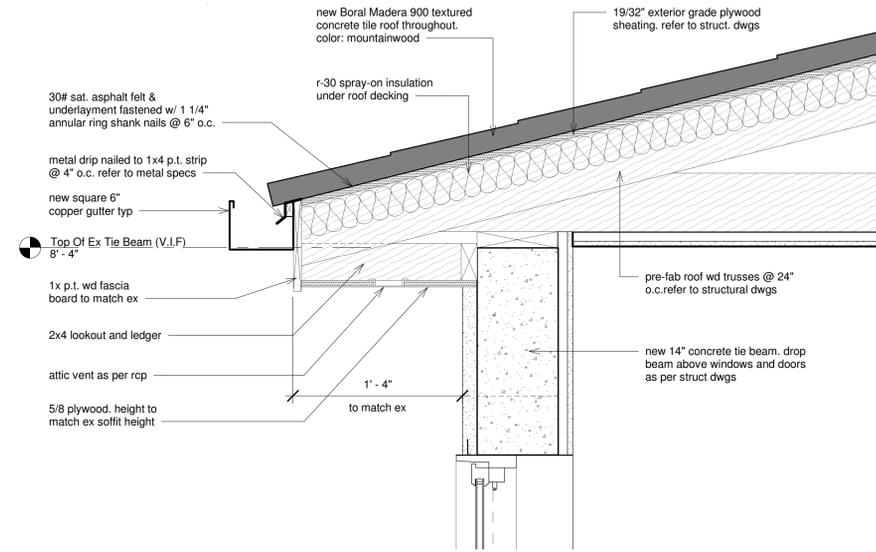
Proposed Sections

A-401

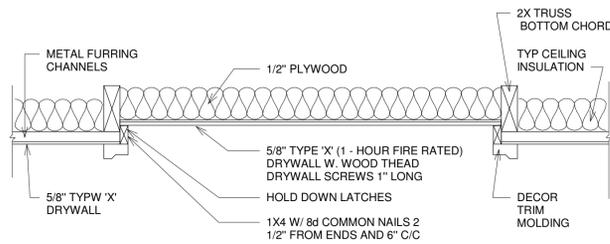
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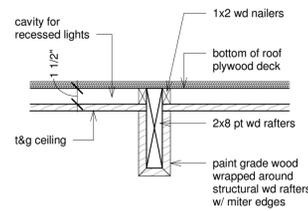
1 Steel Truss Detail
1/2" = 1'-0"



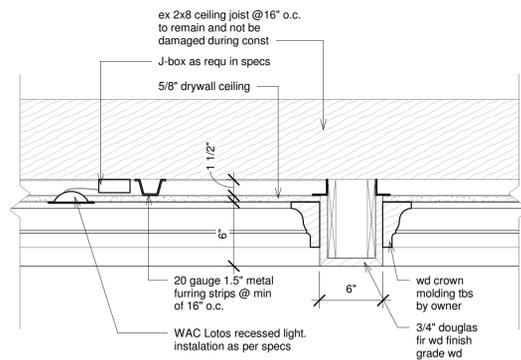
5 Master Bathroom Eave Detail
1/2" = 1'-0"



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



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



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

Consultants:

Revision Schedule

No.	Description	Date

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

SEAL:

PROJECT NUMBER
2020BAR

PROJECT DATE
10/08/20

Misc
Details

A-501

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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

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS.
- ALL NEW WINDOWS & DOORS TO RECEIVE COUNTY APPROVED IMPACT GLASS - CONTRACTOR TO SUBMIT PRODUCT APPROVALS.
- SUBMIT SAMPLES OF MARBLE WINDOW SILLS FOR APPROVAL.
- VERIFY ALL DIMENSIONS ON SITE PRIOR TO WINDOW FABRICATION.
- 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 20" WIDE X 24" HIGH AND 5.7 S.F. IN AREA THE BOTTOM SHALL NOT BE MORE THAN 44" OFF THE FLOOR.
- 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 OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C.
- PROVIDE INSECT SCREENS FOR ALL OPERABLE WINDOWS.
- EXTERIOR DOOR S & WINDOWS TO BE FLASHED W/ LIQUID WATER PROOFING BY KEMPER OR TRENCO OR APPROVED EQUAL.

GLAZING SPECIFICATIONS

CLEAR GLASS, LOW-E, U-FACTOR - 1.06, SHGC - 0.39

ABBREVIATIONS

- S.H. SINGLE HUNG
- CASE CASSEMENT
- AWN AWNING

- H.S. HORIZONTAL SLIDER
- FX FIXED

DOOR SCHEDULE									
TYPE	Phase Created	COUNT	FUNCTION	WIDTH	HGT.	THICK.	DOOR MAT'L.	Manufacturer	REMARKS
A	New Construction	7	Exterior	5' - 10"	6' - 10"	0' - 1 3/4"	ALUM/GLASS	PGT	high profile muntins
B	New Construction	1	Exterior	2' - 6"	6' - 10"	0' - 1 3/4"	ALUM/GLASS	PGT	high profile muntins
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

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

- 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.
- 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

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

HARDWARE

- CLOSER (YALE 4020 - PAINTED)
- KEYED LOCKSET
- EXTERIOR KEYED LOCKSET W/ INTERIOR THUMB TURN
- PRIVACY LOCK
- STOREROOM FUNCTION LEVER TYPE DOOR SET

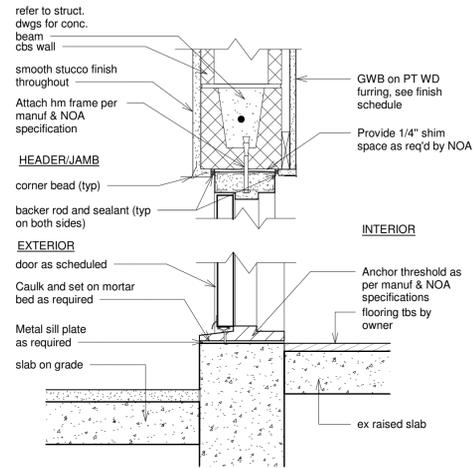
ABBREVIATIONS

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

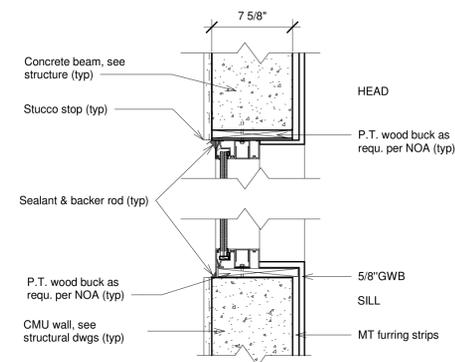
GLAZING NOTE

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

Bars, Screens Covers, and Grills
as per FBS10 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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Architecture - interior - urban design
AR95988
AA26003116

Consultants:

Revision Schedule

No.	Description	Date

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

SEAL:

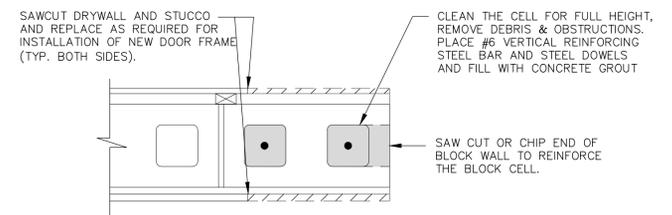
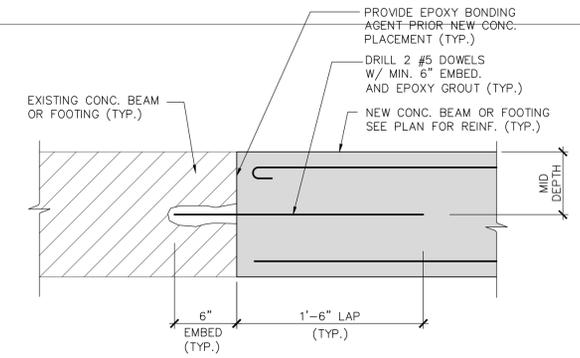
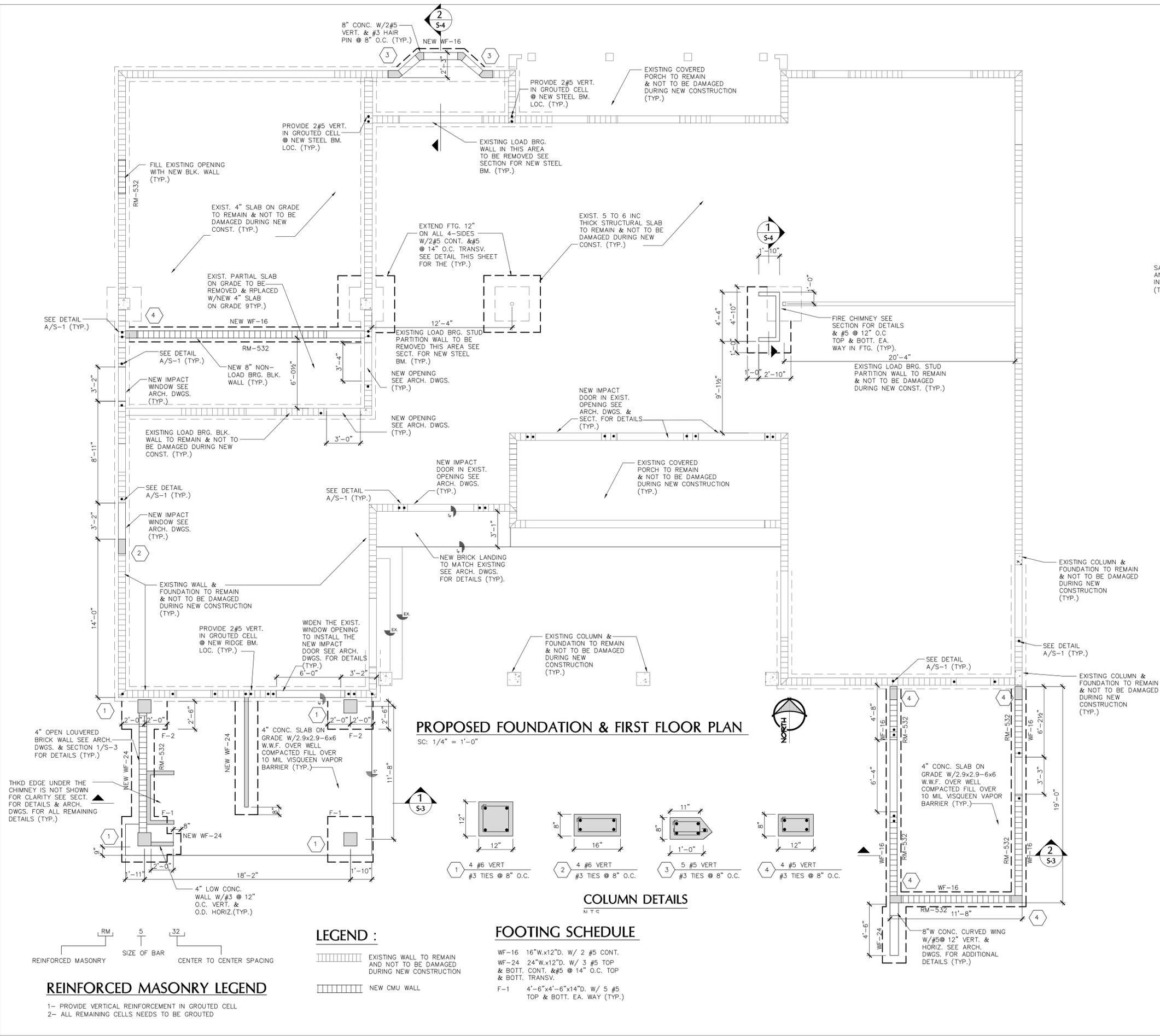
PROJECT NUMBER
2020BAR

PROJECT DATE
10/08/20

Schedules

A-600

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- NOTES:**
- ALL SPREAD & CONTINUOUS WALL FOOTINGS TO BE CENTERED UNDER THE WALLS & COLUMNS U.O.N. ON PLAN
 - PROVIDE 3 #5 VERTICAL BARS IN GROUDED 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 GROUDED CELL UPTO 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 GROUDED 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/ #5 @ 24" O.C. VERT. IN GROUDED 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/W2.9xW2.9-6x6 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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Addition + Alterations for:
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1020 Castille Ave, Coral Gables, FL 33134

SEAL:

PROJECT NUMBER
2025044

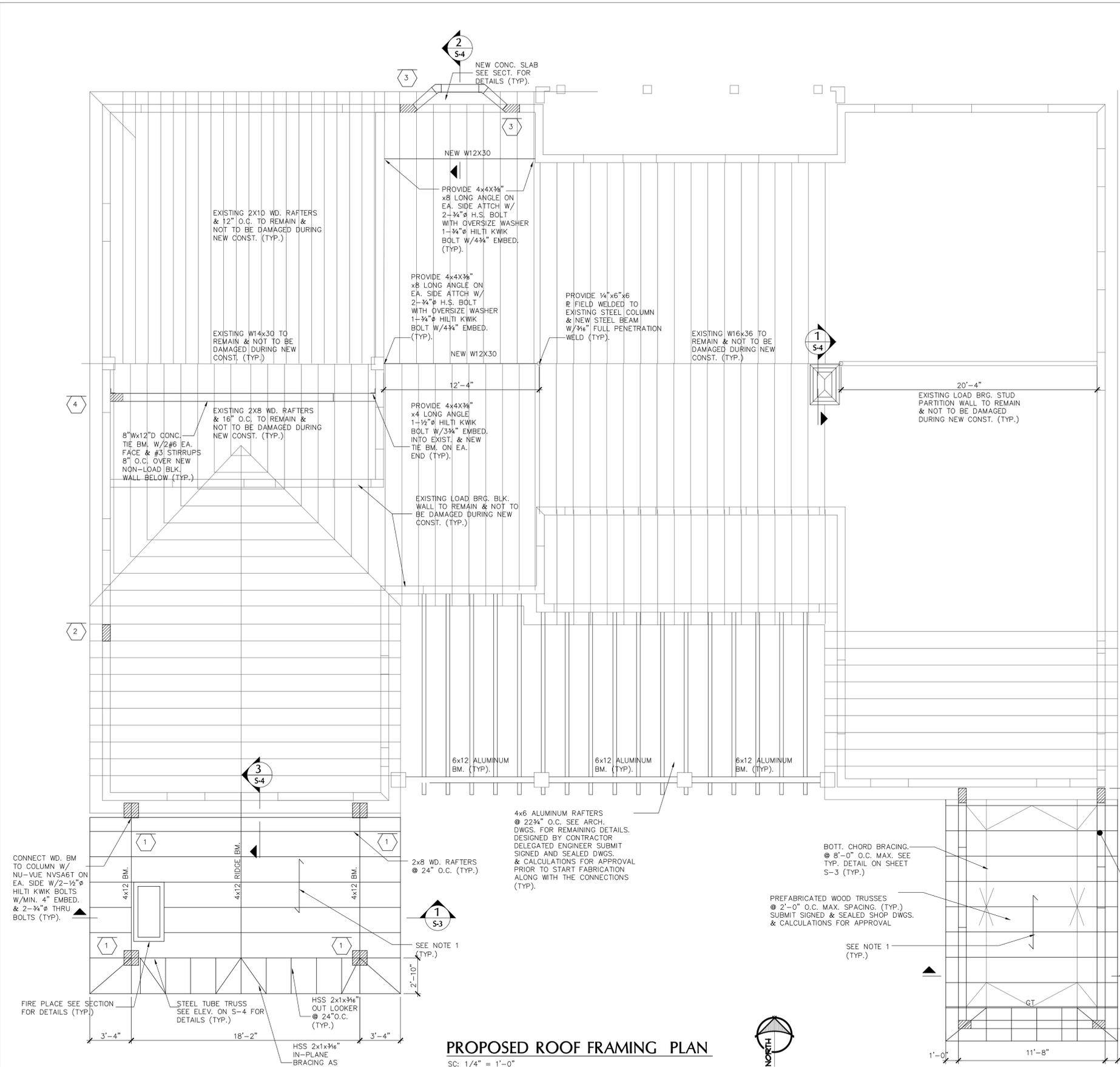
PROJECT DATE
10/08/20

TAJ LIMITED GROUP, INC.
TLG JOB NO. 21-102
Consulting Engineers
Design & Threshold Inspections
14216 SW 160TH AVENUE
Miami, Florida, 33196
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STATE OF FLORIDA REGISTRY #33796

Proposed Floor Plan

S-1

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ROOF NOTES:

- 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.
- 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
- ANCHOR ALL WEB AND BOTTOM CHORD BRACING TO THE MASONRY WALL AS PER TYPICAL DETAILS ON DWG.
- PROVIDE CORNERS BARS IN ALL CONCRETE BEAMS AND TIE BEAMS @ ALL 90° CORNERS SAME SIZE AS BEAM REINFORCING TYP. 2'-6"
- CONNECTOR TO BE Nu-Vue NVHTA 30 U = 3086 LBS. L1 = 2597 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 ② = - 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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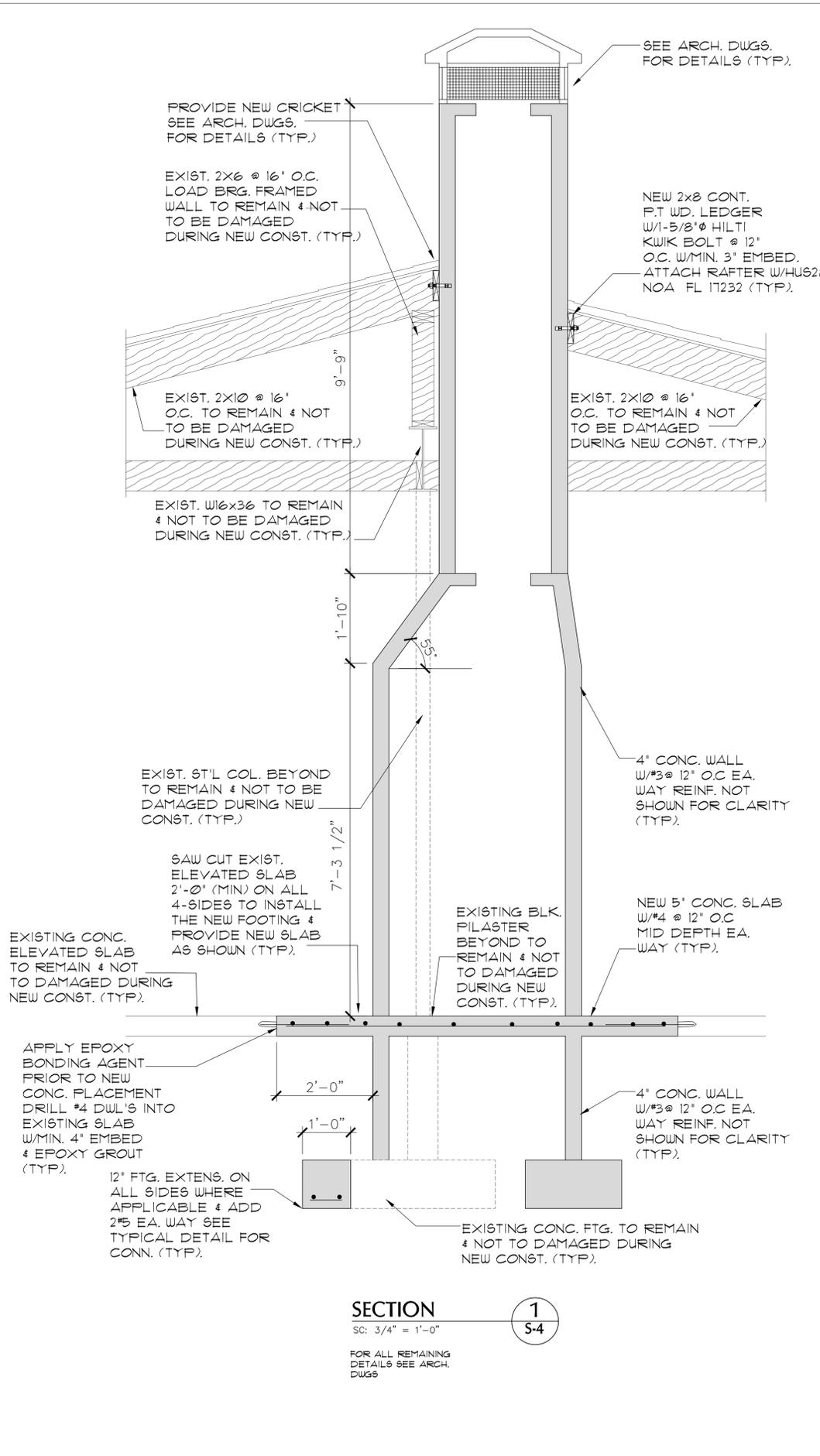
PROJECT DATE
 10/09/20

Proposed Floor Plan

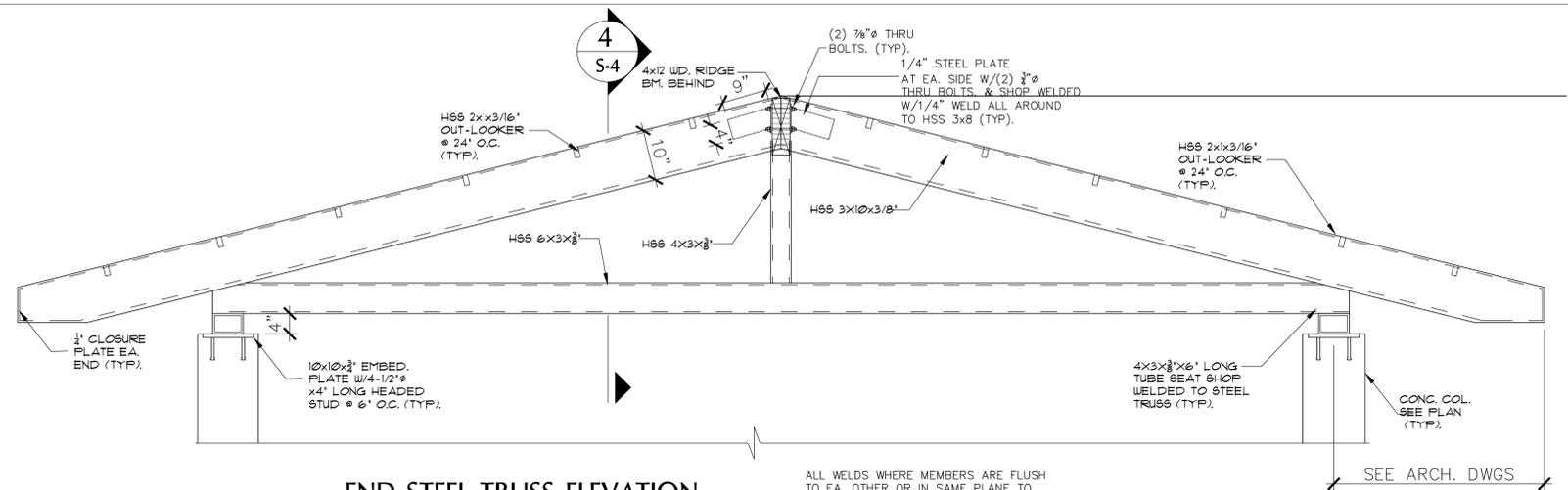
S-2

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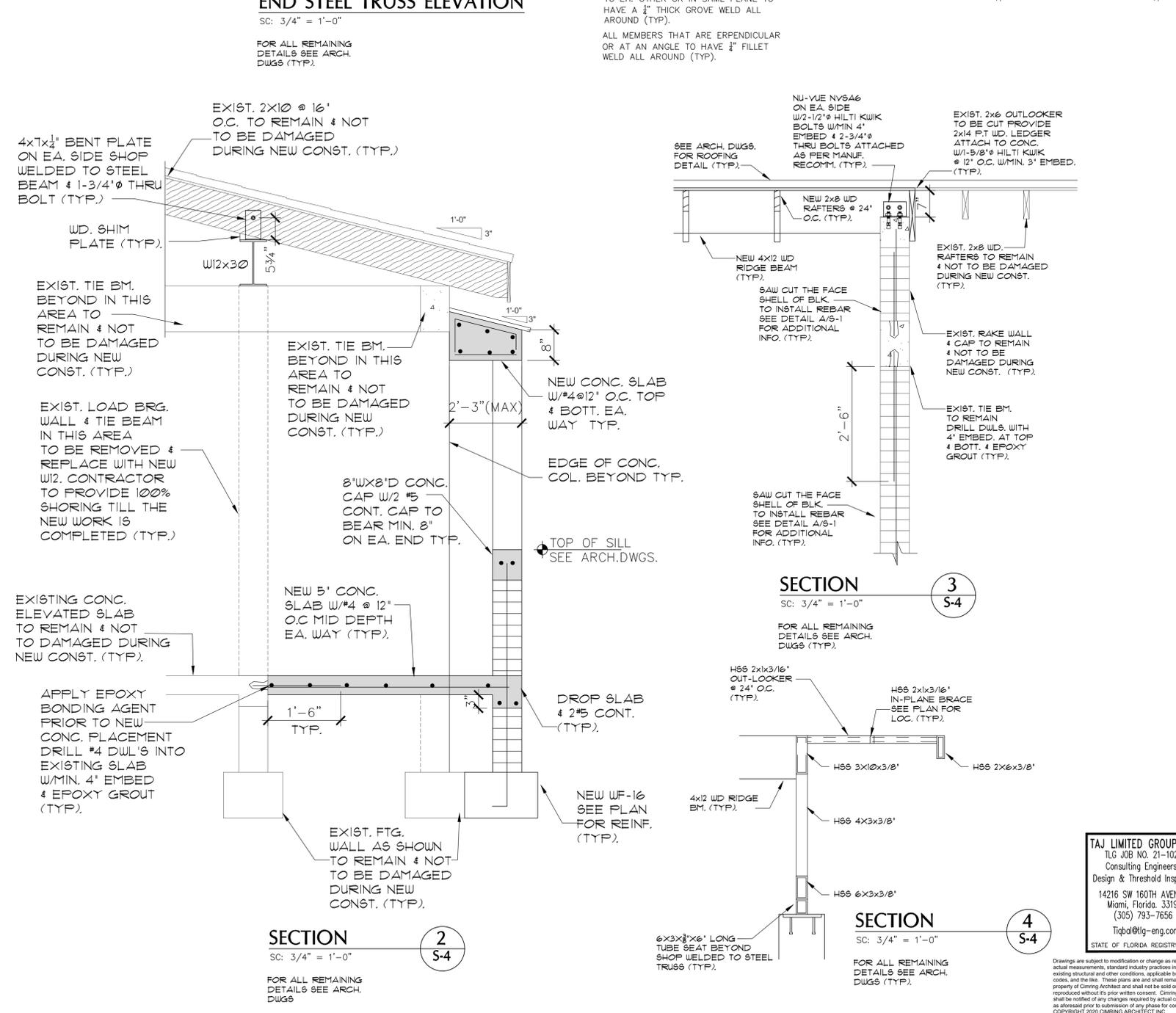
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SECTION 1
 SC: 3/4" = 1'-0"
 FOR ALL REMAINING DETAILS SEE ARCH. DWGS



END STEEL TRUSS ELEVATION
 SC: 3/4" = 1'-0"
 FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)



SECTION 2
 SC: 3/4" = 1'-0"
 FOR ALL REMAINING DETAILS SEE ARCH. DWGS

SECTION 3
 SC: 3/4" = 1'-0"
 FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)

SECTION 4
 SC: 3/4" = 1'-0"
 FOR ALL REMAINING DETAILS SEE ARCH. DWGS (TYP.)

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PROJECT NUMBER
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SECTIONS & DETAILS

S-4

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GENERAL CONSTRUCTION NOTES

CONCRETE

SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.

ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED A.S.T.M. C494-90 TYPE "D" ADMIXTURE (WATER-REDUCING RETARDER).

TRANSPORTATION, PLACING AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318-14 BUILDING CODE.

ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, SOUTH FLORIDA BUILDING CODE AND A.C.I. 318-11. TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS PER DAY PER TYPE OF CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TEST RESULTS TO ENGINEER'S OFFICE FOR REVIEW.

CONCRETE SLABS ON FILL:

SHALL BE PLACED ON VAPOR BARRIER SUPPORTED BY CLEAN, NON-ORGANIC SOIL, COMPACTED TO 98% MODIFIED PROCTOR DENSITY AS PER ASTM D1557, IN LIFTS NOT EXCEEDING 8" IN DEPTH. WHERE WATER IS ENCOUNTERED, CONTROLLED FILL SHALL BE DEPOSITED IN WATER UNTIL THE TOP SURFACE IS APPROXIMATELY 6" ABOVE THE WATER LEVEL. THE MATERIAL SHALL THEN BE COMPACTED AS MENTIONED HEREIN. PROVIDE 6 MIL VAPOR BARRIER (TYP.)

COLUMNS, BEAMS, WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER (1/2" THICK) COMPLYING WITH A.S.T.M. D1752, TYPE1.

REINFORCING IN SLABS ON FILL SHALL BE AS NOTED IN PLANS, AND PLACED IN ACCORDANCE WITH "REINFORCING STEEL" AND "WELDED WIRE FABRIC" SECTIONS OF THESE GENERAL NOTES.

WELDED WIRE FABRIC:

SHALL CONFORM TO A.S.T.M. A185-89, AND BE SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O.C. FLAT SHEETS ONLY.

REINFORCING STEEL:

SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO A.S.T.M. A615-90, GRADE 60 (INCLUDING SUPPLEMENT S1.)

ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315 CURRENT EDITION.

SUPPORT BARS SHALL BE #5 OR GREATER, AND NOT SPACED MORE THAN 4'-0" C/C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-6" PAST OUTERMOST CHAIR OR SUPPORT BAR.

A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.

ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.

PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED.

MASONRY:

BLOCK UNITS SHALL CONFORM TO FLORIDA CONCRETE AND PRODUCTS ASSOCIATION SPECIFICATION "CM-1" AND TO A.S.T.M. C90, GRADE N, TYPE II. WITH A COMPRESSIVE STRENGTH OF 1900 P.S.I. ON THE NET CROSS-SECTIONAL AREA.

MOISTURE CONTENT OF BLOCKS SHALL NOT EXCEED 35% OF TOTAL ABSORPTION AT THE TIME OF PLACEMENT.

MAXIMUM LINEAR SHRINKAGE FOR BLOCK UNITS USED FOR EXTERIOR WALL SHALL NOT EXCEED .04%. MORTAR SHALL CONFORM TO A.S.T.M. C270, TYPE "M" (2,500 P.S.I.).

HORIZONTAL REINFORCEMENT, STANDARD LADDER DESIGN NO. 8 "DUR-O-WALL" OR ENGINEER-APPROVED EQUAL SHALL BE PROVIDED EVERY 2ND BLOCK COURSE (1'-4" VERTICALLY). U.O.N.

NON-LOAD BEARING MASONRY WALLS AND TIE COLUMNS SHALL BE HELD CLEAR OF OVERHEAD SLABS AND BEAMS UNTIL DEFLECTION DUE TO DEAD LOADS ABOVE HAS OCCURRED.

AFTER UPPER WALL HAS BEEN PLACED ON SLAB OR BEAM ABOVE, LOWER NON-LOAD BEARING MASONRY WALL SHALL BE GROUTED TIGHT BELOW MEMBER.

DOVETAIL ANCHORS 14 GAUGE UNLESS OTHERWISE NOTED (U.O.N.) (5-1/2" LONG) AND INSERTS SHALL BE USED EVERY 2ND BLOCK COURSE AT BLOCK-COLUMN INTERSECTIONS.

GROUT SHALL CONFORM TO A.S.T.M. C-476 SPECIFICATIONS.

ALL BLOCK MASONRY STRUCTURAL COMPONENTS SHALL BE TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS AND ACI 530 AND SPECIFICATIONS LISTED BELOW TAKEN FROM THE NATIONAL CONCRETE AND MASONRY ASSOCIATION.

PRISM COMPRESSIVE STRENGTH (F'M) OF EACH SPECIMEN IS CALCULATED BY DIVIDING ULTIMATE TEST LOAD (TO BE SHOWN IN TEST LAB REPORT) BY THE NET CROSS-SECTIONAL AREA OF THE PRISM. THE VALUE OF F'M USED FOR DESIGN SHALL BE NO MORE THAN 125 PERCENT OF THE MINIMUM VALUE DETERMINED BY THE TESTS. TEST 3 PRISMS FOR EACH 5,000 SQ. FT. OF WALL AREA. REQUIRED PRISM STRENGTH IS 1,500 P.S.I (U.O.N.)

ALTERNATE BLOCK TESTING MAY BE DONE FOLLOWING A.S.T.M. C1140 "SAMPLING AND TESTING OF CONCRETE MASONRY UNITS."

TESTING LAB SHALL PROVIDE COPIES OF MASONRY TEST RESULTS TO ENGINEER'S OFFICE FOR REVIEW.

GROUT SHALL CONSIST OF 3,000 P.S.I. PEA ROCK CONCRETE WITH AN 8 TO 10 INCH SLUMP. REINFORCED CELLS SHALL BE PROVIDED AT EACH SIDE OF ALL MASONRY OPENINGS VERTICAL CELLS TO BE GROUTED SHALL HAVE A MINIMUM CLEAR DIMENSION OF 3 INCHES AND CLEAR AREA OF 10 SQUARE INCHES. GROUTING SHALL BE DONE IN A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING FOUR FEET WITH A MAXIMUM TOTAL POUR OF TWELVE FEET. THE GROUT SHALL BE CONSOLIDATED BETWEEN LIFTS BY PUDDLING, RODDING, OR MECHANICAL VIBRATION. ALL REINFORCED MASONRY WALLS SHALL BE INSPECTED PRIOR TO GROUTING.

FOR HIGH LIFT GROUTING OF MASONRY CELLS, CLEAN-OUTS SHALL BE PROVIDED AS PER A.C.I.530 & N.C.M.A. STANDARDS.

CONTRACTOR TO KEEP ALL THE BLOCK WALLS BRACED DURING PLACEMENT AND COMPACTION OF THE NEW FILL.

ALL MASONRY WORK SHALL CONFORM TO ACI 530 AND N.C.M.A. STANDARDS, LATEST EDITION.

BRACING

THE BUILDING FRAME SHALL BE BUILT TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME, SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF A.I.S.C. SPECIFICATION TO COMPLY WITH THE LATEST EDITION OF FLORIDA BUILDING CODE 2020 EDITION.

ANCHOR BOLT SHALL CONFORM TO A.S.T.M. A307, UNLESS OTHERWISE NOTED (U.O.N.)

CONNECTION BOLTS SHALL CONFORM TO A.S.T.M. A325N.

ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36

ALL STRUCTURAL STEEL TUBE COLUMN SHALL CONFORM TO A.S.T.M. A500, GRADE B FY = 46 KSI

WELDING

ALL WELDING TO BE DONE BY CERTIFIED WELDERS. WELDING SHALL BE MADE WITH E70XX ELECTRODES AND CONFORM TO CURRENT RECOMMENDATION OF THE A.I.S.C. AND THE AMERICAN WELDING SOCIETY.

ALL FIELD WELDING SHALL BE TESTED BY TESTING LAB AFTER COMPLETION. SUBMIT THE RESULT TO THE ENGINEER'S OF RECORD. TESTING LAB TO BE HIRED BY THE CONTRACTOR

ALL WELDS TO BE TOUCHED UP WITH A ZINC RICH COATING.

SHORING

FORMS AND SHORES FOR CONCRETE SLABS AND BEAMS SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND ALL CONSTRUCTION LOADS.

DESIGN AND CONSTRUCTION OF FORMWORK AND SHORING SHALL COMPLY WITH THE A.C.I. 318-11 BUILDING CODE AND BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SHORING DRAWINGS TO BE PROVIDED BY GENERAL CONTRACTOR AND SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

FOUNDATION:

SOIL BEARING CAPACITY STATEMENT

DESIGN SOIL BEARING CAPACITY :

THIS IS TO CERTIFY, PER F.B.C. SECTION 1818.1, THAT THE NATURE OF THE SOIL, UNDER THIS PROPOSED NEW STRUCTURE, IS COMPOSED OF FIRM SAND AND LIMEROCK THAT MEETS, OR EXCEEDS, THE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 P.S.F.

AT THE TIME OF CONSTRUCTION THE DESIGN PROFESSIONAL WILL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

MISCELLANEOUS:

MINIMUM COVER (IN)

FOOTINGS, PILE CAPS, GRADE BEAMS (CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH) 3"

FOOTINGS, PILE CAPS, GRADE BEAM AND WALLS (CONCRETE CAST IN FORMS AND PERMANENTLY EXPOSED TO EARTH) 2"

SLABS (NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER) 3/4"

SLABS (NOT IN CONTACT WITH EARTH AND EXPOSED TO WEATHER) 1 1/2"

BEAMS (TO STIRRUPS) 1 1/2"

COLUMN (TO TIES) 1 1/2"

SHOP DRAWINGS:

ALL REINFORCING STEEL, STRUCT. STEEL, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW, PRIOR TO FABRICATION SUBMIT 4 COPIES OF THE SHOP DRAWINGS WITH THREE TO BE RETURNED. (CERTIFIED MILL TESTS ARE ALSO REQUIRED)

ALL WORK:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE 2020 7TH EDITION.

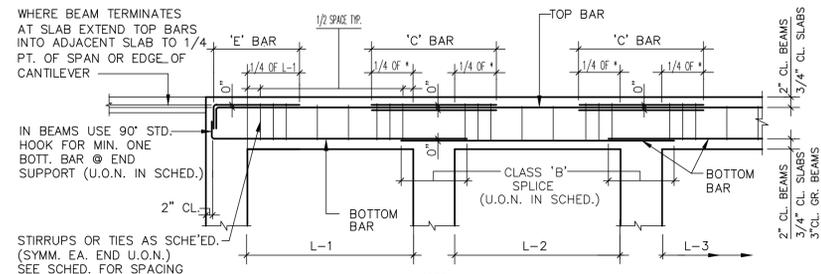
WIND LOAD SHALL COMPLY WITH THE REQUIREMENTS OF FLORIDA BUILDING CODE 2020 AND ASCE 7-16.

CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT STRUCTURES, STREETS AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.

GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, LINES AND LEVELS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SIZE, SHAPE, WEIGHT AND LOCATION OF EQUIPMENT, SLAB, ROOF, WALL AND BEAM OPENINGS OR PENETRATIONS.

IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, NOTIFY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION. THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED. (UNLESS NOTED OTHERWISE)



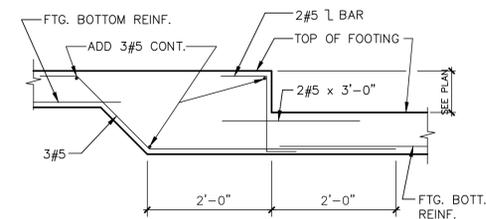
* L-1 OR L-2 (THE GREATER SPAN)
** L-2 OR L-3 (THE GREATER SPAN)

NOTE:
WHERE BARS MARKED "CONTINUOUS" IN SCHEDULE REQUIRE SPLICE, PROVIDE CLASS "A" SPLICE (U.O.N. IN SCHED.) @ POINT OF LEAST STRESS.

TYPICAL REINFORCING PLACING DIAGRAM FOR CONCRETE BEAMS AND SLABS

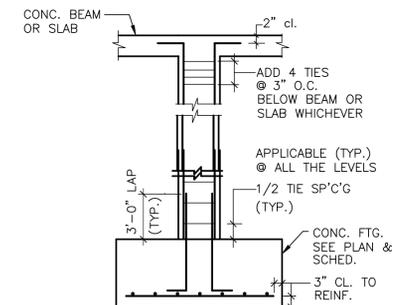
N.T.S

PROVIDE CORNER BARS T & BOTT. IN ALL BEAMS AT ALL 90° CORNERS CORNER BARS TO BE OF SAME SIZE AS BEAM MAIN REINF. 2'-6" @ 2'-6"



STEP FOOTING DETAIL

N.T.S



TYP. COL. & FTG. DETAIL

N.T.S

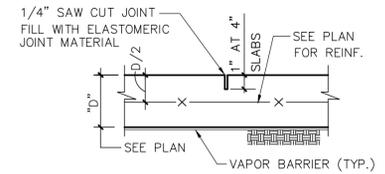
TYP. SLAB ON GRADE JOINT DT'L

N.T.S.

SPLICE LENGTH SCHEDULE (INCHES)									
BAR TYPE SIZE	3000 P.S.I			4000 P.S.I			5000 P.S.I		
	LC	CLASS "B"	CLASS "A"	LC	CLASS "B"	CLASS "A"	LC	CLASS "B"	CLASS "A"
4	15	29	22	15	25	19	15	23	17
5	19	36	28	19	31	24	19	28	21
6	23	43	33	23	37	29	23	34	25
7	26	63	48	26	54	42	26	49	36
8	30	72	55	30	62	48	30	56	43
9	34	81	62	34	70	54	34	63	48
10	38	91	70	38	79	61	38	70	54
11	42	98	76	42	87	67	42	76	58

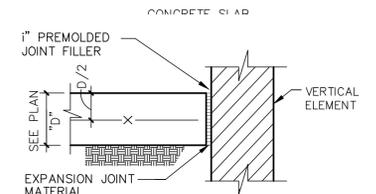
NOTE:

- FOR TOP BARS, INCREASE SPLICE BY A FACTOR OF 1.3
- CLASS "A" SPLICE LENGTH = TENSION DEVELOPMENT LENGTH.
- LC= COMPRESSION SPLICE LENGTH.



CONTROL JOINT (C)

N.T.S



ISOLATION JOINT (IJ)

N.T.S

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Consultants:

Revision Schedule

No. Description Date

Addition + Alterations for:

Bared Residence

1020 Castille Ave., Coral Gables, FL 33134

SEAL:

PROJECT NUMBER
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PROJECT DATE
10/09/20

GENERAL NOTES & DETAILS

S-5

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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 OBTAIN 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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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	CP57Q1542SB	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 6" 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.
 - IF A DOMESTIC CLOTHES DRYER SHALL NOT EXCEED 200 CFM. SHOULD THE OWNER SELECT A DOMESTIC CLOTHES DRYER EXHAUSTING MORE THAN 200 CFM 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 BACKDRIFT 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/ BACKDRIFT 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 APPLIANCES 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
 - MJAS 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

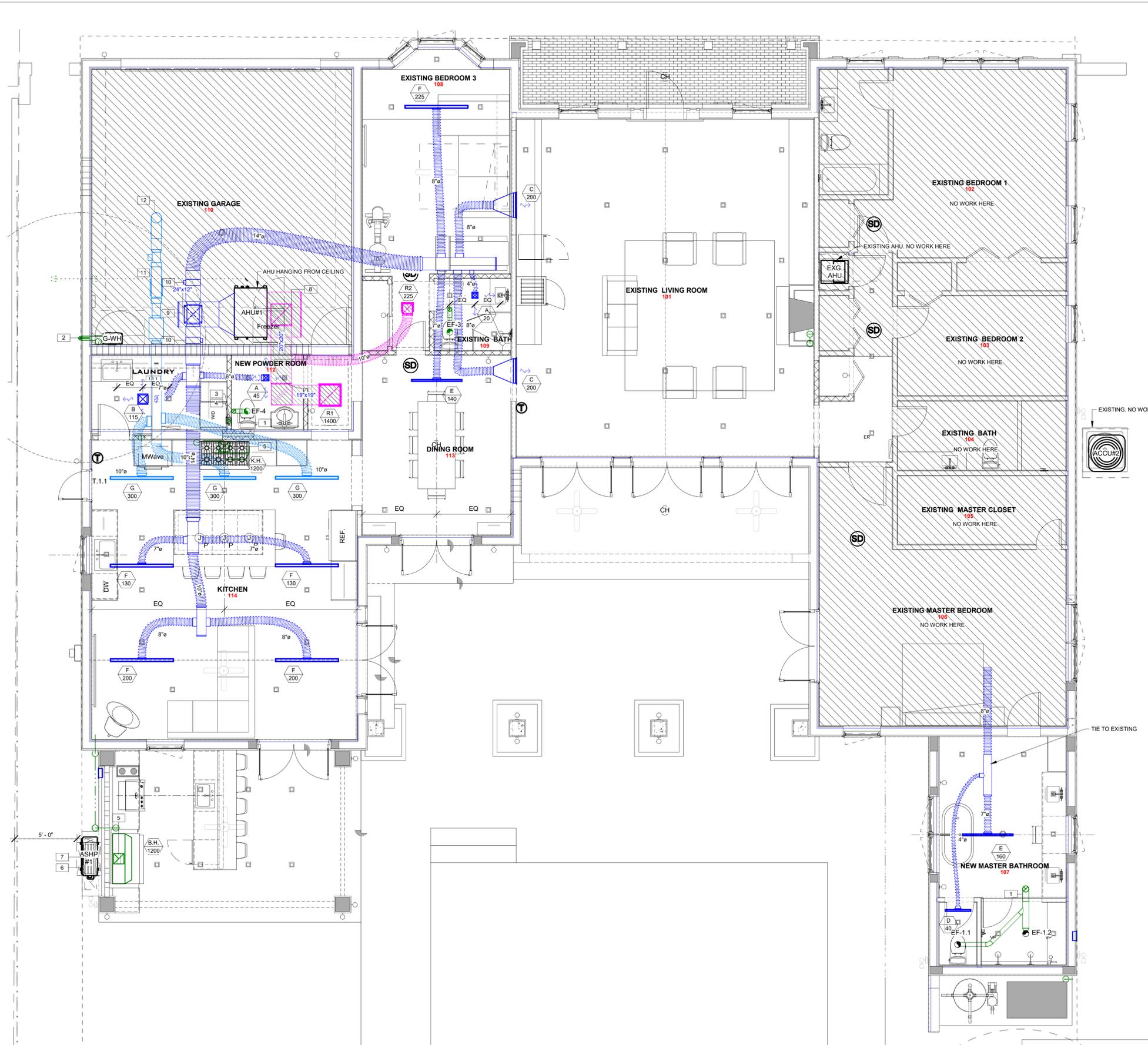
	RIGID SUPPLY AIR DUCT (MAKE UP, OUTSIDE AIR) (UP & DOWN)
	EXHAUST AIR DUCT (UP & DOWN)
	RETURN AIR DUCT (UP & DOWN)
	ROUND AND SQUARE 4-WAY CEILING DIFFUSERS
	SQUARE 3-WAY CEILING DIFFUSERS
	SQUARE 2-WAY CEILING DIFFUSERS
	LINEAR SLOT DIFFUSER
	REFRIGERANT LINES - LIQUID LINE (SUPPLY)
	REFRIGERANT LINES - 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)
	DIFFUSER TAG

ABBREVIATIONS

E	EXISTING	LD	LOUVER DUCT
N	NEW	MKUP	SUPPLY MAKEUP AIR
R	RELOCATED	MVD	MANUAL VOL LINE DAMPER
		O/A	SUPPLY OUTSIDE AIR
		RA	RETURN AIR
		RTU	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	Low				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	208/240/1PH	25	35	
ASHP #1	CARRIER	38MBR-48-03SB										



1 HVAC PLAN
M.101 1/4" = 1'-0"

BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

HVAC PLAN

PROJECT NUMBER 20263

DATE APRIL 15, 2021

DRAWN BY AH

CHECKED BY A.H.

M.101

SCALE 1/4" = 1'-0"

4/15/2021 11:42:38 AM

DIVISION 23 HVAC NOTES

- GENERAL
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FLORIDA BUILDING CODE MECHANICAL 7TH EDITION (2020). 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 OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE BUILDING CODES AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS: SMACNA, ASHRAE, NFPA 90A, 90B, 91 & ANSI B-1 MECHANICAL REFRIGERATION.
 - THE CONTRACTOR SHALL ASSUME ALL RISK AND FINANCIAL RESPONSIBILITY FOR PROCEEDING WITH WORK THAT IS IN VIOLATION OF THE APPROVED SIGNED AND SEALED CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE APPLICABLE BUILDING CODE AND ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL ORDINANCES AND THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS: SMACNA, ASHRAE, NFPA 90A, 90B, 91 & ANSI B-1 MECHANICAL REFRIGERATION.
 - HVAC CONTRACTOR SHALL MAINTAIN ALL SYSTEMS, DUCTWORK, THERMOSTATS AND ALL OTHER EQUIPMENT AND SYSTEM PARTS AND LABOR UNDER THESE DRAWINGS AND SPECIFICATIONS FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER CERTIFICATE OF OCCUPANCY OF BUILDING IS ISSUED. WARRANTY SHALL BE PROVIDED IN WRITING.
 - ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
 - MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, 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 CLEARANCE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VISIT THE SITE AND COORDINATE WORK WITH OTHER TRADES.
 - THE CONTRACTOR SHALL CONSULT WITH ARCHITECT/ENGINEER BEFORE CHANGING THE PLANS, AND SUPPLY THE ARCHITECT WITH "AS-BUILT" DRAWINGS. 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.
 - WALL, ROOF AND CEILING OPENINGS INDICATED ON PLANS ARE NOMINAL DIMENSIONS ONLY, AND ALL DUCT, PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED.
 - ALL MATERIAL SHALL BE NEW OF U.S. MANUFACTURER OF GOOD QUALITY. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY SKILLED WORKMEN.
 - ALL OPENINGS IN BUILDINGS STRUCTURE FOR DUCTWORK, PIPING ETC TO BE 1/2" LARGER (ON ALL SIDES) THAN THE OUTSIDE DIMENSIONS, FILL VOIDS WITH UL LISTED FIRE SEALANT SILICONE FOAM, (I.E. CHASE FOAM, CTC PR-855 OR EQUAL FIRE RESISTANT FOAM SEALANT).
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING, ORDERING, FABRICATION OR INSTALLATION OF MATERIALS OR EQUIPMENT.
 - PROVIDE MAINTENANCE AND OPERATION MANUAL ON ALL MECHANICAL EQUIPMENT OR SYSTEMS.
 - AIR QUALITY SHOULD BE TESTED BEFORE OCCUPANCY AND SHOULD BE INSTRUMENTED AND MONITORED THEREAFTER, OR AT LEAST AT REGULAR INTERVALS.
 - REQUIRED INSURANCE SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 - THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK.
- SHOP DRAWINGS
 - CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF ALL HVAC EQUIPMENT, AND AIR TERMINALS, TOGETHER AT ONE TIME AND MUST COME THOUGHT THE ARCHITECT. ALL SUBMITTALS SHALL BE MADE WITHIN 30 DAYS TO SIGNING THE CONTRACT. SUBMITTALS SHALL HAVE AN SCHEDULE SHEET SHOWING ALL SCHEDULED INFORMATION.
 - ALL SUBMITTALS SHALL CLEARLY INDICATE EXACTLY WHICH ITEMS ARE BEING PROPOSED FOR USE. IF NOT THE SUBMITTAL SHALL BE REJECTED.
 - THE CONTRACTOR ASSUMES ALL DESIGN RESPONSIBILITY AND ALL FINANCIAL RISK FOR PROCEEDING PRIOR TO SHOP DRAWINGS PROCESSING AND ON ANY ITEM WORK THAT IS IN VIOLATION OF THE CONSTRUCTION DOCUMENTS.
 - CAB2.2AIR DISTRIBUTION SYSTEM TESTING, ADJUSTING AND BALANCING. A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER FOR HVAC SYSTEMS SERVING ZONES WITH A TOTAL CONDITIONED AREA EXCEEDING 5000 SQUARE FEET. AIR DISTRIBUTION SYSTEMS SHALL BE TESTED AND BALANCED BY A LICENSED ENGINEER OR A COMPANY OR AN INDIVIDUAL HOLDING A CURRENT CERTIFICATION FROM A RECOGNIZED TESTING AND BALANCING AGENCY ORGANIZATION IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS.
 - BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 15 TONS OR LESS PER SYSTEM MAY BE TESTED AND BALANCED BY A MECHANICAL CONTRACTOR LICENSED TO DESIGN AND INSTALL SUCH SYSTEMS.
 - BUILDINGS WITH COOLING OR HEATING SYSTEM CAPACITIES OF 65,000 Btu/h OR LESS PER SYSTEM ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
 - FBC 902.4.1.2 THIS PROJECT REQUIRES AN ENVELOPE LEAKAGE TEST REPORT WITH AND ENVELOPE LEAKAGE NOT GREATER THAN THAT SHOWN IN THE ENERGY CALCULATIONS. THE WRITTEN, SIGNED REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL. EXCEPTION: TESTING IS NOT REQUIRED FOR ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS OF THE BUILDING THERMAL ENVELOPE OF EXISTING BUILDINGS IN WHICH THE NEW CONSTRUCTION IS LESS THAN 85% OF THE BUILDING THERMAL ENVELOPE.
- MECHANICAL EQUIPMENT
 - ALL MECHANICAL EQUIPMENT SHALL BE ARI AND U.L. TESTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEAL, VALVES, CONNECTIONS ETC TO FUNCTION PROPERLY.
 - PROVIDE SMOKE DETECTORS WITH ACCESS DOORS IN ALL SUPPLY AIR DUCTS FOR FANS AND AHU'S SERVING A COMMON PLENUM OF 2000 CFM OR GREATER. ALL SMOKE DETECTORS SHALL BE BY ONE MANUFACTURER, COORDINATE VOLTAGE ETC. WITH ELECTRICAL CONTRACTOR AND FIRE ALARM SYSTEM BEFORE ORDERING. UPON DETECTION, SMOKE DETECTORS SHUT DOWN ASSOCIATED AIR MOVING EQUIPMENT AND ALL AIR MOVING EQUIPMENT SERVING THAT COMMON PLENUM.
 - THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND ENGINEERS BEFORE INSTALLATION. THERMOSTAT SHALL BE 60" A.F.F. TO BOTTOM OF BOX, 48" A.F.F. IF ADA COMPLIANCE IS REQUIRED.
 - THERMOSTAT SHALL BE COMBINATION COOLING/HEATING, WITH SYSTEM "COOL-AUTO-HEAT-OFF", FAN "ON-AUTO" SYSTEM OFF" SELECTOR SWITCHES. PROVIDE SEVEN DAY PROGRAMMABLE TYPE, CAPABLE OF RETAINING PROGRAMMING AND TIME SETTING DURING LOW VOLTAGE POWER FOR PERIOD OF AT LEAST 10 HOURS, AND INCLUDE AN ACCESSIBLE MANUAL OVERRIDE OR EQUIVALENT FUNCTION, THAT ALLOWS TEMPORARY OPERATION OF THE SYSTEM FOR TWO HOURS, HONEYWELL OR EQUIVALENT.
 - ARMAREX 3/4" INSULATION SHALL BE USED FOR SUCTION LINES, FILTER/DRYER AND SIGHT GLASS SHALL BE PROVIDED AT LIQUID LINES.
 - BC EC 503.2.4.4 SHUTOFF DAMPER CONTROLS, BOTH OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE.
 - PROVIDE A MIN OF 1" CLEARANCE BETWEEN ON INHALES AND VTR OR EXHAUST OPENINGS.
 - MOUNT ALL ROOFTOP EQUIPMENT FOR WIND LOADS AND MOUNTING HEIGHT AS REQUIRED BY LOCAL CODES. ALL CURBS SHALL EXTEND 6" MIN ABOVE FINISHED ROOF.
 - PROVIDE NEW FILTERS FOR ALL AIR CONDITIONING EQUIPMENT BEFORE STARTING THEM. REPLACE THEM PRIOR TO FINAL ACCEPTANCE BY OWNER.
 - PROVIDE VIBRATION ISOLATORS FOR ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS, OR AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION.
 - INSTALLATION OF A LISTED AND LABELED MICROWAVE OVEN, HOOD AND DOWNDRAFT OVER OR BEHIND LISTED AND LABELED COOKING APPLIANCES SHALL COMPLY WITH THE TERMS OF THE UPPER APPLIANCE'S LISTING AND LABEL AND MANUFACTURER'S SPECIFICATIONS.
 - NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
 - POWER CABLES SHALL BE PLENUM RATED WHEN INSTALLED IN AIR CONDITIONED SPACES.
 - AHU SHALL HAVE A CONDENSATE FLOAT SWITCH ATTACHED TO THE SECONDARY DRAIN OUTLET TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE AC SYSTEM AND PROVIDE SECONDARY DRAIN PAN WITH 2" HIGH SIDES AND A CONDENSATE FLOAT SWITCH TO ALSO SHUT DOWN THE AC SYSTEM DEVICE. SEE HVAC DETAILS.
 - GENERAL EXHAUST FANS SHALL OPERATE ON AN ADJUSTABLE 7-DAY TIME - OFF - DAY SCHEDULE. FANS SHALL BE SCHEDULED TO OPERATE WITH BUILDING OCCUPANCY. MECHANICAL/ELECTRICAL ROOM EXHAUST FANS SHALL OPERATE ON A SPACE THERMOSTAT TO MAINTAIN ROOM TEMPERATURE AT 75°F (A.U.J.).
- AIR DISTRIBUTION - DUCTWORK
 - U.O.N. ALL CONCEALED SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE R-8 STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER. ALL FLEX DUCTS IN ATTICS SHALL BE R-8 CONCEALED SUPPLY AND RETURN DUCTS INSIDE THE THERMAL ENVELOPE 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.
 - U.O.N. ALL CONCEALED SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE R-8 STANDARD DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER. ALL FLEX DUCTS IN ATTICS SHALL BE R-8 CONCEALED SUPPLY AND RETURN DUCTS INSIDE THE THERMAL ENVELOPE 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.
 - U.O.N. EXHAUST AIR DUCT SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS, TERMINATE OUTSIDE THE BUILDING, AND BE EQUIPPED WITH A BACK DRAFT DAMPER. (NO T-FIN ALLOWED)
 - 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)
 - ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS ETC AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER.
 - PROVIDE TYPE "B" FIRE DAMPERS IN ALL DUCTS OR OPENINGS PENETRATING FIRE RATED WALLS, MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS, PARTITION WALLS, FLOORS OR ROOF SLABS AND AT OA INTAKES.
 - PROVIDE RADIATION DAMPERS IN RATED CEILING OPENINGS, CEILING FANS, DIFFUSERS OR GRILLES RATED FOR USE IN THE CEILING ASSEMBLY.
 - ALL ELBOWS AND TEES MUST BE FURNISHED WITH WRITING VANGES.
 - ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE OFF WHITE BAKED ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE NAILOR OR APPROVED EQUIVALENT.
 - ALTERNATE 1: PROVIDE MANUAL VOLUME DAMPER AT ALL SUPPLY DIFFUSERS.
 - ALTERNATE 2: PROVIDE MANUAL VOLUME DAMPER AT ALL BRANCH TAKE OFF'S. WHERE DUCTWORK IS NOT ACCESSIBLE TO SERVICE MANUAL VOLUME DAMPERS SHALL BE PROVIDED AT SUPPLY DIFFUSERS. (AS PER ALTERNATE 1)
 - 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 INCH - PROVIDE GOOSE NECK OR RAIN CAP ON ROOF TERMINATIONS.
 - CLOTHES DRYERS EXHAUST DUCTS (OR VENTS) SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, BE CONSTRUCTED OF A MINIMUM 26 GA. METAL PIPE HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING 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 AT THE DUCT TERMINATION. DUCT SHALL NOT BE ASSEMBLED WITH SHEET METAL SCREWS OR OTHER FASTENERS WHICH 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.
 - FBC 601.4 BALANCED RETURN AIR: IN ADDITION TO TRANSFER DUCT SERVING A ROOM OR AREA, PROVIDE DOOR UNDERCUT AT LEAST 1" UNRESTRICTED.
 - FBC 403.2.2 PROVIDE A 1" LC DOOR AS MAKEUP AIR MEANS IN THE BATHROOMS OR INDIVIDUAL TOILETS ROOM AND LAUNDRY ROOMS.
 - ALL OUTDOOR EXHAUST OPENINGS SHALL BE LOCATED SO AS NOT TO CREATE NUISANCE. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
 - BC-M-401.5 EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTSIDE SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES. OPENINGS SHALL BE NOT LESS THAN 1/4" AND NOT MORE THAN 1/2" IN ANY DIRECTION.
 - INSULATION MATERIALS: FACINGS, VAPOR RETARDERS SHALL HAVE A FLM-PR4 CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723.



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BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

SANITARY PLAN

PROJECT NUMBER 20263

DATE PROJECT NUMBER APRIL 15, 2021

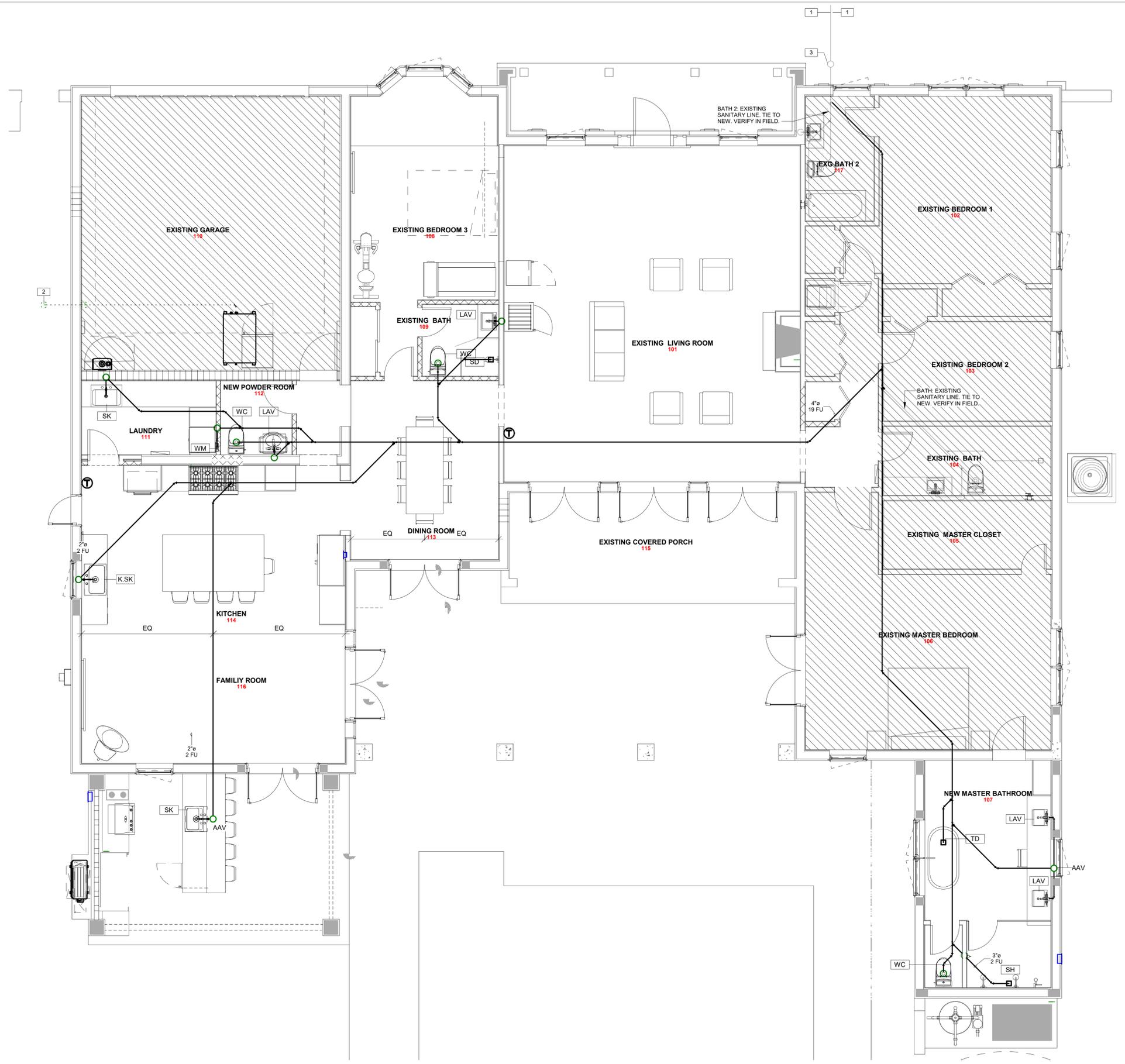
DRAWN BY X.B.

CHECKED BY A.H.

P.101

SCALE 1/4" = 1'-0"

4/15/2021 11:43:11 AM



P-PLUMBING FIXTURE SCHEDULE

Type Mark	Description	Count	WASTE		COLD WATER		HOT WATER	
			WFU	TOTAL	CWFU	TOTAL	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	SHOWER	4	2	2	3	3	3	3
SK	LAUNDRY SINK	2	2	4	1	2	1	2
TD	TUB / WHIRLPOOL	1	2	2	0	0	0	0
TUB	TUB	2	1	1	5.5	5.5	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
Grand total: 20			29	29	24.5	24.5	14.5	14.5

- 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		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
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

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1020 CASTILLE AVE.
 CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

REVISIONS

WATER DISTRIBUTION PLAN

PROJECT NUMBER 20263

DATE PROJECT NUMBER APRIL 15, 2021

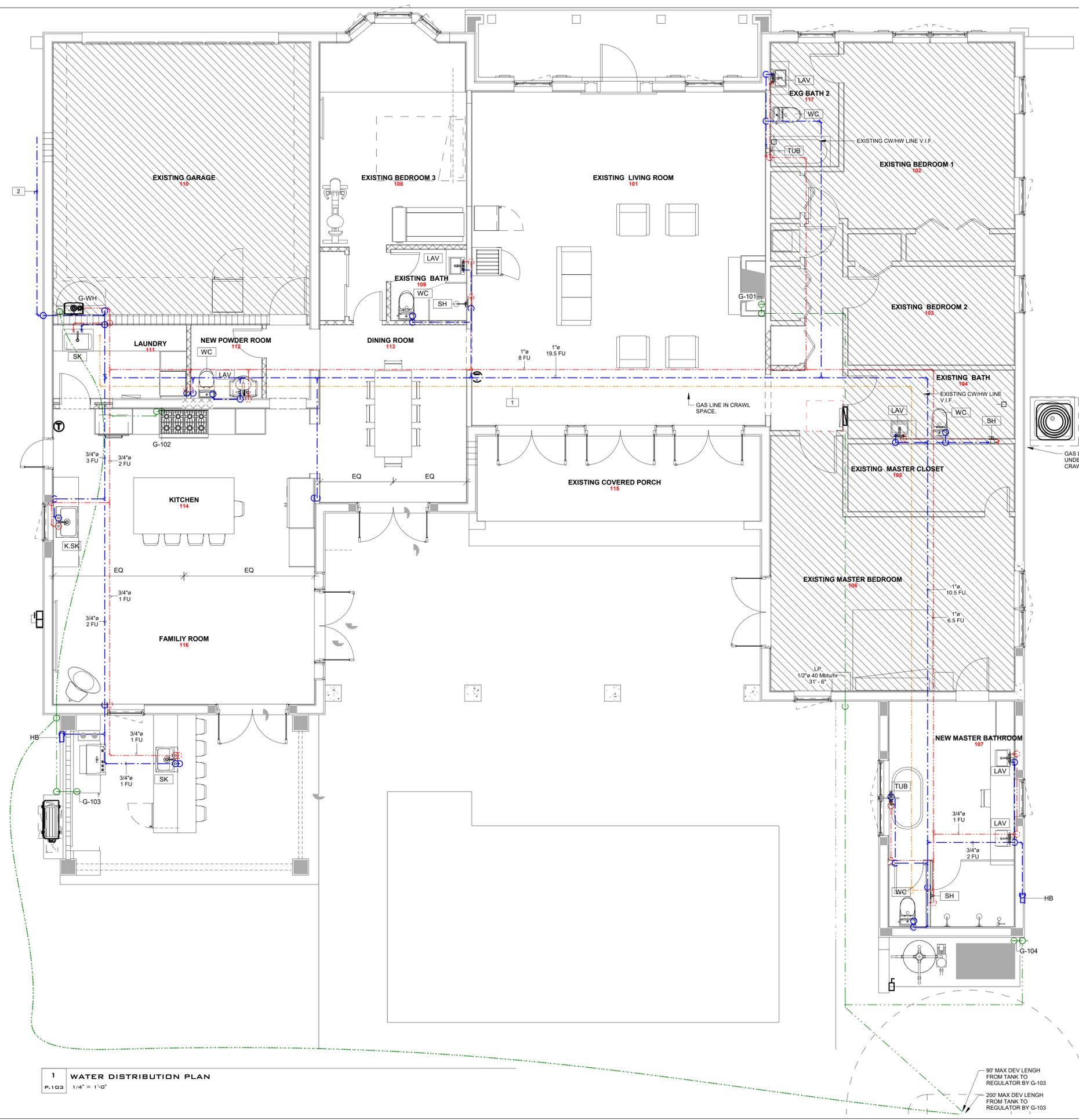
DRAWN BY X.B

CHECKED BY CHECKER

P.103

SCALE 1/4" = 1'-0"

4/15/2021 11:43:17 AM



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.

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		CLEAN OUT
	STORM DRAIN PIPE		P-TRAP
	STORM DRAIN SECONDARY		HOSE BIB W/ SOV
	GAS PIPE		RECESSED HOSE BIB W/ SOV
	GAS 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
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 DISTRIBUTION PLAN
 P.103 1/4" = 1'-0"

90' MAX DEV LENGTH FROM TANK TO REGULATOR BY G-103
 200' MAX DEV LENGTH FROM TANK TO REGULATOR BY G-104

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BARED RESIDENCE

1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

REVISIONS

RISER

PROJECT NUMBER: 20263

DATE: APRIL 15, 2021

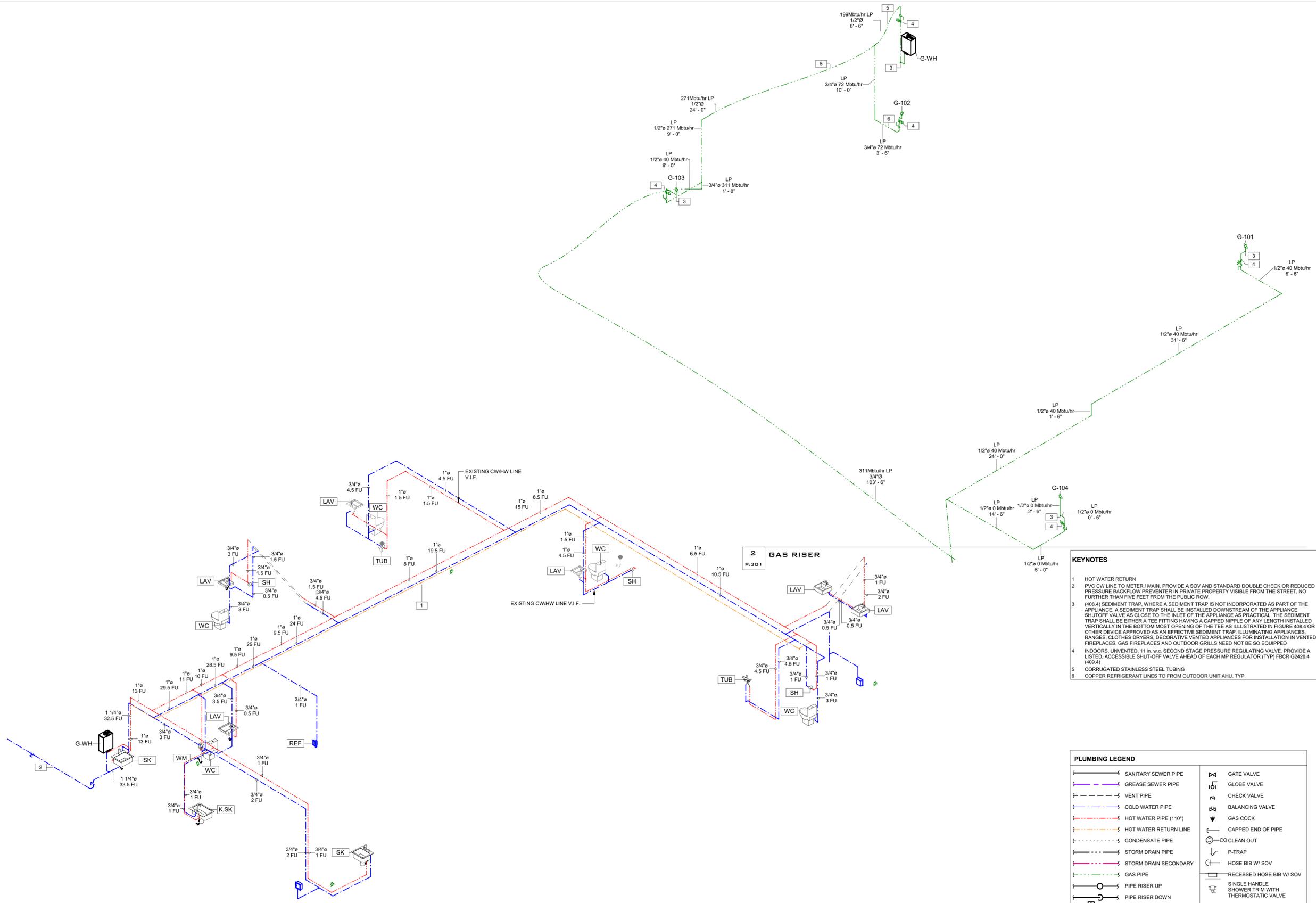
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CHECKED BY: CHECKER

P.301

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

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- 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 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		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		
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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
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1 WATER RISER
P.301

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MDP 220.82 FEEDER AND SERVICE LOAD CALCULATIONS

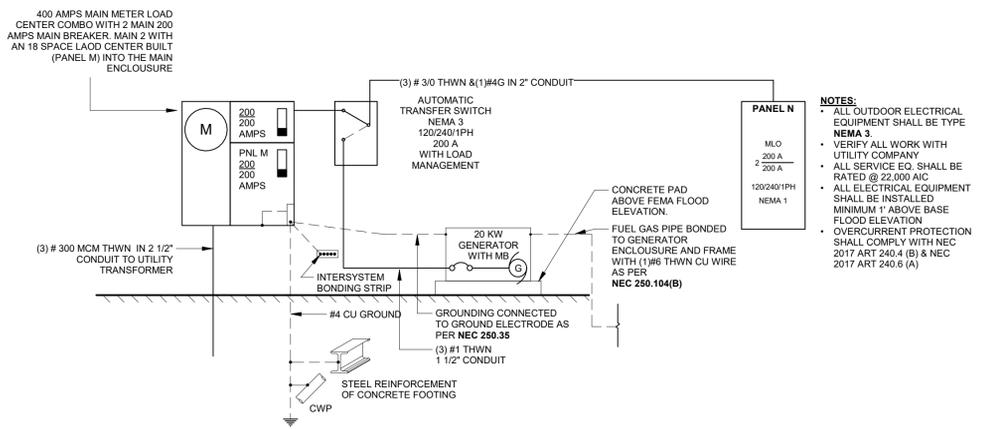
Part	Description	VA	Wires	Rating	kVA
PART B					
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP		3,324 VA	@3 VA/ft ²		10.0 kVA
NEC 220.52 (A) SMALL APP CKT		3 @ 1.5 kVA each			4.5 kVA
NEC 220.52 (B) LAUNDRY CKT		1 @ 1.5 kVA each			1.5 kVA
(3) a. APPLIANCES FASTENED IN PLACE					
		16.4 kVA		0.0 kVA	16.4 kVA
(3) b. RANGES & OTHER COOKING APP					
					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

Part	Description	VA	Wires	Rating	kVA	LOADS ON LOAD MANAGEMENT RELAYS	LOADS NOT ON LOAD MANAGEMENT RELAYS
PART III							
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP		3,324 VA	@3 VA/ft ²		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							
			@ 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 EV CHARGER TO 4 APPLIANCES 75%)							
		16.4 kVA	@ 75%		12.3 kVA		6.9 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							
		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	Description	VA	Wires	Rating	kVA
PART III					
NEC 220.12 UNIT AREA GEN LIGHTS AND RECEP		1,155 VA	@3 VA/ft ²		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					
			@ 100%		3.0 kVA
BALANCE					
		0.5 kVA	@ 35%		0.2 kVA
APPLIANCES LOAD - 220.53					
SUBTOTAL APPLIANCES FASTENED IN PLACE, (IF 100%, IF > OR = TO 4 APPLIANCES 75%)					
		0.0 kVA	@ 75%		0.0 kVA
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					
		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

Location: LAUNDRY 111
Supply From: ELECTRICAL SERVICE
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22000
Mains Type: MB
Mains Rating: 225 A
MCB Rating: 225 A

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			100 A	2-#3, 1-#3, 1-#3	EXG ELECTRICAL PNL B TO REMAIN	N-2		
N-3								2500 VA	7090 VA	2			N-4		
N-5	AC SYSTEM 1	2-#6, 1-#6, 1-#10	60 A		2	5621 VA	3700 VA			40 A	2-#8, 1-#8, 1-#8	EV CHARGER	N-6		
N-7								5621 VA	3700 VA	2			N-8		
N-9	- DISPOSAL- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N3	1	750 VA	1500 VA			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		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	N1		N-16		
N-17	- SMALL APP- KITCHEN	1-#12, 1-#12, 1-#12	20 A	N1	1	1500 VA	1050 VA		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	20 A	1-#12, 1-#12, 1-#12	- GEN LIGHTS & RECP	N-20	
N-21	- LAUNDRY RECEPTACLE	1-#12, 1-#12, 1-#12	20 A	N3	1	1500 VA	360 VA			20 A	1-#12, 1-#12, 1-#12	- BATH RECEPTACLES...	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		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		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		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		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		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, REPLACE EXISTING BREAKER WITH AFCI
- ELECTRIC RANGE/OVEN	0 VA	0.00%	0 VA		N6- REPLACE EXISTING ELECTRICAL BREAKER WITH NEW IN NEW PANEL. NO NEW LOAD ADDED.
HVAC	20782 VA	100.00%	20782 VA		N7- EXISTING PLUS NEW OR RELOCATED ELECTRICAL FIXTURES, REPLACE EXISTING BREAKER WITH AFCI/GFCI
Motor	0 VA	0.00%	0 VA		

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE 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 OBTAIN 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 DESIGNATION WITH ALL TRADES.

ALL RIGHTS RESERVED.

E-LIGHTING FIXTURE SCHEDULE				
MARK	MFG	MODEL	DESCRIPTION	#
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 RECESSED LIGHT	1
L09			OUTDOOR SCONCE	6
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 ROUND 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
AFF	ABOVE FINISH FLOOR	NEC	NATIONAL ELECTRIC CODE
AC	ABOVE COUNTER	PB	PUSH BUTTON
CL	CENTER LINE	VP	VAPOR PROOF
		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 85 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 (0.344 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.

CONSULTANT
SIGN & SEAL

BARED RESIDENCE

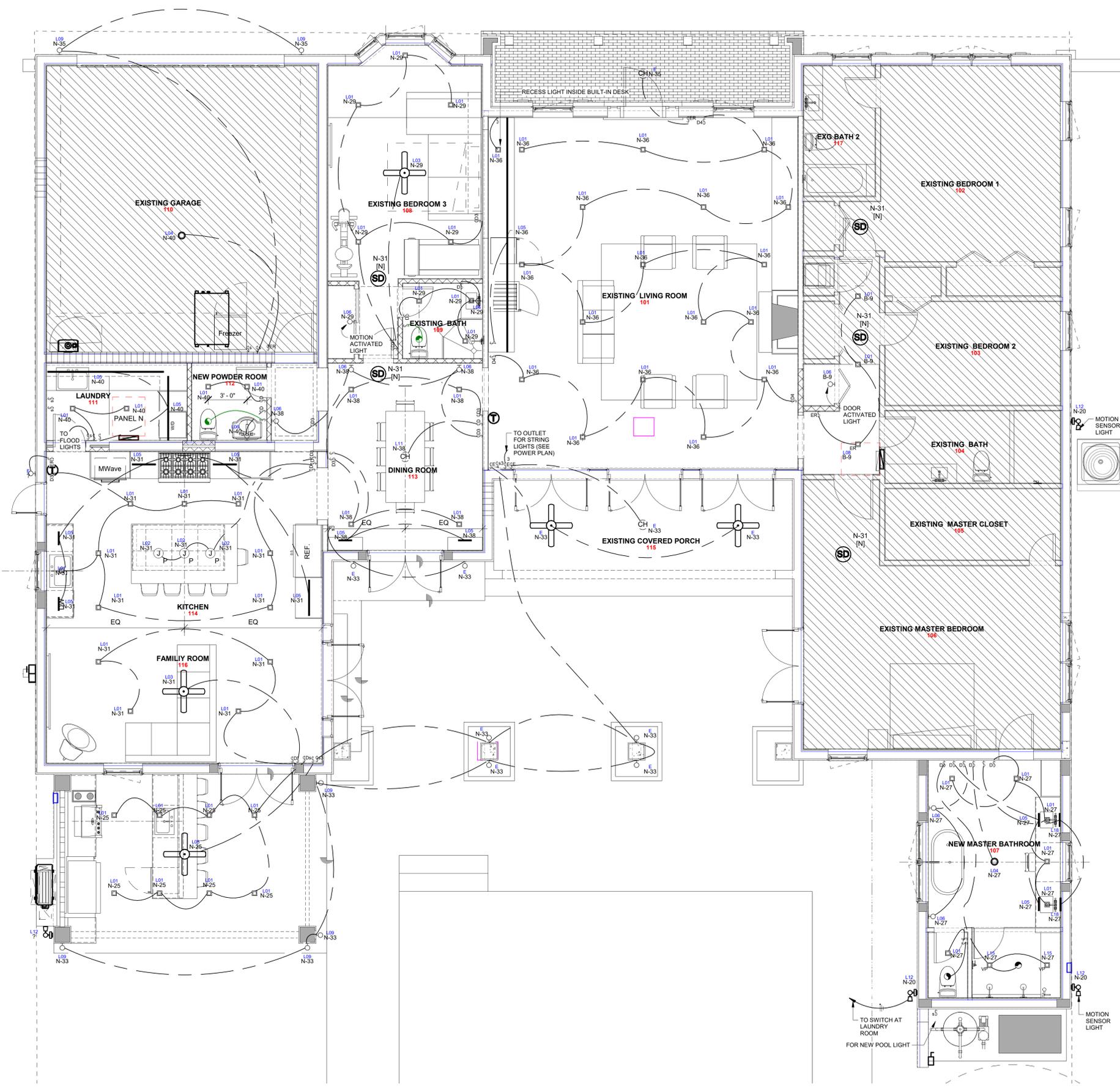
1020 CASTILLE AVE.
CORAL GABLES, FL 33134

NO.	DATE	DESCRIPTION

REVISIONS	

LIGHTING PLAN

PROJECT NUMBER	20263
DATE	APRIL 15, 2021
DRAWN BY	CIR
CHECKED BY	A.H.
SCALE	1/4" = 1'-0"



1 LIGHTING PLAN
E.100 1/4" = 1'-0"

