

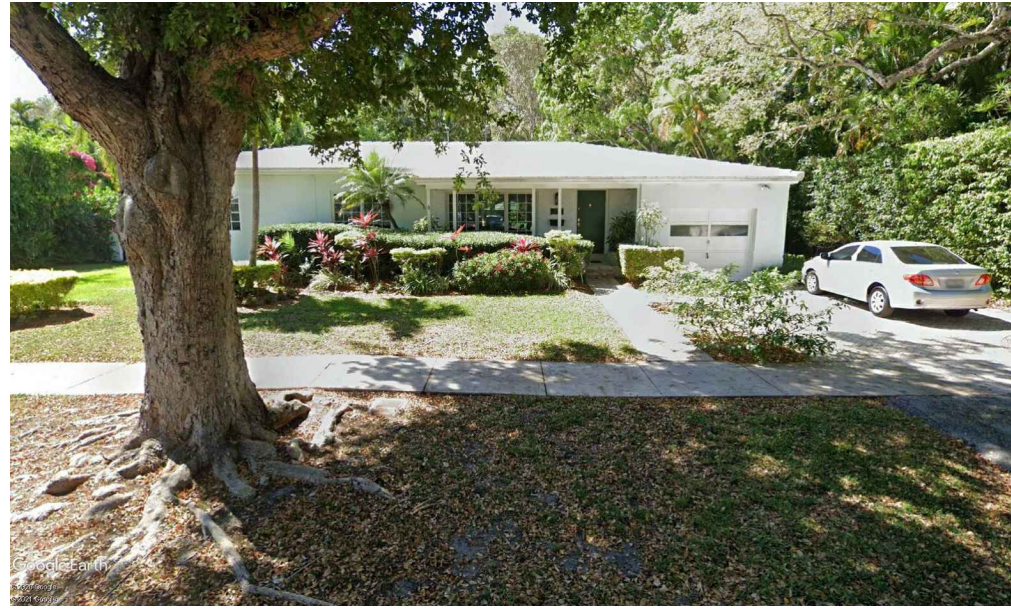
SAN JUAN DRIVE



7320 MINDELLO STREET



7310 MINDELLO STREET
(SUBJECT PROPERTY)



7300 MINDELLO STREET

MINDELLO STREET



625 SAN JUAN DRIVE



628 SAN JUAN DRIVE

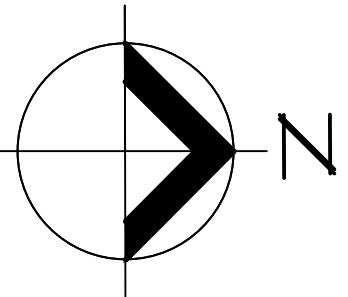
GONDOLIERE AVENUE



625 GONDOLIERE AVENUE

STREETSCAPE

SCALE : N.T.S.



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



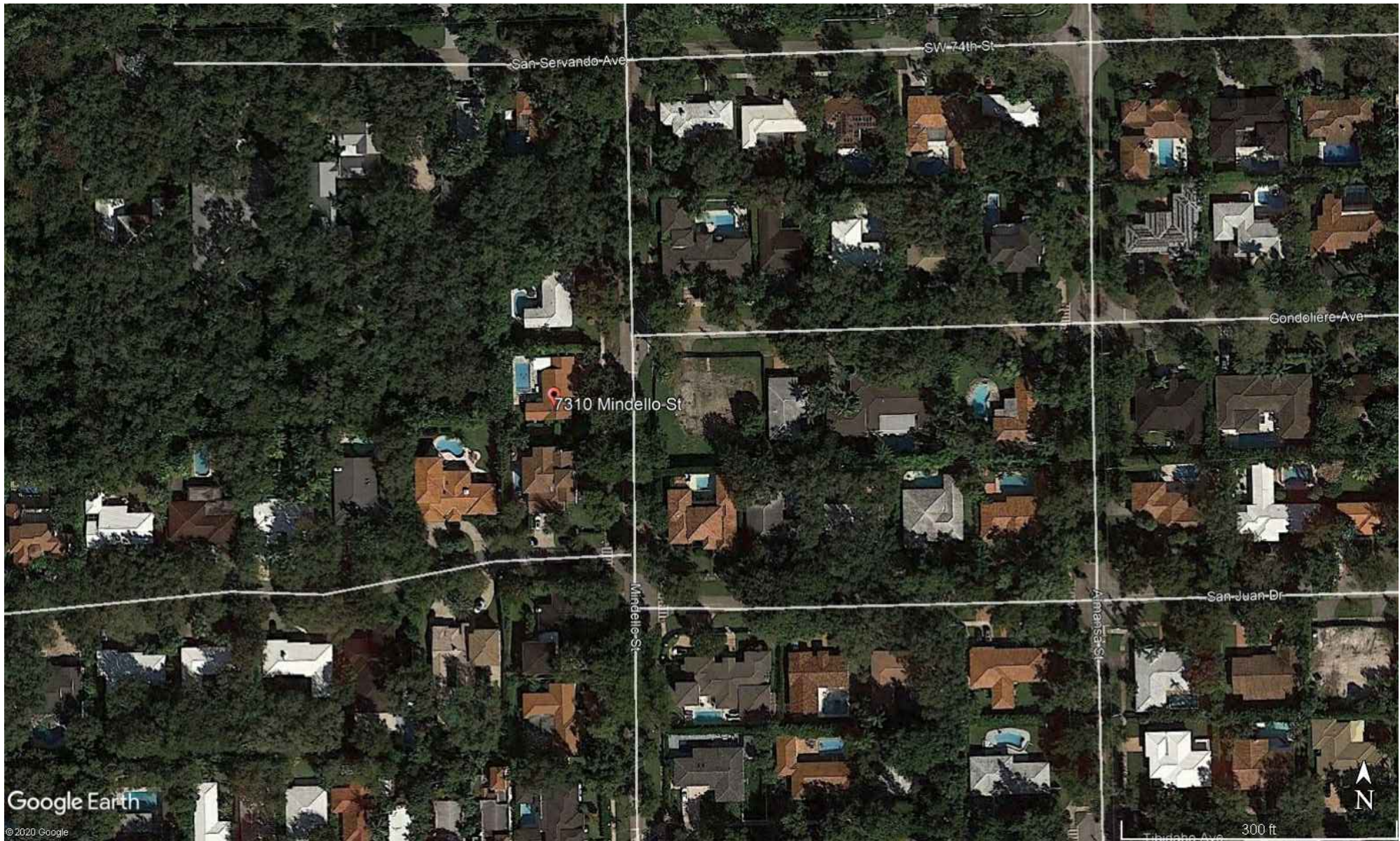
EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION

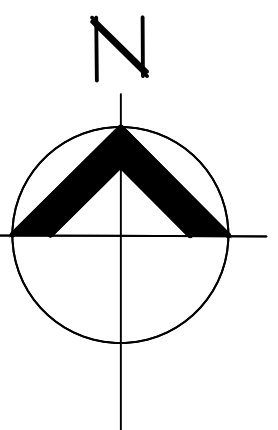
EXISTING RESIDENCE

SCALE : N.T.S.



LOCATION SKETCH

SCALE : N.T.S.



RESIDENCE FOR:

7310 MINDELLO STREET

FLORIDA

OWNER:

MR. & MRS. MALABET

DATE: 3/22/21

ISSUED: XX

DRAWN: AR

CHECKED: AR

PROJECT NO.

SHEET:

STREETSCAPE

1 OF 1

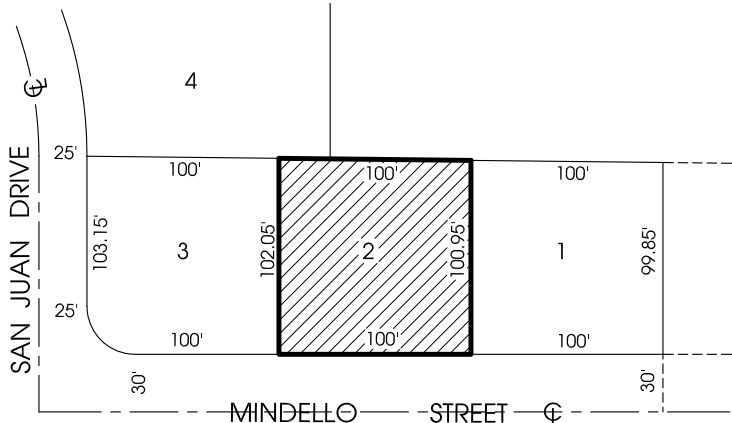
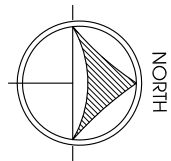


ANTONIO E.
RODRIGUEZ

CAD Studio Architecture
REGISTRATION No. 84002588
LIC. No. AB93309
2808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1088

LOCATION MAP

Scale: 1" = 100'



LEGAL DESCRIPTION:

FOLIO: 03-4132-002-0020
LOT 2, "SAN JUAN HEIGHTS" ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 57, AT PAGE 16, OF THE PUBLIC RECORDS, OF
MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

7310 MINDELLO STREET, CORAL GABLES, FLORIDA 33143

FLOOD ZONE: "X" COMMUNITY: 120639 PANEL: 0459
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: N/A

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE
RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER
RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS
WERE NOT LOCATED.
- ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF
THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE
AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES
NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- BENCHMARK: #576ELEVATION: 10.85 FEET
LOCATION: S.W. CORNER MINDELLO STREET & SAN JUAN DRIVE

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY
SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED MIGUEL ESPINOSA FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No. 5101-STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED
ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

CERTIFIED TO:

JOSE MALABET
CLAUDIA CHAGUI

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
(Meas)	=DENOTES MEASURE
(Rec)	=DENOTES RECORD
(Calc)	=DENOTES CALCULATED
R/W	=DENOTES RIGHT - OF - WAY
CL	=DENOTES CENTERLINE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
CL.	=DENOTES CLEAR
N.	=DENOTES NORTH
S.	=DENOTES SOUTH
E.	=DENOTES EAST
W.	=DENOTES WEST
D	=DENOTES DELTA
R	=DENOTES RADIUS
L	=DENOTES ARC LENGTH
CH	=DENOTES CHORD LENGTH
O/S	=DENOTES OFFSET
ID.	=DENOTES IDENTIFICATION
	=DENOTES WATER METER
	=DENOTES WOOD POWER POLE
	=DENOTES WOOD FENCE
	=DENOTES CHAIN LINK FENCE
	=DENOTES IRON FENCE
	=DENOTES OVERHEAD WIRES
	=DENOTES FOUND IRON PIPE (NO ID.)

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER
7700 NORTH KENDALL DRIVE, SUITE 306, MIAMI, FLORIDA 33156
PHONE: (305) 262-2992

L.B. No. 6463

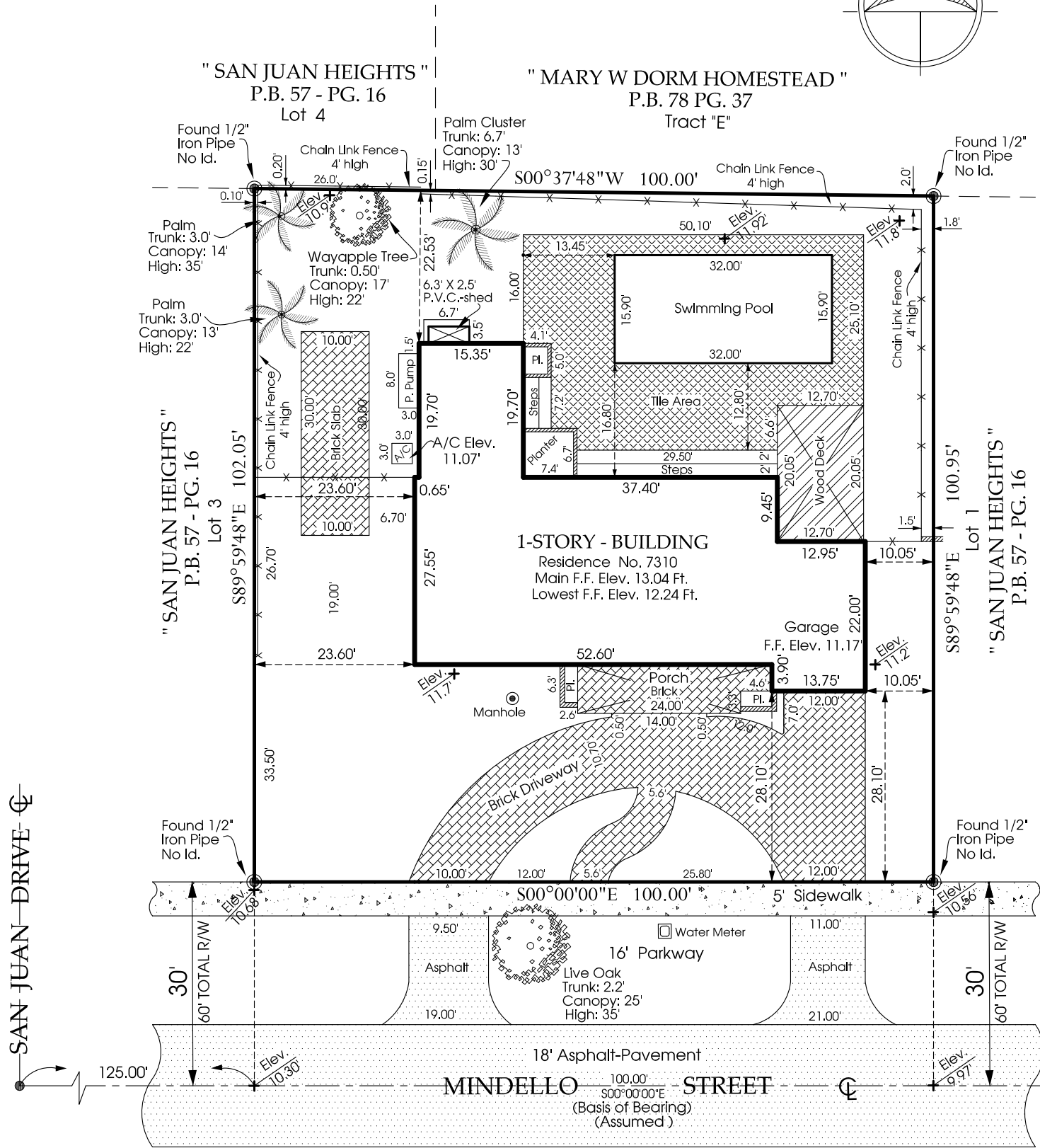
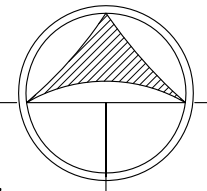
BOUNDARY SURVEY

Original Date:	Field date:	Revision Date:	Drawn by:	Job No.
04/18/2018	04/18/2018	04/18/2018 09/15/2020	M.F.	S-13839

MAP OF SURVEY

Scale: 1" = 20'

NORTH



SAN JUAN DRIVE

125.00'

Elev. 10.30'

30' TOTAL R/W

60' TOTAL R/W

18' Asphalt-Pavement

MINDELLO STREET

100.00' (Basis of Bearing) (Assumed)

S-12812



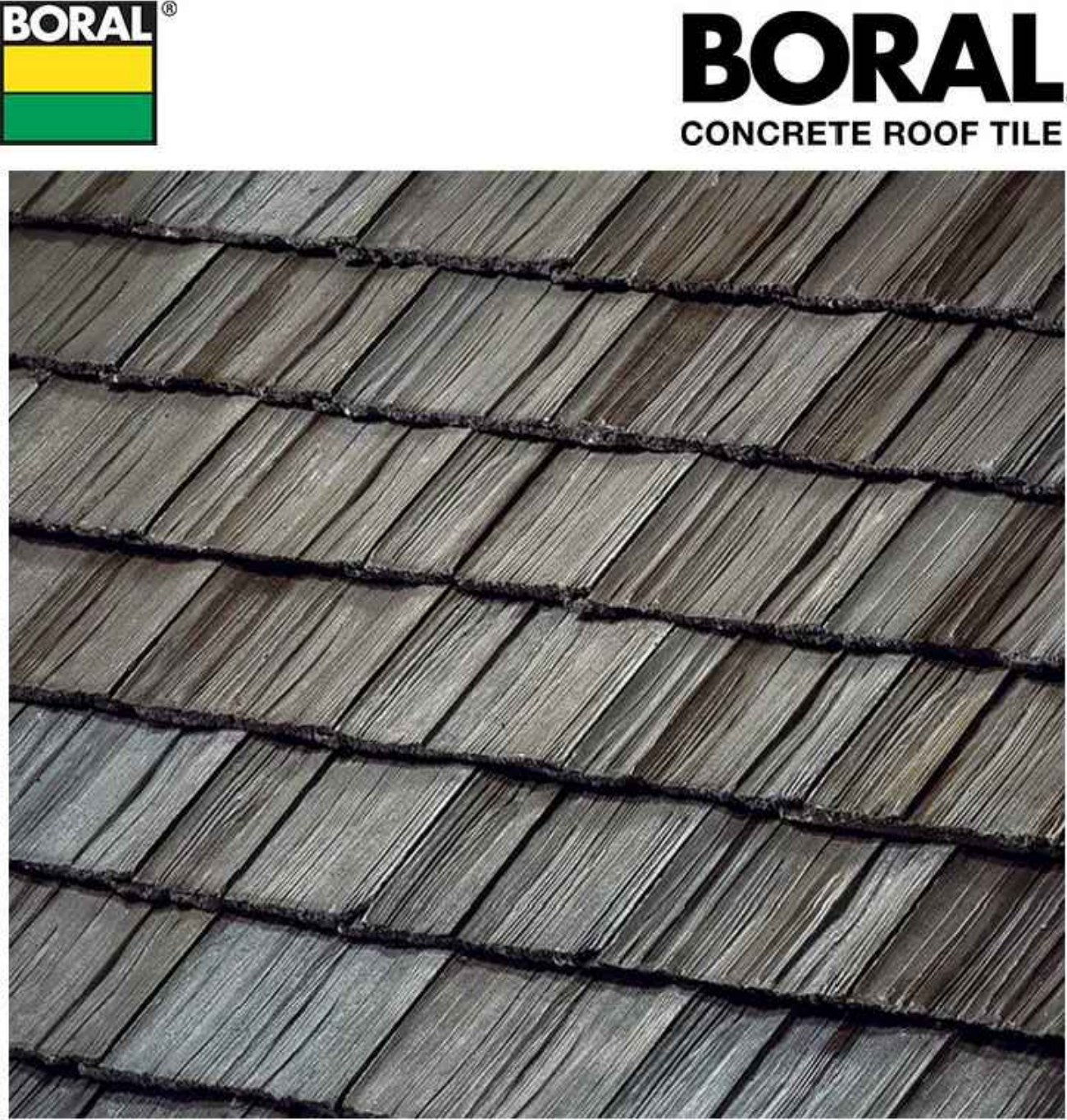
DRIVEWAY PAVERS



WINDOW & DOOR FRAME COLOR



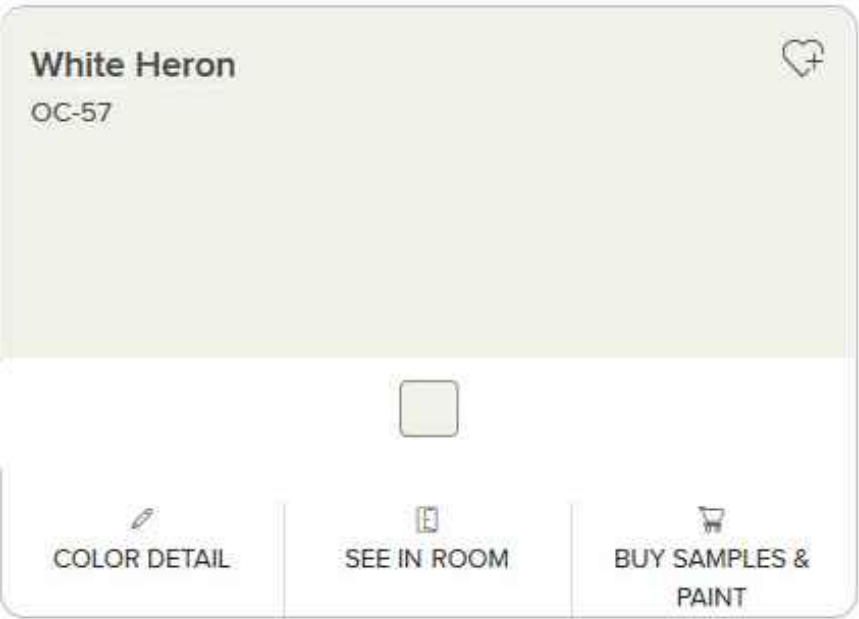
SHUTTER & FRONT DOOR COLOR



SKU: 1MDCL5011 Madera 900 - Vintagewood

www.BoralRoof.com

ROOF TILE



HOUSE & TREELIS COLOR

PROPOSED MATERIALS & COLOR
SELCTIONS

ADDITION/REMODELING FOR:

7310 MINDELLO STREET

GENERAL NOTES :

1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.).
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60000 PSI GRADE 60, AND MEET ASTM A-615 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES', U.O.N.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. STRUCTURAL DRAWINGS SHALL COORDINATED TOGETHER WITH ARCHIT. TEXTURAL, A/C, ELECTRICAL AND MECHANICAL DUGS, TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS'
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 'RECOMMENDED PRACTICE FOR CONCRETE FORMWORK'
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT/ ENGINEER'S APPROVAL.
10. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
11. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
12. CONTRACTOR SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
13. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
14. THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS, AND TO VERIFY THE ACTUAL PLACING OF REBARS IN THE FIELD.
15. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL ORDINANCES AND THE 'FLORIDA BUILDING CODE', CURRENT EDITION.
16. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
17. NO TIE BEAMS SHALL BE FORMED / POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
18. ARCHITECT / ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 24 HOURS IN ADVANCE PRIOR TO INSPECTION.
19. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE CONTRACTOR FOR INSTALLATION.
20. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR EXTRA WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
21. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGHEST QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. THE CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DIRT, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FROM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS. THE CONTRACTOR SHALL CLEAN SITE ONCE PER WEEK TO THE OWNERS SATISFACTION.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. FOR BURGLARY INTRUSION NOTES REFER TO 'METROPOLITAN DADE COUNTY CODE', SECTION 8C/8.
28. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL / ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
29. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERRABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK. ALL SHOP DRAWINGS ARE TO BE APPROVED BY THE ARCHITECT BEFORE THE WORK COMMENCES.
30. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
31. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A 'RUNDLIST', INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
32. CONTRACTOR TO VERIFY THAT THERE ARE NO PERTINENT FEATURES ON THE ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.
33. THE CONTRACTOR SHALL INCLUDE IN HIS BID, THE COST OF THE FOLLOWING ADDITIONAL LABOR AND MATERIALS. THESE MATERIALS AND WORK SHALL BE USED FOR EXTRA WORK PERFORMED IN THE FIELD AT THE DIRECTION OF THE ARCHITECT OR ENGINEER. UNUSED PORTIONS SHALL BE CREDITED TO THE OWNER AT COMPLETION OF THE PROJECT:
 - 1 TON OF STRUCTURAL STEEL, INCLUDING FABRICATION AND PLACING.
 - 2 TONS OF REINFORCING STEEL, INCLUDING FABRICATION, BENDING AND PLACING
 - 10 CUBIC YARDS OF 5000 PSI CONCRETE INCLUDING FORMING, PLACING AND FINISHING
 - 10,000 FOR EXTRA LABOR PLUS MATERIALS, RELATED STUCCO WORK, PARTITIONS, DRYWALL AND GENERAL CARPENTRY

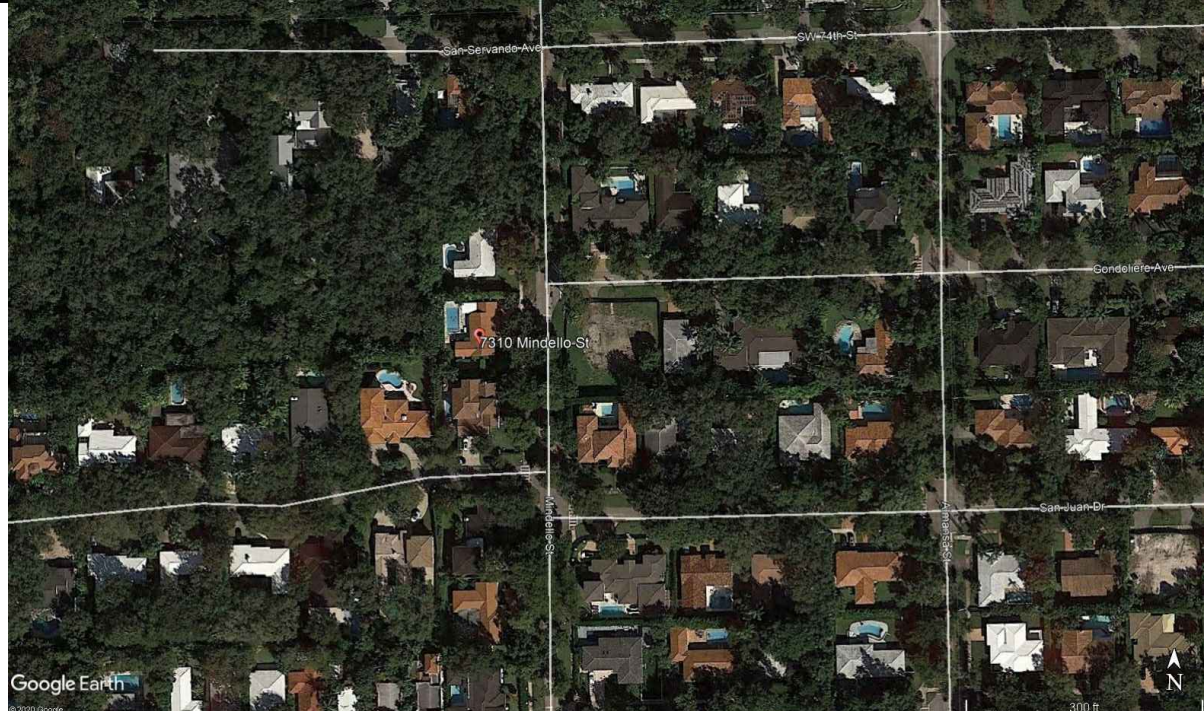
TERMITE NOTES :

- R318.1 TERMITE PROTECTION.
- TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, 'REGISTERED TERMITICIDE.' UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: 'THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.'
- R318.1.1 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.
- R318.1.2 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.
- R318.1.3 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.
- R318.1.4 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.
- R318.1.5 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR PORTLAND ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.
- R318.1.6 IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.
- R318.1.7 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. HOWEVER, A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 482, FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL.
- IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.
- R318.1.8 IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SECTIONS R318.1.1 THROUGH R318.1.6 DO NOT APPLY. APPLICATION OF THE WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE, AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

LEGAL DESCRIPTION

LOT 2, 'SAN JUAN HEIGHTS', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 16 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LOCATION MAP



CODE COMPLIANCE

THE PLANS HEREIN COMPLY WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE, RESIDENTIAL, 6th EDITION

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORE SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

SECURITY AND FORCE ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY SECURITY DEVICES AS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, CURRENT EDITION.
3. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS SHALL BE RABBETTED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON-EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD Z97.1.
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD Z97.1.
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MAGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE. AAMA 19033 PROVIDE LOCKS AS PER SBC 36032(A)/(B) 2(AA) AND (C) EXTERIOR WINDOW SHALL BE LOCKED WITH DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LB. APPLIED IN AN OPERABLE DIRECTION.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

DOOR NOTES
COMPONENTS OF MEANS OF ESCAPE

- A. NO DOOR IN THE PATH OF MEANS OF ESCAPE SHALL BE LESS THAN 28" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- B. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
- C. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- D. DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- E. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2017: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

COPYRIGHT NOTICE

THIS SET OF ARCHITECTURAL DRAWINGS IS AN ORIGINAL DESIGN OF A BUILDING AND IS SUBJECT TO COPYRIGHT PROTECTION AS AN 'ARCHITECTURAL WORK' UNDER SECTION 102 OF THE COPYRIGHT ACT (TITLE 17 OF THE UNITED STATES CODE), AS AMENDED ON DECEMBER 1, 1990. PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. THE TERM 'BUILDING' MEANS STRUCTURES THAT ARE DESIGNED FOR HUMAN OCCUPANCY, HABITABLE BY HUMANS AND INTENDED TO BE BOTH PERMANENT AND STATIONARY. THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION OR WRITTEN CONSENT OF THE ARCHITECT.

ANTONIO E. RODRIGUEZ

CAD Studio Architecture

REGISTRATION No. A40002588

ANTONIO E. RODRIGUEZ - Architect - AIA

LIC. No. A993309

4808 S.W. 72 AVENUE, MIAMI FL. 33155

T. (305) 662-1008

RESIDENCE FOR :

7310 MINDELLO STREET

FLORIDA

OWNER:
MR. & MRS. MALABET

DATE: 3/22/2021

ISSUED: _____

DRAWN: XX

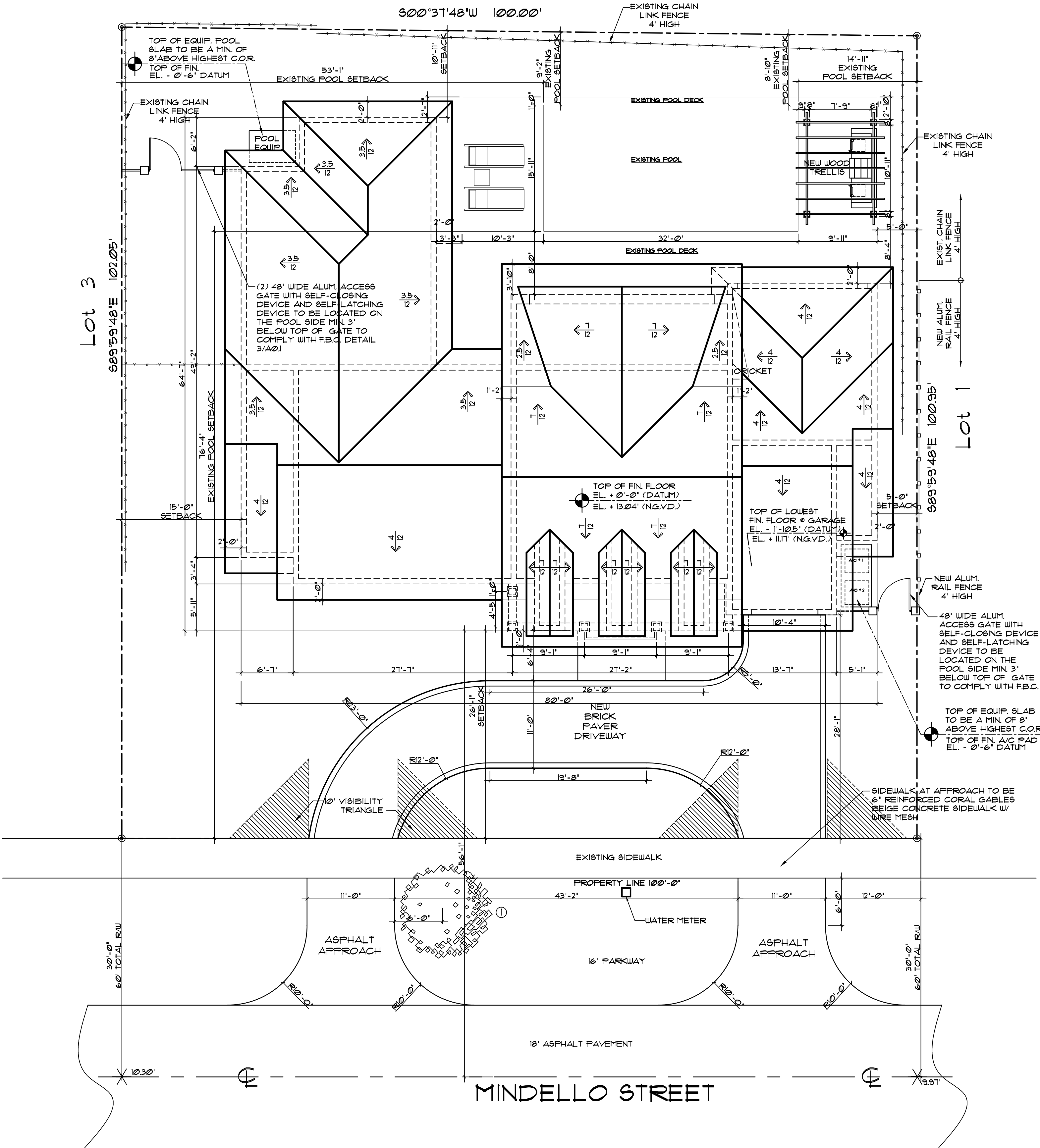
CHECKED: AR

PROJECT No. _____

SHEET:

COVER

1 OF 15



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER F.B.C.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ F.B.C. EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

ZONING CALCULATIONS:

LOT AREA:	10,150 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT :	4,060 SQ. FT. / 812 SQ. FT.
GREEN AREA PROVIDED / FRONT :	4,256 SQ. FT. / 1,542 SQ. FT.
MAX. GROUND COVERAGE ALLOWED 35% :	3,552 SQ. FT.
GROUND COVERAGE PROVIDED :	3,528 SQ. FT.
TOTAL GROUND COVERAGE 45% :	4,561 SQ. FT.
TOTAL GROUND COVERAGE PROVIDED :	4,036 SQ. FT.
MAX AREA : 48 X 5,000 :	2,400 SQ. FT.
35 X 5,000 :	1,750 SQ. FT.
30 X 150 :	45 SQ. FT.
TOTAL AREA ALLOWED :	4,195 SQ. FT.
GROUND FL. A/C AREA :	2,110 SQ. FT.
GARAGE AREA :	342 SQ. FT.
TOTAL AREA PROVIDED:	3,120 SQ. FT.

SETBACKS :

LOCATION	REQUIRED	PROVIDED
FRONT	25'-0"	26'-1"
RIGHT SIDE	5' MIN.	5'-0"
LEFT SIDE	5' MIN.	15'-0"
REAR	10' MIN.	10'-11"

POOL SETBACKS :

LOCATION	REQUIRED	PROVIDED
RIGHT SIDE	5' MIN.	14'-11" EXISTING
LEFT SIDE	5' MIN.	53'-11" EXISTING
REAR	10' MIN.	8'-10" EXISTING

SOIL STATEMENT :

SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. AFTER EXCAVATION SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR THE ENGINEER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

FLOOD ZONE 'X'

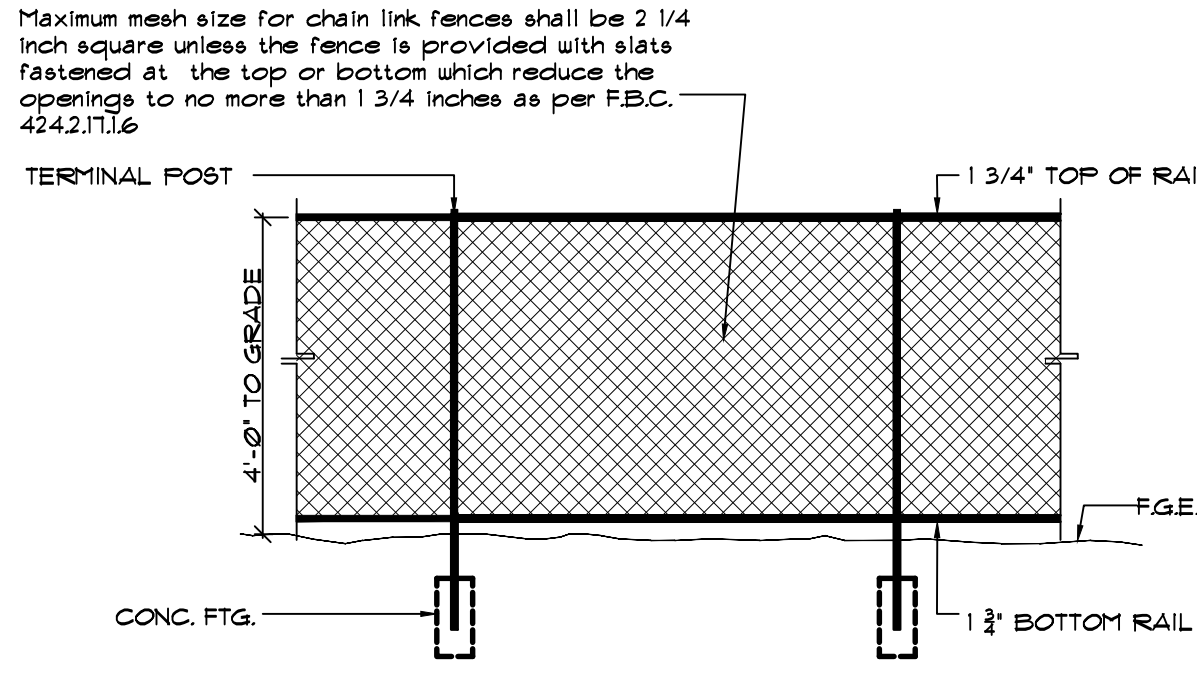
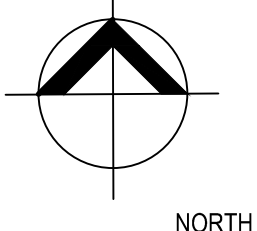
ZONING DISTRICT - SINGLE FAMILY RESIDENTIAL

POOL BARRIER NOTE :

- R4502.11.1 OUTDOOR SWIMMING POOLS. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTIONS R4501.11.1 THROUGH R4501.11.4.
- R4501.11.1 THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE, THE BARRIER MAY BE AT GROUND LEVEL OR MOUNTED ON TOP OF THE POOL STRUCTURE WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE TOP OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).
- R4501.11.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
- R4501.11.3 SOLID BARRIERS WHICH DO NOT HAVE OPENINGS SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
- R4501.11.4 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS LESS THAN 45 INCHES (1143 MM), THE HORIZONTAL MEMBERS SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE. SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH. WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.
- R4501.11.5 WHERE THE BARRIER IS COMPOSED OF HORIZONTAL AND VERTICAL MEMBERS AND THE DISTANCE BETWEEN THE TOPS OF THE HORIZONTAL MEMBERS IS 45 INCHES (1143 MM) OR MORE, SPACING BETWEEN VERTICAL MEMBERS SHALL NOT EXCEED 4 INCHES (102 MM). WHERE THERE ARE DECORATIVE CUTOUTS WITHIN VERTICAL MEMBERS, SPACING WITHIN THE CUTOUTS SHALL NOT EXCEED 1 3/4 INCHES (44 MM) IN WIDTH.
- R4501.11.6 MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE (57 MM) UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES (44 MM).
- R4501.11.7 WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL BE NO MORE THAN 1 3/4 INCHES (44 MM).
- R4501.11.8 GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R4501.11.1 THROUGH R4501.11.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
- R4501.11.9 WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY:
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2011 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

SITE PLAN

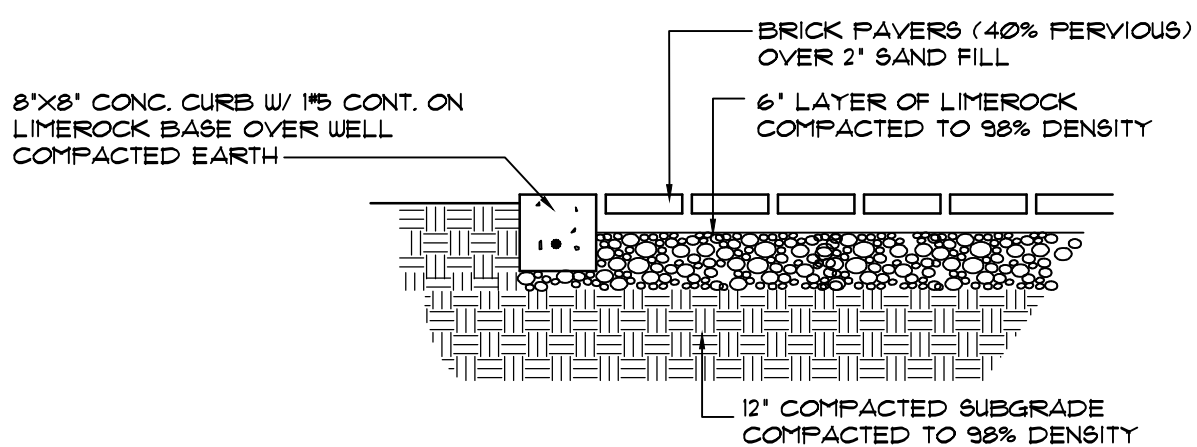
SCALE : 1/8" = 1'-0"



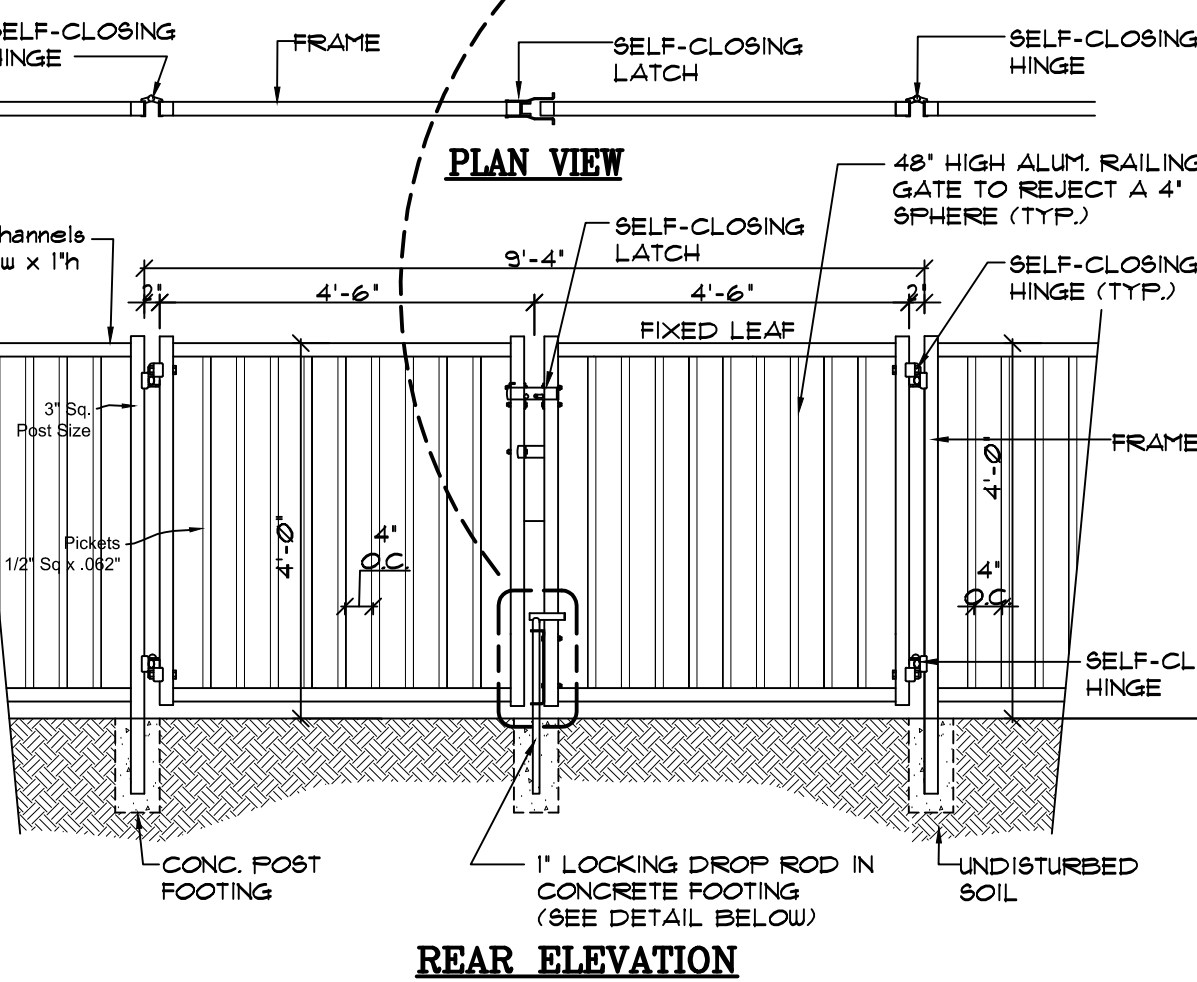
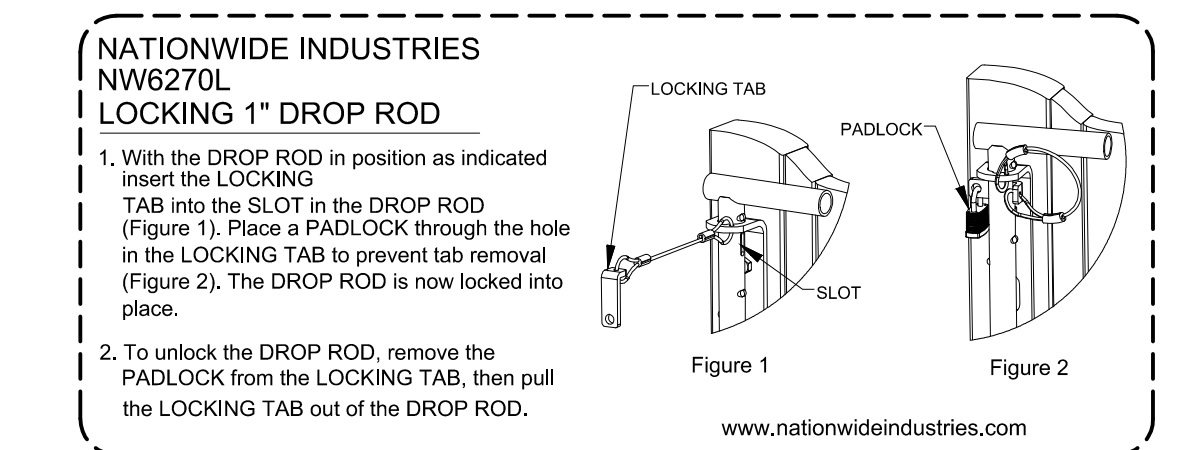
NOTES: 1. CORNER & TERMINAL POST TO BE 2 X 0.042 INCHES OUTSIDE DIAMETER WITH A 10" X 24" CONC. FTG. 2. LINE POST TO BE 1 X 0.041 INCHES OUTSIDE DIAMETER WITH A 8" X 24" CONC. FTG. 3. TOP PORTION OF CHAIN LINK FABRIC TO BE BENT & TIE WIRE TO BE SECURED TO 1 3/4" TOP RAIL.

NOTE: CHAIN LINK FENCE TO COMPLY WITH 2011 F.B.C. TABLE R4408.11 (FENCE UP TO 4' IN HEIGHT).

1 CHAIN LINK FENCE DETAIL



2 TYP. PAVER DETAIL



NOTE: MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RAILINGS FOR ARCHITECT APPROVAL.

3 ALUMINUM FENCE & GATE DET.

SCOPE OF WORK

1. REMOVE & REPLACE EXISTING DRIVEWAY.
2. RENOVATION & ADDITION TO MASTER BEDROOM SUITE.
3. NEW FRONT VERANDA.
4. NEW REAR COVERED TERRACE.
5. NEW LAUNDRY AREA IN EXISTING GARAGE.
6. NEW DEN.
7. EXPANSION OF EXISTING BEDROOM #2.
8. NEW FAMILY ROOM.

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

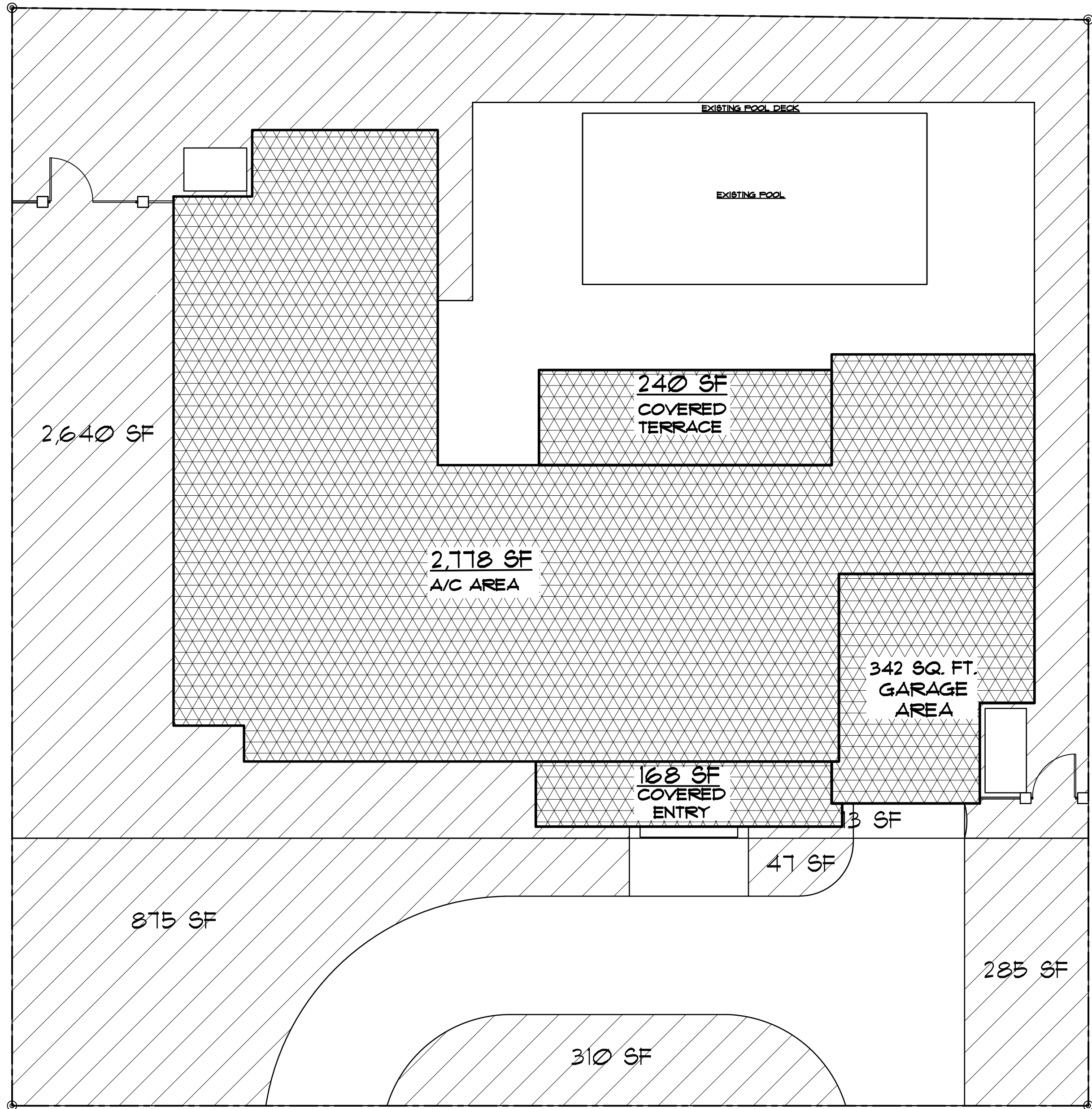
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. A0002588
LIC. No. AB93309
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1088

RESIDENCE FOR:
7310 MINDELLO STREET
FLORIDA

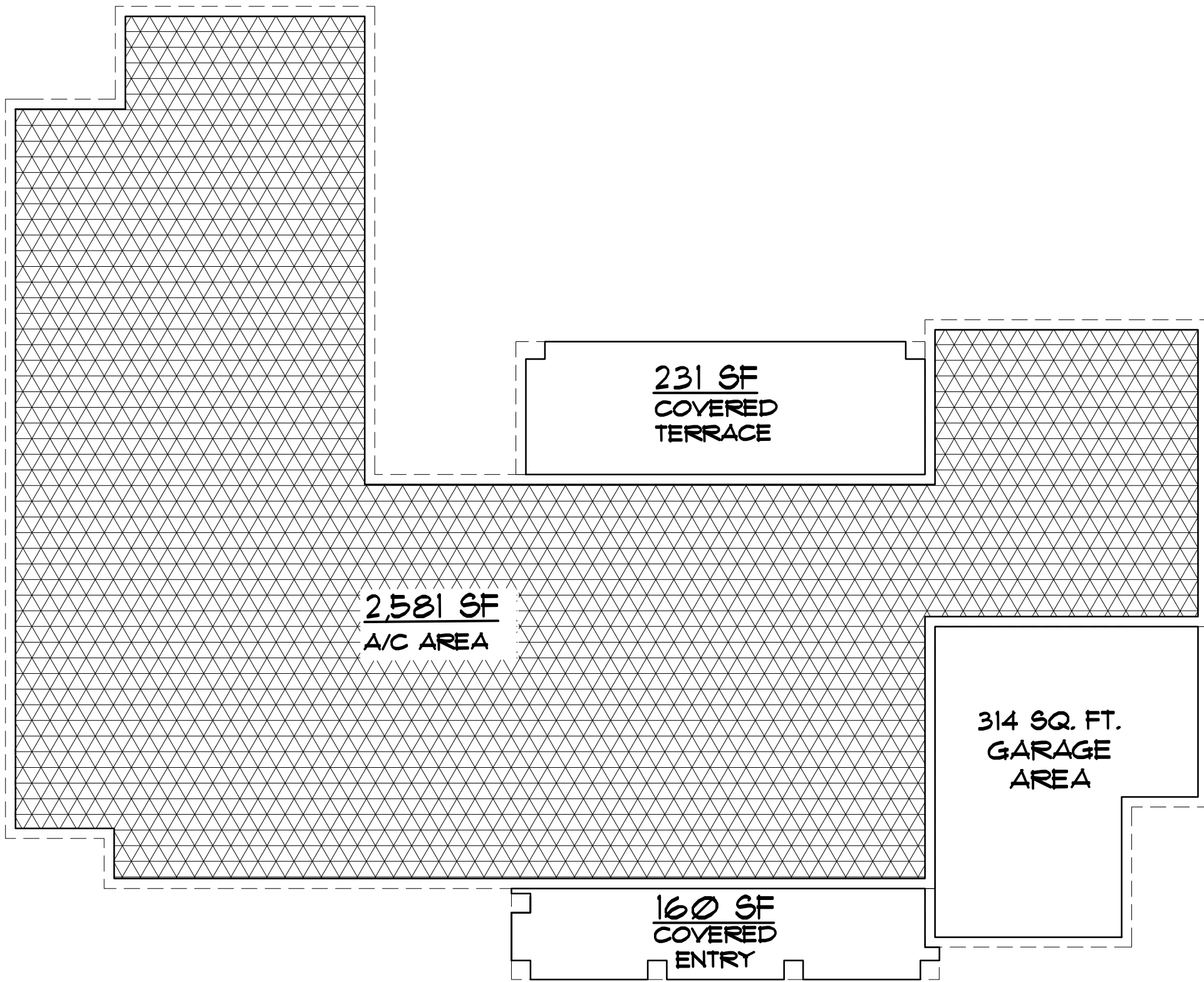
OWNER:
MR. & MRS. MALABET

DATE: 3/22/2021
ISSUED: XX
DRAWN: AR
CHECKED: AR
PROJECT NO.:

SHEET:
A0.1
1 OF 15



GREEN AREA / GROUND COVERAGE PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN

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

AREA USED TO CALCULATE F.A.R.

ZONING CALCULATIONS:

LOT AREA:	10,150 SQ. FT.
MIN. GREEN AREA 40% / 20% FRONT *	4,060 SQ. FT. / 812 SQ. FT.
GREEN AREA PROVIDED / FRONT *	4,170 SQ. FT. / 1,517 SQ. FT.
GROUND COVERAGE ALLOWED 35% *	3,552 SQ. FT.
GROUND COVERAGE PROVIDED *	3,528 SQ. FT.
MAX. TOTAL GROUND COVERAGE ALLOWED 45% *	4,567 SQ. FT.
GROUND COVERAGE	3,528 SQ. FT.
* POOL	500 SQ. FT.
MAX. TOTAL GROUND COVERAGE PROVIDED *	4,028 SQ. FT.

F.A.R. CALCULATIONS:

MAX AREA : 48 X 5,000 *	2,400 SQ. FT.
35 X 5,000 *	1,750 SQ. FT.
30 X 150 *	45 SQ. FT.
TOTAL AREA ALLOWED *	4,195 SQ. FT.

GROUND FL. A/C AREA : 2,118 SQ. FT.

GARAGE AREA : 342 SQ. FT.
TOTAL AREA PROVIDED: 3,120 SQ. FT.

GREEN AREA CALCULATIONS:

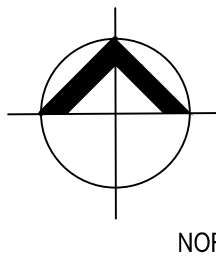
MIN. GREEN AREA REQUIRED (MIN. 40%) *	4,060 SQ. FT.
TOTAL GREEN AREA PROVIDED:	4,170 SQ. FT. (41.08%)
12,640+875+310+47+285+13*	

FRONT GREEN AREA REQUIRED (20% OF 40% MIN.)* 812 SQ. FT.
TOTAL FRONT GREEN AREA PROVIDED: 1,517 SQ. FT. (61 % OF 40%)
:875+310+47+285 =

AREA / LEGEND:

IMPERVIOUS LAND AREA :	2,436 SQ. FT.
(INCLUSIVE OF ALL DRIVEWAYS, POOL DECK, AND OTHER PAVED SURFACES) :	
TOTAL GROUND COVERAGE :	3,544 SQ. FT.
GREEN AREA :	4,170 SQ. FT.
LOT AREA :	10,150 SQ. FT.

AS PER CORAL GABLES ZONING CODE, THE DETERMINATION OF A BUILDING'S FLOOR AREA RATIO SHALL EXCLUDE THE FOLLOWING:
A. THICKNESS OF EXTERIOR WALLS, MEASURED FROM THE INTERIOR FACE OF STRUCTURE.
B. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES WITH AN AVERAGE FLOOR TO CEILING HEIGHT LESS THAN OR EQUAL TO THIRTEEN (13) FEET, SHALL ALSO BE EXEMPT, PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, BREEZEWAY, OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.
C. DETACHED ONE- AND TWO-STORY CARPORTS AND GARAGES LOCATED IN THE REAR YARD, OR WHERE DETERMINED BY THE BOARD OF ARCHITECTS, THAT IS LESS THAN OR EQUAL TO FOUR-HUNDRED (400) SQUARE FEET. ANY ADDITIONAL AREA WILL NOT BE EXCLUDED.
D. STACKED OR TWO (2) STORY PORCHES, AS APPROVED BY THE BOARD OF ARCHITECTS.
E. UPPER VOLUME OF INTERIOR SPACES OR COURTYARDS.
F. BASEMENTS AND ATTICS WITHIN A PITCHED ROOF.



AREAS CALCULATION

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

Always call 811 two full business days before you dig



FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

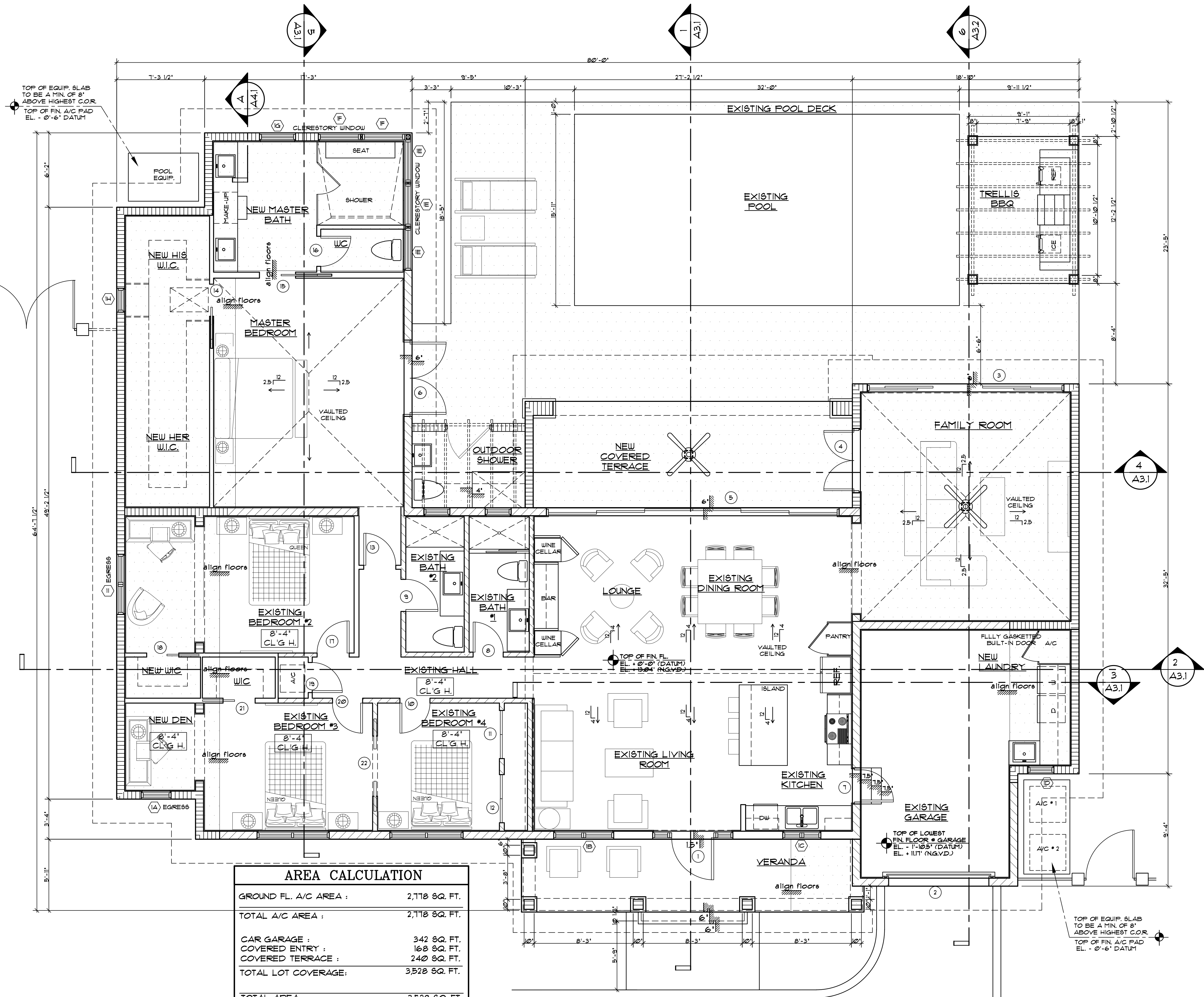
(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC.
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC.
* ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.



AREA CALCULATION	
GROUND FL. A/C AREA :	2,118 SQ. FT.
TOTAL A/C AREA :	2,118 SQ. FT.
CAR GARAGE :	342 SQ. FT.
COVERED ENTRY :	168 SQ. FT.
COVERED TERRACE :	240 SQ. FT.
TOTAL LOT COVERAGE:	3,528 SQ. FT.
TOTAL AREA :	3,528 SQ. FT.

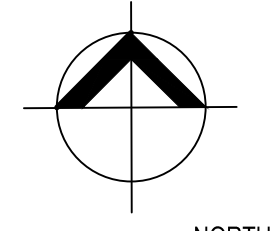
ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (16MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER F.B.C.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ F.B.C. EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

GROUND FLOOR PLAN

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



NOTES:
1. ALL FLAT ROOFS TO HAVE A MIN. SLOPE OF 1/4" X 12' TOWARDS DRAINS AND/ OR SCUPPERS
2. ALL EYEBROWS TO HAVE A MIN. SLOPE OF 1/4" X 12' AWAY FROM INTERSECTING EXTERIOR WALLS
3. ALL DECKS, SUNDECKS, EXTERIOR CORRIDORS AND BALCONIES TO HAVE A MIN. SLOPE OF 1/4" X 12' TOWARDS LINEAR DRAINS
4. ALL PARAPETS TO HAVE A CAP AND FLASHING WITH A SLOPE TOWARDS INSIDE FACE OR PARAPET
5. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOFING INTERSECTIONS (PARAPETS WITH FLAT ROOFS, CRICKETS, TOWERS, EYEBROWS WITH EXTERIOR WALLS, ETC.)
6. ALUMINUM TRELLISES BY OTHERS. SUBMIT SHOP DRAWINGS BY REGISTERED P.E. FOR ENGINEER'S APPROVAL
7. FOR DRAINAGE CALCULATIONS SEE PLUMBING DWGS
*** SEE STRUCTURAL DWGS FOR DIMENSION, FASTENINGS AND REINFORCING DETAILS

CONSTRUCTION KEY NOTES

EXTERIORS	DRAINAGE
1.1 EXTERIOR FIN. FLOOR TO BE NON-SLIPFERY (SEE PLAN FOR SLOPE)	8.1 LINEAR DRAIN (SEE STRUCTURAL DWGS FOR DETAILS AND REINFORCEMENT INFO)
1.2 EXTERIOR CONC. FLOATING STEPS WITH INDIRECT LIGHTING (SEE TYP. DETAIL 3, PAGE A5.2)	8.2 PRECAST OVERFLOW SCUPPER W/ FLASHING AND DRIP CHANNEL AS REQUIRED
2.0 STAIRS	8.3 PRECAST EMERGENCY OVERFLOW SCUPPER W/ FLASHING & DRIP CHANNEL AS REQ'D. 1" TO 4" ABOVE ROOF SURFACE AS PER F.B.C.
2.1 CANTILEVERED CONC. STAIRS WITH WALNUT WOOD VENEER (SEE PLANS FOR TREAD & RISER DIMENSIONS) PREFABRICATED STAIRS (BY OTHERS) PROVIDE SHOP DWGS FOR ARCHITECT'S APPROVAL	8.4 3" DOWNSPOUT INSIDE CMU WALL/ COLUMN (SEE STRUCTURAL DWGS FOR DETAILS AND REINFORCEMENT INFO)
2.2	9.0 ROOF
3.0 COLUMNS	9.1 NEW FLAT ROOF: PROVIDE A MIN. 1/4" X FT. SLOPE (SEE PLAN FOR SLOPE DIRECTION)
3.1 CONCRETE COLUMN	9.2 PROVIDE A MIN. 1/4" X FT. SLOPE AWAY FROM STRUCTURE
3.2 STL. COLUMN TO BE 1 HR FIRE RATED AS PER DET. 8, PAGE 5.1	9.3 8" CMU PARAPET. PROVIDE FLASHING AND COUNTER FLASHING AS REQUIRED (SEE FLOOR PLAN FOR T.O. BEAM ELEV.)
4.0 LOW WALLS	10.0 RAILINGS
4.1 LINE OF WALL/ PARTITION BELOW (8" CMU FOR EXTERIOR LOCATIONS)	10.1 STAIR HANDRAILING: CATEGORY II SAFETY GLASS RAILING 36" AFF. TYP. ALONG STAIRS
4.2 LOW 8" CMU WALL (SEE PLAN FOR TOP OF CAP BEAM ELEV.)	10.2 RAILING: CATEGORY II SAFETY GLASS RAILING MIN. TOP OF RAILING # 42" AFF. (TYP. # OPEN SIDE OF STAIRS/LANDINGS & BALCONIES)
5.0 EXTERIOR CEILING	11.0 MILLWORK
5.1 IPE TONGUE AND GROOVE PLANKS (TYP. # ALL EXTERIOR CEILING UON)	11.1 36" AFF. COUNTER W/ WALL CABINETS (ABOVE) (SEE DETAIL 3, PAGE A5.1)
5.2 SMOOTH STUCCO CLG. ON METAL LATH ON 1/2" PLYWOOD SHEATHING	11.2 42" AFF. BAR COUNTER (CONCRETE FOR EXTERIOR COUNTERS)
6.0 INTERIOR CEILING	12.0 LAUNDRY
6.1 CURTAIN POCKET (SEE TYP. DETAIL 6, PAGE A5.1)	12.1 WASHER FAUCET IN RECESSED METAL POCKET AS PER F.B.C.
6.2 COVE CEILING/ TRAY CEILING WITH INDIRECT LIGHTING ON THE INTERIOR (SEE DETAIL 1, PAGE A5.1)	13.0 BATHROOMS
6.3 22"x36"x3/8" PLYUD. ACCESS PANEL (METAL CLADDED 1 HR FIRE RATED W/ LIGHT & FULL DN. CHAIN & DROP DOWN LADDER). PROVIDE MAXIMUM USABLE AREA # ATTIC # MIN. VERT. HT. OF 30" AS PER F.B.C. 2011	13.1 SHOWER NOTES: - 8'-0" H. CAT. II SAF. GL. DOOR & ENCL. ABOVE W/ HEADER ABOVE MIN. 22" CLEAR DOOR WIDTH - PROVIDE SHAMPOO NICHE (4' MIN. DEPTH) TYP. UON
7.0 STRUCTURE	13.2 VANITY AND MIRROR (TO BE SELECTED BY OWNER)
7.1 LINE OF STRUCTURE/ SECOND FLOOR/ EYEBROW/ OVERHANG ABOVE	
7.2 LINE OF STRUCTURAL MEMBERS HIDDEN ABOVE CEILING	
7.3 A/C DUCT CHASE/ PENETRATION ON BEAM OR SLAB (COORDINATE WITH STRUCTURAL DWGS)	

CONSTRUCTION LEGEND :

NEW 8" CMU WALL: WITH 8" GYP. BD. ** ON 1/2" WD. FURNING # 6" O.C. ON THE INTERIOR SIDE AND STUCCO FINISH ON THE EXTERIOR	NEW STEEL COLUMN: IN 1 HOUR FIRE RATED COVER EXTERIOR STL. COLUMNS. GALVANIZED AND PROTECTED W/ ANTI-CORROSION PAINT COATING.
NEW 8" CMU EXTERIOR LOW WALL: STUCCO FINISH ON BOTH SIDES (SEE PLAN FOR T.O.B.)	NEW CONCRETE COLUMN: REFER TO STRUCTURAL DWGS FOR REINFORCING, SIZE & DETAIL INFO.
NEW 4" PARTITION: 3/8" X 20 GA. CHANNEL SHAPED METAL STUDS # 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES NEW FLOOR OR WALL SURFACE TO BE ALIGN WITH ADJACENT SURFACES AND TO MATCH FINISHES
NEW 1 HR. FIRE RATED WALL: 3/8" X 20 GA. CHANNEL SHAPED METAL STUDS # 16" O/C WITH 1 FULL LENGTH LAYER OF 5/8" TYPE "X" GYP. BD. ** APPLIED VERTICALLY TO EACH SIDE	DENOTES A WATER SURFACE (POOLS, WATER FEATURES ETC.) BY OTHERS. PROVIDE SHOP DWGS FOR APPROVAL.
	DENOTES EXISTING (NOT INCLUDED IN THE SCOPE OF WORK)
** USE CEMENT BOARD IN HIGH-MOISTURE AREAS	* SEE STRUCTURAL DRAWINGS FOR SCHEDULES, REINFORCING AND MORE DETAILS INFORMATION
(F.V.) DENOTES TO BE "FIELD VERIFY"	(E) DENOTES EXISTING TO REMAIN

SYMBOLS

DIFFERENCE AT FLOOR LEVEL	LINE OF STRUCTURE (HIDDEN ABOVE CEILING)
FLOATING STEPS WITH INDIRECT LIGHTING (TYP. # ENTRY STEPS)	LINE OF ELEMENT ABOVE (ON PLANS) BEYOND (ON ELEVATIONS)
DIFFERENCE OF SURFACE/ CEILING LEVEL	LINE OF ELEMENT BELOW
SLOPE DOWN # CEILINGS, FLOORS AND ROOFS (SEE PLANS FOR PITCH)	DOOR (SEE SCHEDULE)
CENTER LINE	WINDOW (SEE SCHEDULE)
(F.V.) DENOTES "FIELD VERIFY"	KEY NOTE (SEE LEGEND)

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLS.

(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

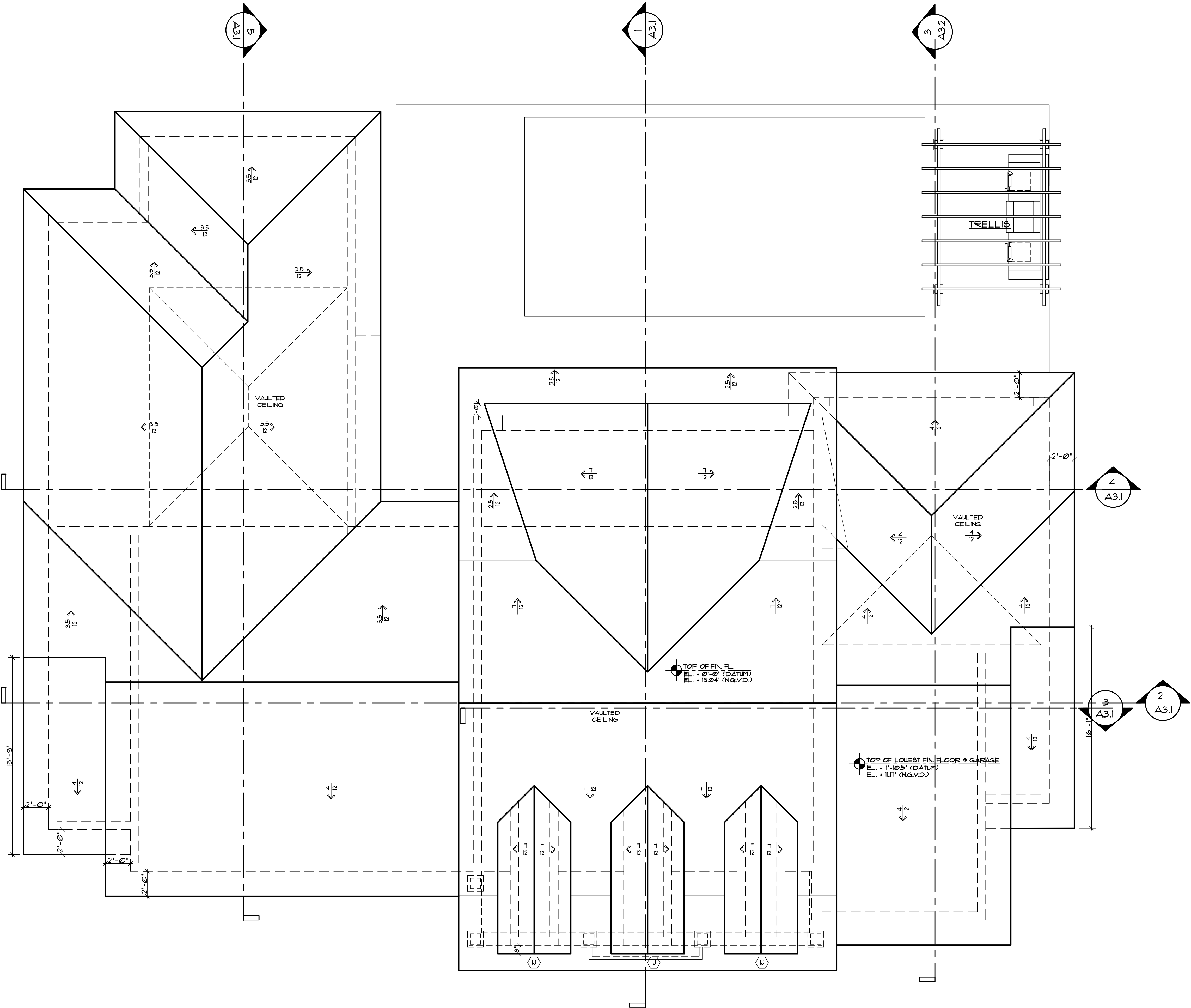
ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. A0002988
L.C. No. A993309
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1088

RESIDENCE FOR:
7310 MINELLO STREET
FLORIDA

OWNER:
MR. & MRS. MALABET

DATE: 3/22/2021
ISSUED: XX
DRAWN: AR
CHECKED: AR
PROJECT NO. _____

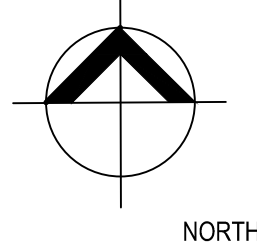
SHEET:
A1.1
2 OF 15



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. • EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C. • EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER F.B.C. • ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA THE BOTTOM OF THE OPENING 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.
---	---	--

ROOF PLAN

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



ROOF NOTES		
1. ALL FLAT ROOFS TO HAVE A MIN. SLOPE OF 1/4" X 12" TOWARDS DRAINS AND/ OR SCUPPERS		
2. ALL EYEBROWS TO HAVE A MIN. SLOPE OF 1/4" X 12" AWAY FROM INTERSECTING EXTERIOR WALLS		
3. ALL DECKS, SUNDECKS, EXTERIOR CORRIDORS AND BALCONIES TO HAVE A MIN. SLOPE OF 1/4" X 12" TOWARDS LINEAR DRAINS		
4. ALL PARAPETS TO HAVE A CAP AND FLASHING WITH A SLOPE TOWARDS INSIDE FACE OR PARAPET		
5. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOFING INTERSECTIONS (PARAPETS WITH FLAT ROOFS, CRICKETS, TOWERS, EYEBROWS WITH EXTERIOR WALLS, ETC)		
6. ALUMINUM TRELLISES BY OTHERS. SUBMIT SHOP DRAWINGS BY REGISTERED P.E. FOR ENGINEER'S APPROVAL		
7. FOR DRAINAGE CALCULATIONS SEE PLUMBING DUGS		
SYMBOLS		
	DIFFERENCE AT FLOOR LEVEL	--- LINE OF STRUCTURE (HIDDEN ABOVE CEILING)
	FLOATING STEPS WITH INDIRECT LIGHTING (TYP. # ENTRY STEPS)	--- LINE OF ELEMENT ABOVE (ON PLANS) BEYOND (ON ELEVATIONS)
	DIFFERENCE OF SURFACE/ CEILING LEVEL	----- LINE OF ELEMENT BELOW
	SLOPE DOWN # CEILINGS, FLOORS AND ROOFS (SEE PLANS FOR PITCH)	(X) DOOR (SEE SCHEDULE)
	CENTER LINE	(X) WINDOW (SEE SCHEDULE)
(F.V.)	DENOTES 'FIELD VERIFY'	(X) KEY NOTE (SEE LEGEND)

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:				
STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

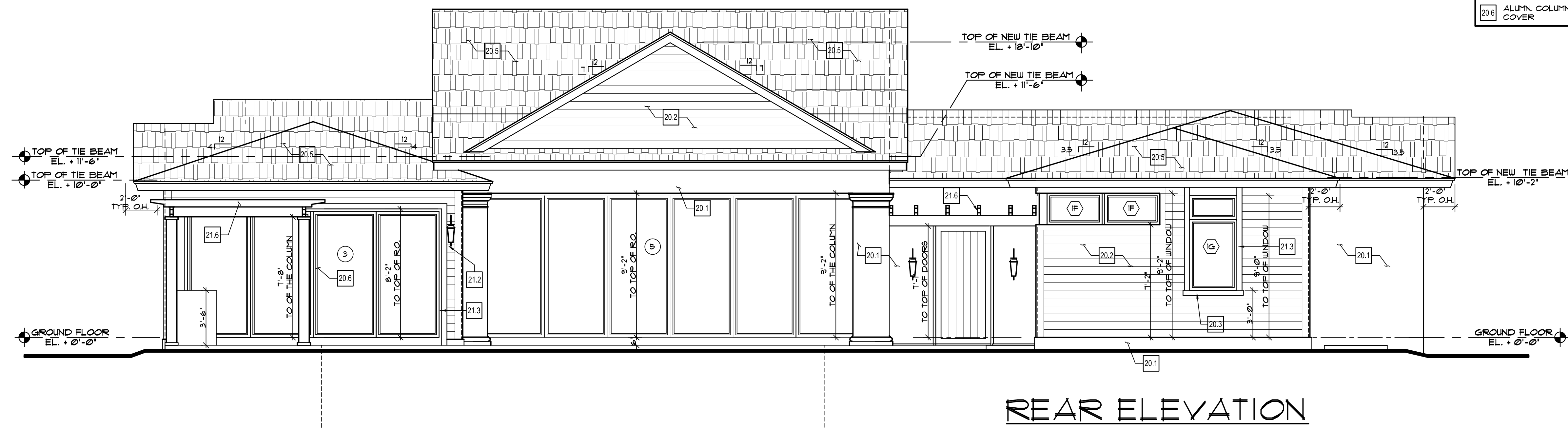
COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



FRONT ELEVATION

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

ELEVATION KEY NOTES	
20.0	FINISHES/VENEERS
20.1	SMOOTH STUCCO FINISH COLOR: WHITE
20.2	6" STUCCO WHITE SIDING
20.3	4" SMOOTH FIN. PRECAST CONC. SILL (TYP.)
20.4	SOLID WOOD WALNUT DOOR
20.5	GRAY FLAT CEMENT TILE ROOF (TYP. • ALL ROOFS)
20.6	ALUMN. COLUMNS WITH IPE WOOD COVER
21.0	DECORATIVE ELEMENTS
21.1	1PE TONGUE AND GROOVE PLANKS (TYP. • ALL EXTERIOR CEILINGS U.O.N)
21.2	OUTDOOR LIGHTING FIXTURE (TYP. WHERE SHOWN) TO BE SELECTED BY OWNER
21.3	4" STUCCO BAND (TYP.)
21.4	DECORATIVE WOOD SHUTTERS (TYP.)
21.5	SMOOTH STUCCO FINISH OFF WHITE STUCCO OVER CONC. COLUMN.
21.6	WOOD TRELLIS



REAR ELEVATION

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

<p>ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED PER U.S. 2001.</p> <p>ALL PRECAST ELEMENTS TO BE OCC. EAT WAY 1/4" DIA. TAPSCONS W/ 1/2" PENETRATION INTO CONC. @ 6' O.C. IE. IWAY; IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPSCONS STAGGERED @ 4' BOTH.</p> <p>ALL 201, 202, 203, 204, 205, 206, 207, 208, 209 SHALL BE SEPARATED A MINIMUM OF 3" (64mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.</p>	<p><u>VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER.</u></p> <ul style="list-style-type: none"> EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET, AS PER FBC. EVERY BATHROOM DOOR LATCH SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER FBC. ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE).
---	---

ALL EGRESS WINDOWS TO COMPLY W/ CBC EDITION 2017: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

FRONT & REAR ELEVATIONS

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

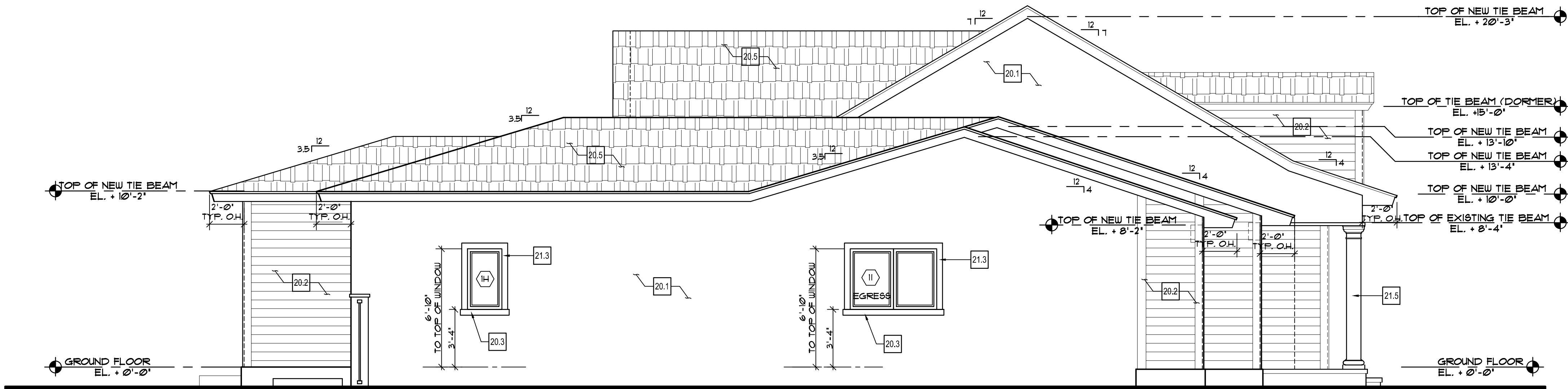
FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

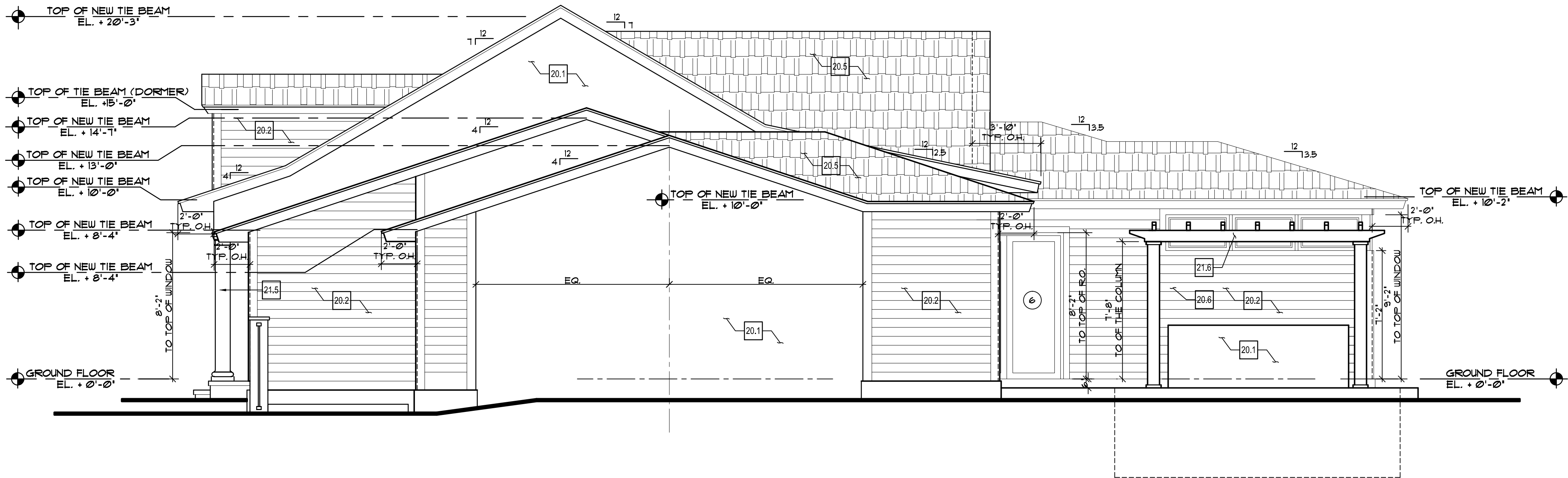
(SHOP DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER.

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)
ALL EGRESS WINDOWS TO COMPLY W/ F.B.C EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

SIDE ELEVATIONS

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

ELEVATION KEY NOTES			
20.0	FINISHES/VENEERS	21.0	DECORATIVE ELEMENTS
20.1	SMOOTH STUCCO FINISH COLOR: WHITE	21.1	1PE TONGUE AND GROOVE FLANKS (TYP. # ALL EXTERIOR CEILINGS U.O.N.)
20.2	6" STUCCO WHITE SIDING	21.2	OUTDOOR LIGHTING FIXTURE (TYP. WHERE SHOWN) TO BE SELECTED BY OWNER
20.3	4" SMOOTH FIN. PRECAST CONC. SILL (TYP.)	21.3	4" STUCCO BAND (TYP.)
20.4	SOLID WOOD WALNUT DOOR	21.4	DECORATIVE WOOD SHUTTERS (TYP.)
20.5	GRAY FLAT CEMENT TILE ROOF (TYP. # ALL ROOFS)	21.5	SMOOTH STUCCO FINISH OFF WHITE STUCCO OVER CONC. COLUMN.
20.6	ALUMN. COLUMNS WITH 1PE WOOD COVER	21.6	WOOD TRELLIS

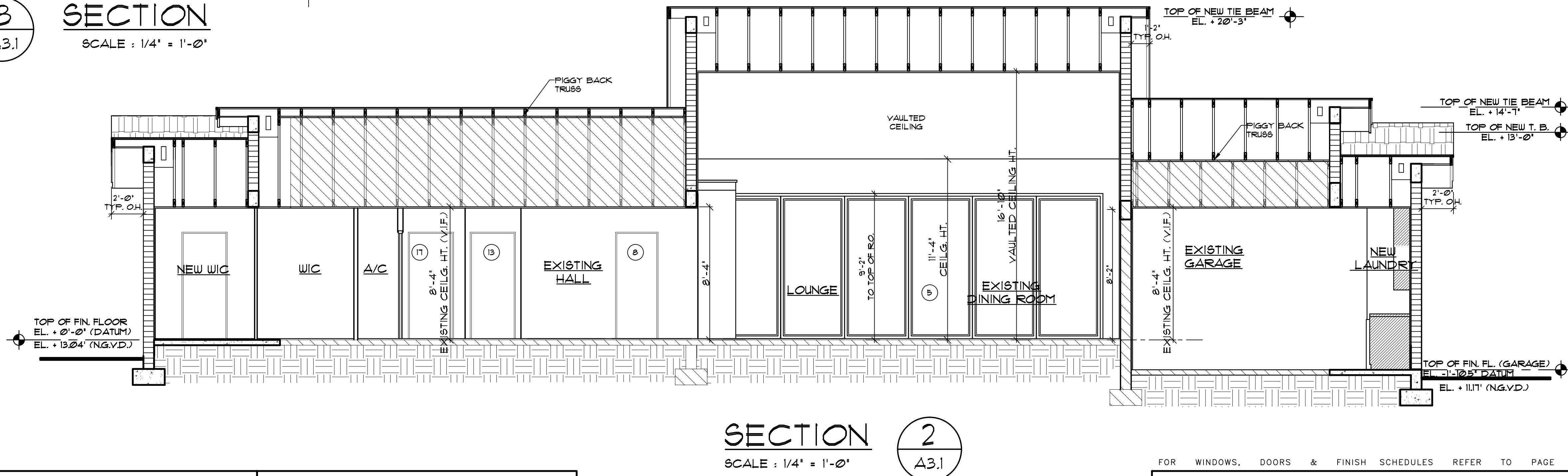
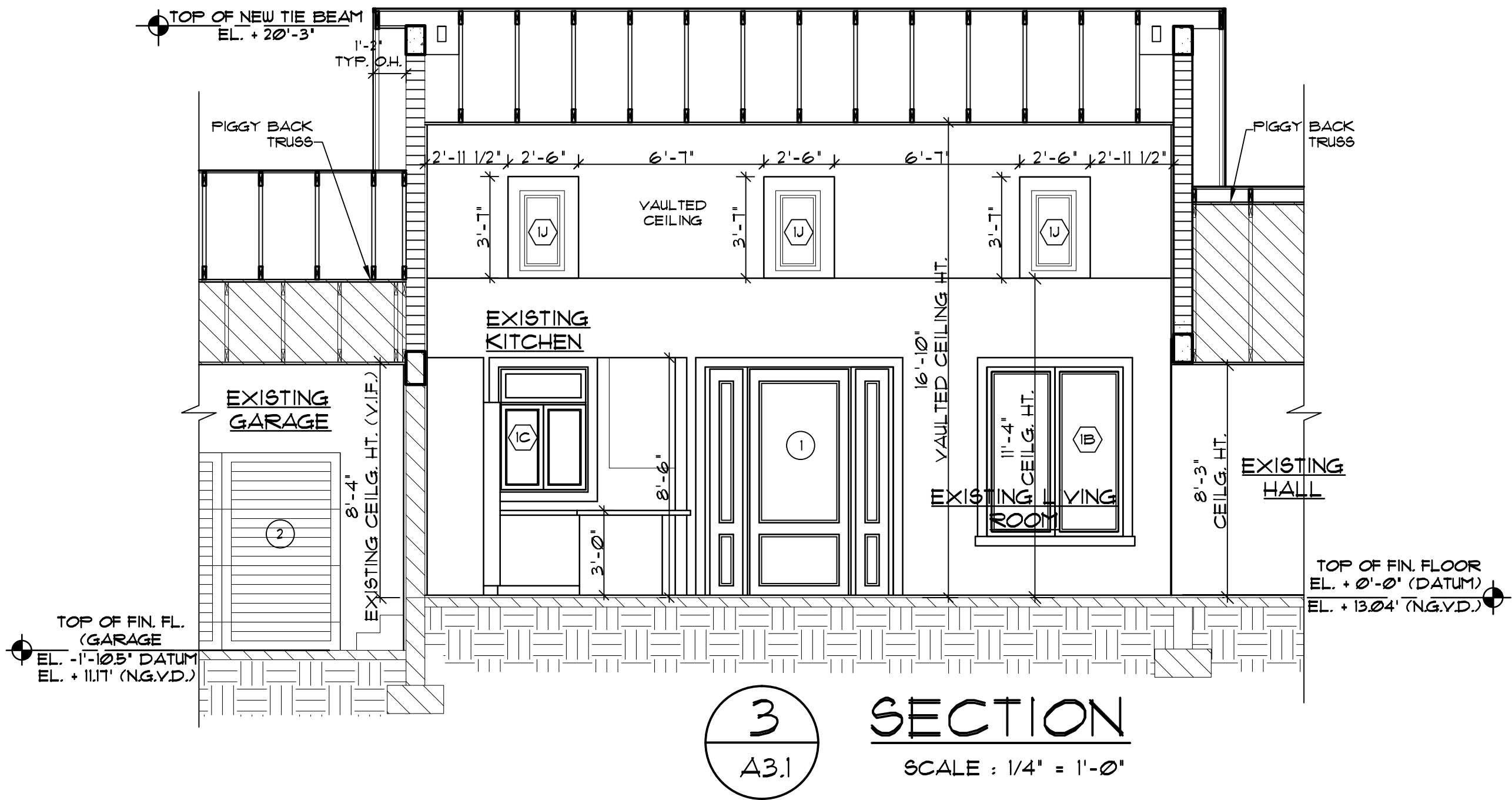
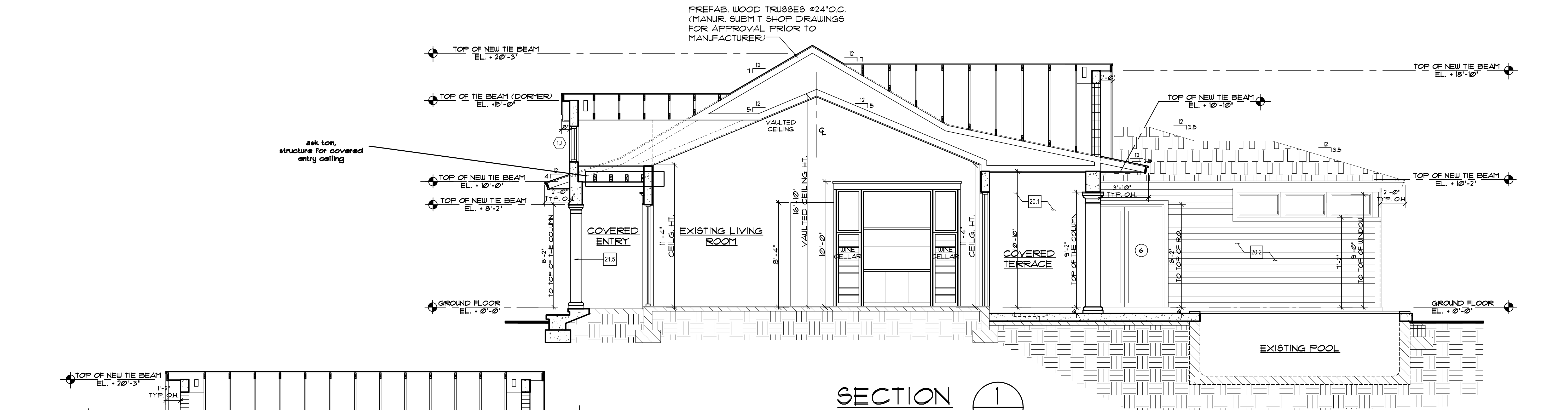
FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY, AS PER F.B.C.
* ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ F.B.C EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

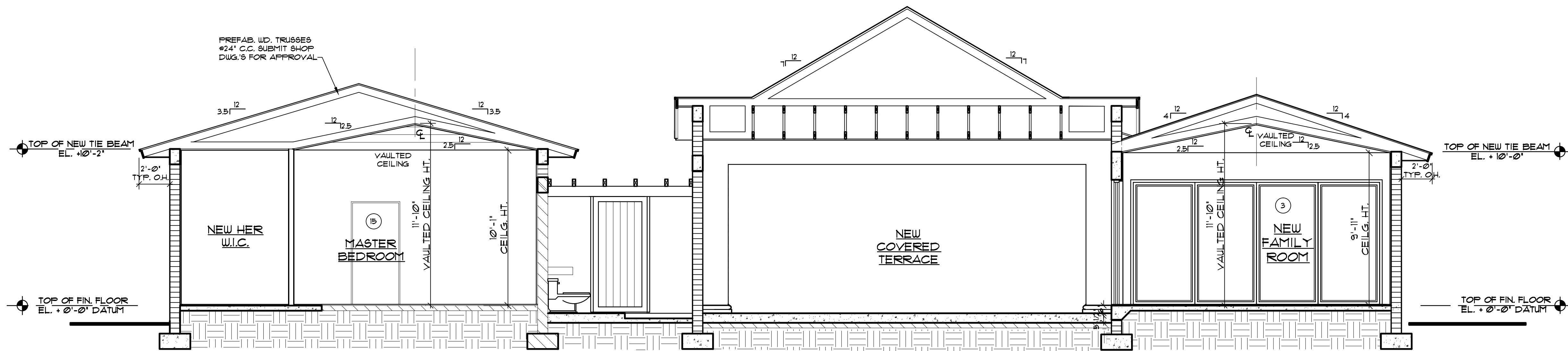
GENERAL SECTIONS

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

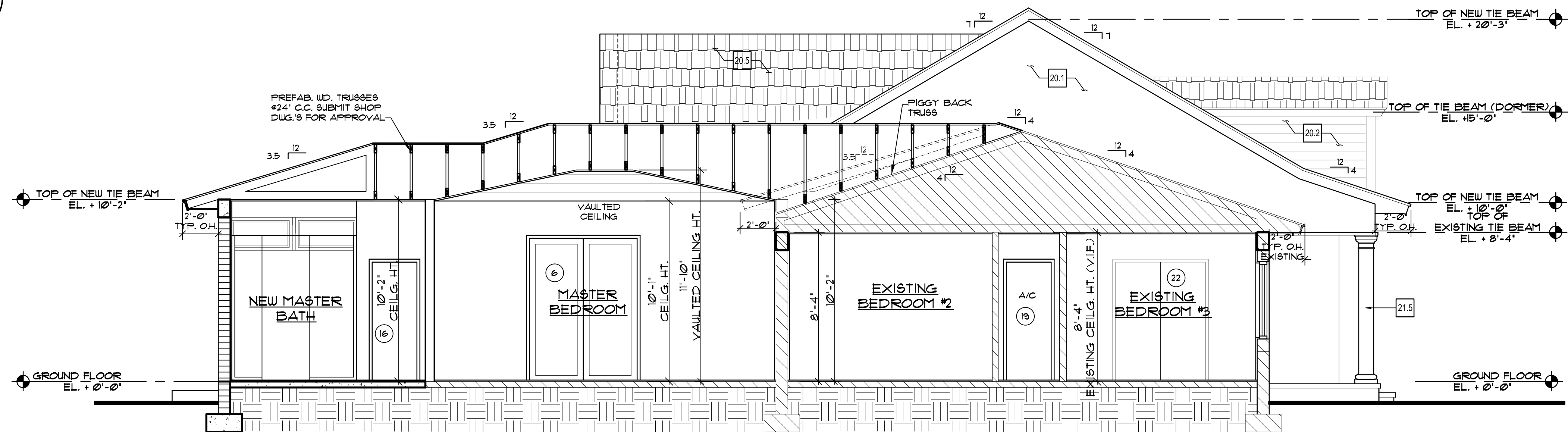
STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)



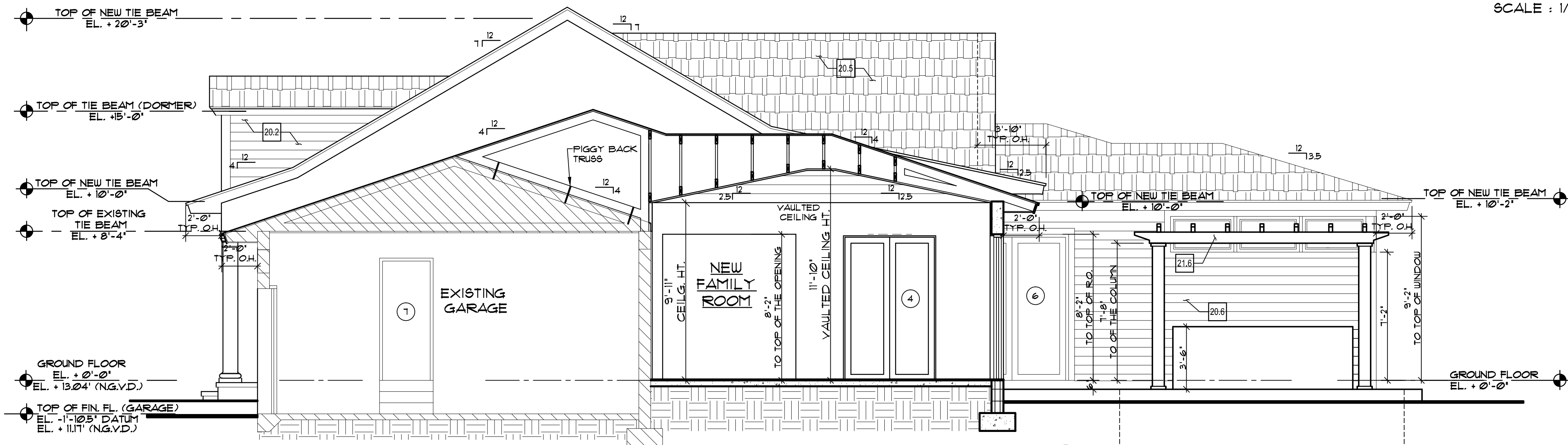
SECTION 4
SCALE : 1/4" = 1'-0"

A3.2



SECTION 5
SCALE : 1/4" = 1'-0"

A3.2



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

A3.2

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.
VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER F.B.C.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)
ALL EGRESS WINDOWS TO COMPLY W/ F.B.C EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

GENERAL SECTION/
DETAILS
SCALE : 1/4" = 1'-0"

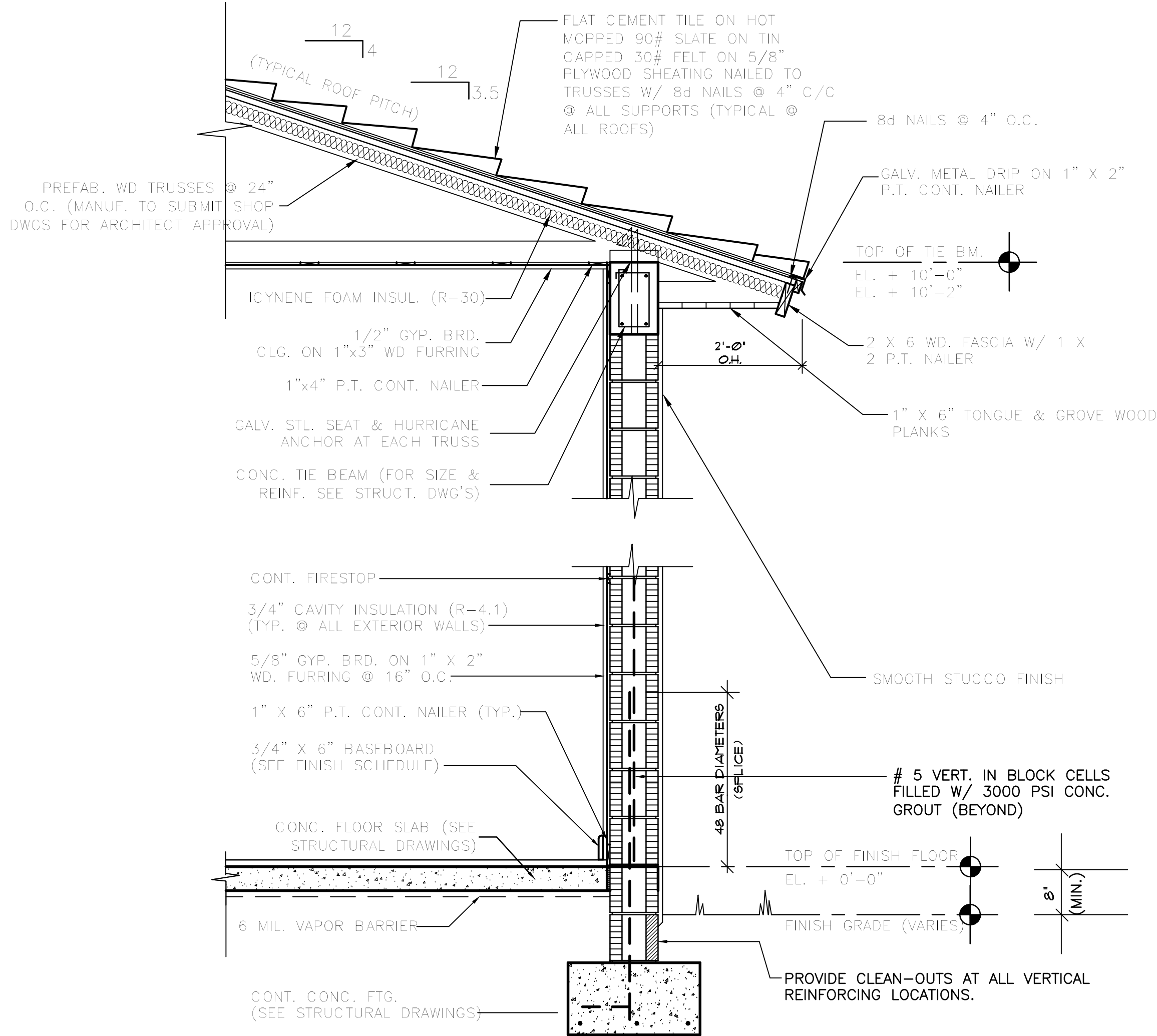
FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:
STRUCTURAL GLAZING WOOD TRUSSES DOORS ROOFING WINDOWS
RIDGE VENTILATION CURTAIN WALLS MULLIONS WATERPROOFING GLASS WALL
PRECAST SYSTEMS HANDRAILS RAILS FENCES SIGNS
STORM SHUTTERS STEEL JOISTS STORE FRONT AWNINGS TRELLISES
PREFABRICATED STAIRS ELEVATORS POOLS WATER-FEATURES LOUVER ENCLOS.
(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

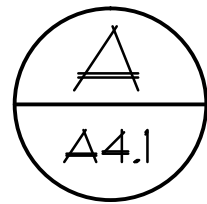
FIRE RATINGS DESCRIPTION :

1 X 3 FURRING 16" O.C., ONE LAYER 5/8" TYPE X GYPSUM LATH, 5d CEMENT-COATED OR RING SHANKED NAILS 6" O.C, PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL, BATTIS, OR BLOUN IN FIBERGLASS, MINERAL WOOL OR CELLULOSEIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.



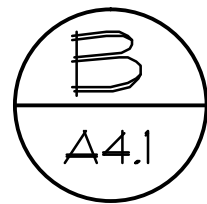
TYPICAL
1 STORY WALL SECTION

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



TYPICAL
2 STORY WALL SECTION

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



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
• EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER F.B.C.
• EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER F.B.C.
• ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2017: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

TYP. WALL SECTION
& NOTES

SCALE : AS NOTED

AS PER 2017 F.B.C. 7102 FIREBLOCKING.

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 7102.2 THROUGH 7102.7.

7102.1 FIREBLOCKING MATERIALS.

FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:

1. TWO-INCH (51 MM) NOMINAL LUMBER.
2. TWO THICKNESSES OF 1-INCH (25 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH (18.3 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 0.75-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH (19 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-FOURTH-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED FOR THE SPECIFIC APPLICATION.

7102.1.1 BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER.

BATTS OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. 7102.1.2 UNFACED FIBERGLASS.

UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. 7102.1.3 LOOSE-FILL INSULATION MATERIAL, INSULATING FOAM SEALANTS AND CAULK MATERIALS SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

7102.1.4 FIREBLOCKING INTEGRITY.
THE INTEGRITY OF FIREBLOCKS SHALL BE MAINTAINED.

7102.1.5 DOUBLE STUD WALLS.

BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

7102.2 CONCEALED WALL SPACES.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

7102.3 CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES.

FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. 7102.4 STAIRWAYS.

FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRWAYS SHALL COMPLY WITH SECTION 101.1.3. 7102.5 CEILING AND FLOOR OPENINGS.

WHERE REQUIRED BY SECTION 710.1.8, EXCEPTION 1 OF SECTION 714.4.12 OR SECTION 714.5, FIREBLOCKING OF THE ANNULS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.

7102.5.1 FACTORY-BUILT CHIMNEYS AND FIREPLACES.

FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 121.

7102.6 EXTERIOR WALL COVERINGS.

FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL COVERINGS AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION OR ERECTED IN ACCORDANCE WITH 1406 OR WHERE ERECTED WITH COMBUSTIBLE FRAMES. FIREBLOCKING SHALL BE INSTALLED AT MAXIMUM INTERVALS OF 20 FEET (6096 MM) IN EITHER DIMENSION SO THAT THERE WILL BE NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET (9.3 M2) BETWEEN FIREBLOCKING. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE OF APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH NOT LESS THAN 4 INCHES (102 MM) OF SEPARATION BETWEEN SECTIONS.

EXCEPTIONS:

1. FIREBLOCKING OF CORNICES IS NOT REQUIRED IN SINGLE-FAMILY DWELLINGS. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED ONLY AT THE LINE OF DWELLING UNIT SEPARATION.
2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING IS INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL COVERING EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERIALS:
 - 2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH (0.5 MM).
 - 2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS NOT LESS THAN 0.016 INCH (0.4 MM) AT ANY POINT.
 - 2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS.
3. FIREBLOCKING SHALL NOT BE REQUIRED WHERE THE EXTERIOR WALL COVERING HAS BEEN TESTED IN ACCORDANCE WITH AND COMPLIES WITH THE ACCEPTANCE CRITERIA OF NFPA 285. THE EXTERIOR WALL COVERING SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH NFPA 285.

7102.7 CONCEALED SLEEPER SPACES.

WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTANCE-RATED FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION OR FIREBLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING THAT WILL EXCEED 100 SQUARE FEET (9.3 M2) IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

EXCEPTIONS:

1. FIREBLOCKING IS NOT REQUIRED FOR SLAB-ON-GRADE FLOORS IN GYMNASIUMS.
2. FIREBLOCKING IS REQUIRED ONLY AT THE JUNCTURE OF EACH ALTERNATE LANE AND AT THE ENDS OF EACH LANE IN A BOWLING FACILITY.

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORE SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALC'S SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

RESIDENCE FOR:

7310 MINDELLO STREET

FLORIDA

OWNER:

MR. & MRS. MALABET

DATE: 3/22/2021

ISSUED:

DRAWN:

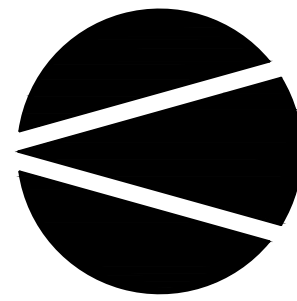
CHECKED:

PROJECT No.

SHEET:

A4.1
8 OF 15

ANTONIO E. RODRIGUEZ
CAD Studio Architecture



REGISTRATION No. A4002588
LIC. No. AB93309
4808 S.W. 72 AVENUE, MIAMI FL 33155
T. (305) 662-1088

DOOR SCHEDULE										
No.	LOCATION	SIZE			TYPE	MATERIAL	FINISH	THRSHLD.	FRAME	REMARKS
		WIDTH	HEIGHT	THICK						
1	VERANDA	3'-6"	8'-0"	1-3/4"	FRENCH	AL/GL.	FACT. FIN.	ALUMIN.	ALUM.	CAT. II SAF. GL. W/ (2) 1'-5" SADELITES
2	EXISTING GARAGE	8'-4"	7'-0"	1-3/4"	OVERHEAD	WOOD	FACT. FIN.	1-1/2" RAINOUT	WOOD	(V.I.F.)
3	FAMILY ROOM	16'-0"	8'-0"	1-3/4"	SLIDING GL.	AL/GL.	FACT. FIN.	ALUMIN.	ALUM.	CAT. II SAF. GL.
4	FAMILY ROOM	5'-0"	8'-0"	1-3/4"	FRENCH	AL/GL.	FACT. FIN.	ALUMIN.	ALUM.	CAT. II SAF. GL.
5	EXISTING DINING	24'-0"	9'-0"	1-3/4"	SLIDING GL.	AL/GL.	FACT. FIN.	ALUMIN.	ALUM.	CAT. II SAF. GL.
6	MASTER BEDROOM	6'-0"	8'-0"	1-3/4"	FRENCH	AL/GL.	FACT. FIN.	ALUMIN.	ALUM.	CAT. II SAF. GL.
7	EXISTING GARAGE	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD	THR. FIRE RATED METAL CLAD W/ SELF-CL. DEVICE. (V.I.F.)
8	EXISTING BATHROOM #1	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	(V.I.F.)
9	EXISTING BATHROOM #2	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	(V.I.F.)
10	BEDROOM #4	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	(V.I.F.)
11	CLOSET	4'-0"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	(V.I.F.)
12	CLOSET	4'-0"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	(V.I.F.)
13	MASTER BEDROOM	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD	(V.I.F.)
14	HIS & HER	2'-8"	6'-8"	1-3/4"	POCKET	WOOD	FACT. FIN.		WOOD	
15	MASTER BATHROOM	3'-0"	6'-8"	1-3/4"	POCKET	WOOD	FACT. FIN.	MARBLE	WOOD	
16	WC	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.	MARBLE	WOOD	
17	BEDROOM #2	2'-8"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD	(V.I.F.)
18	NEW W.I.C	2'-8"	6'-8"	1-3/4"	POCKET	WOOD	FACT. FIN.		WOOD	
19	A/C	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD	FULLY LOUVERED (V.I.F.)
20	BEDROOM #3	2'-6"	6'-8"	1-3/4"	SOLID CORE	WOOD	FACT. FIN.		WOOD	(V.I.F.)
21	W.I.C	2'-8"	6'-8"	1-3/4"	POCKET	WOOD	FACT. FIN.		WOOD	(V.I.F.)
22	BEDROOM #5	5'-0"	6'-8"	1-3/4"	POCKET	WOOD	FACT. FIN.		WOOD	(V.I.F.)
* 1. All doors & windows with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.										
+ 2. Other means of protection, such as self-closing doors with self-latching devices or doors with positive mechanical latching locking devices installed a minimum 54 inches above the threshold, which are approved by the administrative authority, shall be accepted.										
3. Coordinate thickness of door with manufacturer.										
+ + 4. Impact resistant, means of escape. (As per F.B.C. 2011)										

WINDOW SCHEDULE					
SYMBOL	QTY	TYPE	OVERALL SIZE WIDTH X HT	THICKNESS	REMARKS (SEE FLOOR PLANS FOR EGRESS LOCATIONS)
(A)	1	MOD. CAS.	30 X 42	3/8"	EGRESS
(B)	1	(2) MOD. CAS	60 X 72	3/8"	CAT. II SAF. GL.
(C)	1	(2) FIXED	38 X36	3/8"	CAT. II SAF. GL. W/ 14" H. TRANSOM
(D)	1	MOD. CAS.	24 X 36	3/8"	CAT. II SAF. GL.
(E)	3	FIXED	130 X 24	3/8"	CAT. II SAF. GL.
(F)	2	FIXED	86 X 24	3/8"	CAT. II SAF. GL.
(G)	1	MOD. CAS.	36 X 54	3/8"	CAT. II SAF. GL. W/18" H. TRANSOM
(H)	1	MOD. CAS.	24 X 42	3/8"	
(I)	1	(2) MOD. CAS.	60 X 42	3/8"	EGRESS
(U)	3	FIXED	19 X 34	3/8"	DORMER
*1. All windows with direct access to the pool area w/ sills less than 48" AFF. shall be equipped with an alarm which produces an audible warning when the window and its screen are opened as per FBC 2011. The alarm shall sound continuously for a minimum of 30 seconds immediately after the window is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches above finish floor.					
2. AS PER F.B.C. R308, ANY GLAZING MATERIAL WITHIN 48 INCHES OF AN EXTERIOR DOOR SHALL BE CATEGORY II SAFETY GLASS.					
3. AS PER F.B.C. R308, ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO A TUB AND SHOWER COMPARTMENT SHALL BE CATEGORY II SAFETY GLASS.					
4. AS PER F.B.C. BUILDING 2406.1, ALL GLAZING LARGER THAN 9 SQ. FT. MUST BE CATEGORY II SAFETY GLASS. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.					

U-FACTOR = __ Impact Glass, Clear
SHGC = _____

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. * EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC. * EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC. * ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.
---	---	---

ROOM FINISH SCHEDULE					
FIRST FLOOR					
LOCATION	FLOOR	BASEBOARD	WALL	CEILING	REMARKS
VERANDA	STONE		STUCCO	T&G	NON-SLIPPERY
COVERED TERRACE	STONE		STUCCO	T&G	NON-SLIPPERY
EXISTING GARAGE	EXP. CONC.		GYP. BD.	GYP. BD.	
EXISTING LIVING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
EXISTING DINING ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
FAMILY ROOM	STONE	WOOD	GYP. BD.	GYP. BD.	
* EXISTING KITCHEN	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
* BATHS	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
MASTER BEDROOM	WOOD	WOOD	GYP. BD.	GYP. BD.	
* MASTER BATH	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
HIS & HER	WOOD	WOOD	GYP. BD.	GYP. BD.	
* LAUNDRY	STONE	WOOD	MR. GYP. BD.	MR. GYP. BD.	
BEDROOM #2	WOOD	WOOD	GYP. BD.	GYP. BD.	
W.I.C.	WOOD	WOOD	GYP. BD.	GYP. BD.	
A/C	STONE	WOOD	GYP. BD.	GYP. BD.	
BEDROOM #3	WOOD	WOOD	GYP. BD.	GYP. BD.	
W.I.C.	WOOD	WOOD	GYP. BD.	GYP. BD.	
BEDROOM #4	WOOD	WOOD	GYP. BD.	GYP. BD.	
NOTES: .. 1/2" DUROCK TO BE USED AS BACKER BOARD FOR TILES AND SHOWER COMPARTMENTS. * 1"x6" T&G PLANKS (TYP. # ALL EXT. CLUGS UO.N.) ... SMOOTH STUCCO CEILING ON METAL LATH ON 1/2" PLYWOOD SHEATHING (TYP. # ALL EXT. CLUGS UO.N.) - SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON-ABSORBENT WATER-RESISTENT MATERIALS TO A HEIGHT OF NOT LESS THAN 12 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN AS PER F.B.C. 2011.					

SHOWER NOTE :
AS PER 2011 F.B.C. RESIDENTIAL, P2102.1, SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES (0.6m²) OF INTERIOR CROSS-SECTIONAL AREA. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 30 INCHES (762 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE SHOWER COMPARTMENT, EXCLUSIVE OF FIXTURE VALVES, SHOWER HEADS, SOAP DISHES, AND SAFETY GRAB BARS OR RAILS. THE MINIMUM REQUIRED AREA AND DIMENSION SHALL BE MEASURED FROM THE FINISHED INTERIOR DIMENSION AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO ITS CENTERLINE AND SHALL BE CONTINUED TO A HEIGHT OF NOT LESS THAN 10 INCHES (1118 mm) ABOVE THE SHOWER DRAIN OUTLET. HINGED SHOWER DOORS AND IN SHOWER COMPARTMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R102.4. SUCH WALLS SHALL FORM A WATER-TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR OR SHOWER FLOOR.

EXCEPTIONS:
1. FOLD-DOWN SEAT/5 SHALL BE PERMITTED IN THE SHOWER, PROVIDED THE REQUIRED 900-SQUARE-INCH (0.6 m²) DIMENSION IS MAINTAINED WHEN THE SEAT IS IN THE FOLDED-UP POSITION.
2. SHOWER COMPARTMENTS HAVING NOT LESS THAN 25 INCHES (635 mm) IN MINIMUM DIMENSION MEASURED FROM THE FINISHED INTERIOR DIMENSION OF THE COMPARTMENT PROVIDED THAT THE SHOWER COMPARTMENT HAS A MINIMUM OF 1,300 SQUARE INCHES (0.838 m²) OF CROSS-SECTIONAL AREA.

P2102.1.1 ACCESS, THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENING SHALL HAVE A MINIMUM CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES (558 mm).

STAIRWAY NOTES:
AS PER FBC R311.7.3:
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'-3" BETWEEN FLOOR LEVELS

AS PER FBC R311.7.2:
MINIMUM HEADROOM IS 6'-8" MEASURED FROM SLOPED PLANE AT TREAD NOSING OR FLOOR SURFACE OF LANDING

AS PER FBC R311.7.5.2:
MINIMUM TREAD DEPTH SHALL BE 10". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

AS PER FBC R311.7.5.1:
MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30° FROM THE VERTICAL.

AS PER FBC R311.7.51
OPEN RISERS TO REJECT PASSAGE OF 4" DIAMETER SPHERE (EXCEPT SPIRAL STAIRS)

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:				
STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.
(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)				



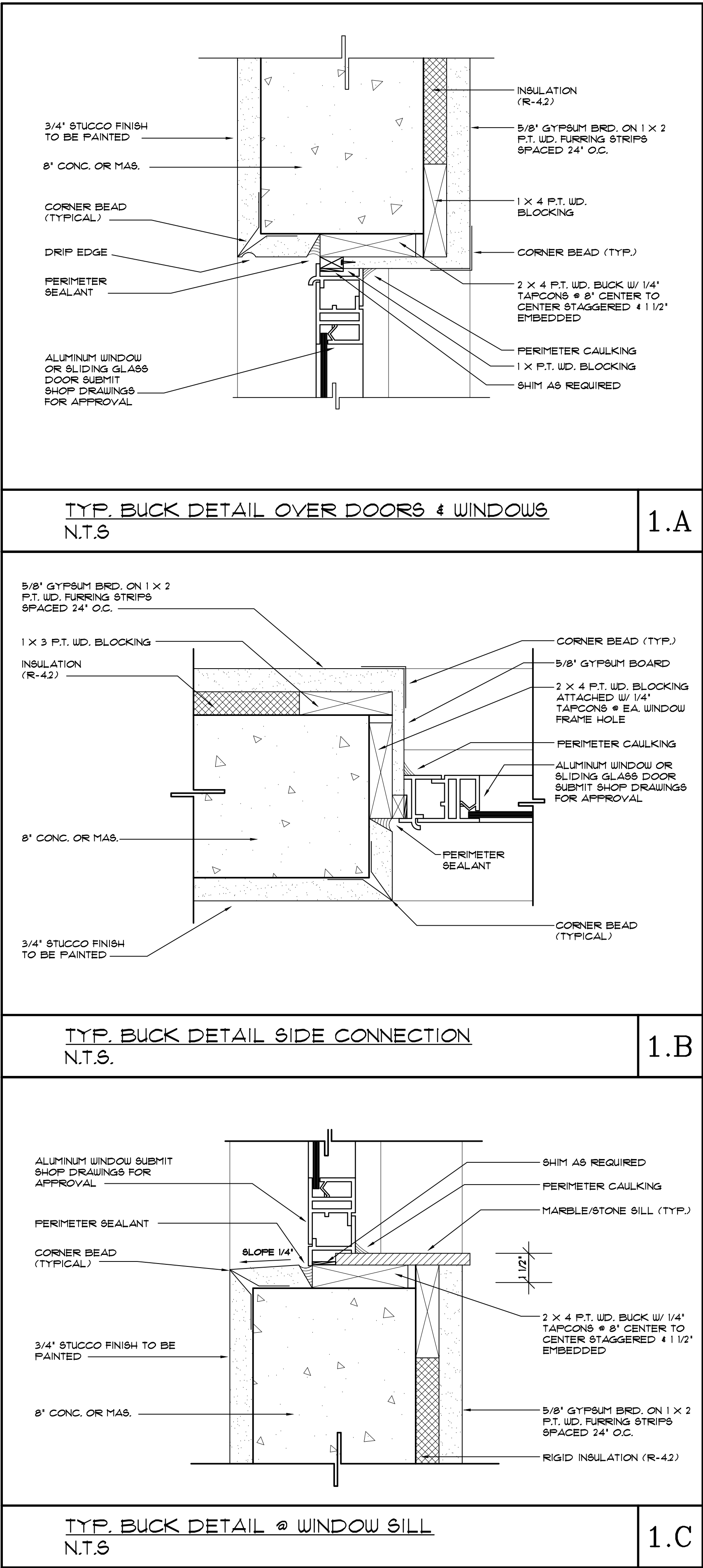
RESIDENCE FOR: **7310 MINDELLO STREET**
FLORIDA

OWNER:
MR. & MRS. MALABET

DATE: 3/22/2021
ISSUED: _____
DRAWN: XX
CHECKED: AR
PROJECT No. _____

SHEET:

A4.2
9 OF 15



ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017.

ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.

AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

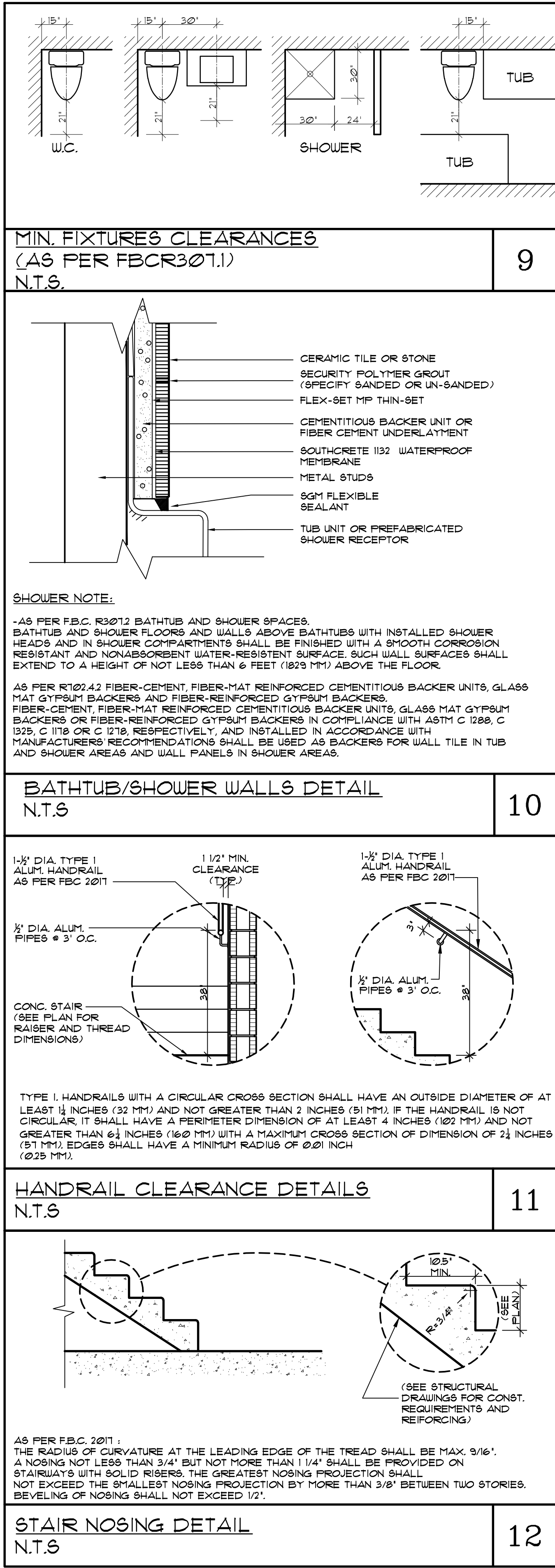
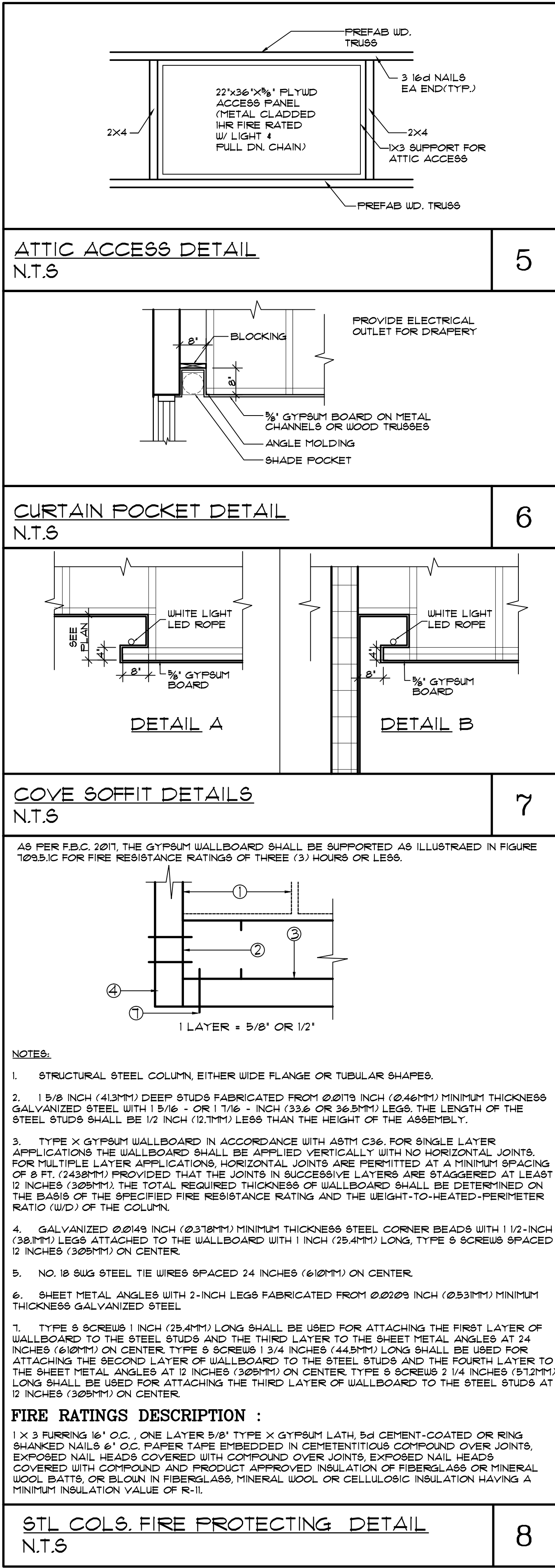
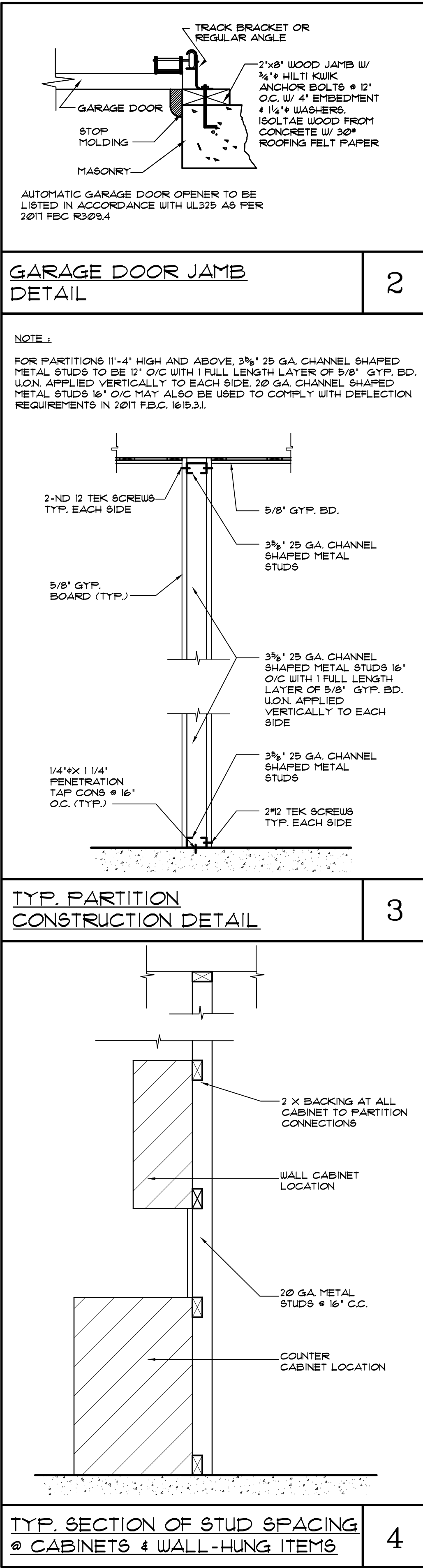
VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER F.B.C.

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER F.B.C.

ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2017: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.



FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ

CAD Studio Architecture

REGISTRATION No. A4002988

LIC. No. AB93309

4808 S.W. 72 AVENUE, MIAMI FL. 33155

T. (305) 662-1088

RESIDENCE FOR:

7310 MINDELLO STREET

FLORIDA

OWNER:

MR. & MRS. MALABET

DATE: 3/22/2021

ISSUED: XX

DRAWN: AR

CHECKED: AR

PROJECT No.

SHEET:

A5.1

10 OF 15

TYPICAL
INTERIOR DETAILS

SCALE : AS NOTED

WATER FEATURE DETAILS

STONE FINISH TO BE NON-SLIPERY OVER CONC. SLAB (TYP.) @ ALL EXTERIOR FLOOR FINISH)

WATER FEATURE

WATER FEATURE

PROVIDE WATERPROOF AS REQUIRED, TYP. AT ALL WATER FEATURES (BY OTHERS)

INFINITY EDGE DETAIL
N.T.S.

1.A

WATER FEATURE

8" MAX BASIN

PROVIDE WATERPROOF AS REQUIRED, TYP. AT ALL WATER FEATURES (BY OTHERS)

8 MIL VAPOR BARRIER TYP.

ENTRY DETAIL
N.T.S.

1.B

TYP. STONE VENEER DETAIL
N.T.S.

2

MORTAR JOINTS

TREATED CONCRETE / MASONRY

WIRE LATH

SCRATCH COAT

BONDING MORTAR (TO BE MIXED WITH BONDING AGENT)

VENEER

PLAN VIEW

G.C. TO VERIFY VENEER ATTACHMENT METHOD IS IN ACCORDANCE W/ MIAMI DADE BUILDING & ZONING CODE.

OR APPROVED ALTERNATE

11 NON-SLIPERY STONE FLOOR FINISH ON BOND COAT ON WIRE REINFORCED MORTAR BED

11 2"X4" LED STEP INDIRECT LIGHTING FIXTURE

12" MIN.

8 MIL VAPOR BARRIER TYP.

CONCRETE STEPS FOR REINFORCING SPECS SEE STRUCTURAL DUGGS

SEE FLOOR PLANS FOR THREAD AND RISER DIMENSIONS

ALL FINISHES AND FIXTURES TO BE SELECTED BY OWNER

OR APPROVED ALTERNATE

EXT. FLOATING STEPS DETAIL
SC: 3/4" = 1'-0"

3

BASE FLASHING W/ STUCCO DETAIL

WALL OR CURB

STUCCO (REF.)

TRAFFIC COATING

TOP COATING

SEALOFLEX FABRIC EMBEDDED IN THE BASE COAT

SEALOFLEX PRIMER (IF REQUIRED) (SEE SEALOFLEX PRIMER CHART)

SLOPE AS INDICATED ON PLANS

CONTINUOUS CAULK BEAD

NOTE: BURIED FINISHES REQUIRE THE USE OF THE ENVIROFLEX OR CT SYSTEMS ONLY.

APPROVED FOR ALL SEALOFLEX WARRANTIES.

FOLLOW STEPS FOR ANY NECESSARY PRIMING AS OUTLINED IN SPECIFICATIONS MANUAL.

FOLLOW STEPS FOR APPLICATION AS OUTLINED IN SPECIFICATIONS MANUAL.

ALL SEALOFLEX FABRIC TO OVERLAP A MINIMUM OF 3" WHEN 2 PIECES COME TOGETHER OR WHEN THERE IS A CHANGE IN PLANE.

USE TWO SEPARATE PIECES OF SEALOFLEX FABRIC AT EDGES AND PENETRATIONS.

NOTE: SELECTION OF WATERPROOFING TO BE BY CONTRACTOR/OWNER AND TO BE MIAMI-DADE COUNTY APPROVED WITH A VALID N.O.A. UNDER A SEPARATE PERMIT, NOT PART OF ARCHITECT'S SCOPE.

NOA #16-0801.04 (OR APPROVED EQUAL)

SEALOFLEX WATERPROOFING DETAIL @ EYEBROW & OVERHANG

NTS

PAVER INSTALLATION DETAIL AT BALCONIES AND SUNDECKS

TOP COATING

SEALOFLEX FABRIC EMBEDDED IN THE BASE COAT

SEALOFLEX PRIMER (IF REQUIRED) (SEE SEALOFLEX PRIMER CHART)

1" MIN. PAVERS

2" MIN. MUD BED OR SAND

SEALODRAIN 650

SLOPE CONCRETE TO DRAIN

NOTE: BURIED FINISHES REQUIRE THE USE OF THE ENVIROFLEX OR CT SYSTEMS ONLY.

GENERAL NOTES:

APPROVED FOR ALL SEALOFLEX WARRANTIES.

FOLLOW STEPS FOR ANY NECESSARY PRIMING AS OUTLINED IN SPECIFICATIONS MANUAL.

FOLLOW STEPS FOR APPLICATION AS OUTLINED IN SPECIFICATIONS MANUAL.

ALL SEALOFLEX FABRIC TO OVERLAP A MINIMUM OF 3" WHEN 2 PIECES COME TOGETHER OR WHEN THERE IS A CHANGE IN PLANE.

USE TWO SEPARATE PIECES OF SEALOFLEX FABRIC AT EDGES AND PENETRATIONS.

NOTE: SELECTION OF WATERPROOFING TO BE BY CONTRACTOR/OWNER AND TO BE MIAMI-DADE COUNTY APPROVED WITH A VALID N.O.A. UNDER A SEPARATE PERMIT, NOT PART OF ARCHITECT'S SCOPE.

NOA #16-0801.04 (OR APPROVED EQUAL)

SEALOFLEX WATERPROOFING DETAIL @ SUNDECKS

NTS

BUILT-UP ROOFING DETAIL @ PARAPETS

NTS

STUCCO OVER CONCRETE BLOCK

1/2" SEALANT JOINT

CONTINUOUS GALVANIZED METAL TERMINATION BAR

GALVANIZED METAL COUNTER FLASHING W/ INTEGRAL PLASTER STOP FASTEN TO WALL @ 12" O.C. (TO BE COPPER WHERE VISIBLE.)

1" S.S. SCREWS @ 1' 26 GA S.S. COMPRESSION DRUGS @ 6" O.C.

MODIFIED BITUMEN RUBEROID MEMBRANE MOFFED OVER FIELD FLIES AND FIBER CANT.

COVER RUBEROID WITH ELASTOMERIC ROOF COATING (COLOR TO BE SELECTED BY OWNER)

4 PLY MODIFIED ROOF SYSTEM EXTEND FLIES UP WALL

CLOSED ENERGY SQUARE INSULATION SET IN HOT ASPHALT @ 5/8" COMPRESS

CONCRETE ROOF SLAB

ROOF SLOPES TO BE ACHIEVED WITH SLOPED INSULATION (TYPICAL @ ALL ROOFS.)

ROOF BY OTHERS UNDER SEPARATE PERMIT N.O.A. 10-0223.05

NOTE: SELECTION OF ROOFING TO BE BY CONTRACTOR/OWNER AND TO BE MIAMI-DADE COUNTY APPROVED WITH A VALID N.O.A. UNDER A SEPARATE PERMIT, NOT PART OF ARCHITECT'S SCOPE.

OVERFLOW SCUPPER DETAIL

NTS

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (16MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER FBC. ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.
--	---	---

TYPICAL
EXTERIOR DETAILS

SCALE : AS NOTED

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. A0002988
L.I.C. No. A993309
4808 S.W. 72 AVENUE, MIAMI FL. 33155
T. (305) 662-1088

RESIDENCE FOR:
7310 MINDELLO STREET
FLORIDA

OWNER:
MR. & MRS. MALABET

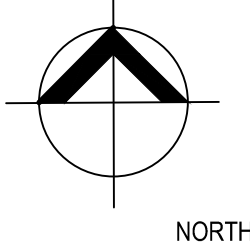
DATE: 3/22/2021
ISSUED: XX
DRAWN: AR
CHECKED: AR
PROJECT No. _____

SHEET:
A5.2
11 OF 15

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. * EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC. * EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC. * ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.
--	--	---

GROUND FLOOR DEMOLITION PLAN

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



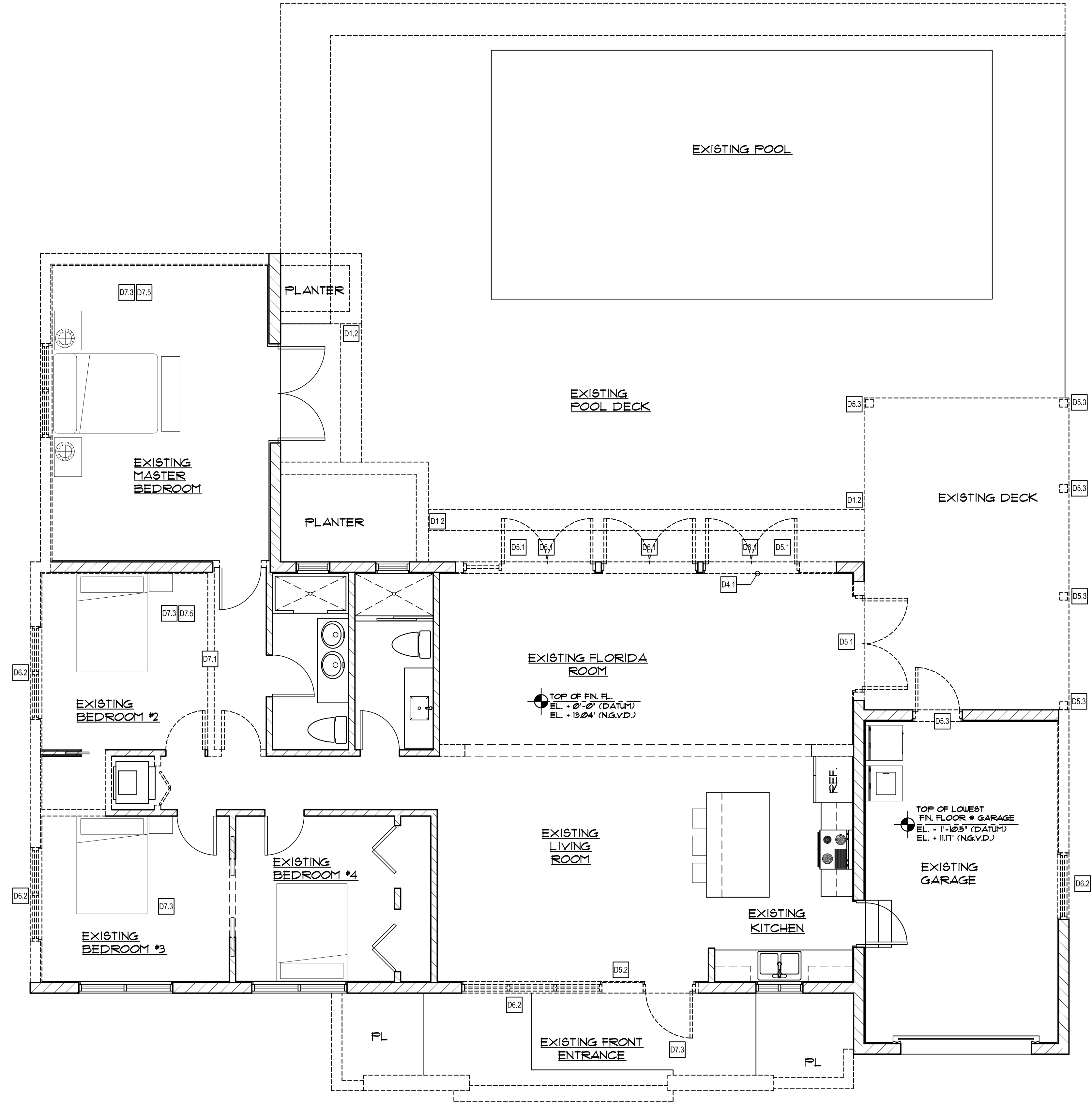
FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

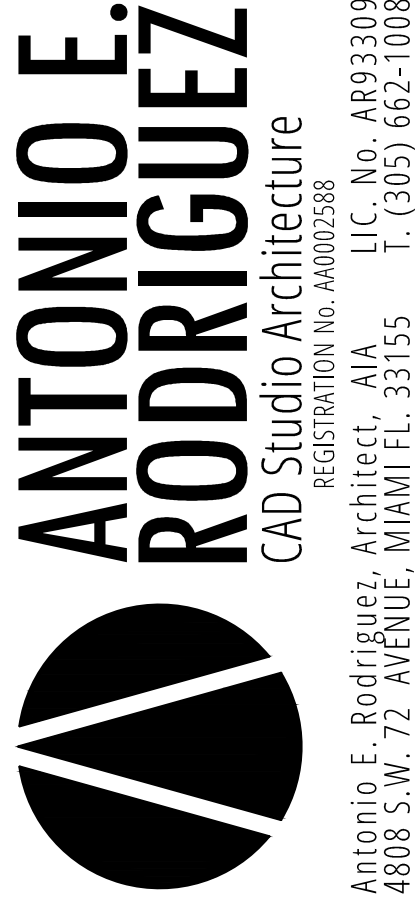
(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



DEMOLITION LEGEND :	
	DASHED LINES INDICATE ITEMS TO BE DEMOLISHED
	LINE THAT INDICATES THE SCOPE OF WORK
	DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)
	(V.I.F.) DENOTES TO BE VERIFIED IN FIELD

DEMOLITION KEY NOTES	
D1.0 SLABS	D5.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **
D1.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DUGS FOR DETAIL	D6.0 WINDOWS & DOORS
D1.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.1 REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D2.0 STAIRS	D6.2 REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.0 INTERIOR
D3.0 COLUMNS	D7.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED.
D3.1 COLUMN TO BE REMOVED *	D7.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D4.0 BEAMS	D7.4 REMOVE EXISTING CEILING IN THIS AREA
D4.1 BEAM TO BE REMOVED *	D7.5 ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.2 BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DUGS FOR MORE INFO	D8.0 EXTERIOR
D5.0 CMU WALLS	D8.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION.	D8.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.	D8.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DUGS FOR SIZE, DETAILS AND REINFORCING INFORMATION	
** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.	
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.	
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION.	
DEMOLITION GENERAL NOTES :	
1. THIS DUG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.	
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.	
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GO TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GO TO UTILIZE LANDLORD APPROVED CONSULTANT.	
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.	
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.	
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.	
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAM'S ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.	
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD. DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.	
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUIREMENTS, AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.	
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.	
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.	
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.	
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.	
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.	
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.	
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.	
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.	
18. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.	
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.	
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.	
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.	
22. ALL EXISTING HOLES/ CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.	
** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.	



ANTONIO E. RODRIGUEZ - Architect, AIA
REGISTRATION No. A4000288
LIC. No. AB93309
T. (305) 662-1088
4808 S.W. 72 AVENUE, MIAMI FL 33155

RESIDENCE FOR :
7310 MINDELLO STREET
FLORIDA

OWNER:
MR. & MRS. MALABET

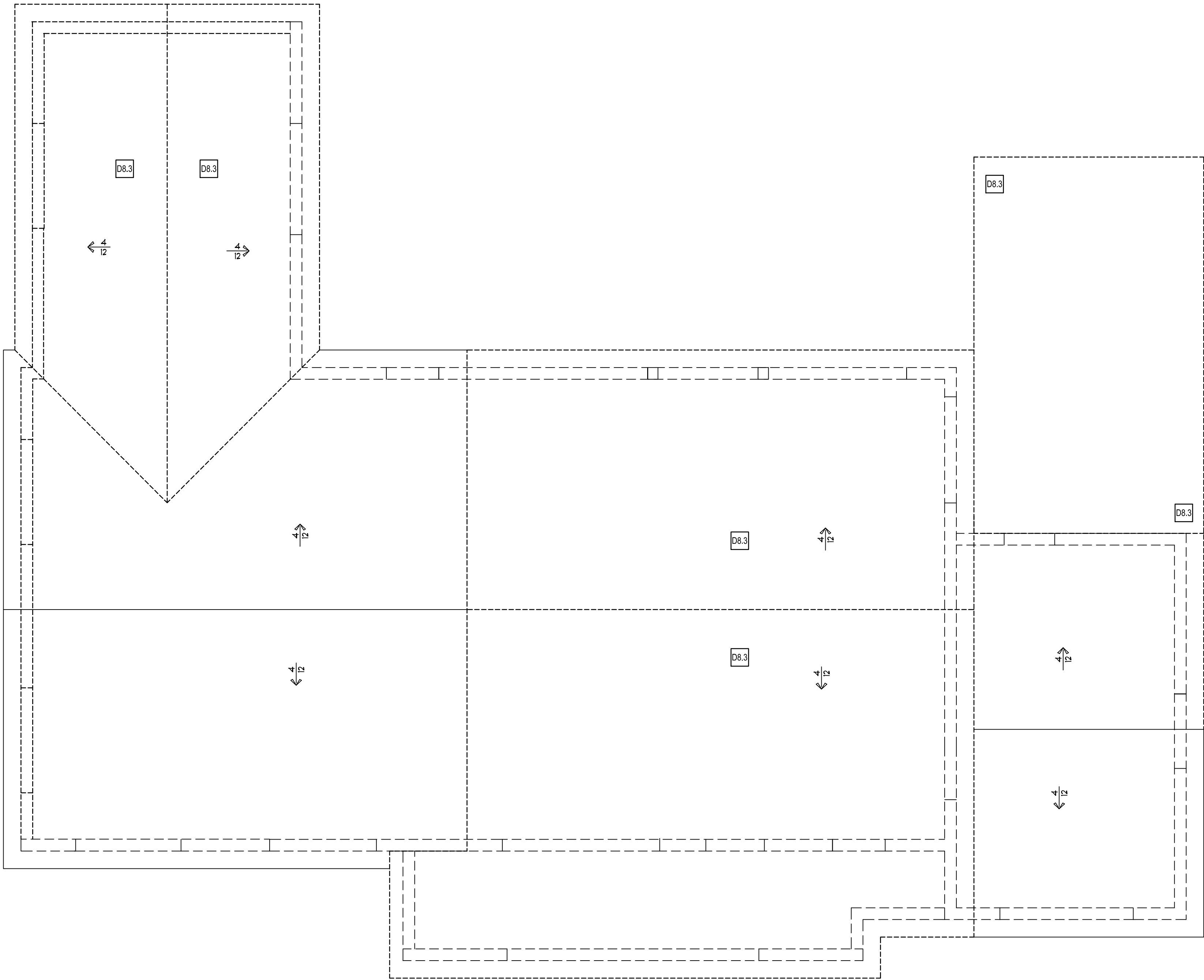
DATE: 3/22/2021
ISSUED: XX
DRAWN: AR
CHECKED: AR
PROJECT NO.:




SHEET:

D1.1

12 OF 15

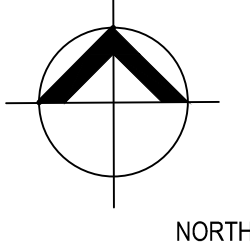
ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8' IN WIDTH THEN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. • EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC. • EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER FBC. • ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.
---	---	---



DEMOLITION LEGEND :			
 DASHED LINES INDICATE ITEMS TO BE DEMOLISHED		 DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)	
 LINE THAT INDICATES THE SCOPE OF WORK		(V.I.F.) DENOTES TO BE VERIFIED IN FIELD	

ROOF DEMOLITION PLAN

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



FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED

DEMOLITION KEY NOTES			
D1.0	SLABS	D5.3	EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **
D1.1	SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DUGS FOR DETAIL	D6.0	WINDOWS & DOORS
D1.2	EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.1	REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN
D2.0	STAIRS	D6.2	REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN
D2.1	REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.0	INTERIOR
D3.0	COLUMNS	D7.1	REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED.
D3.1	COLUMN TO BE REMOVED *	D7.2	EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED
D3.2	COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.3	REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA
D4.0	BEAMS	D7.4	REMOVE EXISTING CEILING IN THIS AREA
D4.1	BEAM TO BE REMOVED *	D7.5	ALL EXISTING LIGHT FIXTURES, A/C AND RETURN GRILLES TO BE REMOVED AND REPLACED. REFER TO PROPOSED MEP
D4.1	BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DUGS FOR MORE INFO	D8.0	EXTERIOR
D5.0	CMU WALLS	D8.1	REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED
D5.1	PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION	D8.2	REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS
D5.2	PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP	D8.3	REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN
* PROVIDE SHORING AS REQUIRED. SEE STRUCTURAL DUGS FOR SIZE, DETAILS AND REINFORCING INFORMATION			
** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.			
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.			
2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION			
DEMOLITION GENERAL NOTES :			
1. THIS DUG IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.			
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/ RELOCATION. CONTRACTORS SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.			
3. IF APPLICABLE, OBTAIN AN ASBESTOS INSPECTION REPORT PRIOR TO DISTURBANCE OF ANY MATERIALS. GO TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GO TO UTILIZE LANDLORD APPROVED CONSULTANT.			
4. DISCONNECT ELECTRICAL MAIN, WATER MAIN AND GAS MAIN PRIOR TO DEMOLITION.			
5. REMOVE ALL ELECTRICAL FIXTURES & HOUSING. TEMPORARY CAP ELECTRICAL CONDUITS & WIRING TO REMAIN AS REQUIRED FOR FUTURE USE. CAP EXISTING ELECTRICAL AND PLUMBING FIXTURES BEING REMOVED.			
6. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.			
7. DURING DEMOLITION PROCESS IF ANY STRUCTURAL WALLS, COL'S AND BEAM'S ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER. DO NOT SAW-CUT ANY STRUCTURAL SLABS WITHOUT INSTRUCTIONS FROM THE STRUCTURAL ENGINEER.			
8. REMOVE SOME EXTERIOR WINDOWS AND DOORS AS SHOWN ON PLAN. ALL NEW EXTERIOR OPENINGS SHALL BE TEMPORARILY COVERED WITH PLYWOOD. DEMOLISH AND REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED.			
9. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNERS APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.			
10. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALL AND FLOOR/ CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.			
11. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.			
12. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.			
13. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES.			
14. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.			
15. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.			
16. PROVIDE TEMPORARY BARRIER FOR ALL DROPS OVER 24" H.			
17. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS ARE SCHEDULED TO BE RELOCATED AND/ OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.			
18. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.			
19. REROUTE OR EXTEND EXISTING PLUMBING OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.			
20. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.			
21. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED.			
22. ALL EXISTING HOLES/ CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/ PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED.			
** ALL WORK TO BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE FBC, AND ANY APPLICABLE LOCAL CODES.			



ANTONIO E. RODRIGUEZ
CAD Studio Architecture
REGISTRATION No. A4002588
LIC. No. AB93309
4808 S.W. 72 AVENUE, MIAMI FL 33155
T. (305) 662-1088

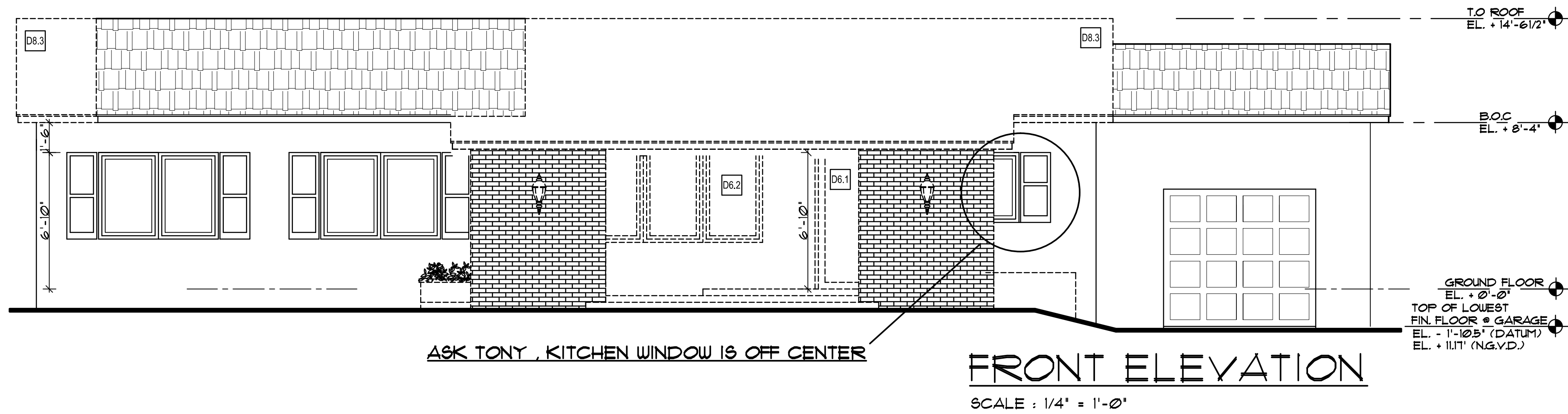
RESIDENCE FOR :
7310 MINDELLO STREET
FLORIDA

OWNER:
MR. & MRS. MALABET

DATE: 3/22/2021
ISSUED: XX
DRAWN: AR
CHECKED: AR
PROJECT No.

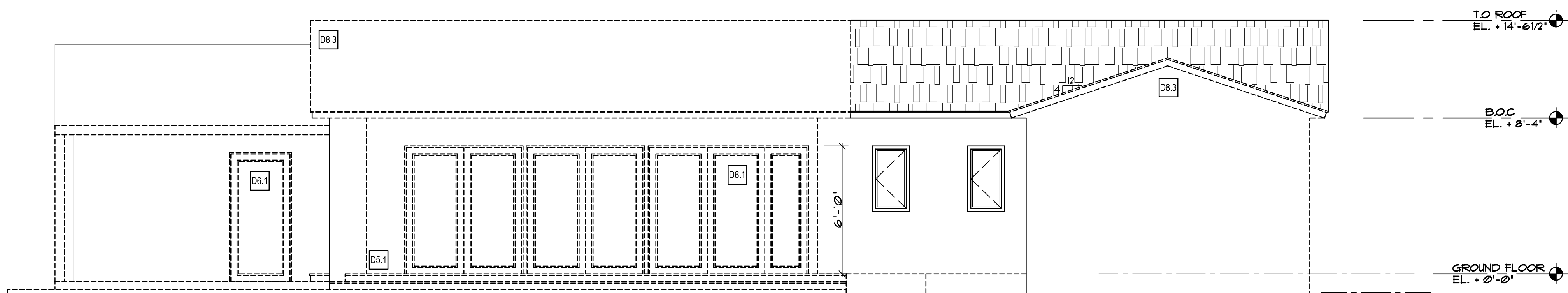
SHEET:

D1.3
13 OF 15



FRONT ELEVATION

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



REAR ELEVATION

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011. ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT. AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.	VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS. * EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC. * EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER FBC. * ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)	ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.
--	---	---

DEMOLITION ELEVATIONS

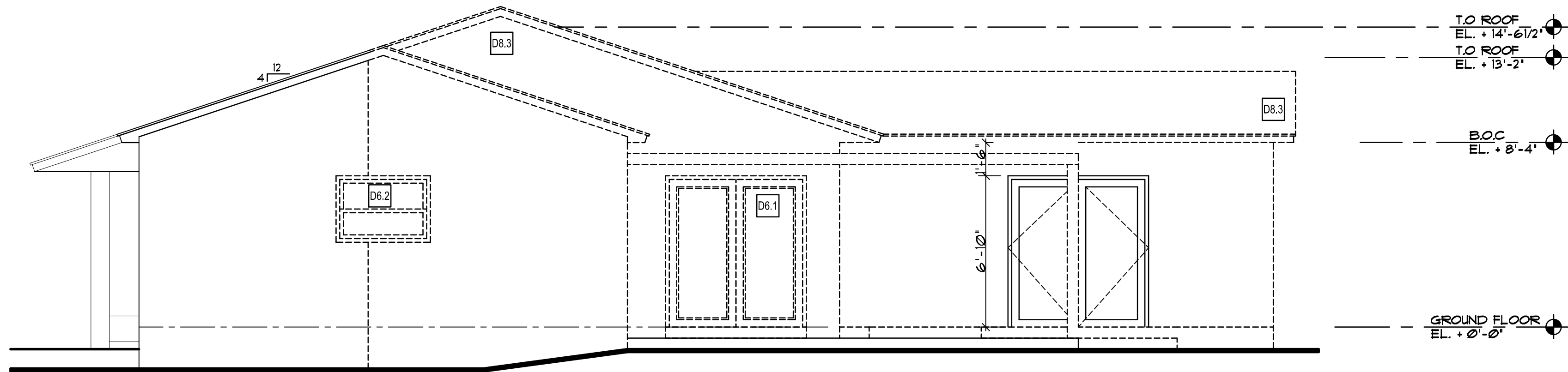
SCALE : 1/4" = 1'-0"

DEMOLITION KEY NOTES			
D1.0 SLABS	D5.3 EXISTING OPENING TO BE BLOCKED AND PATCHED AS REQUIRED **	D6.0 WINDOWS & DOORS	
D1.1 SAW-CUT EXISTING CONC. SLAB REFER TO STRUCTURAL DWGS FOR DETAIL	D6.1 REMOVE EXISTING DOOR(S) & DOOR FRAME(S) AS SHOWN		
D1.2 EXISTING CONC. STEPS TO BE REMOVED AND/OR RECONFIGURED	D6.2 REMOVE EXISTING WINDOW(S) & WINDOW FRAME(S) AS SHOWN		
D2.0 STAIRS	D7.0 INTERIOR		
D2.1 REMOVE EXISTING CONC. STAIRS AND RAILINGS	D7.1 REMOVE INTERIOR PARTITIONS AS SHOWN. REMOVE & CAP ALL OUTLETS, SWITCHES, WIRES, ETC TO THEIR SOURCE AS REQUIRED.		
D3.0 COLUMNS	D7.2 EXISTING MILLWORK, PLUMBING FIXTURES AND/OR APPLIANCES TO BE REMOVED		
D3.1 COLUMN TO BE REMOVED *	D7.3 REMOVE EXISTING FINISH FLOOR AND BASEBOARDS IN THIS AREA		
D3.2 COLUMN TO BE REMOVED AND TO BE REPLACED WITH NEW *	D7.4 REMOVE EXISTING CEILING IN THIS AREA		
D4.0 BEAMS	D8.0 EXTERIOR		
D4.1 BEAM TO BE REMOVED *	D8.1 REMOVE ALL STONE FINISHES, SILLS, MOLDINGS AND PRECAST ELEMENTS AS SHOWN. PATCH AS REQUIRED.		
D4.2 BEAM TO BE REMAIN AND TO BE REINFORCED * SEE STRUCTURAL DWGS FOR MORE INFO	D8.2 REMOVE ALL EXTERIOR RAILINGS, BALCONIES AND EXTERIOR STAIRS		
D5.0 CMU WALLS	D8.3 REMOVE ROOF TILES AND ROOF STRUCTURE AS SHOWN		
D5.1 PARTIALLY DEMO CMU WALL FOR NEW OPENING. SEE PROPOSED PLANS FOR NEW DOOR OR WINDOW SIZE AND LOCATION			
D5.2 PARTIALLY DEMO CMU WALL TO BE REDUCED IN HEIGHT. SEE PROPOSED PLANS FOR NEW TOP OF WALL CAP.			
* PROVIDE SHORING AS REQUIRED SEE STRUCTURAL DWGS FOR SIZE, DETAILS AND REINFORCING INFORMATION			
** EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.			
1. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/ OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/ OR TO RECEIVE NEW SCHEDULED FINISHES. 2. PATCH EXISTING G.B. WALLS OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH (3) COATS OF SPECKLING, SANDED AND LEFT IN A FAINT READY CONDITION			
DEMOLITION LEGEND :			
----- DASHED LINES INDICATE ITEMS TO BE DEMOLISHED		DENOTES EXISTING. (NOT INCLUDED IN THE SCOPE OF WORK)	
----- LINE THAT INDICATES THE SCOPE OF WORK		(V.I.F.) DENOTES TO BE VERIFIED IN FIELD	

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

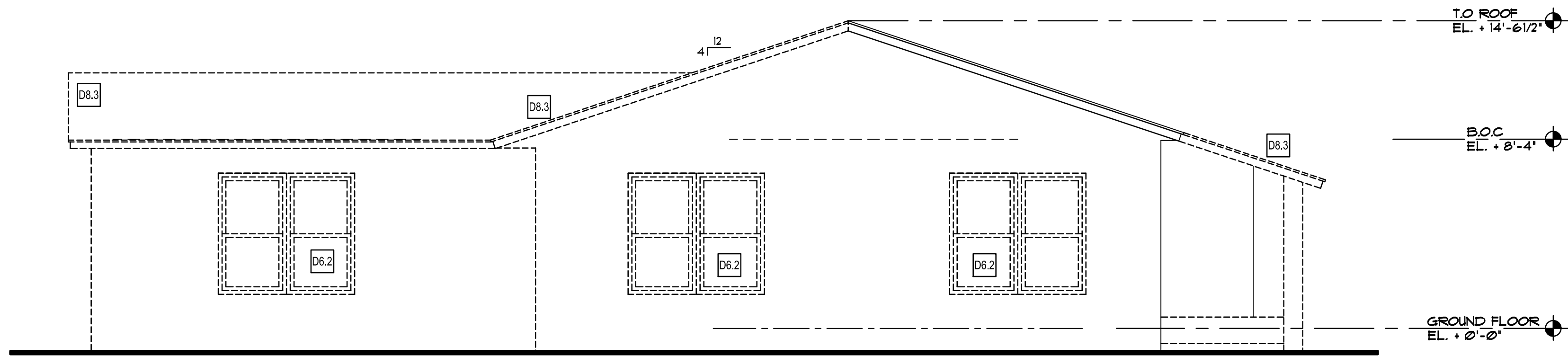
A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:				
STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.
(SHOP DWGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)				

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2011.
ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. # 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOT.
AS PER F.B.C. 2011, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3" (76MM) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURERS.
* EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER FBC.
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
* ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2011: AN OUTSIDE 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 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING 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.

DEMOLITION SIDE ELEVATIONS

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

FOR WINDOWS, DOORS & FINISH SCHEDULES REFER TO PAGE A4.2

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL GLAZING	WOOD TRUSSES	DOORS	ROOFING	WINDOWS
RIDGE VENTILATION	CURTAIN WALLS	MULLIONS	WATERPROOFING	GLASS WALL
PRECAST SYSTEMS	HANDRAILS	RAILS	FENCES	SIGNS
STORM SHUTTERS	STEEL JOISTS	STORE FRONT	AWNINGS	TRELLISES
PREFABRICATED STAIRS	ELEVATORS	POOLS	WATER-FEATURES	LOUVER ENCLOS.

(SHOP DUGS & CORRESPONDING STRUCTURAL CALCS SHALL BE DATED, SIGNED & SEALED BY A FLORIDA LICENSE ENGINEER)

COPYRIGHT © 2020 CAD STUDIO ARCHITECTURE INC. ALL RIGHTS RESERVED