e-Permitting

miamidade.gov

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 06/29/2023
MUNICIPAL NO.2023-055945 FOLIO: 3220140040490
JOB SITE ADDRESS 7240 S PRESTWICK PL
PROPOSED USE SINGLE FAM RES-CLUST-ZERO LOT-TOWN HOUSE
LEGAL 14 52 40 PB 76-91 MIAMI LAKES - LOCH LOMOND SEC
APPLICATION TYPE ADD ATTACHED 1110 SQFT 1 UNITS 1 FLOORS
OWNER NAME JESSICA FARAH TRS
CONTRACTOR SOUTH POINT DEVELOPMENT INC
QUALIFIER RODRIGUEZ MARCIAL
PERMIT TYPE MUNICIPAL BLDG
CATEGORIES 0002 MUNICIPAL SUB-GENERAL BLDR

DATE: 6/29/2023 PROCESS NUMBER: M2023014563 NEW *AMOUNT PAID 247.25
DERM 1 UP FRONT FEE- 80.00 DERM 1 MIN PLAN REVI 80.00
DERM 1 PAVING AND DR 140.00 DERM 1 SEWER ALLOCAT 90.00
RSUR 3 RER 7.5% SUR 17.25 UBS1 1 BLDG 7.5% UPF 1.88
UPMU 25 UPFRONT FEE F 25.00 URS1 1 RER 7.5% UPFR 6.00

6/28/2023 13:30 BNZWEB1 182306283864 WEBIPAS 247.25

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5/24/2023

Issued Date: 5/24/2023

JESSICA FARAH TRS GREYEAST REVOCABLE TRUST
7240 S PRESTWICK PL
MIAMI LAKES, FL 33014

Marcial Rodriguez
7240 S PRESTWICK PL
Miami Lakes, FL 33014

RE: Fill-In Sanitary Sewer Certification of Adequate Capacity

The Miami-Dade County Department of Regulatory and Economic Resources (RER) has received your application for approval of additional sewer flows for the following project which is more specifically described in the attached project summary.

Project Name: Addition to Single Family Residence / M2023014563
Project Location: 7240 S PRESTWICK PL, MIAMI LAKES, FL 33014
Previous Use: 4,464 Sq. Ft. AC Area Single Family Residence - 310 GPD.
Proposed Use: 5,019 Sq. Ft. AC Area Single Family Residence - 510 GPD.
Previous Flow: 310 GPD
Total Calculated Flow: 510 GPD
Allocated Flow (additional sewer flows): 200 GPD
Sewer Utility: UNINCORPORATED DADE COUNTY
Receiving Pump Station: 30 - 0333

RER has evaluated your request in accordance with the terms and conditions set forth in Appendix A of the Consent Decree (CASE No. 1:12-CV-24400-FAM) between the United States of America and Miami-Dade County. RER hereby certifies that adequate treatment and transmission capacity is available for the above described project, pursuant to the Fill-In criterion stipulated in Appendix A of said Consent Decree. The Fill-In criterion was applied due to the current moratorium status of the receiving and/or downstream pump stations.

Furthermore, be advised that this approval does not constitute departmental approval for the proposed project and is subject to the terms and conditions set forth in the Consent Decree. Additional reviews and approvals may be required from other sections having jurisdiction over specific aspects of this project. Also, be advised that the gallons per day (GPD) flow determination indicated herein are for sewer allocation purposes only (in compliance with the Consent Decree requirements) and may not be representative of GPD flows used in calculating connection fees by the utility providing the service.

Be advised that this Sanitary Sewer Certification of Adequate Capacity (this letter) will expire within 90 days of the issue date if the applicant does not obtain a building process number from the corresponding building official. However, if the building process number has already been obtained, this letter will expire within 180 days of the expiration date of the process number. Finally, if a Building Permit was secured for this project, this letter will expire within 150 days of the expiration date of the Building Permit.

Should you have any questions regarding this matter, please contact the Miami-Dade Permitting and Inspecting Center (MDPIC) (786) 315-2800 or RER Office of Plan Review Services, Downtown Office (305) 372-6789.

Sincerely,

Lisa M. Spadafina, Director
Division of Environmental Resources Management

Der Ming Kuo

For/By:_____
Der-Ming Kuo, Engineer III - Enrironmental Plan Review.
Department of Regulatory and Economic Resources.

Sanitary Sewer Certification of Adequate Capacity Project Summary:

Owner's Name: JESSICA FARAH TRS GREYEAST REVOCABLE TRUST
Owner's Address: 7240 S PRESTWICK PL
MIAMI LAKES, FL 33014

EEOS Allocation Number: 2023-ALLOCATION-01577

Project: Addition to Single Family Residence / M2023014563

Proposed Use: 5,019 Sq. Ft. AC Area Single Family Residence - 510 GPD.

Pump Station: 30-0333
Projected NAPOT: 7.44

Folio	Lot/Block Bldg Proc #	Address	Flow (GPD)	Sewer Status	Sewer Cert Date	Sewer Recert Date	Exp. Date
3220140040490	49/1 BLR2023-1452	7240 S PRESTWICK PL	200	APP	5/24/2023		
Total:			**200**	**GPD**			

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

6/28/2023 1:30:50 PM

Tracking #	Process #	Permit #
3223014563	M2023014563	2023055945

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

Process #	Review	Disposition	Reviewer	Date
M2023014563	DERM CORE	A	CASTELLANOS, LEYSI	6/28/2023
M2023014563	IMPACT FEES	N	GUTIERREZ, BEVERLY	5/24/2023
M2023014563	DERM PAVING & DRAINAGE	A	JUNCO PI, RAUL	5/25/2023
M2023014563	UPFRONT FEES	A	WEB APPLICATION ID	5/24/2023
M2023014563	WASA	A	ROCA, ROBERTO	6/22/2023

Disclaimer.

Subject to compliance with all Federal, State, and County Laws, rules and regulations. Miami-Dade County assumes no responsibility for accuracy of or results of these plans.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to the property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.

Stamp Name	Trade	Disposition	Stamp Description
Approved	DERM	A	Approved

SITE NOTES

SITE NOTES:

1- LOT SHALL BE GRADED SO AS TO PREVENT DIRECT OVER LAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.
2- GENERAL CONTRACTOR SHALL ENSURE THAT EXISTING TREES TO REMAIN ARE NOT DAMAGED DURING CONSTRUCTION. BARRIERS SHALL BE ERECTED AROUND THOSE TREES CLOSE TO THE CONSTRUCTION AREA TO PREVENT COMPACTION OF SOIL AROUND ROOTS BYCONSTRUCTION EQUIPMENT. WHERE NO SURROUNDING BARRIER IS PROVIDED, CARE SHOULD BE TAKEN NOT TO OPERATE EQUIPMENT OR STORE MATERIALS WITHIN THE CROWN SPREAD OF THE TREE. SEE TREE PROTECTION DETAIL THIS SHT.

GENERAL NOTES

GENERAL NOTES:

1- CONTRACTOR SUBMITTING PROPOSALS SHALL FIRST EXAMINE THE SITE (PREMISES) AND GET FAMILIAR WITH ALL CONDITIONS THEREIN AND THEREON AND NOTIFY THE ARCHITECT IN WRITING IF ANY DISCREPANCIES ARE FOUND.
2- THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID, OTHERWISE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
3- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. IF ANY ERRORS OR OMISSIONS APPEAR ON THE DRAWINGS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK THAT APPEARS IN QUESTION. IN THE EVENT THE CONTRACTOR FAILS TO GIVE SUCH NOTICE, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH OMISSIONS OR ERRORS AND THE COST OF RECTIFYING THE SAME.
4- CONTRACTOR SHALL OBTAIN LATEST SET OF PERMITTED DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
5- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
6- ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS AND SHOP DRAWINGS SHALL BE WORKED TOGETHER TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, CHASES, ETC.
7- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF ARCHITECT AND OWNER.
8- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES.
9- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER CONTRACTED TO PERFORM INSPECTIONS AS REQUIRED.

ZONING LEGEND

ZONING: RU-1

FOLIO: 32-2014-004-0490

PROJECT ADDRESS: 7240 S PRESTWICK PLACE, MIAMI LAKES, FL, 33014

	PROVIDED	REQUIRED
NET LOT AREA	23,750 SQ. FT. (PROPERTY APPRAISER SITE)	7,500 SQ. FT (MIN.)
LOT WIDTH	125.00'	75' (MIN.)
LOT COVERAGE	5299 SQ. FT. (22.3%)	35% (MAX.) FOR TWO STORIES
BUILDING HEIGHT (FROM GRADE) (crown of the road + 8'-0"GRADE)	23'-3"	35 FT. (MAX.) FOR TWO STORIES
DENSITY	ONE RESIDENCE	ONE RESIDENCE PER 1.5000 SQ. FT. OR 9.8 UNITS PER NET ACRE
LANDSCAPE AREA:		
FRONT YARD	7,327 SQ. FT.	
FRONT YARD LANDSCAPE AREA	4,097 SQ. FT. = 55.4% OF FRONT YARD AREA	40% (MIN.) OF REQUIRED FRONT YARD SETBACK AREA.
TOTAL LANDSCAPE AREA	12,356 SQ. FT. = 52% OF REQUIRED SETBACK AREA	50% (MIN.) OF THE BALANCE OF THE TOTAL REQUIRED SETBACK AREA.

SETBACKS:	PROVIDED
FRONT (EXIST.)	EXIST.
REAR (EXIST.)	EXIST.
RIGHT SIDE (EXIST.)	EXIST.
LEFT SIDE (EXIST.)	EXIST.

ELEVATION:	
LOWEST FINISH FLOOR ELEVATION - EXISTING	11.0' NGVD
LOWEST ELEVATION OF EQUIP. PAD - EXISTING	9.2' NGVD
LOWEST ADJACENT (FINISHED) (LAG) - EXISTING	8.8' NGVD
HIGHEST ADJACENT (FINISHED) (HAG) - EXISTING	9.0' NGVD
DETACHED GARAGE FIN. FL. ELEVATION - EXISTING	10.0' NGVD
CROWN OF THE ROAD	8.0' NGVD

FLOOD INFO: FLOOD ZONE "AE"
BASE FLOOD ELEVATION 6'

GENERAL INFORMATION

EXISTING RESIDENCE A/C
GROUND FLOOR A/C AREA 3,492 SQ. FT.
SECOND FLOOR A/C AREA 972 SQ. FT.
TOTAL EXIST. A/C AREA 4,464 SQ. FT.

NEW ADDITION
GROUND FLOOR A/C AREA 284 SQ. FT.
SECOND FLOOR A/C AREA 351 SQ. FT.
TOTAL NEW A/C AREA 555 SQ. FT.
TOTAL A/C AREA 5,018 SQ. FT.

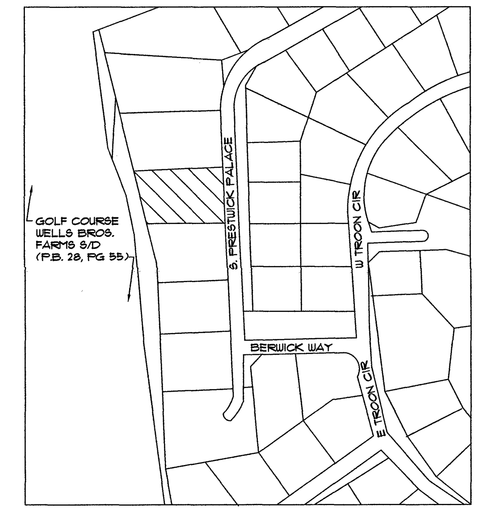
EXISTING RESIDENCE NON-A/C
PORTE COCHERE 291 SQ. FT.
GARAGE 591 SQ. FT.
ENTRY 22 SQ. FT.
COVERED TERRACE 468 SQ. FT.
SECOND FLOOR BALCONY 1 & 2 130 SQ. FT.
TOTAL EXIST. NONE A/C AREA 1502 SQ. FT.

NEW NON-A/C AREA
COVERED TRELLIS 227 SQ. FT.
(EXIST. COLUMNS, SLAB AND BEAMS)
TOTAL NON-A/C AREA 1,729 SQ. FT.

ELEVATION INFORMATION
LOWEST FINISH FLOOR ELEVATION 11.0' NGVD
(TO MATCH EXIST.)

CODE NOTES:
FLORIDA BUILDING CODE 2020

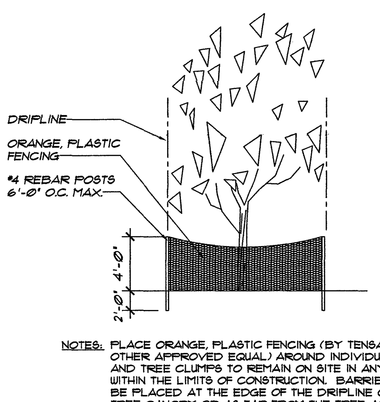
LOCATION MAP



SCALE: N.T.S.

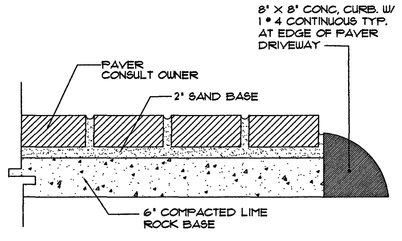
LOT 48 BLOCK 1 OF 'MIAMI LAKES - LOCH LOMOND SECTION', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76 , AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

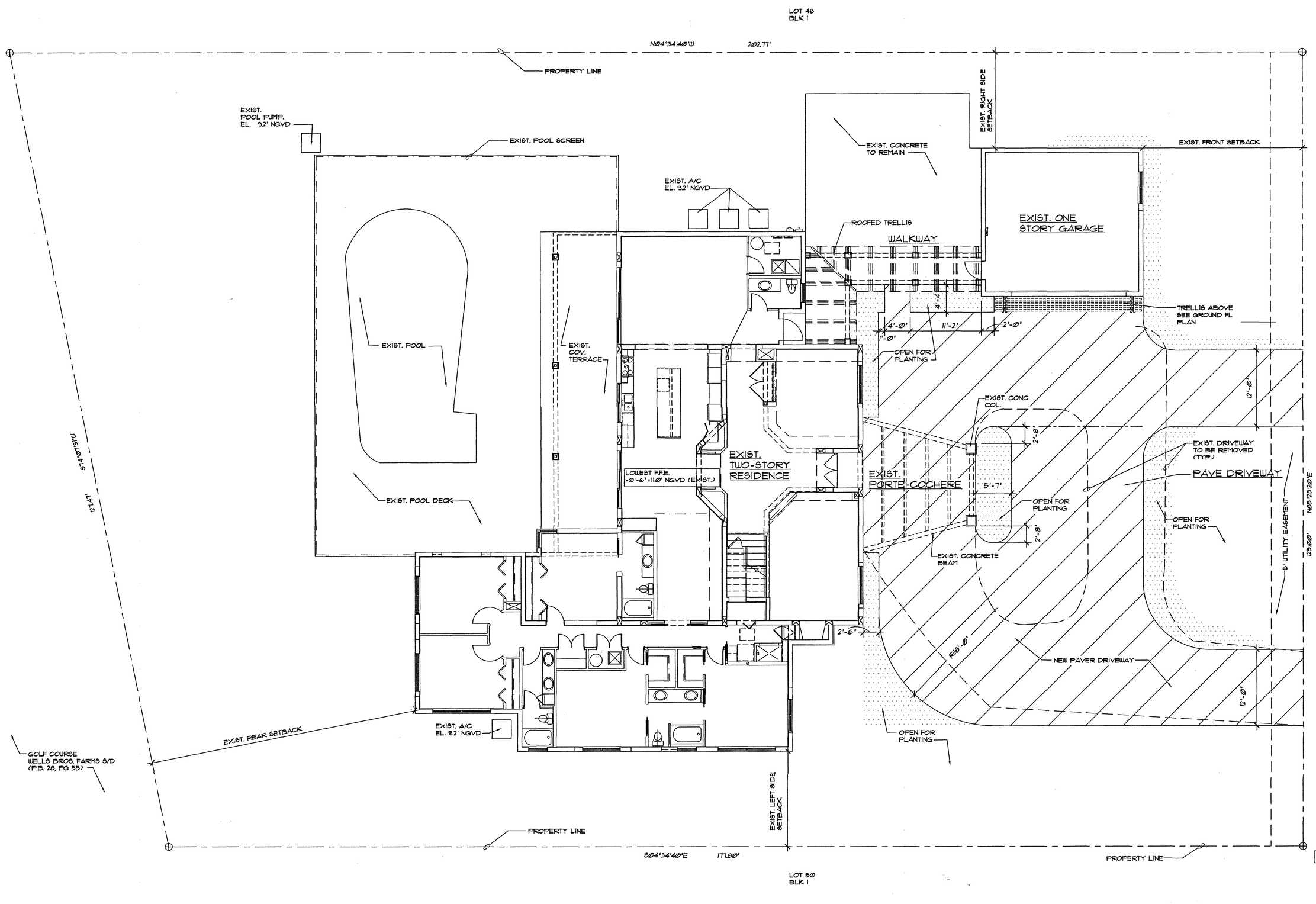


NOTES: PLACE ORANGE PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY, OR AS FAR FROM THE TREE AS POSSIBLE. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION DURING THE CONSTRUCTION. REDUCE DIAMETER OF FENCING AT THE TIME OF DRIVEWAY CONSTRUCTION WHERE REQUIRED.

TREE PROTECTION DTL. SCALE: N.T.S.



TYPICAL CROSS SECTION FOR PAVER DRIVEWAY SCALE: N.T.S.



SITE PLAN

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

ARLOTTA + Design Group
ARCHITECTURE INTERIOR DESIGN
AR0011765
1400 N.W. 107 AVENUE, SUITE 211
DORAL, FLORIDA 33172
(305) 512-4062
ARLOTTA@ARLOTTADESIGNGROUP.COM

ADDITION & REMODELING FOR: JESSICA FARAH

7240 S Prestwick Place, Miami Lakes, FL, 33014

STATE OF FLORIDA — ROBERTO M. MARTINEZ — AR0005929 — REGISTERED ARCHITECT

Digitally signed by Roberto M Martinez
DN: c=US, o=Arlotta Design Group, dnQualifier=A01410D000 00183C39538A70001E53D , cn=Roberto M Martinez
Date: 2023.05.10 15:51:27 -04'00'

Roberto M. Martinez
AR 0005929

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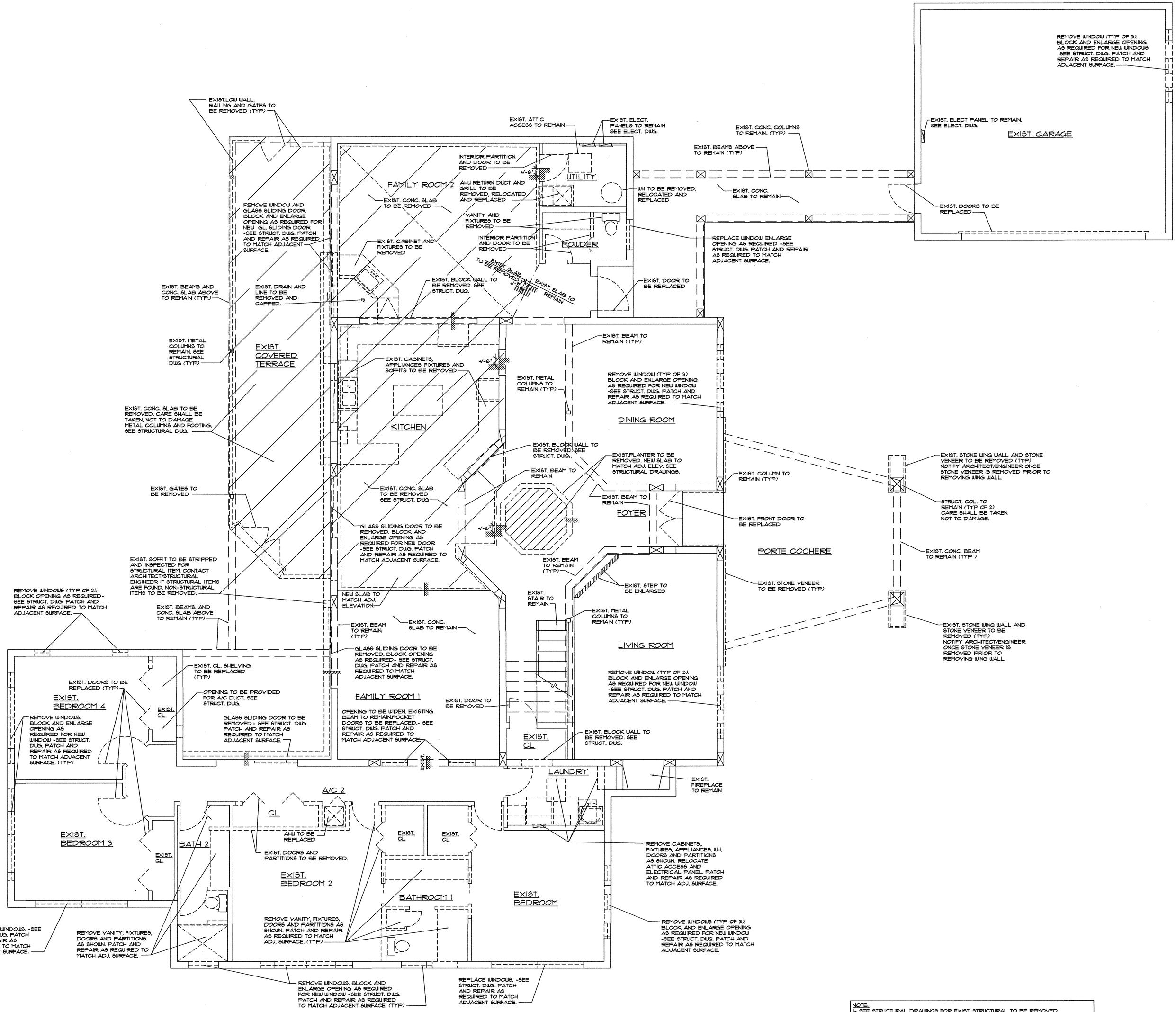

NOTE:
1- SEE STRUCTURAL DRAWINGS FOR EXIST. STRUCTURAL TO BE REMOVED.
2- NO STRUCTURAL ITEMS SHALL BE REMOVED OR ALTERED WITHOUT AN ARCHITECT/ENGINEER INSPECTION AND WRITTEN APPROVAL OF THE ARCHITECT/ STRUCTURAL ENGINEER.

DEMOLITION GROUND FLOOR PLAN

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

NOTES:

1- PARTITIONS TO BE CAREFULLY STRIPPED AND EXPOSED. IF ANY STRUCTURAL COMPONENTS, AND/OR CHASES ARE FOUND, THE G.C. SHALL DISCONTINUE WORK AND CONTACT ARCHITECT FOR INSPECTION AND REEVALUATION BEFORE CONTINUING WITH THE WORK IN QUESTION.
2- NO STRUCTURAL ITEMS SHALL BE REMOVED OR ALTERED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ STRUCTURAL ENGINEER.
3- ALL AREAS DAMAGED DURING DEMOLITION SHALL BE PATCHED AND REPAIRED.
4- FOR ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, ETC, SEE MEP AND STRUCTURAL DWGS.

NOTES

DEMOLITION NOTES:

1- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES SERVICING THE PROPERTY AND SHALL HAVE ALL UTILITY LINES LOCATED.
2- DURING CONSTRUCTION, UTILITY SERVICES SHALL BE TURNED OFF.
3- CONTRACTOR SHALL REMOVE AND/OR CAP ALL ELECTRICAL WIRING, ELECTRICAL OUTLETS AND FIXTURES (UNLESS OTHERWISE NOTED) PLUMBING LINES, AND FIXTURE, SEWER LINES, MECHANICAL DUCTS AND EQUIPMENT, ETC. NOT TO BE USED. EXISTING SEWER LINES TO BE ABANDONED AND CAPPED.
4- CARE SHOULD BE TAKEN BY THE CONTRACTOR TO INSURE THAT EXISTING UTILITY, LANDSCAPING, AND THE LIKES TO REMAIN ARE NOT DAMAGED DURING DEMOLITION.
5- CONTRACTOR SHALL EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER.
6- CONTRACTOR SHALL KEEP THE BUILDING SECURED, CLEAN AND CLEAR AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE PREMISES, AND SHALL COMPLY WITH ALL STATUTORY REQUIREMENTS RELATED TO WASTE DISPOSAL AND SAFETY PRECAUTIONS AS REQUIRED BY LAW.
7- GENERAL CONTRACTOR TO COORDINATE WITH OWNER MATERIALS AND FIXTURES TO BE REUSED AND/OR SALVAGED. GENERAL CONTRACTOR SHALL CAREFULLY REMOVE, PROTECT AD STORE MATERIALS TO BE SALVAGED.

DEMOLITION NOTES

LEGEND

EXISTING FOLDING DOOR TO BE REMOVED
EXIST. DOORS TO BE REMOVED
EXIST. COLUMN TO REMAIN
EXIST. CONC. BLOCK WALLS/ PARTITIONS TO REMAIN
EXIST. BEAM TO REMAIN
TO BE REMOVED
SLAB TO BE REMOVED AND NEW SLAB TO BE PROVIDED
NEW SLAB TO BE PROVIDED

ARLOTTA + Design Group
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ADDITION & REMODELING FOR: JESSICA FARAH
7246 S Prestwick Place, Miami Lakes, FL, 33014

STATE OF FLORIDA
ROBERTO M. MARTINEZ
AR0005929
REGISTERED ARCHITECT

Digitally signed by Roberto M Martinez
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Date: 2023.05.10 15:52:39 -04'00'

Roberto M. Martinez
AR 0005929

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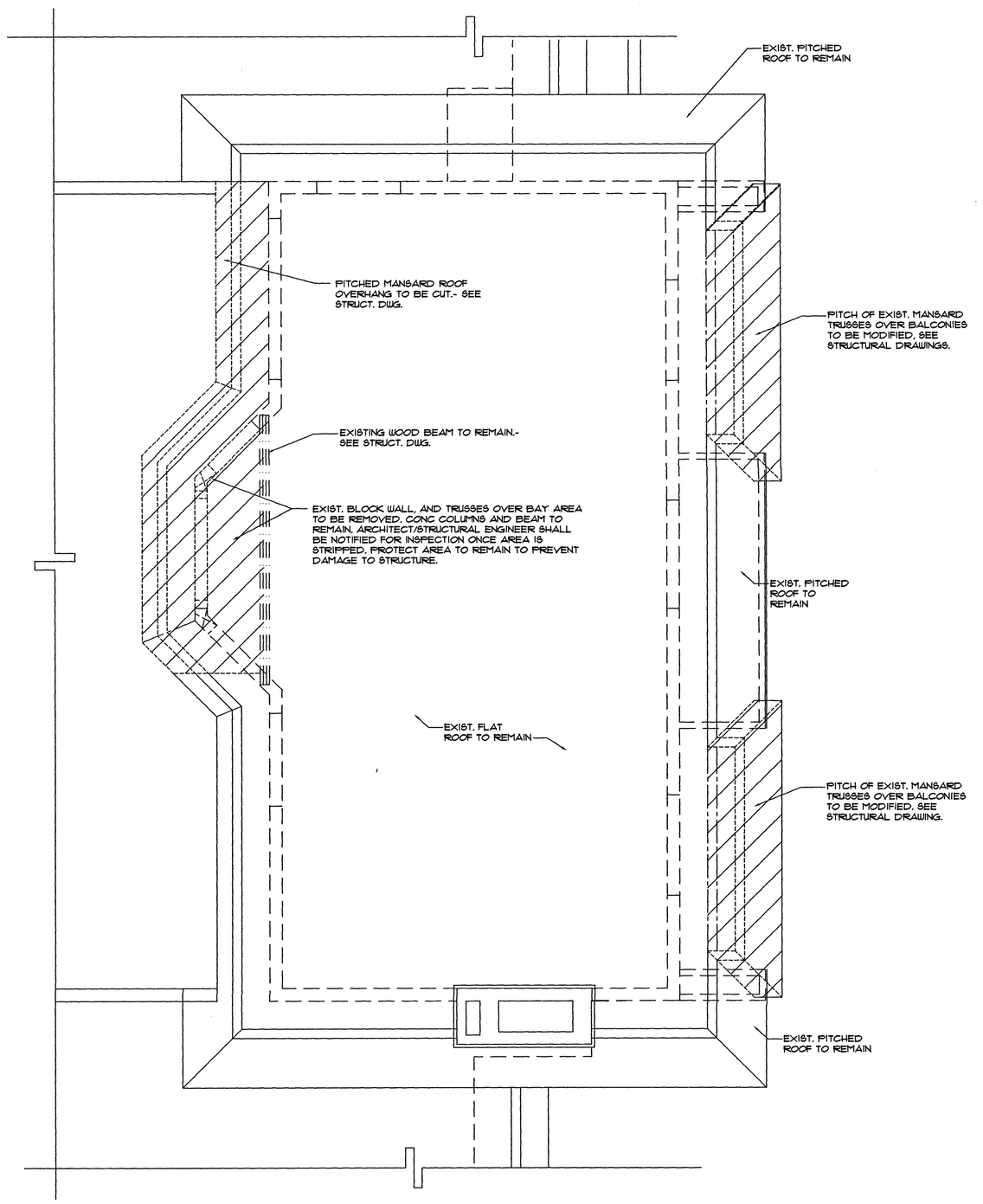

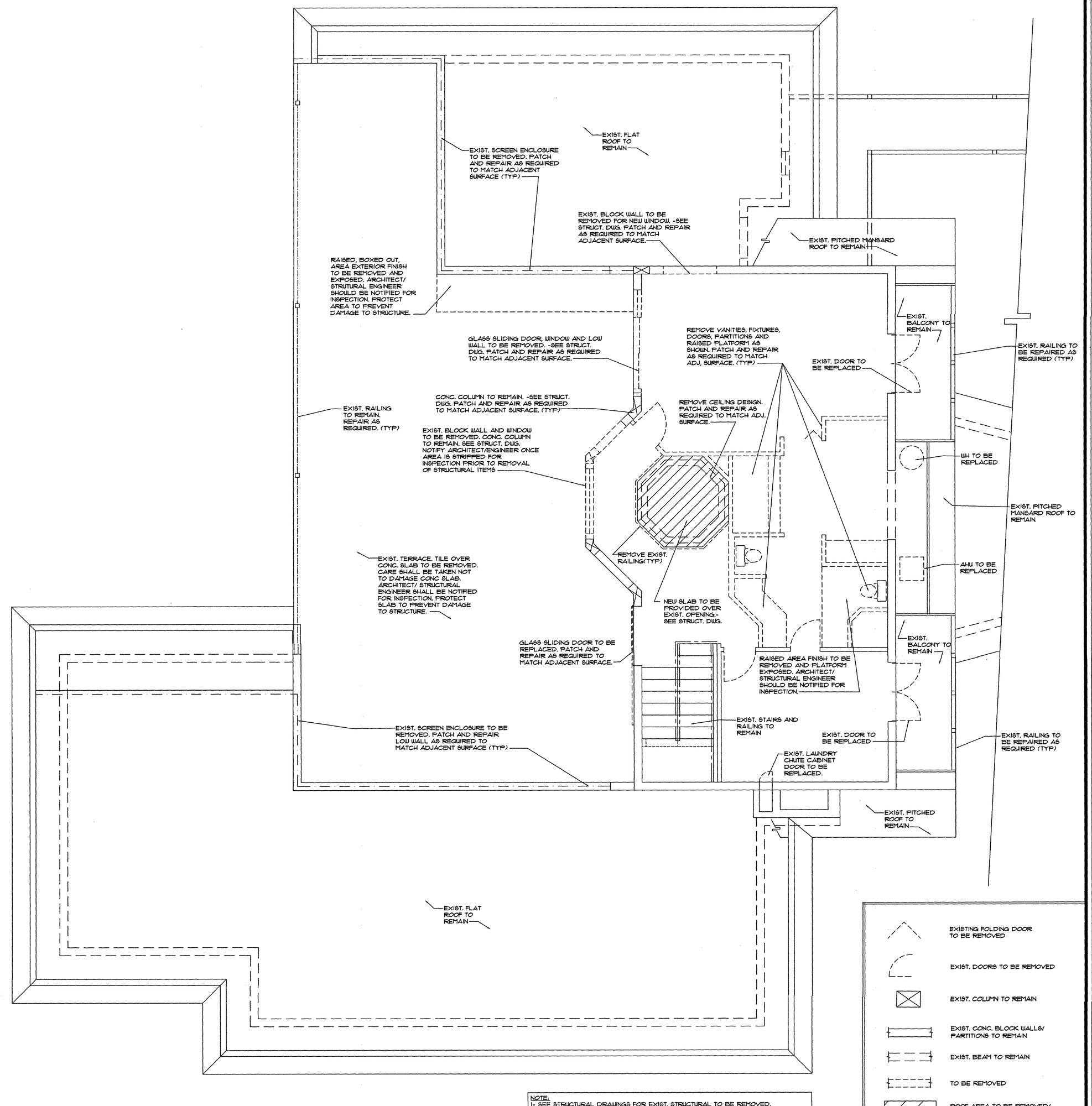

NOTE.
1- SEE STRUCTURAL DRAWINGS FOR EXIST. STRUCTURAL TO BE REMOVED.
2- NO STRUCTURAL ITEMS SHALL BE REMOVED OR ALTERED WITHOUT AN ARCHITECT/ENGINEER INSPECTION AND WRITTEN APPROVAL OF THE ARCHITECT/ STRUCTURAL ENGINEER.

EXISTING FOLDING DOOR TO BE REMOVED

EXIST. DOORS TO BE REMOVED

EXIST. COLUMN TO REMAIN

EXIST. CONC. BLOCK WALLS/ PARTITIONS TO REMAIN

EXIST. BEAM TO REMAIN

TO BE REMOVED

ROOF AREA TO BE REMOVED/ MODIFIED

LEGEND

DEMOLITION SECOND FLOOR PLAN

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

ARLOTTA + Design Group
ARCHITECTURE, INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
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STATE OF FLORIDA
ROBERTO M. MARTINEZ
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Date: 2023.05.10 15:53:51 -04'00'

Roberto M. Martinez
AR 0005929

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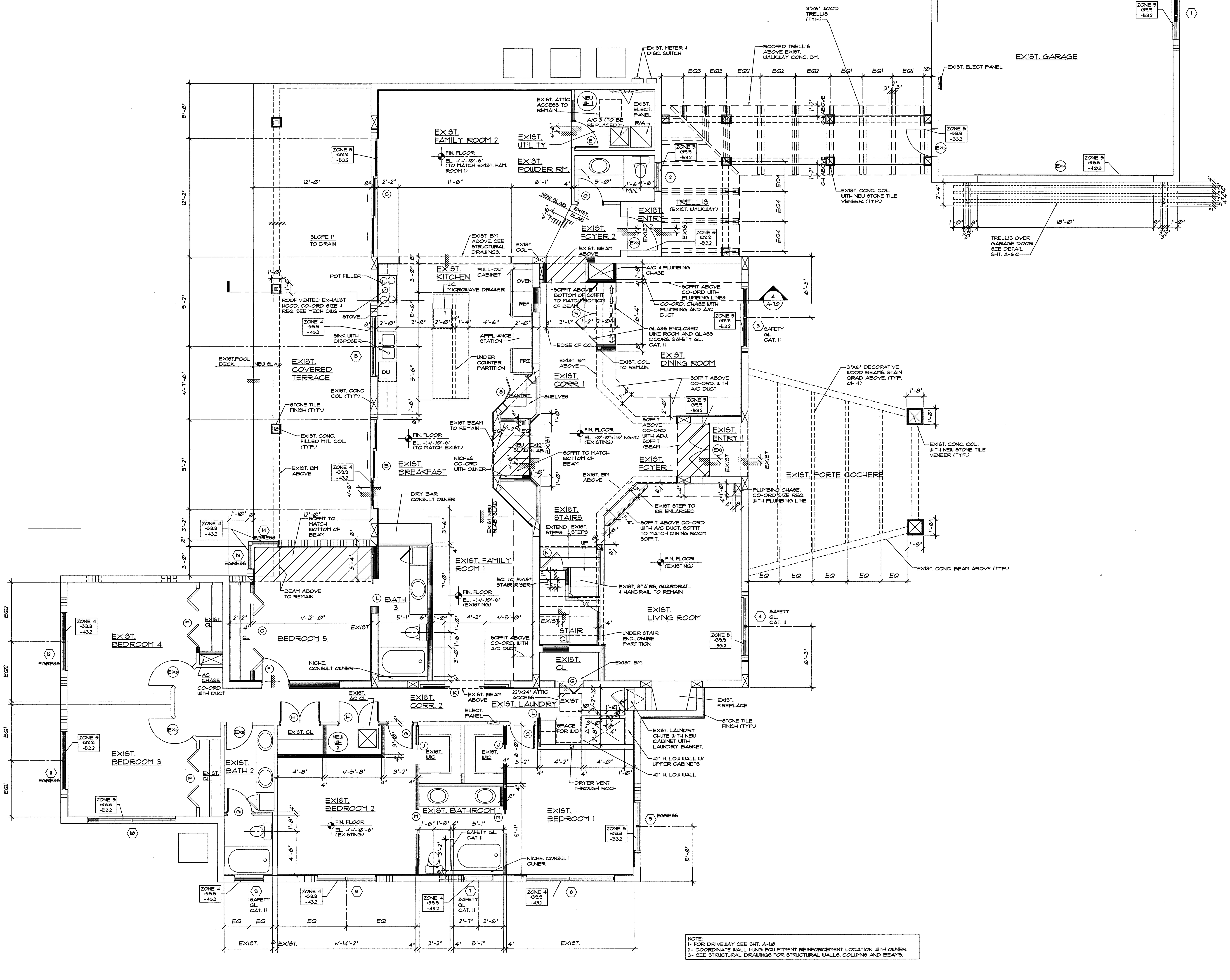

NOTE:
1- FOR DRIVEWAY SEE SHT. A-1.0
2- COORDINATE WALL HUNG EQUIPMENT REINFORCEMENT LOCATION WITH OWNER.
3- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL WALLS, COLUMNS AND BEAMS.

GROUND FLOOR PLAN

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

SECOND MEANS OF ESCAPE:

EGRESS WINDOWS TO PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDTH, 24" IN HEIGHT, AND 5.7 SQ. FT. IN AREA. BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISH FLOOR PER N.F.P.A. 101, 24.2.2.3 AND F.B.C. R310.

SECOND MEANS OF ESCAPE

BUILDING NOTES:
1- ALL ITEMS TO BE SUBSTITUTED SHALL BE SUBMITTED TO THE ARCHITECT/OWNER IN WRITING FOR APPROVAL PRIOR TO SUBSTITUTION.
2- VERIFY ALL DOOR & WINDOW OPENINGS, WITH EXISTING CONDITIONS, WITH MANUFACTURER'S SPECIFICATIONS AND MIAMI-DADE PRODUCT CONTROL APPROVAL LITERATURE REQUIREMENTS.
3- INTERIOR PARTITIONS ASSEMBLY, SEE SHEET A-7.0
4- PROVIDE 5/8" GYPSUM WALLBOARD WHEN CONTINUING FROM A FIRE RATED PARTITION. SEE ROOM FINISH SCHEDULE FOR FINISH.
5- FOR TYPICAL WALL SECTION SEE SHEET A-7.0.
6- FOR DRIVEWAY DIMENSIONS SEE SHEET A-1.0.
7- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 PER FBC R302.9.
8- ALL EXTERIOR GLASS TO BE IMPACT RESISTANT.
9- FOR COLUMNS AND REINFORCEMENT SEE STRUCTURAL DRAWINGS.
10- COORDINATE P.T. WOOD FURRING THICKNESS WITH CONNECTORS AND BOLT THICKNESS.
11. PARTITIONS FINISHES, ETC. TO BE CAREFULLY STRIPPED AND EXPOSED. IF ANY STRUCTURAL COMPONENTS AND OR CHASES ARE FOUND, THE G.C. SHALL DISCONTINUE WORK AND CONTACT ARCHITECT FOR INSPECTION AND REEVALUATION BEFORE CONTINUING WITH WORK IN QUESTION.

BUILDING NOTES

INSULATION NOTES:
1- EXTERIOR MASONRY WALL INSULATION: R-5.0
2- MAIN RESIDENCE ATTIC INSULATION: R-30
3- INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 PER FBC R302.10.1

INSULATION NOTES

WATER HEATER NOTES:
1- W.H. 1: 50 GAL (UTILITY)
2- W.H. 2: 50 GAL (A/C CLOSET)
3- W.H. 3: 50 GAL (2ND FLOOR WIC)

WATER HEATER NOTES

KITCHEN NOTES:
1- KITCHEN CABINETS BY KITCHEN CABINET MANUFACTURER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWINGS FOR REVIEW TO OWNER FOR APPROVAL.
2- COORDINATE ALL CABINET DIMENSIONS WITH APPLIANCE MANUFACTURER PRIOR START OF FABRICATION.
3- FOR KITCHEN APPLIANCES CONSULT OWNER.

KITCHEN NOTES

BATHROOM NOTES:
1- FOR BATHROOM FIXTURES CONSULT OWNER.
2- BATHROOM CABINETS BY CABINET MANUFACTURER. CABINET MANUFACTURER TO COORDINATE WITH OWNER AND TO SUBMIT SHOP DRAWING OR MANUFACTURER'S LITERATURE TO ARCHITECT/OWNER FOR REVIEW AND APPROVAL. COORDINATE ALL DIMENSIONS WITH FIXTURES CHOSEN PRIOR START OF FABRICATION OR PURCHASING.
3- SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER F.B.C. 307.2. SEE ROOM FINISH SCHEDULE.
4- BUILT- IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL PER F.B.C. 1210.4
5- CERAMIC TILE/STONE AT TUB AND SHOWER WALL AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.2
7- COORDINATE BATHROOM NICHES WITH FIXTURES AND OWNER.
8- WASHING STATION FLOORS AND LOW WALLS SHALL HAVE TILE ON ALL EXPOSED SURFACES OVER CEMENT FIBER OR GLASS MAT BACKING BOARD.

BATHROOM NOTES

GARAGE NOTES:
1- GARAGE DOORS SHALL BE MOUNTED ON 2" x 6" P.T. WOOD JAMB ON E.A. SIDE AND CONNECTED TO CONCRETE COLUMN WITH 1/2" ROUND x 6"L ANCHOR BOLTS @ 24" O.C. JAMB FASTENERS TO BE NOT MORE THAN 6" FROM TOP OR BOTTOM, OR AS PER MIAMI-DADE PRODUCT CONTROL APPROVED NOTICE OF ACCEPTANCE.
2- PROVIDE GARAGE DOORS WITH VENTS FOR VENTILATION, LOCATED WITHIN 7' OF THE HIGHEST PART OF THE GARAGE FLOOR.
3- GARAGE DOOR SHALL BE IMPACT RESISTANT.

GARAGE NOTES

WINDOW ID — FIXED GLASS SYMBOL
DOOR ID — DOOR SYMBOL
SECTION SYMBOL — SECTION
SHEET NUMBER
NEW CONCRETE BLOCK WALL / NEW CONCRETE COLUMNS
NEW CEILING TO FLOOR NON-BEARING PARTITION
EXISTING OR LOW NON-BEARING PARTITION
STONE/TILE VENEER ON EXIST. WALL/ COLUMN
EXISTING COLUMN
NEW SOFFIT

LEGEND

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Date: 2023.05.10 15:54:59 -04'00'
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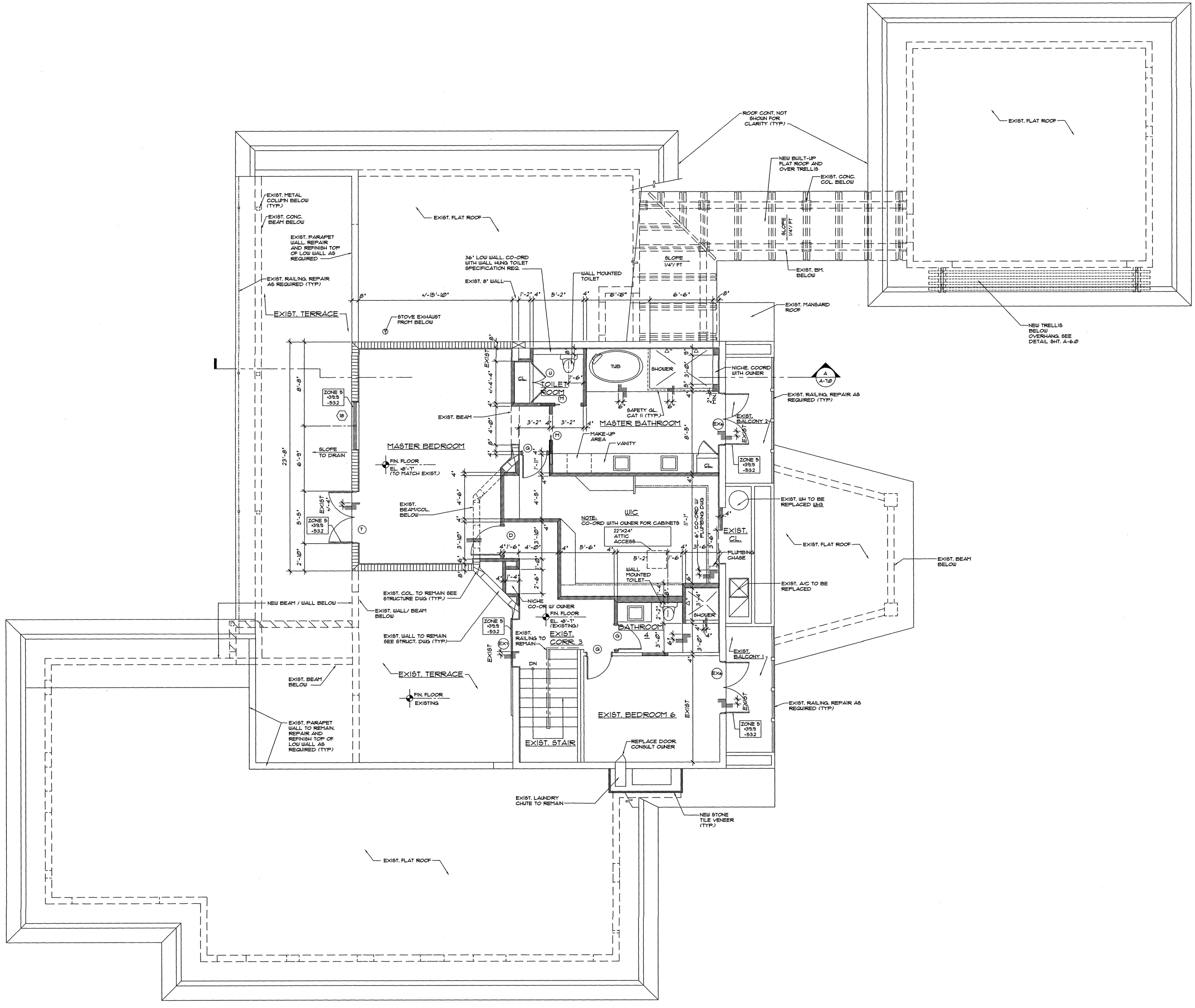

NOTE:
1- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL WALLS, COLUMNS, BEAMS, AND REINFORCEMENT.

SECOND FLOOR PLAN

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

EXIST. 2nd FLOOR TERRACE WATERPROOFING NOTES:

1- EXIST. CONCRETE SLAB SHALL BE REFINISHED WITH TOP COAT WATER PROOFING INSTALLED PER MANUFACTURER'S NOA INSTRUCTIONS WITH TILE FINISH. NOA 22-12.18.03, EXP. 2.28.28 OR APPROVED EQUAL, PRIOR TO TILE INSTALLATION.
2- WATERPROOFING SHALL EXTEND 12" MIN. ONTO ADJACENT WALL AND TO ADJACENT SILL AND UNDER DOOR TRACKS.
3- BALCONY SHALL HAVE SLOPE FOR DRAINAGE PER NOA.
4- PROVIDE FLASHING AT NEW EXTERIOR WALL/TERRACE CONNECTION.

EXIST. 2nd FL TERRACE WATERPROOFING NOTES

WINDOW ID — FIXED GLASS SYMBOL
DOOR ID — DOOR SYMBOL
SECTION SYMBOL — SECTION
SHEET NUMBER
NEW BEAM/BEAM BELOW
NEW CONCRETE BLOCK WALL / CONCRETE COLUMNS
NEW CEILING TO FLOOR NON-BEARING PARTITION
EXISTING OR LOW NON-BEARING PARTITION
STONE/TILE VENEER
EXISTING CONC. COLUMN

LEGEND

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STATE OF FLORIDA ROBERTO M. MARTINEZ AR0005929 REGISTERED ARCHITECT

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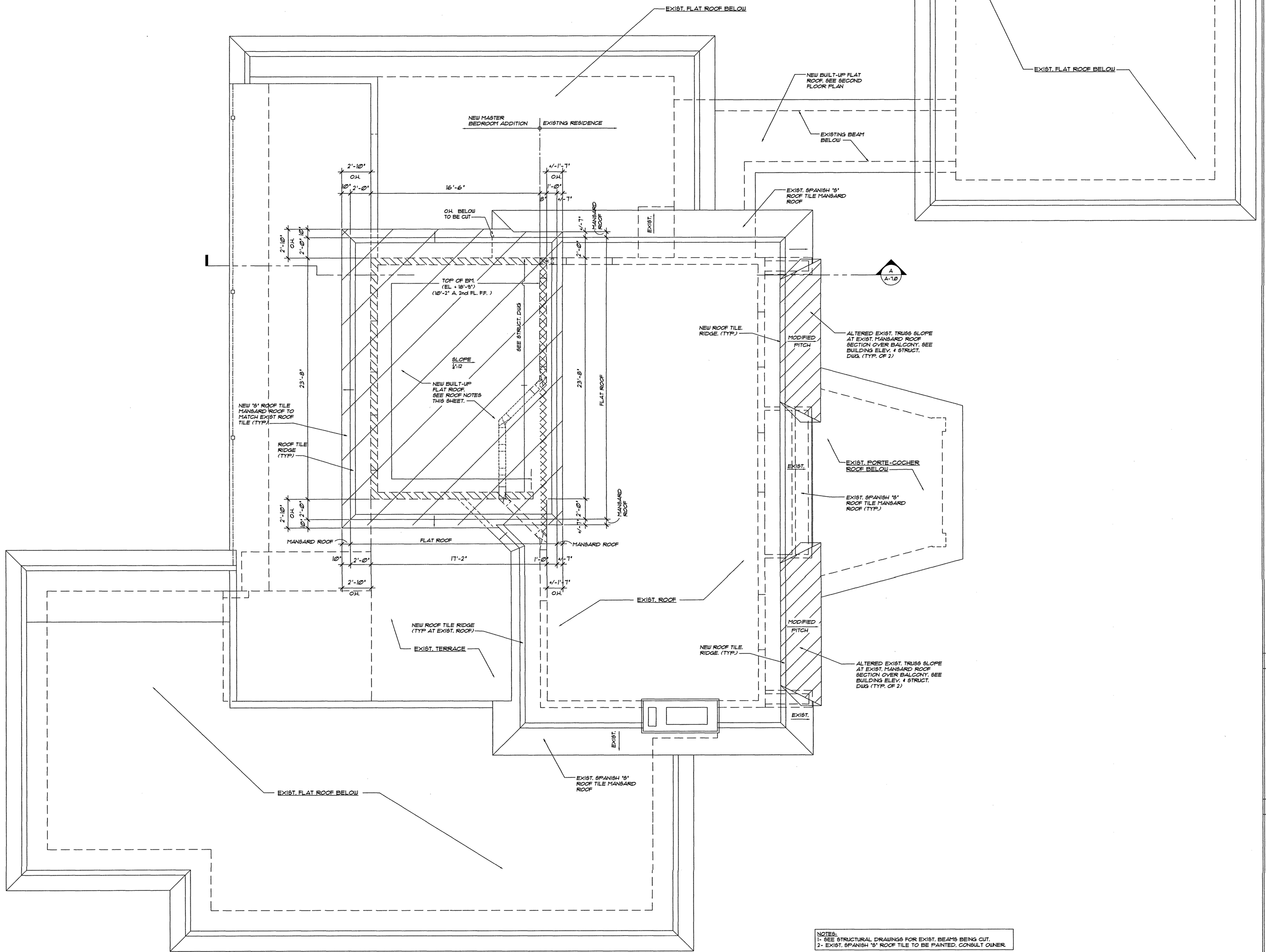

NOTES:
1- SEE STRUCTURAL DRAWINGS FOR EXIST. BEAMS BEING CUT.
2- EXIST. SPANISH 'S' ROOF TILE TO BE PAINTED. CONSULT OWNER.

ROOF PLAN

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

ROOF NOTES:
1- FLAT ROOF SHALL BE GAF RUBEROID MODIFIED BITUMEN ROOF SYSTEM OVER CDX PLYWOOD SHEATHING OVER PREFAB WOOD TRUSSES AT RESIDENCE AND OVER WOOD DECK OVER WOOD JOIST AT COVERED TRELLIS, FOR PLYWOOD SHEATHING AND WOOD DECK AND NAILING SEE STRUCTURAL DRAWINGS. INSTALLED PER MANUFACTURER'S NOA INSTRUCTIONS. NOA 18-0919.12 EXP 11/06/23 OR APPROVED EQUAL.
2-MANSARD ROOF SHALL BE 'S-TILE' TO MATCH EXIST. INSTALL AS PER MIAMI-DADE COUNTY PRODUCT CONTROL NOTICE OF ACCEPTANCE AND AS PER FBC 1518 OVER UNDERLAYMENT SYSTEM IN COMPLIANCE WITH THE ROOFING COMPONENT PRODUCT CONTROL APPROVAL AND FBC 1518 OVER CDX PLYWOOD SHEATHING. FOR PLYWOOD SHEATHING AND NAILING SEE STRUCTURAL DRAWINGS.

ROOFING NOTES

TRUSS NOTES:
1- FOR ROOF FRAMING SEE STRUCTURAL DRAWINGS.
2- PREFABRICATED TRUSSES AS MANUFACTURED BY ROOF TRUSS MANUFACTURER. SHOP DRAWINGS FOR ROOF TRUSSES SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER PRIOR TO SUBMITTAL FOR REVIEW.
3- TRUSS MANUFACTURER TO COORDINATE LAYOUT WITH MECHANICAL AND STRUCTURAL DRAWINGS.
4- SUBMIT FIVE (5) SETS OF SIGNED AND SEALED SHOP DRAWINGS, WITH ENGINEERING CALCULATIONS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
5- REVIEW AND APPROVAL OF SHOP DRAWINGS IS FOR DESIGN INTENT ONLY.
6- FOR BEAMS SIZES & REINFORCING SEE STRUCTURAL DRAWINGS.

TRUSS NOTES

LEGEND:

- NEW FLAT ROOF
- EXIST. MANSARD ROOF WITH PITCH BEING MODIFIED
- NEW TIE BEAM OVER NEW WALL
- SEE STRUCTURAL DRAWINGS FOR SUPPORT

LEGEND

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STATE OF FLORIDA
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LICENSE
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REGISTERED ARCHITECT

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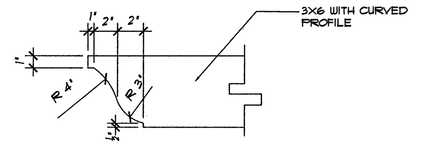
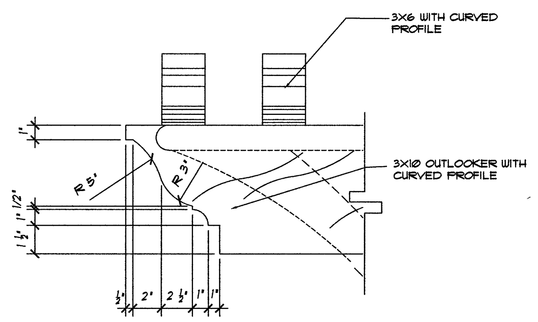


DETAIL "C" SCALE: N.T.S.



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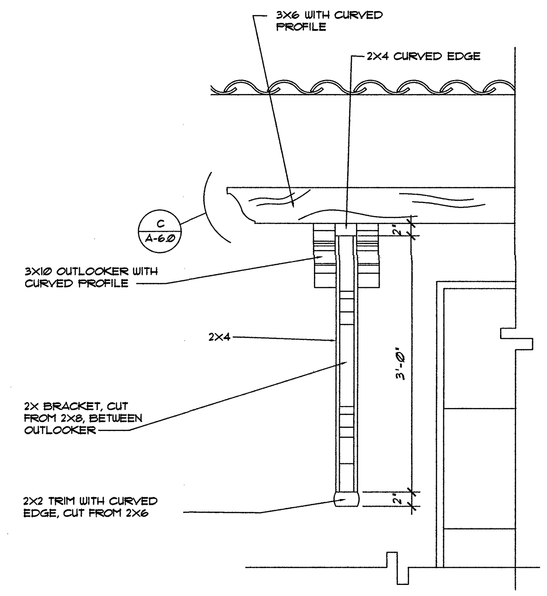
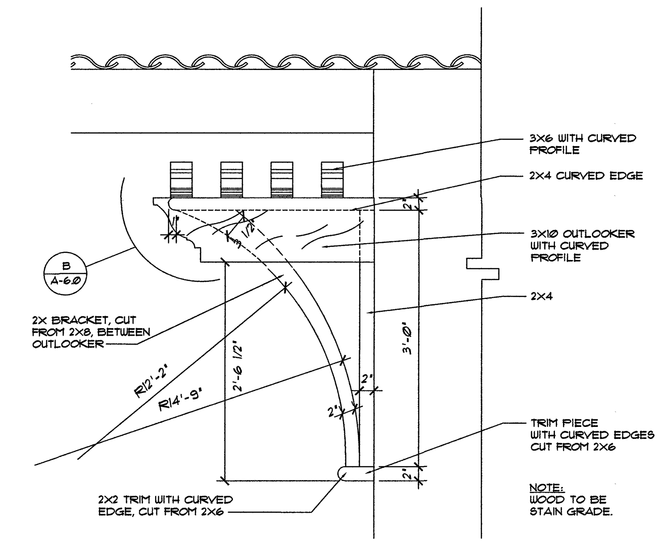
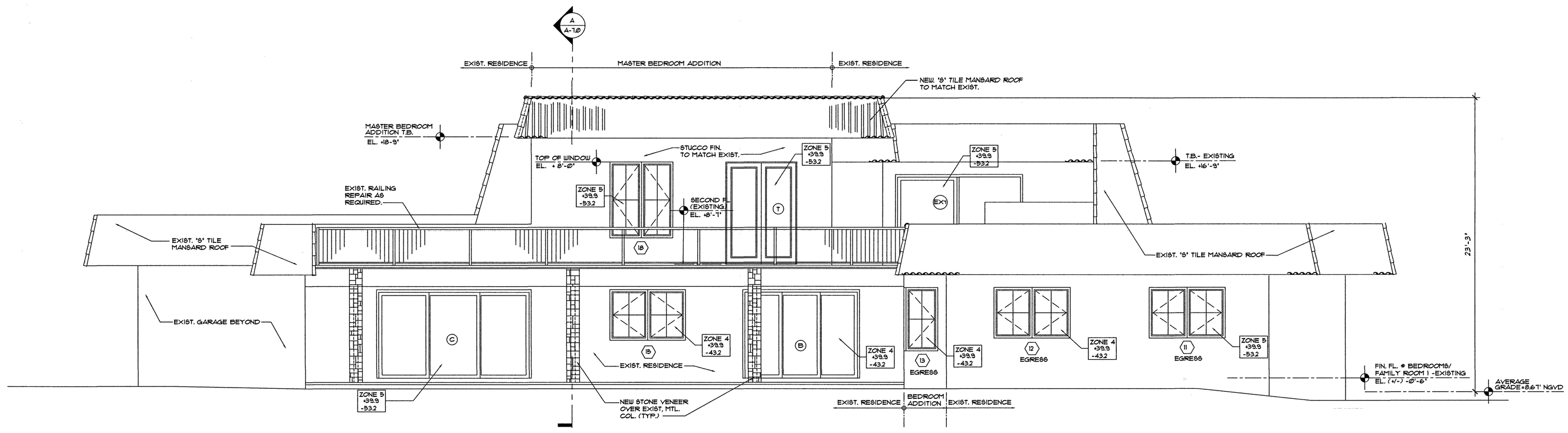


FRONT VIEW

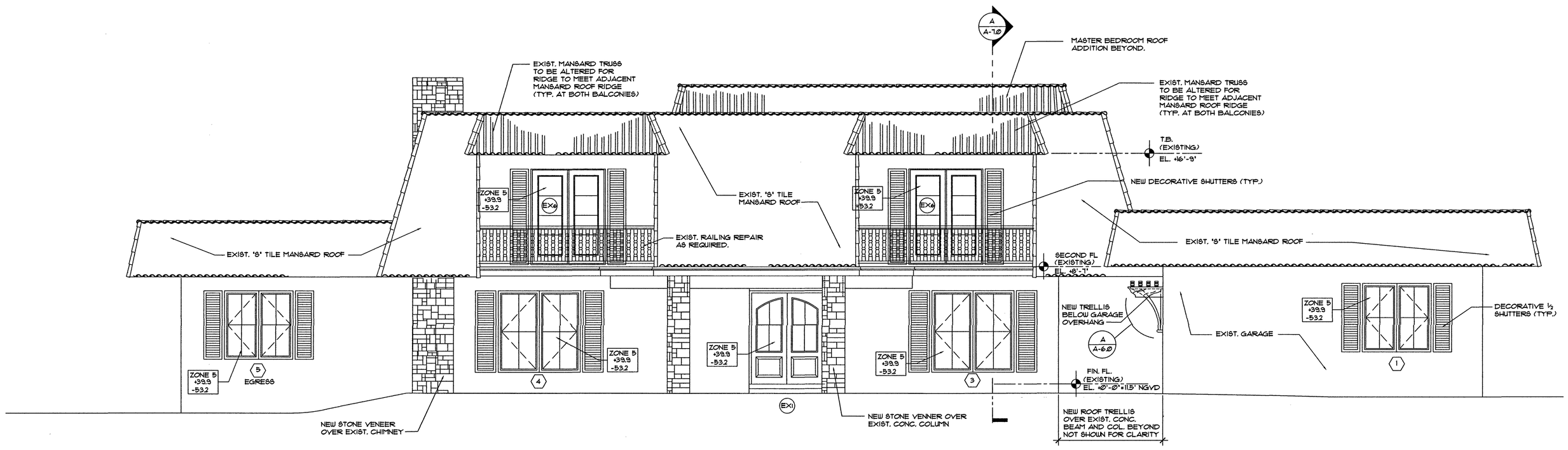


SIDE VIEW

DETAIL "A" SCALE 1"=1'-0"



REAR ELEVATION - SOUTH



FRONT ELEVATION - NORTH

ELEVATIONS

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

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STATE OF FLORIDA ROBERTO M. MARTINEZ AR0005929 REGISTERED ARCHITECT

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Job: 202214

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SECOND MEANS OF ESCAPE:

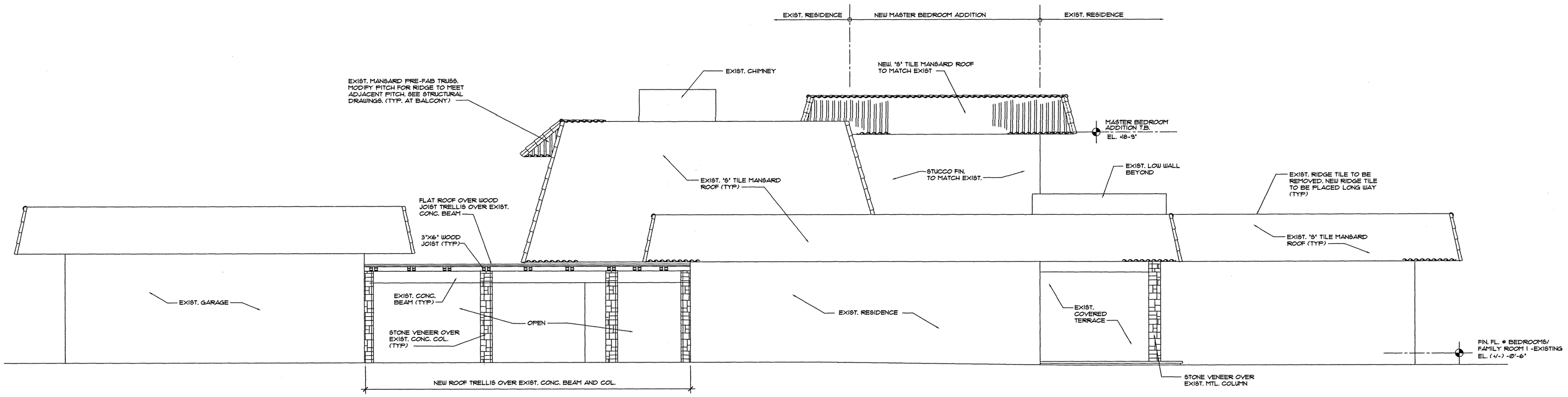
EGRESS WINDOWS TO PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDTH, 24" IN HEIGHT, AND 5.7 SQ. FT. IN AREA. BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISH FLOOR PER N.F.P.A. 101, 24.2.2.3 AND F.B.C. R310.

SECOND MEANS OF ESCAPE

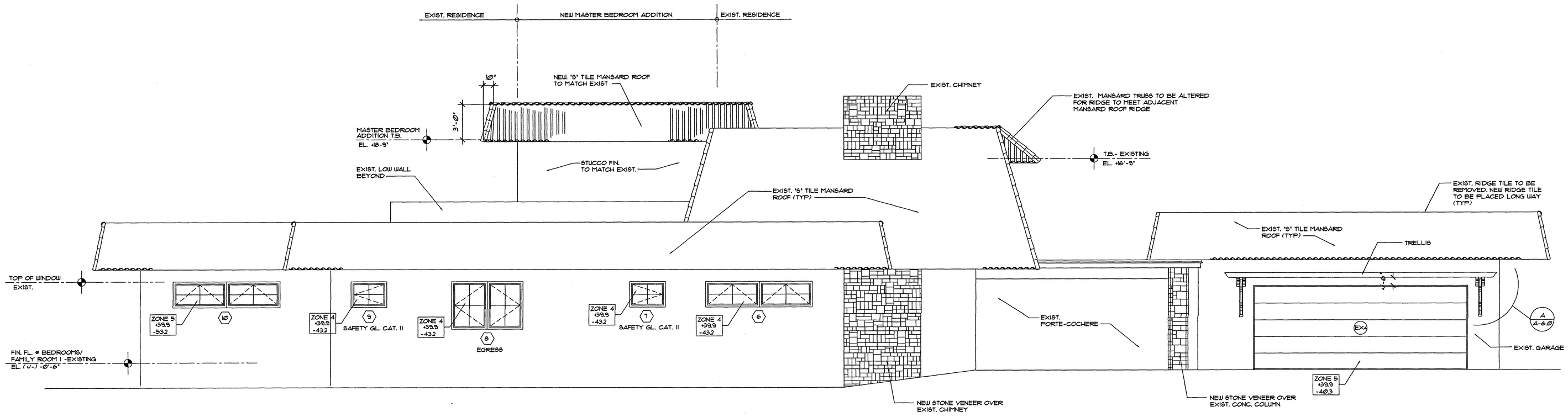
EXTERIOR OPENINGS PROTECTION NOTE:

1- WINDOWS, EXTERIOR GLAZING AND EXTERIOR DOORS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE OPENINGS PROTECTED PER F.B.C. R301.2.1.2.
2- ALL WINDOWS, EXTERIOR GLAZING AND EXTERIOR DOOR OPENINGS THAT DO NOT MEET THE IMPACT TEST, SHALL BE PROVIDED WITH HURRICANE SHUTTERS, PER F.B.C. 2413.
3- HURRICANE SHUTTERS SHALL HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL, AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4- WINDOWS, EXTERIOR GLAZING AND EXTERIOR DOORS SHALL BE LARGE MISSILE IMPACT RESISTANT.
5- FOR WINDOWS, EXTERIOR GLAZING AND EXTERIOR DOOR WIND PRESSURES SEE STRUCTURAL DRAWINGS

EXT. OPENINGS PROTECTION NOTE



RIGHT SIDE ELEVATION - WEST



LEFT SIDE ELEVATION - EAST

ELEVATIONS

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

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VENTILATION OF ATTIC SPACE CALCULATIONS (PER FBC R 806):

MASTER BEDROOM

TOTAL UNDER ATTIC _____ 351 SQ. FT.

351 SQ. FT. /150= 2.34 SQ. FT.

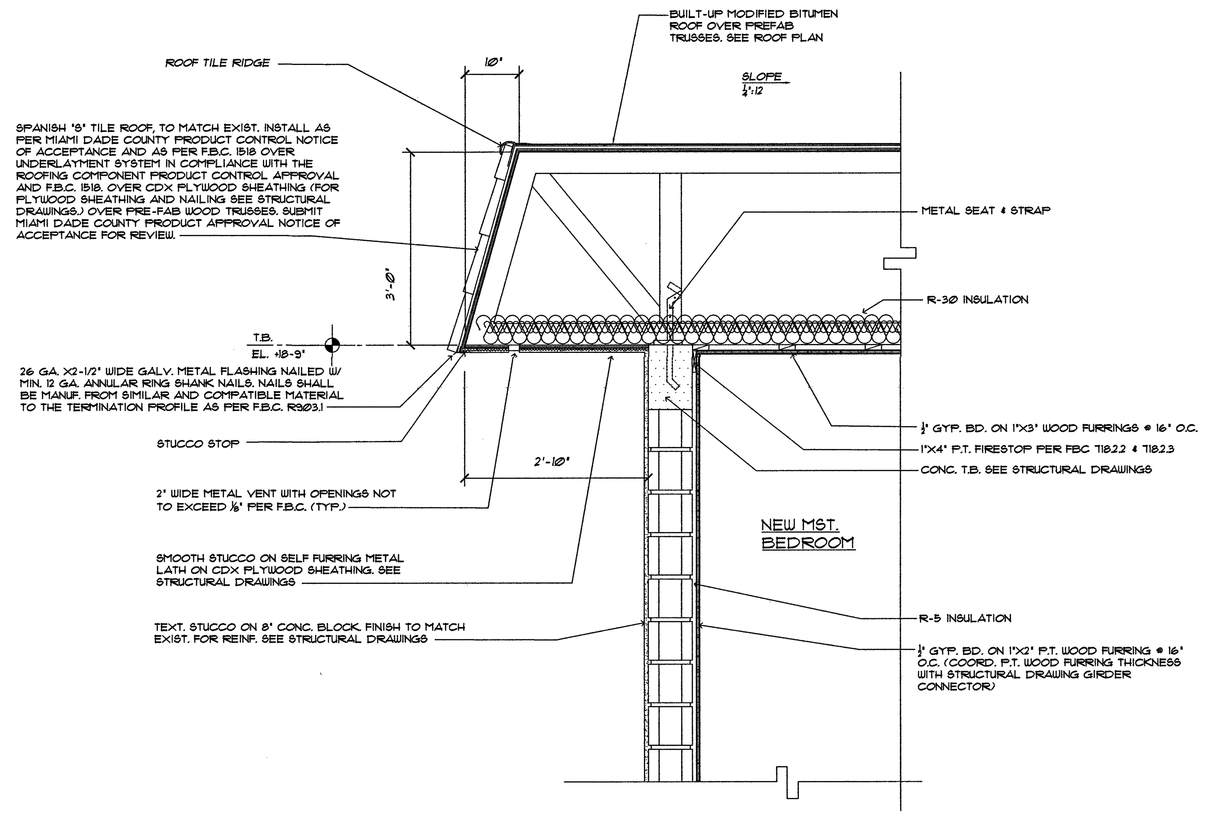
TOTAL SQ. FT. REQUIRED OF SOFFIT VENT._____ 2.34 SQ. FT.
TOTAL SQ. FT. PROVIDED OF SOFFIT VENT._____ 3.04 SQ. FT.
(19 L.IN. FT. X 2 IN= 3.04 SQ. FT.)

VENTILATION OF ATTIC SPACE CALCULATIONS

TERMITE PROTECTION NOTE PER FBC SECTION R318:

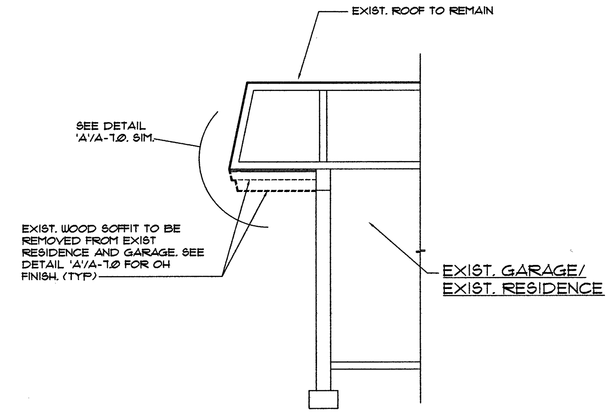
*TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE". 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."

TERMITE PROTECTION NOTE



DETAIL "A"

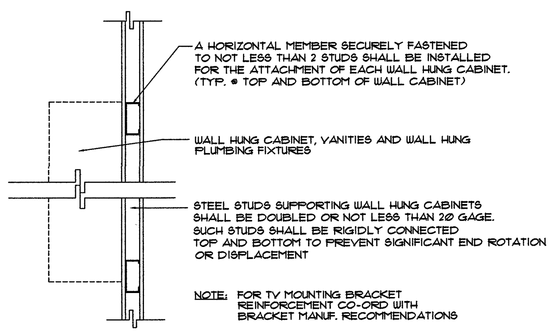
SCALE: 3/4"= 1'-0"



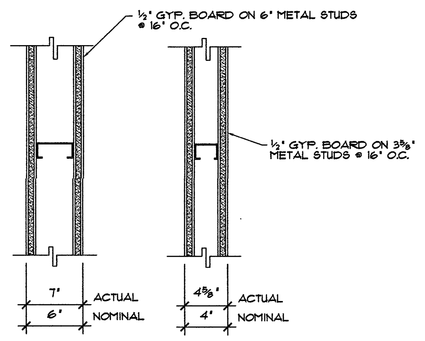
SECTION "B"

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

NOTES:
1- GYP. BD. AT WET AREAS AND AT TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.2
2- STEEL STUDS SUPPORTING WALL HUNG CABINETS AND WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA PER FBC 2517.5.1)



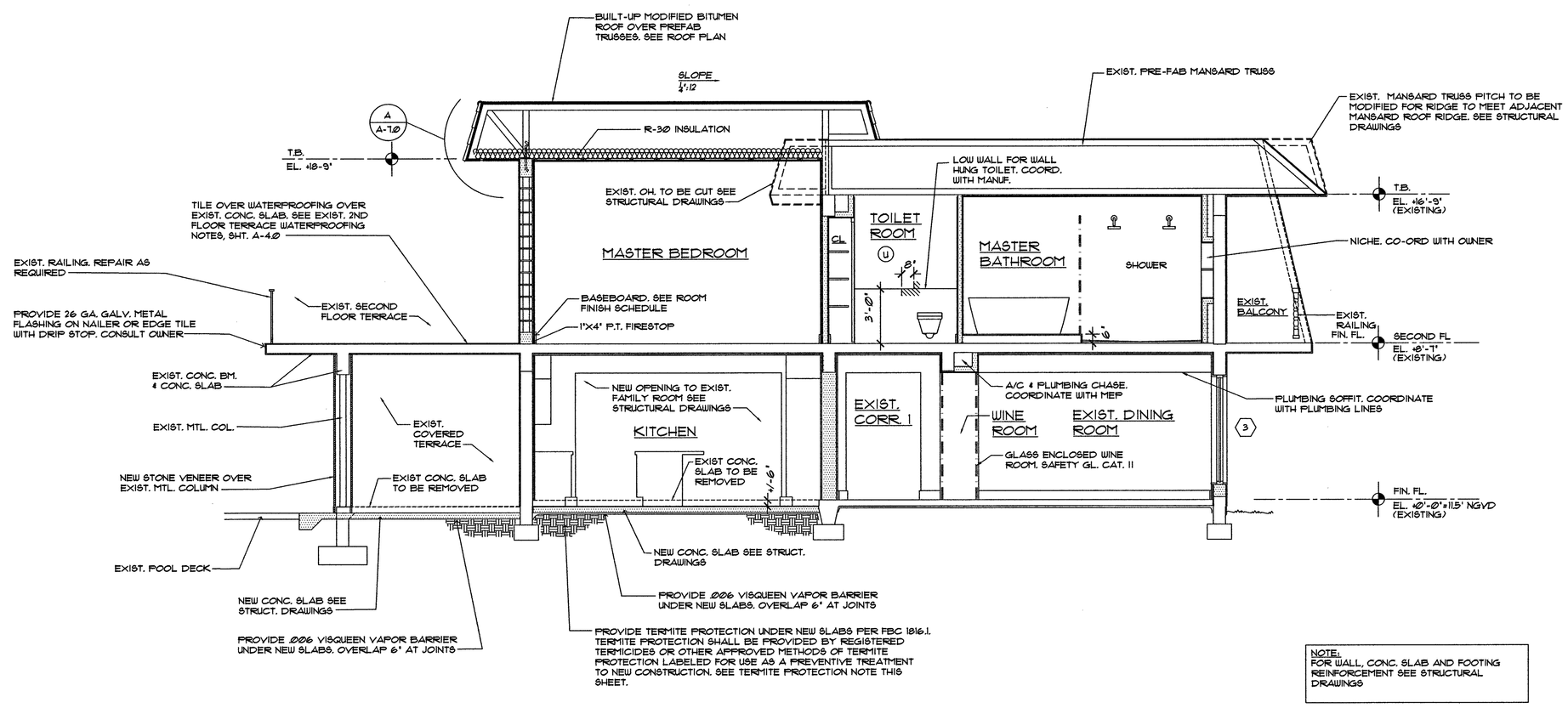
WALL HUNG CABINET DETAIL



NON-BEARING PARTITIONS

PARTITION ASSEMBLY

NTS



NOTE:
FOR WALL, CONC. SLAB AND FOOTING REINFORCEMENT SEE STRUCTURAL DRAWINGS

SECTION "A"

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

BUILDING SECTIONS AND DETAILS

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WINDOW SCHEDULE

FL.	MARK	TYPE	SIZE (WxH)	GLASS COLOR	GLASS THICKNESS	FRAME COLOR	IMPACT RESIST.	SHGC	U FACTOR	WIND PRESS. REQUIRED	ZONE	NOA	
GROUND FLOOR	1	CASEMENT	2- 2'-6" X 5'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	
	2	CASEMENT	3'-0" X 2'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	
	3	CASEMENT	2- 3'-0" X 6'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	
	4	CASEMENT	2- 3'-0" X 6'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	
	5	CASEMENT	2- 2'-6" X 5'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	EGRESS
	6	PROJECT OUT	2- 4'-6" X 2'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	4	20-0528.03 EXP 10-31-23	REPLACE IN EXIST. OPENING
	7	CASEMENT	3'-0" X 2'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	SAFETY GL. CAT. II
	8	CASEMENT	2-3'-0" X 4'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	EGRESS
	9	CASEMENT	3'-0" X 2'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	SAFETY GL. CAT. II
	10	PROJECT OUT	2-4'-6"X 2'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.03 EXP 10-31-23	REPLACE IN EXIST. OPENING
	11	CASEMENT	2- 3'-0" X 4'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	EGRESS
	12	CASEMENT	2- 3'-0" X 4'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	EGRESS
	13	CASEMENT	2'-8" X 5'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	EGRESS
	14	CASEMENT	2'-8" X 5'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0528.04 EXP 10-26-23	EGRESS
	15	SLIDING	2- 3'-0" X 4'-0"±	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 43.2	4	20-0610.07 EXP 02-28-24	± PASS-THROUGH. VERIFY HEIGHT WITH OPENING BETWEEN EXIST. TB AND COUNTER
	16	NOT USED											
	17	NOT USED											
SECOND FLOOR	18	CASEMENT	2-2'-6" X 6'-0"	GREY	7/16"	WHITE	YES	0.4	1.04	+ 39.9 - 53.2	5	20-0528.04 EXP 10-26-23	SAFETY GL. CAT. II

NOTES:
1- EXTERIOR WINDOWS SHALL HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL AND SHALL BE INSTALLED PER NOA & MANUFACTURE'S RECOMMENDATIONS.
2- ALL EXTERIOR WINDOWS SHALL BE LARGE MISSILE IMPACT AND SHALL COMPLY WITH REQUIRED WIND PRESSURES.
3- ALL EXTERIOR GLASS SHALL COMPLY WITH REQUIRED SHGC AND U FACTOR, PER ENERGY CALCULATIONS.
4- WINDOWS SHALL BE AS MANUFACTURED BY CGI OR APPROVED EQUAL.
5- VERIFY WINDOW OPENINGS WITH NOA AND MANUFACTURE'S REQUIREMENTS AND WITH EXIST. OPENINGS PRIOR TO PLACING ORDER.
6- COORDINATE WINDOW CONFIGURATIONS WITH FLOOR PLAN AND BUILDING ELEVATIONS.
7- ALL FIXED GLASS SHALL COMPLY WITH FBC 2412.
8- EGRESS WINDOWS TO PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE, 24" IN HEIGHT AND 5.7 SQ.FT. IN AREA PER FBC R310.2.1. BOTTOM OF OPENING SHALL BE NOT MORE THAN 44" ABOVE FINISH FLOOR, PER FBC R310.2.2 AND NFPA 101, 24.2.2.3
9- CO-ORDINATE GLASS COLOR AND FRAME COLOR WITH OWNER

WINDOW SCHEDULE

DOOR SCHEDULE

SYMBOL	TYPE	DIMENSION	MATERIAL	FRAME	I.M. IMPACT RESISTANT	THRESH.	SHGC	U FACTOR	WIND PRESS. REQUIRED	ZONE	NOA	REMARKS
A	NOT USED											
B	SLIDING - GLASS	9'-0" X 7'-0"	# METAL/GLASS	METAL	YES	–	0.34	1.03	+ 39.9 - 43.2	4	20-0729.06 EXP 09-22-25	#SAFETY GL. CAT. II SEE NOTE 9. STACKING
C	SLIDING - GLASS	12'-0" X 7'-0"	# METAL/GLASS	METAL	YES	–	0.34	1.03	+ 39.9 - 53.2	5	20-0729.06 EXP 09-22-25	#SAFETY GL. CAT. II SEE NOTE 9. STACKING
D	SWING - HOLLOW CORE	3'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
E	SWING - HOLLOW CORE	2'-6" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
F	SWING - HOLLOW CORE	2'-8" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	ACCESSIBLE
G	SWING - HOLLOW CORE	2'-6" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
H	SWING - LOUVER	4'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
I	NOT USED											
J	POCKET - LOUVER	2'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
K	POCKET - HOLLOW CORE	# 4'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	• VERIFY EXISTING OPENING
L	POCKET - HOLLOW CORE	2'-8" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	ACCESSIBLE @ BATH 5
M	POCKET - HOLLOW CORE	2'-6" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
N	SWING - FLUSH	2'-0" X # 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	WITH HIDDEN HINGE & PUSH LOCK. # VERIFY HEIGHT CLEARANCE
O	BI-FOLD-LOUVER	8'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
P	BI-FOLD-LOUVER	6'-0" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	
Q	BI-FOLD-LOUVER	3'-0" X # X 1 3/8"	WOOD	WOOD	–	–	–	–	–	–	–	#VERIFY HEIGHT WITH BOTT. OF BM. ELEV.
R	SWING - GLASS	# 6'-0" X 8'-0"	GLASS	–	–	–	–	–	–	–	–	SAFETY GL. CAT. II FRAMELESS. COORD WITH GLASS ENCLOSURE
S	BI-FOLD-CABINET	# 3'-0" X 6'-8"	#	#	–	–	–	–	–	–	–	#TO MATCH KITCHEN CAB. COORD W/ CABINET MANUF.
T	SWING - FRENCH	5'-0" X 8'-0" X 1 3/4"	# METAL/GLASS	METAL	YES	YES	0.34	1.03	+ 39.9 - 53.2	5	21-0917.03 EXP 11-03-26	#SAFETY GL. CAT. II
U	SWING - CABINET	4'-0" X 6'-8"	#	#	–	–	–	–	–	–	–	#BY CABINET MANUF. COORD W/ CABINET.
EX1	SWING - SOLID CORE	# 6'-0" X 6'-8" X 1 3/4 "	WOOD/GLASS	WOOD	YES	YES	0.34	1.03	+ 39.9 - 53.2	5	–	#REPLACE IN EXIST. OPENING. VERIFY OPENING
EX2	SWING - SOLID CORE	# 3'-0" X 6'-8" X 1 3/4 "	WOOD	WOOD	YES	YES	–	–	+ 39.9 - 53.2	5	–	#REPLACE IN EXIST. OPENING. VERIFY OPENING
EX3	SWING - HOLLOW CORE	# 3'-0" X 6'-8" X 1 3/4 "	MTL	WOOD	YES	YES	–	–	+ 39.9 - 53.2	5	–	#REPLACE IN EXIST. OPENING. VERIFY OPENING
EX4	OVERHEAD - GARAGE	# 18'-0" X 7'-0"	METAL	-	YES	–	–	–	+ 39.9 - 40.3	5	–	#REPLACE IN EXIST. OPENING. VERIFY OPENING
EX5	SWING - HOLLOW CORE	2'-6" X 6'-8" X 1 3/8 "	WOOD	WOOD	–	–	–	–	–	–	–	REPLACE IN EXIST. OPENING. VERIFY OPENING
EX6	SWING - FRENCH	# 5'-0" X 6'-8" X 1 3/4	MTL/WOOD	METAL	YES	YES	0.34	1.03	+ 39.9 - 53.2	5	–	#REPLACE IN EXIST. OPENING. VERIFY OPENING
EX7	SLIDING - GLASS	#	MTL/WOOD	METAL	YES	YES	0.34	1.03	+ 39.9 - 53.2	5	–	#EXIST. DOOR TO BE REPLACED IN EXIST. OPENING

NOTES:
1- DOOR FRAMES TO MATCH WINDOW FRAME COLOR AND FINISH. COORDINATE WITH OWNER.
2- GLASS COLOR AND TINT TO MATCH WINDOW. COORDINATE WITH OWNER.
3- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AND EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING THE DOOR FROM THE OUTSIDE IN AN EMERGENCY, PER NFPA 101, 24.2.4.5 AND 24.2.4.4.
4- EXTERIOR DOORS SHALL HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL AND SHALL BE INSTALLED PER NOA & MANUFACTURE'S RECOMMENDATIONS.
5- ALL EXTERIOR GLASS AND EXTERIOR DOOR SHALL BE LARGE MISSILE IMPACT AND SHALL COMPLY WITH REQUIRED WIND PRESSURES.
6- ALL EXTERIOR GLASS SHALL COMPLY WITH REQUIRED SHGC AND U FACTOR, PER ENERGY CALCULATIONS.
7- COORDINATE DOOR TRACK/ THRESHOLD DEPRESSION REQUIREMENT WITH CONCRETE SLAB AND FINISH MATERIAL.
8- VERIFY OPENINGS WITH NOA REQUIREMENTS AND MANUFACTURE'S REQUIREMENTS PRIOR TO POURING GROUND FLOOR SLAB AND PLACING ORDER.
9- STACKING GLASS SLIDING DOOR, VERIFY TRACK WIDTH WITH WALL/BEAM WIDTH.
10- G.C. TO VERIFY EXIST. OPENINGS FOR ALL DOORS BEING REPLACED PRIOR TO ORDERING/MANUFACTURING.

DOOR SCHEDULE

ROOM FINISH SCHEDULE

FL.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
GROUND FLOOR	EXIST. PORTE-COCHERE	PAVER	-	STONE/STUCCO	SMOOTH STUCCO/ WOOD BEAM STAINED	
	EXIST. ENTRY 1	TILE	-	EXIST.	EXIST.	
	EXIST. FOYER 1	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CORRIDOR 1	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. LIVING ROOM	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. DINING ROOM	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	WINE ROOM	TILE	#STONE	#STONE/GLASS	WR. GYP. BD/ PAINTED	CO-ORDINATE WITH OWNER
	EXIST. FOYER 2	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. POUDER ROOM	TILE	WOOD	# GYP. BD./PAINTED	GYP. BD./PAINTED	# WR.GYP. BD. @ WET AREAS
	EXIST. UTILITY	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. FAMILY ROOM 2	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. KITCHEN	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	PANTRY	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BREAKFAST	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. FAMILY ROOM 1	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CORRIDOR 2	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. A/C 2 CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. LAUNDRY	TILE	WOOD	# GYP. BD./PAINTED	GYP. BD./PAINTED	# WR.GYP. BD. @ WET AREAS
	EXIST. CL.	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BEDROOM 1	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. WIC	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BATHROOM 1	TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# TILE @ TUB SURROUND
	EXIST. BEDROOM 2	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. WIC	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BATH 2	TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# TILE @ TUB SURROUND
	EXIST. BEDROOM 3	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BEDROOM 4	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	BEDROOM 5	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	BATH 3	TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# TILE @ TUB SURROUND
	EXIST. STAIRS	TILE	-	GYP. BD./PAINTED	GYP. BD./PAINTED	
	STAIR CL	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. ENTRY 2	TILE	-	EXIST.	EXIST.	
	EXIST. GARAGE	EXIST.	EXIST.	EXIST.	EXIST.	
	TRELLIS (EXIST. WALKWAY)	TILE	-	# STONE/SMOOTH STUCCO	WOOD BEAMS/SMOOTH STUCCO	# STONE @ COLUMNS. SMOOTH STUCCO @ BEAMS
	EXIST. COV. TERRACE	TILE	-	# STONE/SMOOTH STUCCO	SMOOTH STUCCO/PAINTED	# STONE @ COLUMNS. SMOOTH STUCCO @ BEAMS
SECOND FLOOR	EXIST. CORRIDOR 3	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. BEDROOM 6	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	REMODELED BATHROOM 4	TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# TILE @ SHOWER ENCLOSURE
	MASTER BEDROOM	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	MASTER BATHROOM	##TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# TILE @ SHOWER ENCLOSURE AND @ TUB AREA. ##CEMENT FLOOR BOARD AT TUB PLATFORM
	TOILET ROOM	TILE	TILE	# WR. GYP. BD. /PAINTED	GYP. BD./PAINTED	# WR.GYP. BD. @WET AREAS
	WIC	TILE	WOOD	GYP. BD./PAINTED	GYP. BD./PAINTED	
	EXIST. CL	TILE	WOOD	EXIST.	EXIST.	
	EXIST. BALCONY 1	EXIST.	-	EXIST.	SMOOTH STUCCO	
	EXIST. BALCONY 2	EXIST.	-	EXIST.	SMOOTH STUCCO	
	EXIST. TERRACE	#	-	EXIST.	-	# SEE NOTE 9

NOTES:
1- PROVIDE ANTI FRACTURE/ SOUND CONTROL MEMBRANE UNDER ALL INTERIOR TILE , CONCRETE SURFACE BUMPS SHALL BE GRINDED AND SLAB DEPRESSION SHALL BE LEVELED.
2- CEMENT FIBER OR GLASS MAT BACKING BOARD AT WET AREA, AT SHOWER ENCLOSURE, AND AT TUB SURROUND, TO EXTEND FROM FLOOR TO CEILING. (MIN. 72" ABOVE THE COMPARTMENT FLOOR AT DRAIN, PER FBC R307.2 & R307.4.2.)
3- SHOWER ENCLOSURES SHALL HAVE TILE TO CEILING. (MIN. 72" ABOVE THE COMPARTMENT FLOOR AT DRAIN, PER FBC R307.2 & R702.4.2.)
4- SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON-ABSORBENT WATER RESISTANT MATERIALS TO CEILING. (MIN. 72" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, PER FBC R307.1)
5- SHOWER AND TUB ENCLOSURES SHALL BE SAFETY GLASS CAT II
6- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER FBC 302.9.1, AND A SMOKE DEVELOPMENT INDEX NOT GREATER THAN 450 PER FBC R302.9.2
7- INSULATION MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450 PER FBC R302.10.1
8- PATCH AND REPAIR EXISTING WALLS AND PARTITIONS TO MATCH NEW AND EXISTING ADJACENT SURFACE.
9- EXIST. TILE TO BE REMOVED. ARCHITECT/ENGINEER SHALL BE NOTIFIED TO OBSERVE EXIST. CONC. SLABS. PROVIDE WATERPROOFING.

ROOM FINISH SCHEDULED

SCHEDULES

ARLOTTA + Design Group
ARCHITECT AND INTERIOR DESIGN
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STATE OF FLORIDA
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LICENSED ARCHITECT
AR0005929

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Date: 2023.05.10 16:00:05 -04'00'

Roberto M. Martinez
AR 0005929

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Date: 05-10-2023
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Job: 202214
Sheet: A-8.0
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MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	June 22, 2023	BLDG PROCESS #:	M2023014563
VF#	23-2023-W-VF - 4394	INVOICE(S)#:	N00130014 N/A

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON FORM

PROJECT NAME:	FARAH SFR ADDITION/REMODELING - 7240 S PRESTWICK PL
PROJECT/AGREEMENT NUMBER:	2023
PROJECT DESCRIPTION:	REMODELING/ADDITION OF 555 SQ FT UNDER A/C TO EXISTING 4,464 SQ FT UNDER A/C = 5,019 SQ F
UNDER A/C SFR PER PLANS AND PTXA **CCB PID 3404406200***	

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous s
3220140040490	7240 S PRESTWICK PL	33014	49	1	5,019	4,464

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspectio
Water, Sewer	Remodeling	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDIT INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A S LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRE **INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **6** INCH WATER MAIN AND/OR **DOES HAVE** INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	510

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR 3001-5000 sqft (310 gpd/unit)	1	310	310

Water Service Area	WASD Water	Sewer Service Area	WASD S
Net Water GPD	200	Net Sewer GPD	
Net Water Cost ($)	$ 278.00	Net Sewer Cost ($)	$1,1
Water Basin Charge ($)	No	Sewer Basin Charge ($)	
Total Connection Charges ($)			$1,2
Total Construction Connection Charges ($) (accrues interest daily)			$
Construction Connection Charges Status			

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUM GALLONS PER DAY INCREASE STATED ABOVE. IF **"WILL HAVE"**, UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL S FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fee
Verification Form - Residential (R-A) Water	30	1.00	30.00
Verification Form - Residential (R-A) Sewer	30	1.00	30.00
Water Allocation Certificate - Initial	90	1.00	90.00
		Total Fixed Fee	$
		Verification Form Total ($)	$1

COMMENTS: Refunds are based on the date of payment and subject to State Statute 95-11. Some fees are not refundable.

CUSTOMER NAME: MARCIAL RODRIGUEZ	CUSTOMER PHONE:
Prepare by: Aileen Garcia	Approved by: Jacqueline Rodriguez
Printed Name of Reviewer	Printed Name of Supervisor

Attached the Comprehensive Planning and Water Supply Certification Letter

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

http://www.miamidade.gov/building/home.asp

6/26/2023 8:50:16 AM

Contact Name: Janiel Arias

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Tracking Number: 3223014563

Reviews to rework: DERM

ADDITION & REMODELING FOR: JESSICA FARAH

STRUCTURE
FMM CONSULTING & ENGINEERING

S-1.0 TYPICAL BAR PLACEMENT DETAIL
TYPICAL BEAM BAR PLACING DIAGRAM
SCHEDULES
DETAILS
STRUCTURAL NOTES
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S-1.1 DETAILS

S-1.2 DETAILS
SCHEDULES

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S-4.0 ROOF PLAN
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TRUSS ANCHOR SCHEDULE

S-5.0 SECTIONS
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MAQUEIRA ENGINEERING CONSULTANTS

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MECHANICAL
MAQUEIRA ENGINEERING CONSULTANTS

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ARCHITECTURE
ARLOTTA DESIGN GROUP

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WINDOW SCHEDULE

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STATE OF FLORIDA
ROBERTO M. MARTINEZ
AR0005929
REGISTERED ARCHITECT

Digitally signed by Roberto M Martinez
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Date: 2023.05.10 15:50:13 -04'00'

Roberto M. Martinez
AR 0005929

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Date: 05-10-2023

Scale: AS SHOWN

Draw:

Job: 202214

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Of Sheets

ELECTRICAL LEGEND

- CEILING MOUNTED LIGHT FIXTURE.
- RECESSED MOUNTED CEILING LIGHT FIXTURE.
- WALL MOUNTED LIGHT FIXTURE
- ATTIC MOUNTED BRACKET LIGHT FIXTURE
- RECESSED MOUNTED CEILING LIGHT FIXTURE (WALL WASH).
- PENDANT MOUNTED CEILING LIGHT FIXTURE.
- FLOOD LIGHT FIXTURE.
- SURFACE MOUNTED-LOW PROFILE, MOISTURE RESISTANT
- RECESS SIDE WALL LIGHT FIXTURE.
- COLUMN POST LIGHT FIXTURE / POST LIGHT FIXTURE
- CEILING FAN (SUFFIX F/L DENOTES FAN & LIGHT), INSTALL SPECIAL SUPPORTED JUNCTION BOX.
- RECESS MOUNTED WALL / CEILING STRIP LIGHT FIXTURE
- RECESS MOUNTED WALL STRIP LIGHT FIXTURE
- LED STRIP
- RECESSED LED DIRECTIONAL LIGHT
- RECESSED LED LIGHT MOISTURE RESISTANT
- RECESSED LED LIGHT
- SURFACE MOUNTED – LOW PROFILE, MOISTURE RESISTANT
- RECESSED LED WALL LIGHT – WASHER
- 2X4 FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
- RECESS MOUNTED CEILING TRACK LIGHTING
- J — JUNCTION BOX. (THROUGH TIMER/ SWITCH AT SOME LOCATIONS
- J LS — JUNCTION BOX FOR LANDSCAPE LOAD.

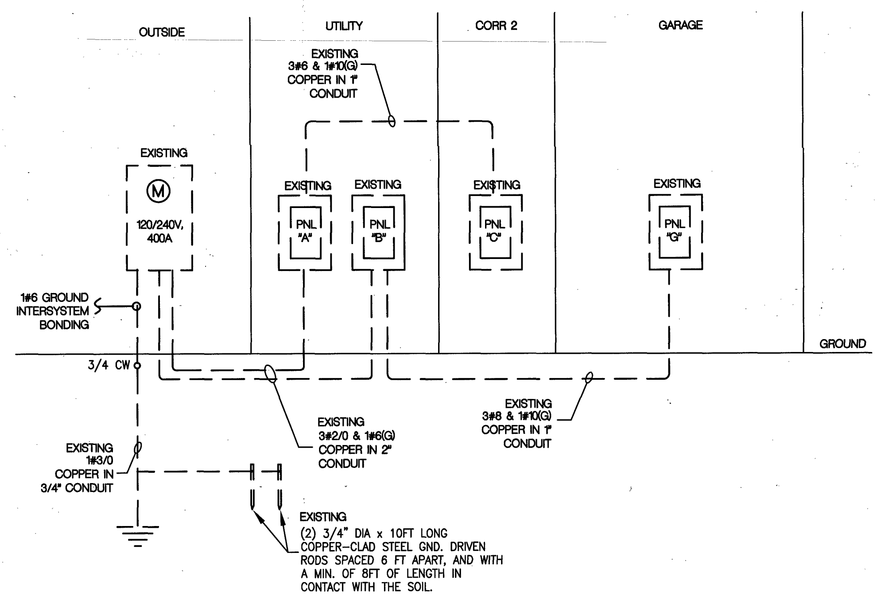
- DATA OUTLET WALL MOUNTED 18" AFF UNO (STUB UP 3/4" CONDUIT INTO CEILING SPACE) OR FLUSH FLOOR MOUNTED. COORDINATE WITH OWNER FOR LOCATION
- TELEPHONE OUTLET WALL MOUNTED AT 18" AFF UNO (STUB UP 3/4" CONDUIT INTO CEILING SPACE) COORDINATE WITH OWNER FOR LOCATION
- COMBINATION TELEPHONE / DATA OUTLET WALL MOUNTED AT 18" AFF UNO (STUB UP 3/4" CONDUIT INTO CEILING SPACE) COORDINATE WITH OWNER FOR LOCATION
- TV — DATA COMBO/CABLE TV OUTLET WALL MOUNTED (STUB UP 3/4" CONDUIT INTO CEILING SPACE) COORDINATE WITH OWNER FOR LOCATION
- S CO — COMBINATION SMOKE DETECTOR/ CARBON MONOXIDE WITH BATTERY BACK UP CONNECTED TO 120 VOLTS AND INTERLOCK WITH THE SAME CIRCUIT.
- SINGLE RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, WALL MOUNTED AT 18" AFF UNO
- SINGLE RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, UNDER COUNTER / CABINET
- DUPLEX RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, WALL MOUNTED AT 18" AFF UNO OR FLUSH FLOOR MOUNTED.
- DUPLEX RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, UNDER COUNTER / CABINET
- DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER WITH WATER PROOF COVER
- DUPLEX RECEPTACLE, HIGHER THAN TYP. HEIGHT INSTALLATION GFI IN BATHROOM, BARS AND KITCHEN
- QUAD RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, WALL MOUNTED AT 18" AFF UNO OR FLUSH FLOOR MOUNTED.
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE – 120 VOLT, 1 PHASE, 3 WIRE, WALL MOUNTED AT 18" AFF UNO.
- SINGLE RECEPTACLE – 240 VOLT, 1 PHASE, 4 WIRE, MOUNTED AT 18" AFF UNO.
- GARAGE DOOR OPENER. PROVIDE GFI RECEPTACLE

ALL SWITCHES TO BE DIMMABLE TOUCH SWITCHES, UNLESS SPECIALTY SWITCHES

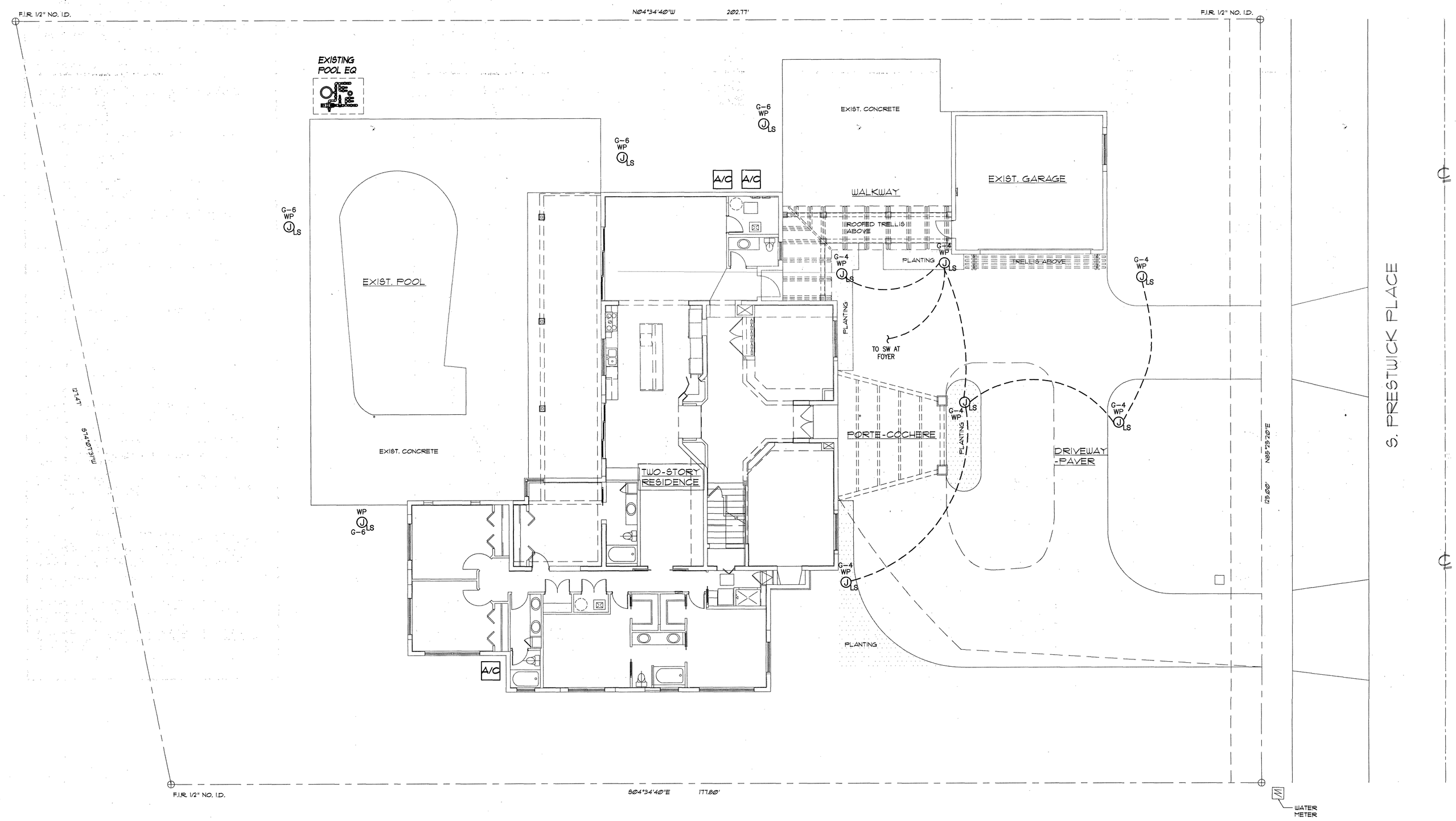
- CAR CHARGING RECEPTACLE
- POP UP OUTLET FOR WET LOCATION (GFI)
- RECESSED FLOOR MOUNTED – UP LIGHT – EXTERIOR
- OVERHANG MOUNTED GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE (SWITCH CONTROLLED THRU TIMER)
- DUPLEX RECEPTACLE, AT FLOOR W/ METAL COVER
- RECESSED MOUNTED ELECTRICAL PANEL.
- ELECTRICAL SERVICE METER.
- 3 60 NF 3R — SAFETY DISCONNECT SWITCH, 3 = No OF POLES, 60 = SWITCH SIZE, F=FUSED AS PER MFG. NAMEPLATE, NF = NON FUSED.
- GARBAGE DISPOSAL.
- CEILING OR ROOF MOUNTED EXHAUST FAN.
- COMBINATION EXHAUST FAN / HEAT LAMP
- JUNCTION BOX
- TOUCH SWITCH – DIMMABLE
- $ — SINGLE POLE TOGGLE SWITCH MOUNTED AT 48" AFF UNO.
- $3W — THREE WAY POLE TOGGLE SWITCH MOUNTED AT 48" AFF UNO.
- $4W — FOUR-WAY SWITCH (TOGGLE) AT 48" AFF UNO.
- $D — DIMMER SWITCH 600 WATTS MINIMUM MOUNTED AT 48" AFF UNO.
- $M — MANUAL MOTOR RATED STARTER TOGGLE SWITCH WITH THERMAL OVERLOADS.
- PUSH BUTTON, SEE PLAN FOR LOCATION
- CONTACT SWITCH
- PUSH BUTTON – SWITCH CONTROLLER, 48" AFF UNO.
- KP — KEY PAD
- CB — CIRCUIT BREAKER
- T — THERMOSTAT

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NFPA 70 (NEC 2014) AND FBC 2017 (6TH EDITION)
2. PROVIDE ALL REQUIRED CONNECTIONS FOR OTHER TRADES, INCLUDING TEMPORARY POWER.
3. OBTAIN ALL PERMITS FOR WORK UNDER THIS CONTRACT.
4. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, WHEN APPLICABLE.
5. ALL EQUIPMENT HAS BEEN RATED AS INDICATED IN PANEL SCHEDULE. ELECTRICAL CONTRACTOR TO BE REPONSIBLE TO NOTIFY THE ELECTRICAL ENGINEER IF ANY CHANGE IN MANUFACTURER SPECIFICATIONS PRIOR ORDERING.
6. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS.
7. DISCONECTING MEANS ASSOCIATED WITH APPLIANCES TO COMPLY WITH NEC 422.III
8. ALL ELECTRICAL WIRING IN CEILING PLENUMS SHALL BE PLENUM RATED IN ACCORDANCE WITH F.B.C. AND N.E.C. SEE A/C AND ARCHITECTURAL PLANS FOR EXACT AREA LOCATION.
9. COORDINATE ALL LIGHTING FIXTURES WITH MECHANICAL AND PLUMBING TRADES BEFORE ROUGH-IN, PARTICULARLY IN RECESSED TYPES. NOTIFY A/E OF ANY DISCREPANCIES.
10. COORDINATE EXACT LOCATION OF DROP AND LUMINUOUS CEILING AREAS WITH ARCHITECTURAL DRAWINGS.
11. VERIFY EXACT LOCATION OF LIGHTING FIXTURES WITH OWNER BEFORE ROUGHING-IN.
12. COORDINATE ALL BOXES EXACT LOCATION WITH BUILDING ARCHITECTURAL FEATURES.
13. THERMOSTAT WIRING SHALL BE DONE BY ELECTRICAL CONTRACTOR PER DIAGRAMS BY UNIT MANUFACTURER. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
14. RECEPTACLES AND ELECTRIC BOXES INSTALLED OUTDOORS TO BE WEATHERPROOF PROTECTED (NEC 406.8)
15. ALL WIRING SHALL BE COPPER THHW/THWN/THW EXCEPT OTHERWISE HAS NOTED. OTHER TYPES MAY BE USED IF ACCEPTED BY CODE.
16. INDOOR CONDUIT SHALL BE EMT, EXCEPT FOR BASEMENT.
17. ALL DUPLEX RECEPTACLES SHALL BE 120V-15/20A-2P-3W GROUNDED, STANDARD GRADE, COLOR CODING. RECEPTACLES SHALL BE MANUFACTURED BY SLATE DECORATOR SERIES OF COLOR SELECTED BY ARCHITECT, EXCEPT OTHERWISE HAS NOTED.
18. ALL CONDUITS SHALL BE CONCEALED IN CEILING, WALL OR FLOOR.
19. ALL RECEPTACLES SHALL BE WIRED IN ACCORDANCE WITH NEC TO ENSURE CORRECT POLARITY.
20. PROVIDE FIRE STOPS IF ALL ELECTRICAL CONDUITS CROSSING FIRE RATED CEILING AND/OR WALLS. CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH ANY PENETRATION THROUGH WALL AND CEILING.
21. ALL DUPLEX RECEPTACLES SHALL BE INSTALLED IN VERTICAL POSITION AT +18" AFF MINIMUM, EXCEPT OTHERWISE HAS NOTED.
22. ALL CIRCUIT BREAKERS IN ALL PANELS, DISTRIBUTION PANELS, ETC., MUST BE CLEARLY IDENTIFIED ON DOOR SCHEDULE OR WITH PLASTIC STRIPS AFFIXED PERMANENTLY TO PANEL DOOR. ALL PANELS, D.P., ETC. MUST BE STENCILED ON THE OUTSIDE DOOR OR TO HAVE A PLASTIC LABEL SHOWING NAME OF PANEL, VOLTAGE, AND PHASE AS SHOWN ON THIS SET OF PLANS.
23. ALL CB FOR HVAC AND REFRIGERATION SYSTEMS SHALL BE HACR LISTED (NEC 440.21).
24. PROVIDE EMPTY CONDUITS WITH PULL WIRE FOR TELEPHONE, DATA/COMM. CABLING AND CATV SYSTEMS AS REQUIRED BY UTILITY CO. COORDINATE WITH OWNER
25. ALL BRANCH CIRCUITS THAT SUPPLY 125 V, SINGLE PHASE 15 AND 20 AMP OUTLETS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER AS PER NEC 210.12
26. ALL RECEPTACLES TO BE TAMPER RESISTANT AS PER NEC 406.12



ELECTRICAL RISER DIAGRAM NTS



SITE PLAN - ELECTRICAL

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

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Date: 05-05-2023
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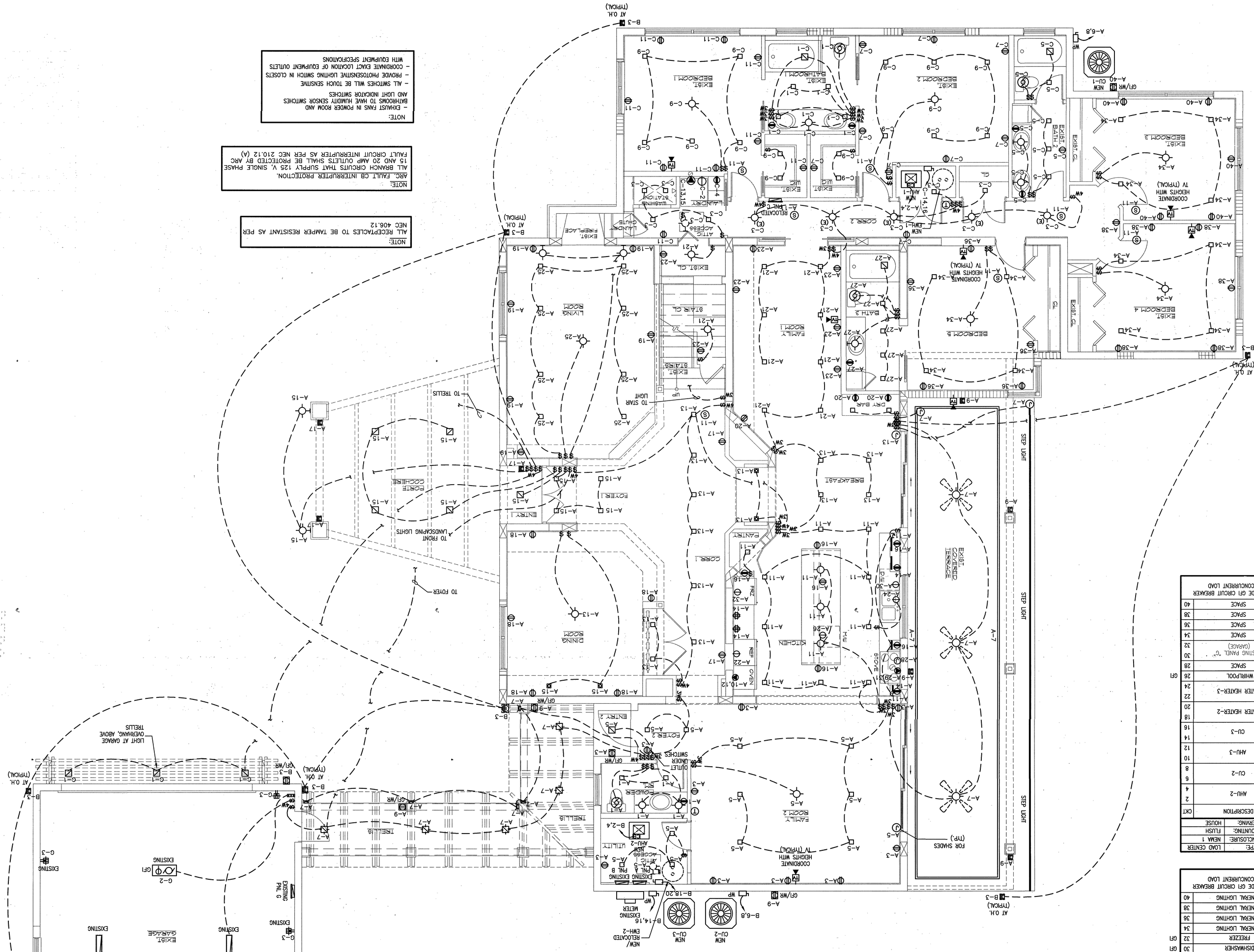
GROUND FLOOR PLAN - ELECTRICAL

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



LOAD CALCULATION	PNL "A"	Sub PNL "B"	PNL "B"	Sub PNL "C"	SERVICE
SQUARE FEET OF CONDITION SPACE	3,739	819	1,637	300	5,176
GENERAL LIGHTING AT 3 W.S.F	11,217	2,457	4,911	900	15,528
SMALL APPLIANCES CIRCUITS	4	0	0	0	4
SMALL APPLIANCES LOAD	6,000	0	0	0	6,000
RANGE / OVEN OR COOK TOP	6,000	0	0	0	6,000
DOUBLE OVEN	6,000	0	0	0	6,004
DRYER	5,000	5,000	0	0	5,000
HOT WATER HEATER	4,500	4,500	9000	0	13,500
SPRINKLER PUMP	0	0	0	0	0
POOL EQUIPMENT	2,000	0	0	0	2,000
SPA EQUIPMENT	0	0	0	0	0
OTHER LIGHTING	0	0	3,00	3,000	3,000
WASHER	1,500	1,500	0	0	1,500
REFRIGERATOR	2,00	0	0	0	2,000
DISHWASHER	1,200	0	0	0	1,200
DISPOSAL	650	0	0	0	650
MICROWAVE, EXHAUST , LAUNDRY OUTLET	3,900	1,500	0	0	3,900
GARAGE DOOR OPENER & GATE MOTOR	0	0	900	900	900
WHIRPOOL	0	0	1,200	0	1,200
OTHER LOAD 120V	0	0	0	0	0
OTHER LOAD 240V	0	0	0	0	0
CONNECTED LOAD WITHOUT A/C LOAD	49,967	14,957	18,411	4,800	68,378
FIRST 10000 AT 100%	10,000	10,000	10,000	4,800	10,000
REST AT 40%	15,987	1,983	3,364	0	23,351
A/C LOAD AT 100%	7,000	0	21,000	0	28,000
TOTAL	32,987	11,983	34,364	4,800	61,351
AT 240 VOLT	137	50	143	20	256

PANEL "B"

VOLTS: 120/240V, 1PH, 3W
BUS: 200 A
MAIN: 200 A M.C.B.
AIC: 22,000

TYPE: LOAD CENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
SERVING: HOUSE

CKT	DESCRIPTION	COND	WIRE	LOAD	TRIP	POLE	A	B	POLE	TRIP	LOAD	WIRE	COND	DESCRIPTION	CKT
1	BATHROOM	1/2	12	1	20	1			1	20	1	12	1/2	BATHROOM	2
3	GENEAL LIGHTING	1/2	14	1	15	1			1	15	1	14	1/2	GENEAL LIGHTING	4
5															6
7	BATHROOM	1/2	12	1	20	1									8
9	GENEAL LIGHTING	1/2	14	1	15	1									10
11	GENEAL LIGHTING	1/2	14	1	15	1									12
13	GENEAL LIGHTING	1/2	14	1	15	1									14
15	GENEAL LIGHTING	1/2	14	1	15	1									16
17	GENEAL LIGHTING	1/2	14	1	15	1									18
19	GENEAL LIGHTING	1/2	14	1	15	1									20
21	GENEAL LIGHTING	1/2	14	1	15	1									22
23	GENEAL LIGHTING	1/2	14	1	15	1									24
25	GENEAL LIGHTING	1/2	14	1	15	1									26
27	BATHROOM	1/2	12	1	20	1									28
29	SPACE	-	-	-	-	-									30
31	SPACE	-	-	-	-	-									32
33	SPACE	-	-	-	-	-									34
35	SPACE	-	-	-	-	-									36
37	SPACE	-	-	-	-	-									38
39	SPACE	-	-	-	-	-									40

* SEE LOAD CALCULATION
GFI BREAKER
USE OF ROMEX SHALL BE PERMITTED
GFI: PROVIDE GFI CIRCUIT BREAKER
N.C: NON CONCURRENT LOAD

PANEL "A"

VOLTS: 120/240V, 1PH, 3W
BUS: 200 A
MAIN: 200 A M.C.B.
AIC: 22,000

TYPE: LOAD CENTER
ENCLOSURE: NEMA 1
MOUNTING: FLUSH
SERVING: HOUSE

CKT	DESCRIPTION	COND	WIRE	LOAD	TRIP	POLE	A	B	POLE	TRIP	LOAD	WIRE	COND	DESCRIPTION	CKT
1	BATHROOM	1/2	12	1	20	1			1	15	*	14	1/2	GENEAL LIGHTING	2
3	GENEAL LIGHTING	1/2	14	1	15	1			1	15	*	14	1/2	GENEAL LIGHTING	4
5	GENEAL LIGHTING	1/2	14	1	15	1			1	15	*	14	1/2	GENEAL LIGHTING	6
7	GENEAL LIGHTING	1/2	14	1	15	1			1	15	*	14	1/2	GENEAL LIGHTING	8
9	GENEAL LIGHTING	1/2	14	1	15	1			1	15	*	14	1/2	GENEAL LIGHTING	10
11	GENEAL LIGHTING	1/2	14	1	15	1			1	15	*	14	1/2	GENEAL LIGHTING	12
13	GENEAL LIGHTING	1/2	14	1	15	1			1	20	1000	12	1/2	FREEZER	GFI 32
15	GENEAL LIGHTING	1/2	14	1	15	1			1	20	900	12	1/2	DISHWASHER	GFI 30
17	GENEAL LIGHTING	1/2	14	1	15	1			1	20	900	12	1/2	EXHAUST FAN	GFI 28
19	GENEAL LIGHTING	1/2	14	1	15	1			1	20	1500	12		MICROWAVE	GFI 26
21	GENEAL LIGHTING	1/2	14	1	15	1			1	20	800	12	1/2	DISPOSAL	GFI 24
23	GENEAL LIGHTING	1/2	14	1	15	1			1	20	1000	12	1/2	REFRIGERATOR	GFI 22
25	GENEAL LIGHTING	1/2	14	1	15	1			1	20	1500	12	1/2	SMALL APPLIANCE	20
27	BATHROOM	1/2	12	1	20	1			1	20	1500	12	1/2	SMALL APPLIANCE	18
29	EXISTING POOL EQUIPMENT	1/2	12	2000	20	2			1	20	1500	12	1/2	SMALL APPLIANCE	16
31									1	20	1500	12	1/2	SMALL APPLIANCE	14
33	RANGE	3/4	8	6000	40	2			2	40	6000	8	3/4	OVEN	12
35									2	40	5800	8	3/4	CU-1	10
37	EXISTING PANEL "C" (CORRIDOR #2)	SEE	RISER	*	60	2			2	50	10000	6	1	AHU-1	8
39									2	50	6700	6	1	CU-2	6
									2	50	8000	6	1	AHU-3	4
									2	35	4000	8	3/4	CU-3	2
									2	30	4500	10	1/2	WATER HEATER-2	GFI 16
									2	30	4500	10	1/2	WATER HEATER-3	GFI 14
									1	20	1200	12	1/2	WHIRLPOOL	GFI 22
									-	-	-	-	-	SPACE	GFI 24
									2	40	*	SEE RISER		EXISTING PANEL "C" (GARAGE)	GFI 26
									-	-	-	-	-	SPACE	GFI 28
									-	-	-	-	-	SPACE	GFI 30
									-	-	-	-	-	SPACE	GFI 32
									-	-	-	-	-	SPACE	GFI 34
									-	-	-	-	-	SPACE	GFI 36
									-	-	-	-	-	SPACE	GFI 38
									-	-	-	-	-	SPACE	GFI 40

* SEE LOAD CALCULATION
GFI BREAKER
USE OF ROMEX SHALL BE PERMITTED
GFI: PROVIDE GFI CIRCUIT BREAKER
N.C: NON CONCURRENT LOAD

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05-15-2023

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Date: 05-05-2023
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JOB: 202214
Sheet: E-2
Of Sheets

ADDITION & REMODELING FOR: JESSICA FARAH

7240 S PRESTWICK PLACE, MIAMI LAKES, FL 33014

PANEL "C"

VOLTS:	120/240V, 1PH, 3W
BUS:	60 A
MAIN:	M.L.O
AIC:	22,000

TYPE:	LOAD CENTER
ENCLOSURE:	NEMA 1
MOUNTING:	FLUSH
SERVING:	HOUSE

CKT	DESCRIPTION	COND	WIRE	LOAD	TRIP	POLE	A B	POLE	TRIP	LOAD	WIRE	COND	DESCRIPTION	CKT	
1	BATHROOM	1/2	12	*	20	1		1	20	1500	12	1/2	WASHER	2	GFI
3	GENERAL LIGHTING	1/2	14	*	15	1		1	20	1500	12	1/2	LAUNDRY OUTLET	4	
5	BATHROOM	1/2	12	*	20	1		–	–	–	–	–	SPACE	6	
7	GENERAL LIGHTING	1/2	14	*	15	1		–	–	–	–	–	SPACE	8	
9	GENERAL LIGHTING	1/2	14	*	15	1		–	–	–	–	–	SPACE	10	
11	GENERAL LIGHTING	1/2	14	*	15	1		–	–	–	–	–	SPACE	12	
13 15	DRYER	1/2	10	5000	30	2		2	30	4500	10	1/2	WATER HEATER–1	14 16	

* SEE LOAD CALCULATION
GFI BREAKER

USE OF ROMEX SHALL BE PERMITED

GFI: PROVIDE GFI CIRCUIT BREAKER
N.C: NON CONCURRENT LOAD

PANEL "G"

VOLTS:	120/240V, 1PH, 3W
BUS:	60 A
MAIN:	M.L.O
AIC:	22,000

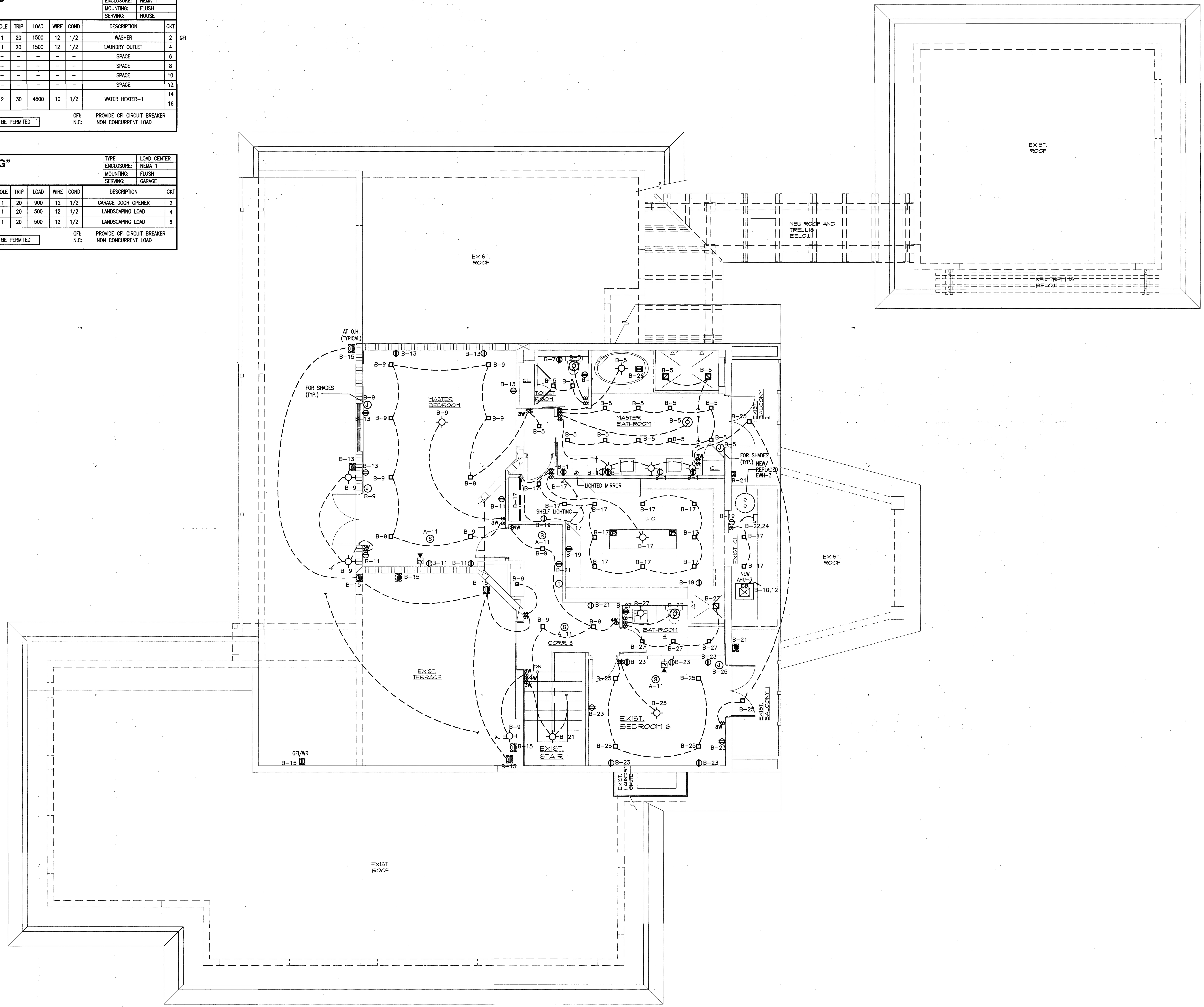
TYPE:	LOAD CENTER
ENCLOSURE:	NEMA 1
MOUNTING:	FLUSH
SERVING:	GARAGE

CKT	DESCRIPTION	COND	WIRE	LOAD	TRIP	POLE	A B	POLE	TRIP	LOAD	WIRE	COND	DESCRIPTION	CKT
1	GENERAL LIGHTING	1/2	14	*	15	1		1	20	900	12	1/2	GARAGE DOOR OPENER	2
3	GARAGE OUTLET	1/2	12	*	20	1		1	20	500	12	1/2	LANDSCAPING LOAD	4
5	SPACE	–	–	–	–	–		1	20	500	12	1/2	LANDSCAPING LOAD	6

* SEE LOAD CALCULATION
GFI BREAKER

USE OF ROMEX SHALL BE PERMITED

GFI: PROVIDE GFI CIRCUIT BREAKER
N.C: NON CONCURRENT LOAD



SECOND FLOOR PLAN - ELECTRICAL

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

05-15-2023

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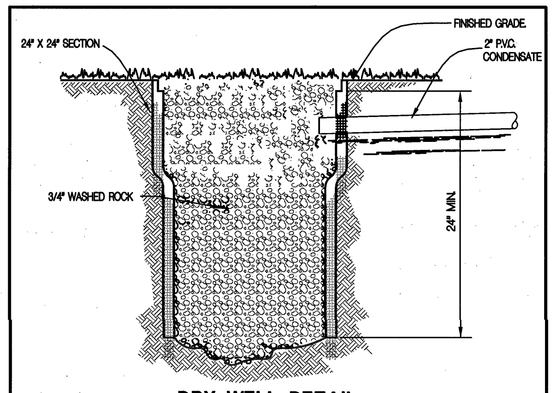
Date: 05-05-2023
Scale: AS SHOWN
Draw: NA
JOB: 202214
Sheet:
E-3
Of Sheets

GENERAL HVAC NOTES

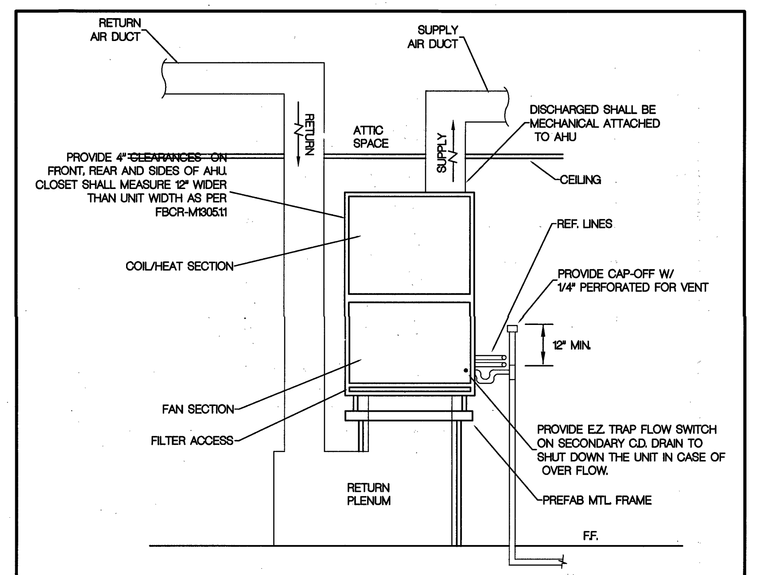
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE HVAC SYSTEM IN ACCORDANCE WITH THESE DRAWINGS. THE FLORIDA BUILDING CODE 2020 7th EDITION AND THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS:
   (A) ANS B9.1 MECHANICAL REFRIGERATION (B) NFPA PAMPHLETS 90A & 91
   (C) SMACNA (D) ASHRAE.
2. ALL AIR CONDITIONING DUCTWORK SHALL BE 1-1/2 " STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-6) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER WHEN IN UNCONDITIONED SPACE, AND 3/4 " STANDARD DUTY FOIL REINFORCED FIBERGLASS (R-4) MANUFACTURED LOGO PRINTED ON THE VAPOR BARRIER IN CONDITIONED SPACE OR RETURN PLENUM SPACE.
3. ALL EXHAUST DUCTWORK SHALL BE CODE GAGE GALVANIZED SHEET METAL.
4. DUCT SIZE SHOWN ARE NET FREE AREA INSIDE.
5. ALL AIR DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION, WITH EXPOSED SURFACE CHEMICALLY TREATED TO RECEIVE PAINT TO MATCH COLOR OR AIR GUIDE OR APPROVED EQUAL.
6. PROVIDE OPPOSED BLADE DAMPERS AT ALL DIFFUSERS AND REGISTERS.
7. THERMOSTATS SHALL BE COMBINATION COOLING / HEATING WITH SYSTEM COOL / AUTO / HEAT / OFF AND FAN ON / AUTO SELECTOR SWITCHES.
8. REFRIGERANT PIPING SHALL BE COPPER TYPE "L" WITH 1/2" ARMAFLEX. INSULATION SHALL BE PROVIDED FOR SUCTION LINES.
9. PROVIDE NEW FILTERS FOR FAN COIL BEFORE STARTING. THESE FILTERS MUST ALSO BE REPLACED PRIOR TO FINAL ACCEPTANCE BY OWNER.
10. GENERAL CONTRACTOR IS TO HIRE AN INDEPENDENT TEST AND BALANCE COMPANY WHICH SHALL PROVIDE 3 SET OF THE REPORT SIGN AND SEALED BY THE PROFESSIONAL ENGINEER FROM THE COMPANY PRIOR OF ACCEPTANCE OF WORK.
11. MECHANICAL CONTRACTOR IS TO PROVIDE TURNING VANE AT ALL CHANGE OF DIRECTIONS OR TO PROVIDE TURNING RADIO, ALL OUTLETS SHALL HAVE EXTRACTORS OR SCUPPERS. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
12. FLEXIBLE DUCT INSTALLATION AND SUPPORTS TO BE PROVIDED IN ACCORDANCE WITH 2020 FBC-M

MECHANICAL LEGEND

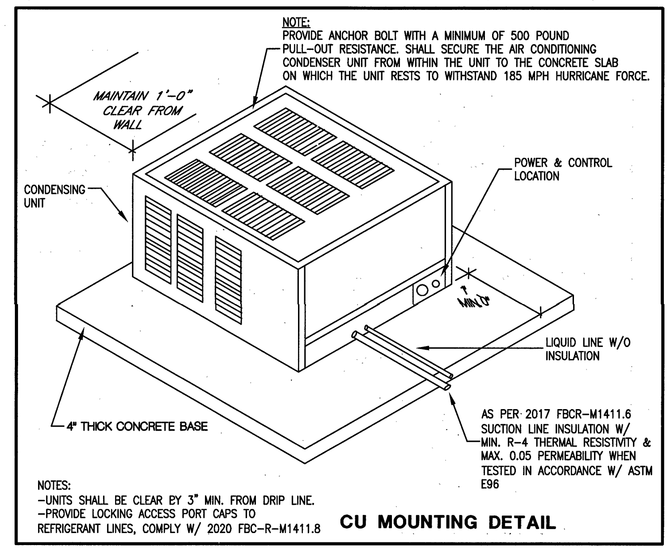
	AC GRILLE – CEILING MOUNTED
	AC GRILLE – WALL MOUNTED
	RETURN AIR GRILL
	LINEAR DIFFUSER
	VOLUME DAMPER
T	THERMOSTAT
	AIR FLOW DIRECTION (ARROWS DENOTE 1 WAY, 2 WAY, ETC., SEE PLANS
	RETURN OR EXHAUST, SEE PLANS.
	WALL MOUNTED SIDE REGISTER.
EF	EXHAUST FAN
O.A.I.	OUTSIDE AIR INTAKE
S.R.	SIDE REGISTER
CD	CEILING DIFFUSER
CG	CEILING GRILL
H.P.	HEAT PUMP UNIT
U.O.N.	UNLESS OTHERWISE NOTED.
RTU	ROOF TOP UNIT
AHU	AIR HANDLER UNIT
CU	CONDENSING UNIT
EF	EXHAUST FAN
CFM	CUBIC FEET PER MINUTE
U.C.	UNDERCUT
T.A.G.	TRANSFER AIR GRILLE



DRY WELL DETAIL
N.T.S.

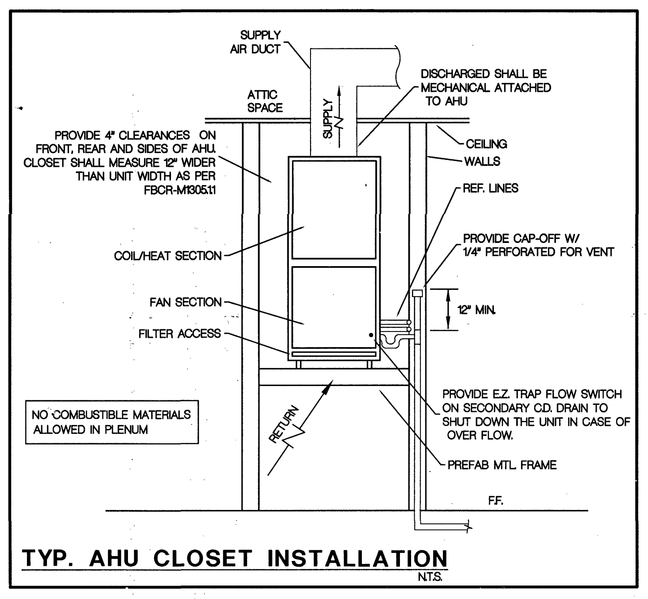


AHU R/A PLENUM INSTALLATION
N.T.S.

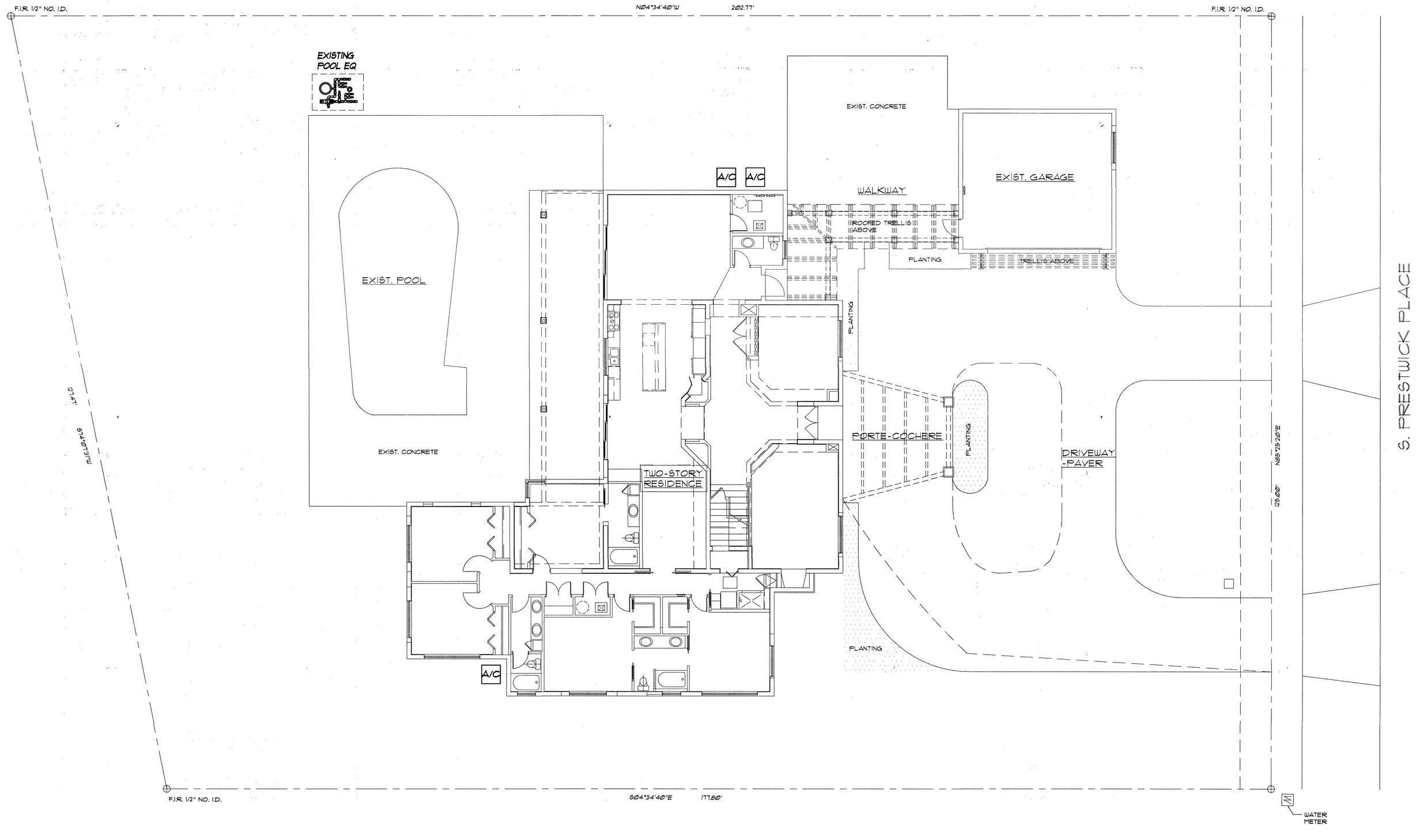


NOTES:
-UNITS SHALL BE CLEAR BY 3" MIN. FROM DRIP LINE.
-PROVIDE LOCKING ACCESS PORT CAPS TO REFRIGERANT LINES, COMPLY W/ 2020 FBC-R-M1411.8

CU MOUNTING DETAIL



TYP. AHU CLOSET INSTALLATION
N.T.S.



SITE PLAN - MECHANICAL
SCALE: 1/8" = 1'-0"

ROLANDO MAQUEIRA LICENSE No. 55482 STATE OF FLORIDA PROFESSIONAL ENGINEER
05-15-2023

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REVISIONS	BY

Date: 05-05-2023
Scale: AS SHOWN
Draw: NA
JOB: 202214
Sheet: M-1
Of Sheets

AIR HANDLING UNIT

DESIGNATION	CFM	MBTUH		ENTERING F.		ELECTRICAL DATA					MANUFAC.	AIR HANDLER	OBS		
		TOTAL	SENSIBLE	WB	DB	VOLTS	PHASES	HTNG KW	WIRE AMPS	FUSES			LIQ.	SUC.	COND.
AHU-1	1600	46	345	67	80	230	1	10	45	50	TRANE	TEM8A0C48	3/8	7/8	3/4
AHU-2	1900	56	42	67	80	230	1	10	45	50	TRANE	TEM8B0C60	3/8	1-1/8	1
AHU-3	1400	40	30	67	80	230	1	80	48	50	TRANE	TEM8A0C42	3/8	7/8	3/4

CONDENSING UNIT

DESIGNATION	MBTUH	TEMP. ENT. CONDENSER	ELECTRICAL DATA				MANUFAC.	REF. UNIT	SEER2	AREA SERVED
			VOLTS	PHASES	WIRE AMPS	FUSES				
CU-1	48	95	230	1	24	40	TRANE	4TTR5048N	15.4	1ST FLOOR BEDROOMS
CU-2	58	95	230	1	28	50	TRANE	4TTR5060N	15.4	KITCHEN
CU-3	42	95	230	1	21	35	TRANE	4TTR5042N	15.4	2ND FLOOR

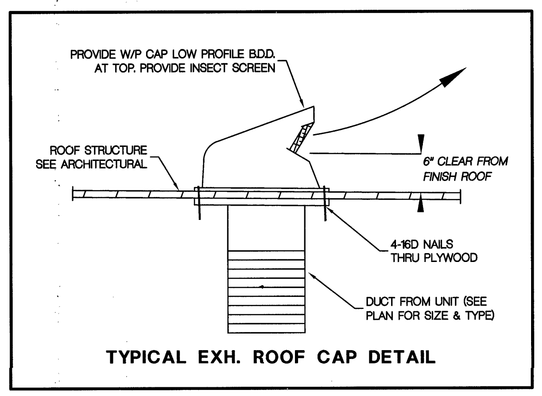
KEY NOTES HVAC

1. 4"ø EXHAUST FAN 1 DUCT THRU ROOF WITH W.P. CAP O.B.D & INSECT SCREEN
2. 6"ø EXHAUST" FAN 2 & 3 DUCT THRU ROOF WITH W.P. CAP, BACKDRAFT DAMPER AND INSECT SCREEN
3. RANGE HOOD 8"ø 26 GA. GALVANIZED STEEL DUCT UP THRU ROOF. TERMINATE W/ W.P. CAP & BIRD-SCREEN. TOTAL AIR VOLUME TO BE LESS THAN 400 CFM
4. THERMOSTAT MOUNTED 48" A.F.F.
5. 5"ø GMD 26 GA THRU ROOF WITH W.P. CAP O.B.D & BACKDRAFT DAMPER FOR DRYER EXHAUST
6. 12"ø EXH DUCT UP TO ROOF WITH W.P. CAP O.B.D. CONNECTED TO OWNER SUPPLIED BBQ EXHAUST VENT

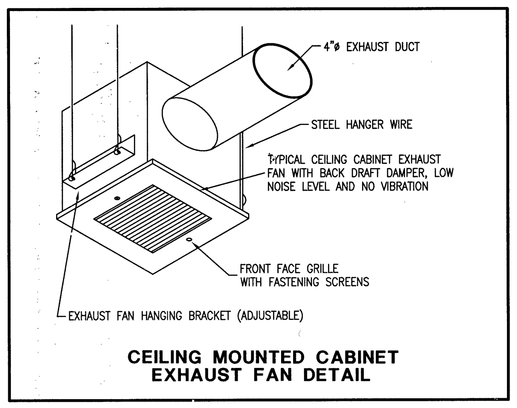
EF-1 SHALL BE:
EXHAUST FAN: AE50110DCS WITH SELECTABLE CFM RANGE OF 50 CFM, 0.3 SONES, WITH HUMIDITY CONTROL AND 2 FUNCTION CONTROL WITH LIGHT INDICATOR.

EF-2 SHALL BE:
EXHAUST FAN: AE50110DCS WITH SELECTABLE CFM RANGE OF 80 CFM, 0.4 SONES, WITH HUMIDITY CONTROL AND 2 FUNCTION CONTROL WITH LIGHT INDICATOR.

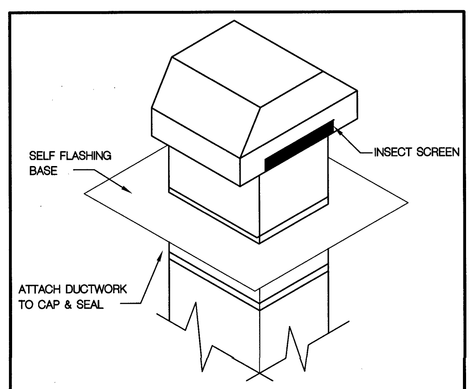
EF-3 SHALL BE:
EXHAUST FAN WITH HEATER: QTXN110HL 110 CFM, 0.9 SONES, 15 HEATER WATTS, 6" DUCT WITH (2) A19 BASE BULBS – 60 WATTS, HUMIDITY SENSING CONTROL AND 3 FUNCTION CONTROL WITH LIGHT INDICATOR.



TYPICAL EXH. ROOF CAP DETAIL



CEILING MOUNTED CABINET EXHAUST FAN DETAIL



EXHAUST ROOF CAP DETAIL
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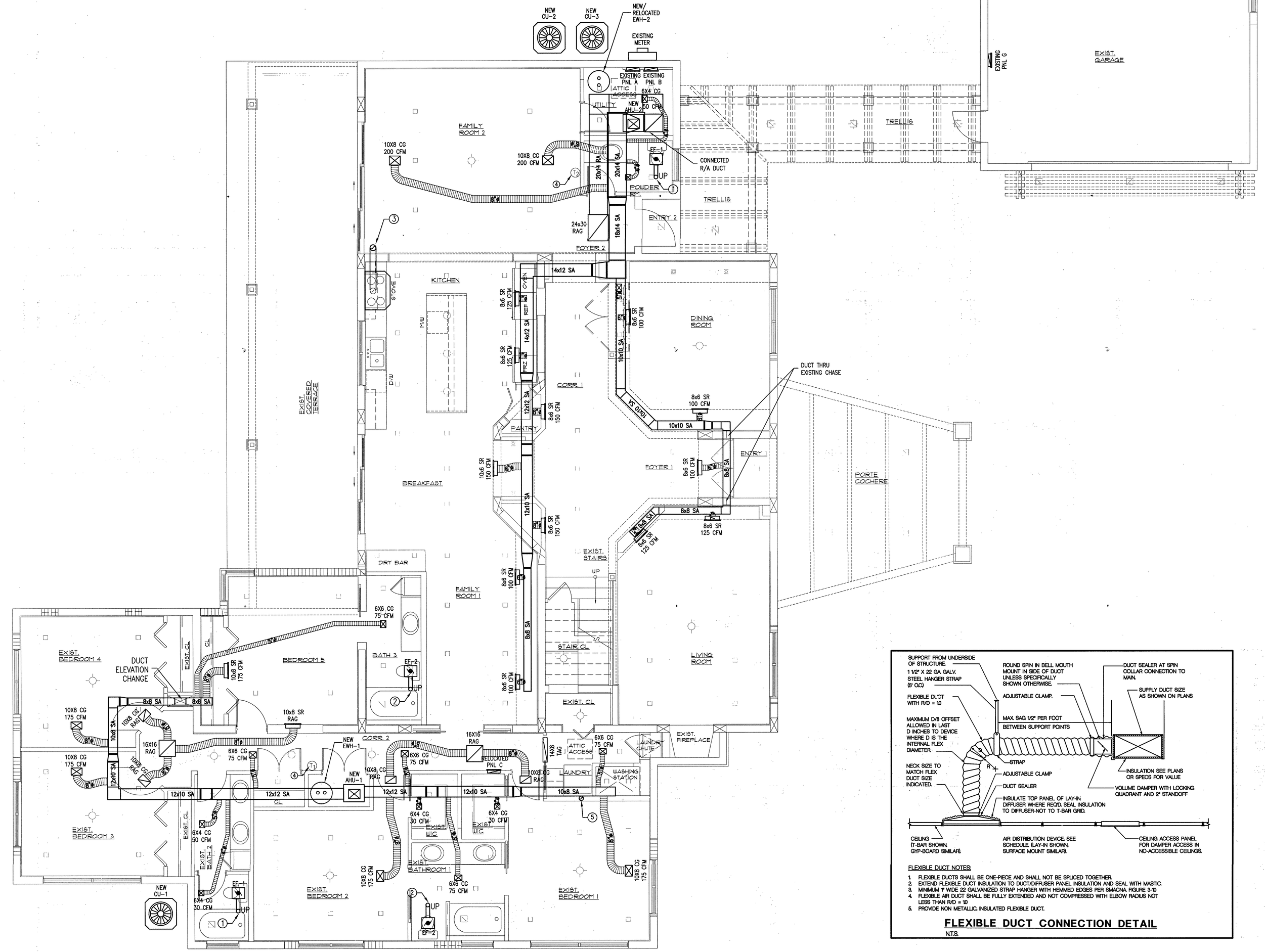

GROUND FLOOR PLAN - MECHANICAL
SCALE: 1/4"= 1'-0"

FLEXIBLE DUCT NOTES:
1. FLEXIBLE DUCTS SHALL BE ONE-PIECE AND SHALL NOT BE SPLICED TOGETHER.
2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC.
3. MINIMUM 1" WIDE 22 GALVANIZED STRAP HANGER WITH HEMMED EDGES PER SMACNA FIGURE 3-10
4. FLEXIBLE AIR DUCT SHALL BE FULLY EXTENDED AND NOT COMPRESSED WITH ELBOW RADIUS NOT LESS THAN R/D = 10
5. PROVIDE NON METALLIC, INSULATED FLEXIBLE DUCT.

FLEXIBLE DUCT CONNECTION DETAIL
N.T.S.

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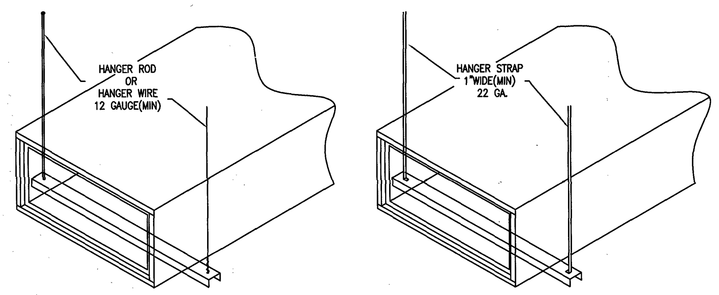


HANGERS AND SUPPORTS DETAIL
STANDARD 3" WIDE HANGERS

N.T.S.

HANGER EXTENSION IS DEFINED AS THE SUM OF THE DISTANCES BETWEEN THE HANGING WIRES AND THE DUCT WALLS (BOTH SIDES)

TABLE 4-1 MAXIMUN HANGER SPACING BY DUCT SIZE, ID.

DUCT SIZE, INCHES	MAXIMUN HANGER SPACING
46" WIDE OR GREATER	4 FT
LESS THAN 48" WIDE AND LESS THAN 48" DEEP	6 FT
WIDTH BETWEEN 28"& 48" AND GREATER THAN 16" DEEP	6 FT
LESS THAN 28" WIDE AND 16" DEPTH OR LESS	8 FT

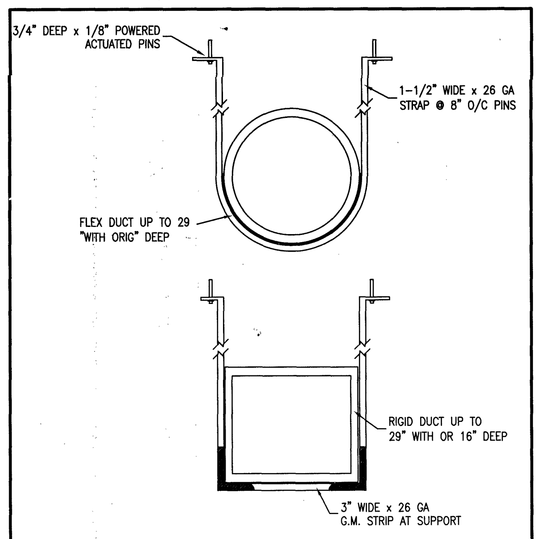
TABLE 4-2 CHANNEL SELECTION

IF TOTAL EXTENSION IS NOT GREAT THAN:	MAXIMUN CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3" X 1.5"
18"	22	3" X 2"
30"	18	3" X 2"

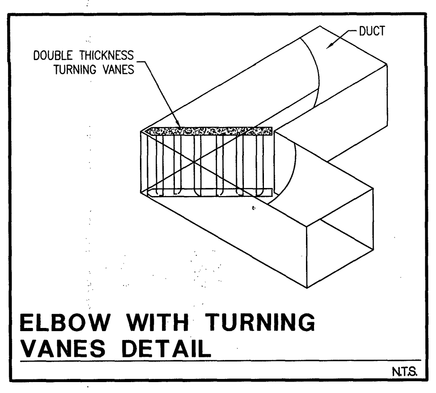
USE OF 2" WIDE HANGERS

22 GAUGE, 2" X 1.5" HANGERS MAY BE SUBSTITUTED FOR 3" HANGERS FOR DUCTS WITH WIDTHS NOT OVER 48" AND DEPTHS NOT OVER 24" PROVIDED THAN ONE JOINT OCCURS BETWEEN HANGERS AND THE MAXIMUM HANGER SPACING IS 4 FT. EXCEPTION: WHEN DUCT PERIMETER IS 80" OR LESS AND DOES NOT REQUIRE REINFORCEMENT TWO PERMITTED BETWEEN HANGERS.

IN	1.5	2	3	6	16	18	24	28	30	48	80	
MM	38	51	76	152	.41 M	.46 M	.61 M	.71 M	.76 M	1.22 M	2.03 M	
FT	4	6	8	18 GA	22 GA	24 GA						
M	38	51	76	152	.7534	.6010						

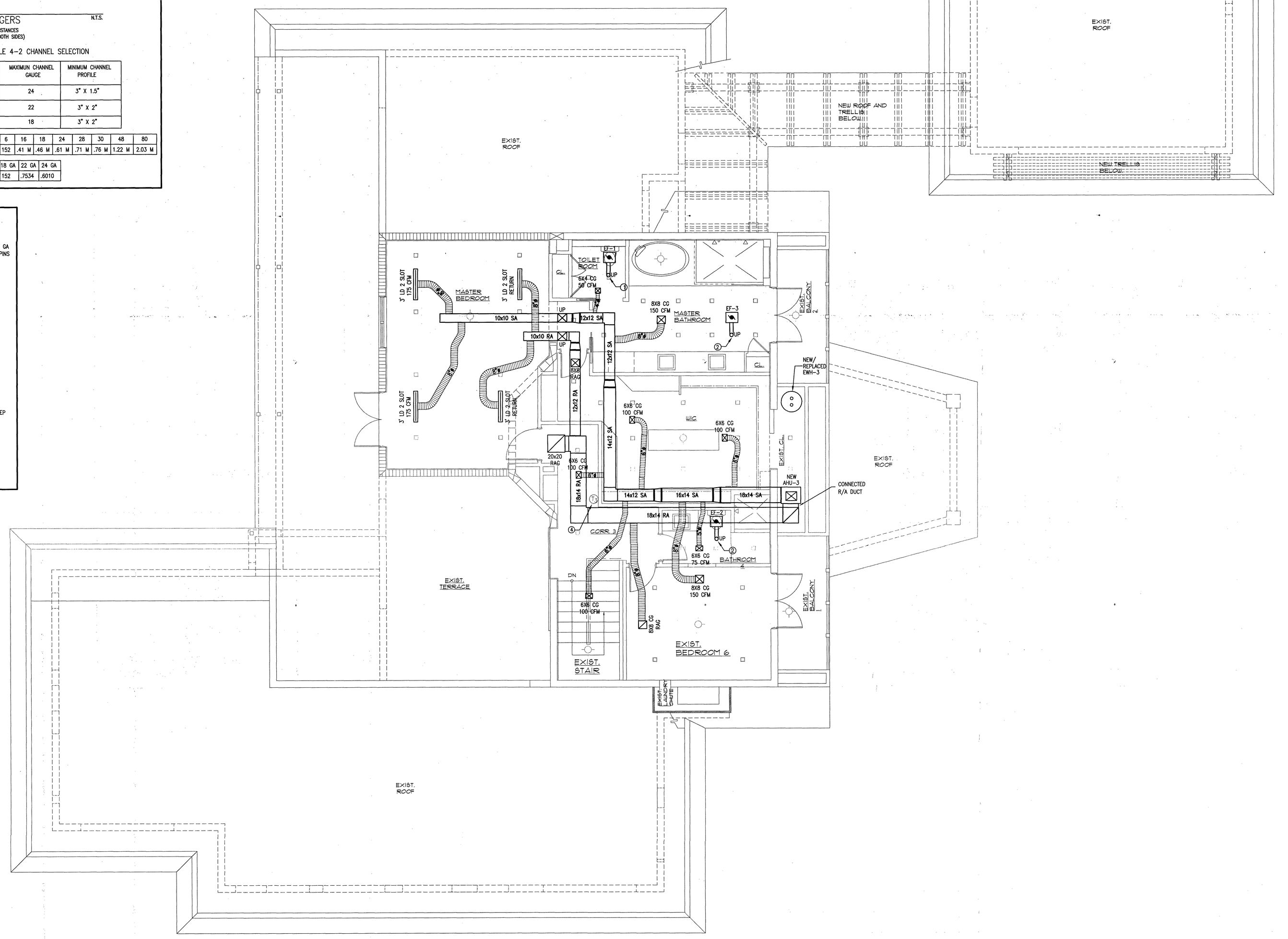


DUCT HANG DETAIL



ELBOW WITH TURNING VANES DETAIL

NTS



SECOND FLOOR PLAN - MECHANICAL

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

ROLANDO MAQUEIRA LICENSE No. 55482 STATE OF FLORIDA PROFESSIONAL ENGINEER
05-15-2023

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NOTE: ALL SHEETS MUST BE REVIEWED

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
Herbert S. Saffir Permitting and Inspection Center
11805 SW 26th Street (Coral Way) • Miami, Florida 33175-2474 • (786) 315-2000

APPLICATION FOR MUNICIPAL PERMIT APPLICANTS THAT REQUIRE PLAN REVIEW FROM MIAMI-DADE FIRE RESCUE AND/OR ENVIRONMENTAL SERVICES

M20230145 63 BLR2023-1452 3223014563

PROVIDE MUNICIPAL PROCESS NUMBER HERE

LOCATION OF IMPROVEMENTS

Job Address 7240 S Prestwick Place
Folio 32-2014-004-0490
Lot _____ Block _____
Subdivision _____ PBpg _____
Metes and bounds _____

CONTRACTOR INFORMATION

Contractor No. CGC1508392
Last four (4) digits of Qualifier No. 1590
Contractor Name Southern Development Inc
Qualifier Name Macie Rodgers
Address 2730 W 78 ST
City Hialeah State FL Zip 33016

TYPE OF IMPROVEMENTS

[ ] New Construction on Vacant Land
[✓] Alteration Interior
[✓] Alteration Exterior
[ ] Relocation of Structure
[ ] Enclosure
[ ] Repair
[ ] Repair Due to Fire
[ ] Demolish
[ ] Shell Only
[✓] Addition Attached
[ ] Addition Detached
[ ] Re-Roof
[ ] Foundation Only
[ ] Tent

Current use of property SFR
Description of Work Remodeling
Sq. Ft. 1110 Units _____ Floors _____
Value of Work 450,000.00

PERMIT TYPE

[✓] MBLD* Category _____
[ ] MELE _____
[ ] MPLU _____
[ ] MLPG _____
[ ] MMEC _____
[ ] FIRE _____

REVIEW STATUS

[ ] Chg. Contractor
[ ] Re-Issue
[ ] Re-Stamp
[ ] Revision
[ ] Not Applicable for Fire

OWNER'S NAME

Owner JESSICA FARAH
Address 7240 S PRESTWICK PLACE
City Miami Lakes State FL Zip 33014
Phone _____
Last four (4) digits of Owner's Social Security No. XXXXX0000

PERSON TO PICK UP PLANS

Name Macie Rodgers
Address 2730 W 78 ST
City Hialeah State FL Zip 33016
Phone 305 525-0292

ARCHITECT / ENGINEER

Owner ARLOTTA + DESIGN GROUP
Address 1400 NW 107 AVE
City Doral State FL Zip 33172
Phone 305 512-4042

FIRE SPECIAL REQUEST PLAN REVIEW (SRI)

I am requesting a Special Request Plan Review (SRI) to be scheduled as soon as possible. There is a minimum charge of one-hour. Please contact the Fire Department for current rate.

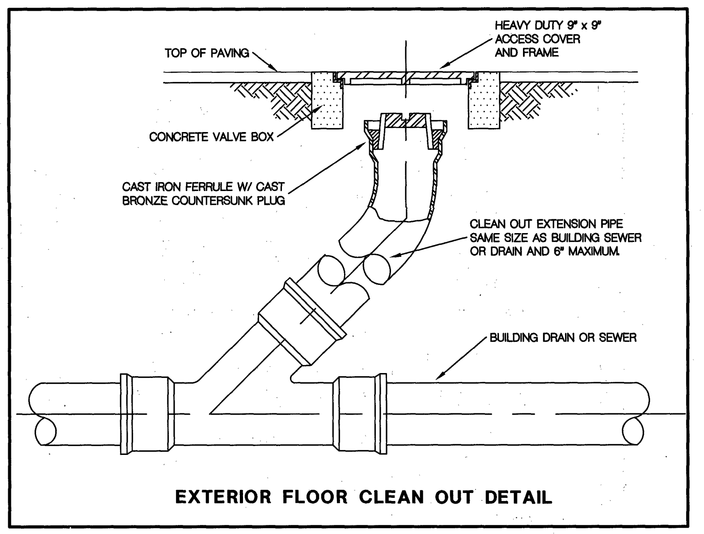
1st Request: _____ Date: _____
2nd Request: _____ Date: _____
3rd Request: _____ Date: _____

If the applicant is a known named violator with: unpaid civil penalties; unpaid administrative costs of hearing; unpaid County investigative, enforcement, testing, or monitoring costs; or unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida, a hold on the review may be placed on this application.

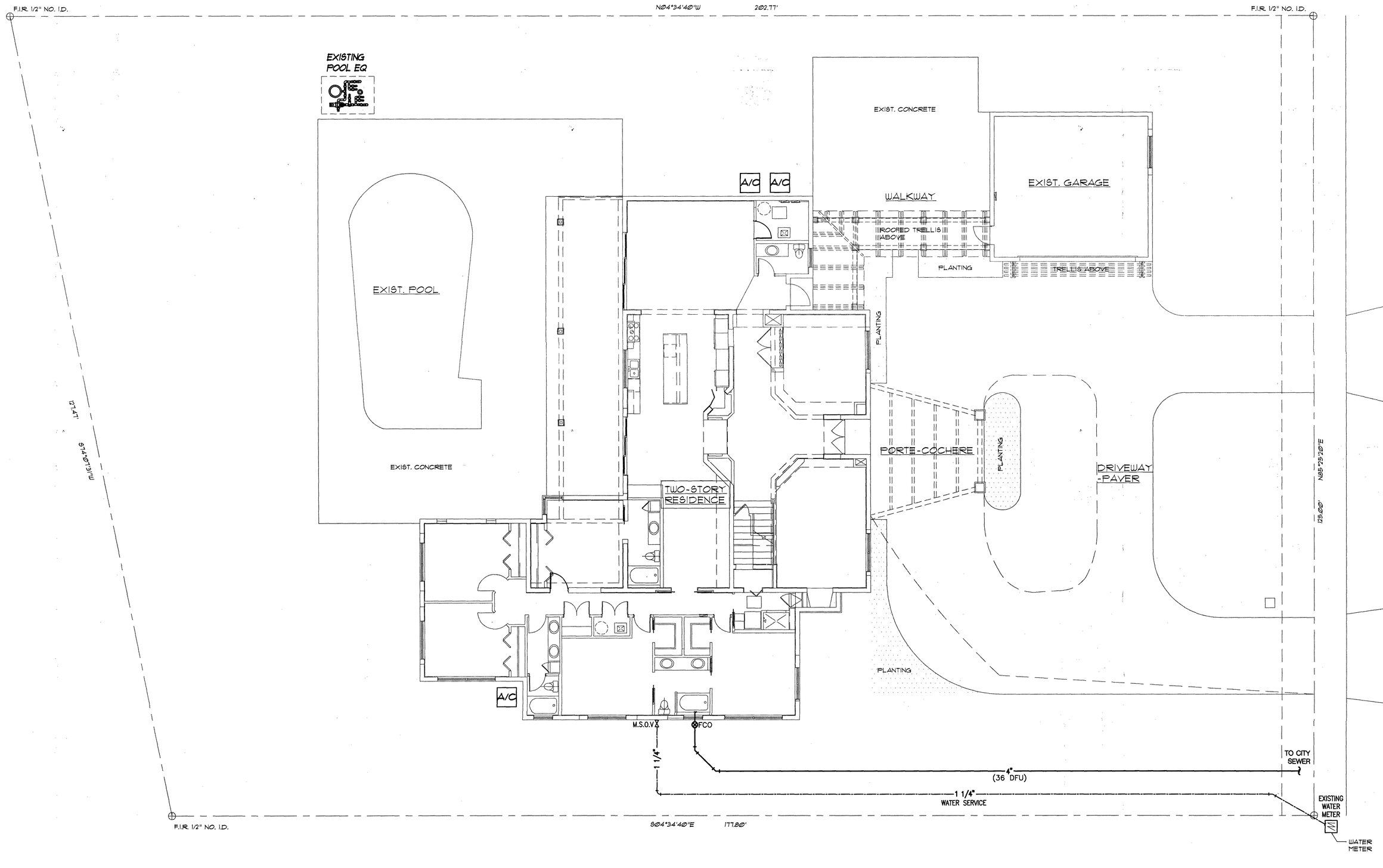
123_01-192 1/22

GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH FLORIDA BUILDING CODE 2020 7TH EDITION , FEDERAL ORDINANCES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS TO HOW TO PROCEED.
2. THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK .
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL WITHOUT ADDITIONAL EXPENSE TO THE OWNER IF DISCREPANCIES , CONFLICTS , INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS , ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS.
7. PROVIDE MEANS "FURNISH AND INSTALL".
8. DO A COMPLETE JOB. EVERYTHING CONNECTED, READY FOR USE
9. SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
13. PROVIDE BATHROOM FIXTURES AS SPECIFIED OR AS SELECTED BY OWNER
14. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.
15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
17. ALL SANITARY FITTINGS SHALL BE DIRECTIONAL TYPE.
18. MATERIALS
    - A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
    - B. COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.
    - C. SANITARY WASTE AND VENT 4"ø AND SMALLER SHALL BE PVC, SCHEDULE 40
    - D. STORM LINES INSIDE BUILDING SHALL BE PVC, SCHEDULE 40.
    - E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
    - F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
    - G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN. 3/4" DIA.
19. ALL CEILING PENETRATIONS, JOINTS, & CRACKS SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO AVOID ADDITIONAL CONDITIONED AIR TO GO INTO ATTIC SPACE AS PER F.B.C. 406.1
20. PROVIDE SLEEVE OR PIPE PROTECTION AS PER SECTION 305 OF F.B.C. 2020



EXTERIOR FLOOR CLEAN OUT DETAIL



SITE PLAN - PLUMBING

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

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FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL (AS PER TABLE 709.1)	WATER (AS PER TABLE 604.5)		
		COLD	HOT	CONSUMPTION
WATER CLOSET	3"	1/2"	- -	1.28 GALLONS
TUB	2"	1/2"	1/2"	1.5 GPM
LAVATORY	1-1/4"	1/2"	1/2"	1.5 GPM
KITCHEN SINK	1-1/2"	1/2"	1/2"	1.5 GPM
CLOTHES WASHER	2"	1/2"	1/2"	8 GALLONS / CYCLE
HOSE BIB	- -	1/2"	- -	- -
SHOWER	2"	1/2"	1/2"	1.5 GPM
TOILET BIDET COMBO	2"	1/2"	1/2"	0.5 GPF
DISHWASHER	1"	- -	1/2"	6 GALLONS / CYCLE
ICE MAKER	- -	1/2"	- -	- -

NOTE: PROVIDE ANTI SCALD VALVE @ EACH SHOWER AND TUB

NOTE: PROVIDE TEMPERED WATER FOR BIDET W/ WATTS MIXING VALVE

NOTE: ALL TRAPS SHALL BE CONSISTENT W/ FIXTURE OUTLET SIZE.

NOTE: ALL FIXTURE SHALL COMPLY W/ F.B.C. TABLE 604.4.

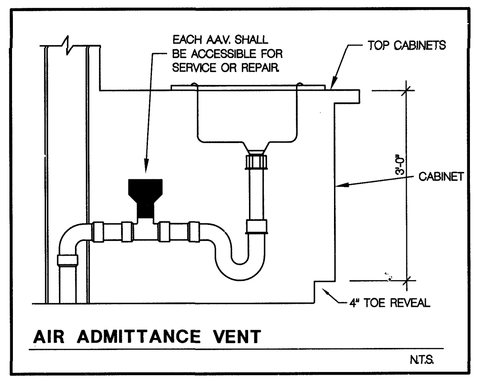
NOTE: PROVIDE SHOWER VALVE COMPLIANCE WITH PRESSURE BALANCE/TEMPERATURE CONTROL REQUIREMENTS AS PER FBC PLUMB 424.3

NOTE: PLUMBING FIXTURES INSTALLATION SHALL COMPLY WITH FBC PLB 406 THROUGH 421

NOTE: ALL PLUMBING FIXTURE FLOW RATE VALUES TO COMPLY W/ MIAMI DADE SEC. 08-31 REQUIREMENTS

WATER PIPING SIZE

①	1/2"ø CW/HW
②	1/2"ø CW
③	1/2"ø HW
④	3/4"ø CW/HW



AIR ADMITTANCE VENT
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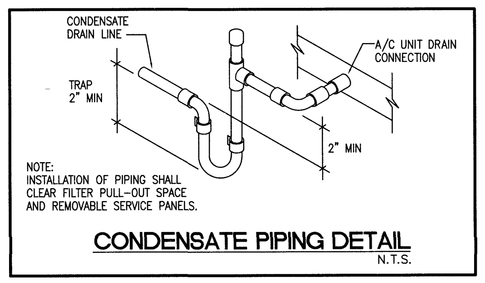

CONDENSATE PIPING DETAIL
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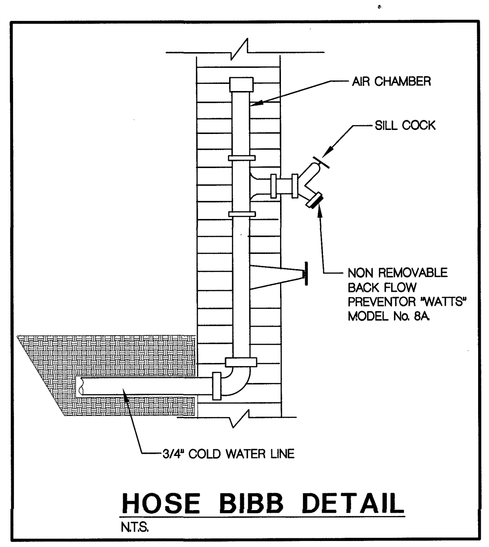
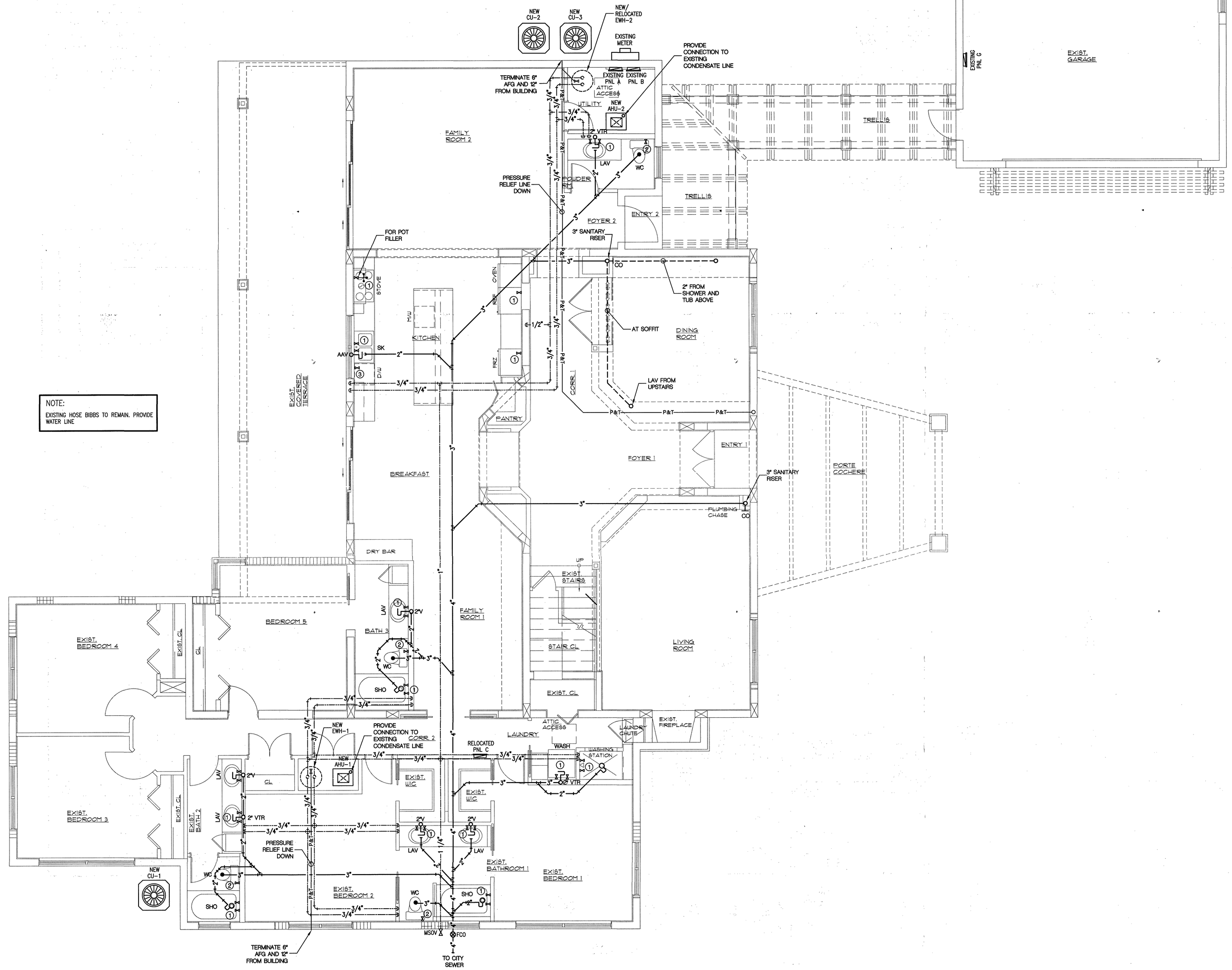


HOSE BIBB DETAIL
N.T.S.

NOTE:
EXISTING HOSE BIBBS TO REMAIN. PROVIDE WATER LINE



GROUND FLOOR PLAN - PLUMBING

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

ROLANDO MAQUEIRA LICENSED No. 55482 STATE OF FLORIDA PROFESSIONAL ENGINEER
05-15-2023

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ARCHITECTURE · INTERIOR DESIGN
AR93788
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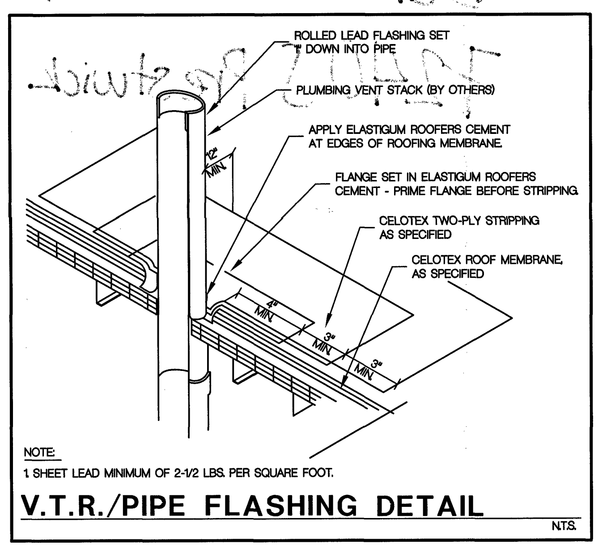
REVISIONS	BY

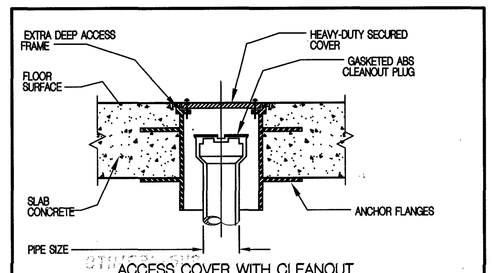
Date: 05-05-2023
Scale: AS SHOWN
Draw: NA
JOB: 202214
Sheet: P-2
Of Sheets



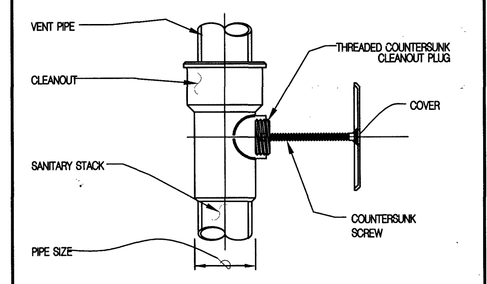
NOTE:
1 SHEET LEAD MINIMUM OF 2-1/2 LBS. PER SQUARE FOOT.

V.T.R./PIPE FLASHING DETAIL

N.T.S.



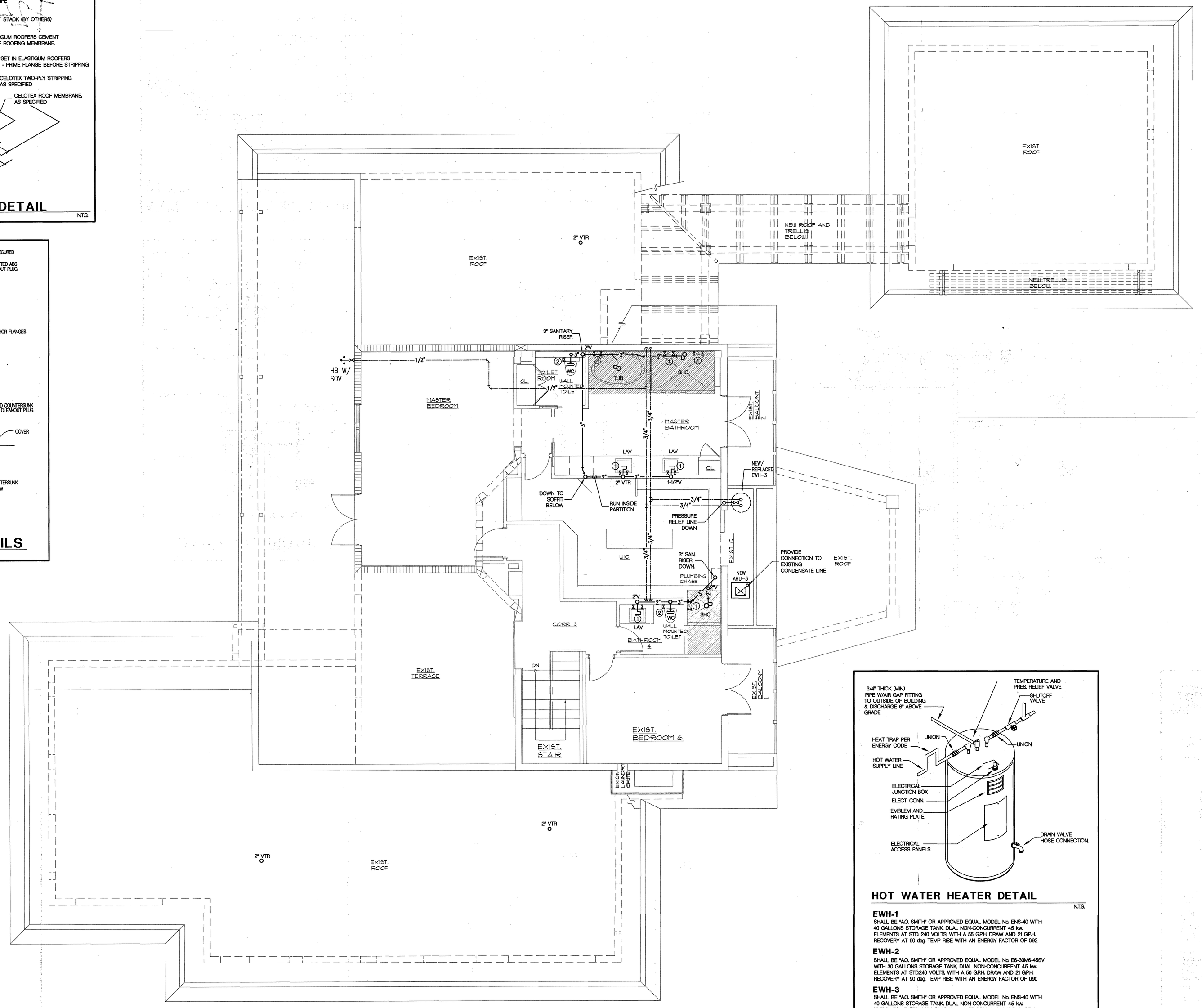
ACCESS COVER WITH CLEANOUT



CLEANOUT TEE & ACCESS COVER

CLEAN-OUT DETAILS

N.T.S.



SECOND FLOOR PLAN - PLUMBING

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

HOT WATER HEATER DETAIL

N.T.S.

EWH-1
SHALL BE "A.O. SMITH" OR APPROVED EQUAL MODEL No. ENS-40 WITH 40 GALLONS STORAGE TANK, DUAL NON-CONCURRENT 4.5 kw. ELEMENTS AT STD. 240 VOLTS, WITH A 55 GPH. DRAW AND 21 GPH. RECOVERY AT 90 deg. TEMP. RISE WITH AN ENERGY FACTOR OF 0.92

EWH-2
SHALL BE "A.O. SMITH" OR APPROVED EQUAL MODEL No. E6-30M6-45SV WITH 30 GALLONS STORAGE TANK, DUAL NON-CONCURRENT 4.5 kw. ELEMENTS AT STD.240 VOLTS, WITH A 50 GPH. DRAW AND 21 GPH. RECOVERY AT 90 deg. TEMP. RISE WITH AN ENERGY FACTOR OF 0.90

EWH-3
SHALL BE "A.O. SMITH" OR APPROVED EQUAL MODEL No. ENS-40 WITH 40 GALLONS STORAGE TANK, DUAL NON-CONCURRENT 4.5 kw. ELEMENTS AT STD. 240 VOLTS, WITH A 55 GPH. DRAW AND 21 GPH. RECOVERY AT 90 deg. TEMP. RISE WITH AN ENERGY FACTOR OF 0.92

ROLANDO MAQUEIRA LICENSE No. 55482 STATE OF FLORIDA PROFESSIONAL ENGINEER
05-15-2023

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GENERAL NOTES AND SCHEDULES

STRUCTURAL NOTES:

COORDINATION:

-COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO OUR OFFICE.
-CONTRACTOR MUST VERIFY THE ACCURACY OF ALL EXISTING CONDITIONS WHICH MAY IMPACT THE AMOUNT AND SEQUENCE OF THE WORK.
-NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS; WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
-IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS , BETWEEN DRAWINGS AND FIELD CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK.
-CONTRACTOR SHALL COORDINATE THE STRUCTURAL WORK WITH ALL OTHER TRADES.
-DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.

EXISTING CONDITIONS:

-DO NOT DAMAGE EXISTING CONSTRUCTION WHICH IS TO REMAIN, THE PROPERTY OF ADJACENT TENANTS AND BUILDINGS AND PUBLIC PROPERTY. LOCATE AND PROTECT CONCEALED PIPES, CONDUITS AND OTHERS EXISTING CONSTRUCTION PRIOR TO DEMOLITION AND TAKE APPROPRIATE ACTION TO PROTECT THEM AND TO PROVIDE FOR SAFETY.

-EXTREME CARE MUST BE USED DURING ALL NEW EXCAVATION, FOUNDATION AND DEMOLITION WORK SO AS NOT TO UNDERMINE ANY OF THE EXISTING FOUNDATION THAT MUST REMAIN.
-ALL REQUIRED STRUCTURAL DEMOLITION OF UPPER LEVELS MUST BE COMPLETED PRIOR TO PERFORMING ANY NEW FOUNDATION WORK.

FOUNDATIONS:

-SOIL STATEMENT- VISUAL INSPECTION OF THE SITE SHOWS A SOIL OF LIMESTONE WITH SANDY POCKETS AND WITH A LAYER OF TOPSOIL. THIS LIMESTONE HAS A SAFE BEARING CAPACITY IN EXCESS OF 2000 psf. AT THE TIME OF CONSTRUCTION A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATIONS CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

BUILDING PAD PREPARATION:

-TREES, BRUSH, ROOTS, TOPSOIL, RUBBLE, ORGANICALLY CONTAMINATED OR OTHERWISE OBJECTIONABLE MATERIALS ENCOUNTERED ARE TO BE REMOVED FROM STRUCTURAL AREAS OF THE SITE. FOR A MINIMUM DISTANCE OF FIVE FEET OUTSIDE STRUCTURE PERIPHERY.

-EXISTING GROUND BENEATH STRUCTURE FOUNDATION SHALL PROOF ROLLED. AREAS EXHIBITING INSTABILITY ARE TO BE UNDERCUT AND BACKFIELD AND COMPACTED.

-THE PROPOSED ENGINEERED FILL MATERIALS ARE TO BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES, LOOSE MEASURED THICKNESS IN UNCONFINED LIFTS OR 6" IN CONFINED AREAS. EACH LIFT IS TO BE COMPACTED AS FOLLOWS:
1.- SLAB ON GRADE: MINIMUM OF 98% MAXIMUM DENSITY BY ASTM D1557.
2.- FOOTING BEARING: MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D1557.

TERMITE PROTECTION STATEMENT:

-AS PER F.B.C. 105.10 BUILDING COMPONENTS AND BUILDING SURROUNDINGS ARE REQUIRED TO BE PROTECTED FROM TERMITE DAMAGE AND IS REQUIRED TO HAVE CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIAL HAS BEEN RECEIVED.

-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. 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" IN COMPLIANCE WITH FBC 2020 R318.

CONCRETE:

-COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON FILL: ____ 3000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: ____ 3000 PSI
GROUT: ____ 3000 PSI

MAXIMUM WATER/CEMENT RATIO FOR ALL CONCRETE SHALL BE 0.50.

-TEST:
A MIN. OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, AND 3 AT 28 DAYS.
-COVER:
CONCRETE DEPOSITED AGAINST THE GROUND: ____ 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND: ____ 2"
BEAMS AND COLUMNS: ____ 1-1/2"
INTERIOR SLABS: ____ 3/4"
EXTERIOR SLABS: ____ 1-1/2"

-MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
-NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

-FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347R).
-THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR THREE CYLINDER TESTS PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS.

-TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301.

-NO PIPES OR CONDUITS EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER SHALL BE EMBEDDED IN THE STRUCTURAL CONCRETE FLOOR OR ROOF WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. WHERE PIPES OR CONDUITS ARE PERMITTED, THEY SHALL BE PLACED NO CLOSER THAN THREE DIAMETER O/C AND SHALL BE LOCATED SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE. JUNCTION BOXES MAY BE PLACED IN STRUCTURAL CONCRETE SLABS BUT SHALL NOT EXCEED 4 1/2" X 4 1/2" X 3 1/2" IN DEPTH, AND SHALL BE SEPARATED FROM OTHER JUNCTION BOXES BY NOT LESS THAN 8".

-ALL BEAMS, SPANDREL BEAMS & FLOOR SLABS, SHALL BE PLACED MONOLITHICALLY AND THE FLOOR SLAB FINISHED AS REQUIRED ON THE SPECIFICATIONS.

-REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.

-CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.

SLAB ON FILL: (PLACED ACCORDING TO ACI 302)

-JOINTS:
ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOLDED JOINTS FULL DEPTH OF SLAB.
CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
4" & 5" SLABS: ____ 1" DEEP TOOLED
JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING.
CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN OR PROVIDE JOINTS @ 25 FT MAX. SPACING TO LIMIT POUR AREAS TO 625 SQ FT.
WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.
-VAPOR BARRIERS:
WATERPROOF MEMBRANES (OVERLAPPED 12" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3% PERMS IN ACCORDANCE WITH A.S.T.M. E-96 SHALL BE PROVIDED UNDER INTERIOR SLAB. WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING. NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.
-ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M. D-1752, TYPE I.
-FINISHING:
NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATELY FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.
-SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
BUILDING: ____ STEEL TROWELED
OUTSIDE SLAB: ____ BROOMED

REINFORCING STEEL:

-REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.
-WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.
-FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.
-ALL ACCESSORIES TO HAVE UPTURNED LEGS AND PLASTIC DIPPED AFTER FABRICATION.
-ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR BARS.
-ALL HOOKS SHOWN ON DRAWINGS SHALL BE STANDARD HOOKS UNLESS OTHERWISE NOTED.

SPLICING OF REINFORCING BARS TO EXISTING REINFORCING BARS:

-STANDARDS: ACI 318, AWS 12.1.
-MECHANICAL SPLICES MAY BE USED, PROVIDED THEY DEVELOP AT LEAST 125% OF THE YIELD STRENGTH OF THE ATTACHED BAR. SUBMIT MANUFACTURER'S DATA.
-WELDED SPLICES SHALL LIKEWISE DEVELOP AT LEAST 125% OF THE YIELD STRENGTH OF THE ATTACHED BAR. SUBMIT A COMPLETE CHEMICAL ANALYSIS FOR ALL BARS, INCLUDING EXISTING BARS. ALL BAR WITH ARE TO BE WELDED SHALL HAVE A CARBON EQUIVALENT OF LESS THAN 0.75. REINFORCING BARS SHALL BE BUTT WELDED USING A SINGLE VEE OR DOUBLE VEE GROOVE JOINT WITH A GROOVE ANGLE OF 45 TO 60 . THE ROOT OPENING SHALL BE 1/8". USE E70XX OR E60XX (AS INDICATED IN AWS 12.1) AND LOW-HYDROGEN ELECTRODES. PREHEAT THE REINFORCING BARS AS REQUIRED BY AWS D12.1.

REINFORCEMENT SPLICES:

-MAKE SPLICES FOR REINFORCING BARS BY LAPPING BARS, UNLESS OTHERWISE NOTED, LAP SPLICE COLUMN AND WALL BARS ABOVE FLOOR AND FOOTING LEVELS, UNLESS OTHERWISE NOTED, FOR BEAMS AND SLABS, PLACE LAP SPLICES FOR TOP BARS WITHIN THE MIDDLE THIRD OF THE SPANS. PLACE LAP SPLICES FOR BOTTOM BARS AND INTERMEDIATE BARS CENTERED OVER SUPPORTS, OR WHEN THIS IS NOT POSSIBLE, PLACE THEM WITHIN ONE THIRD OF THE SPAN LENGTH FROM THE CENTERLINE OF THE SUPPORTING COLUMN OR WALL.
-CURE ALL CONCRETE FOR MINIMUM OF SEVEN DAYS. THE CURING SHALL ENTAIL MAINTENANCE OF THE MOISTURE IN THE CONCRETE. GENERALLY, THIS SHALL BE ACCOMPLISHED BY TREATING EXPOSED CONCRETE SURFACES WITH A CHEMICAL CURING COMPOUND IMMEDIATELY AFTER REMOVAL THE FORMS. FORMS SHALL BE KEPT MOIST BY FREQUENT WATER SPRAYING PRIOR REMOVAL. CURING COMPOUND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-309. VERIFY COMPATIBILITY OF CURING COMPOUND WITH PROPOSED FINISHES, OR COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLY FINISHES.

STRUCTURAL STEEL:

-ALL STRUCTURAL STEEL PLATES, ANGLES, C SHAPES SHALL CONFORM TO A.S.T.M. A-36.
-ALL STRUCTURAL STEEL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENT SET FORTH BY A.W.S. D.1.1. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS. ONLY USE E-70XX SERIES LOW-HYDROGEN ELECTRODES
-ALL ANCHOR BOLTS SHALL CONFORM TO A.S.T.M. A-307.
-ALL BOLTS SHALL CONFORM TO A.S.T.M. A-325.
-ALL STEEL STUDS SHALL CONFORM TO A.S.T.M. A108.
-ALL SQUARE/RECTANGULAR COLUMNS SHALL CONFORM TO A.S.T.M. A-500, GRADE C (Fy = 46 KSI).
-PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS.
-FABRICATIONS AND ERECTIONS SHALL BE DONE IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.

-SETTING BASE AND BEARING PLATES: CLEAN CONCRETE AND MASONRY BEARING SURFACE OF BOND-REDUCING MATERIALS AND CLEAN BOTTOM OF BASE AND BEARING PLATE.

1. SET BASE OR BEARING PLATE ON WEDGES OR OTHER ADJUSTING DEVICES.
2. TIGHTEN ANCHOR RODS AFTER STRUCTURAL STEEL FRAME HAS BEEN PLUMBED. DO NOT REMOVE WEDGES OR SHIMS BUT, IF PROTRUDING, CUT OFF FLUSH WITH EDGE OF BASE OR BEARING PLATE PRIOR TO PACKING WITH GROUT.
3. PACK OR POUR NON-SHRINK GROUT SOLIDLY BETWEEN BEARING SURFACE AND BASE OR BEARING PLATE. ENSURE THAT NO VOIDS REMAIN. FINISH EXPOSED SURFACES, PROTECT GROUT AND ALLOW TO CURE.
4. FOR PROPRIETARY GROUT MATERIALS, COMPLY WITH MANUFACTURER'S INSTRUCTIONS.
5. BASE PLATES MUST BE GROUTED A MINIMUM OF 72 HOURS PRIOR TO PLACING CONCRETE SLABS ON SUPPORTING STEEL STRUCTURE.
6. CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNFAIR HOLES BY BURNING OR USING DRIFT PINS.
7. DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
8. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
9. REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.

TIMBER:

-ALL JOISTS AND RAFTERS SHALL HAVE A MIN. STRESS GRADE OF Fb=1200 PSI, E=1,700,000 PSI (SOUTHERN YELLOW PINE No. 1 DENSE).
-TRUSS MANUFACTURER TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL INDICATING ALL REACTIONS TO THE SUPPORTING STRUCTURE.

PRE-FABRICATED WOOD TRUSSES :

-SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (T.P.I.), LATEST EDITION. TRUSSES TO BE ERECTED FOLLOWING THE GUIDELINES OF THE T.P.I. PUBLICATION BWT-76. SUBMIT LAYOUT PLAN AND INDIVIDUAL DRAWINGS FOR EACH DIFFERENT TRUSS, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, FOR APPROVAL BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.
-GENERAL CONTRACTOR TO PROVIDE PERMANENT LATERAL BRACING OF THE BOTTOM CHORD AND THE WEB MEMBERS IN ACCORDANCE WITH RECOMMENDATIONS OF T.P.I. BWT-76 AND THE REQUIREMENTS OF THE INDIVIDUAL TRUSS DESIGNS. SUBMIT PERMANENT BRACING PLAN FOR APPROVAL BY ENGINEER PRIOR TO ERECTION. GIRDER TRUSSES TO BE BOLTED TOGETHER WITH 1/2" DIA. BOLTS AT 24" C/C AT TOP CHORD, BOTTOM CHORD, AND WEB MEMBERS.
-WOOD MEMBERS ALL SHALL HAVE A MIN. STRESS GRADE OF Fb= 1200 PSI, E=1,700,000 PSI (SOUTHERN YELLOW PINE No.1 DENSE)
-CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY A DELEGATED SPECIALTY ENGINEER FOR ALL TRUSS TO TRUSS CONNECTIONS. TRUSS MANUFACTURER TO VERIFY UPLIFT AND GRAVITY TRUSS REACTIONS SHOWN ON FRAMING PLANS.
-ALL TRUSSES AND/OR JOIST SHALL BE SECURED TO THE BEARING PARTITIONS OR THE BEAMS WITH HURRICANE STRAPS AS INDICATED ON PLANS. STAGGER TRUSSES AS REQUIRED TO ACHIEVE PROPER BEARING (4" MIN.).
-PROVIDE AN 18 GAGE METAL STRAP TO TIE DOWN ALL THE "PIGGY BACK" TRUSSES TO THE MAIN TRUSSES AT ALL THE BEARING POINTS.
-TRUSSES SHALL BE DESIGNED FOR AN ADDITIONAL 200 LBS LOAD AT ANY BOTTOM CHORD PANEL POINT.
-TRUSS SPECIALTY ENGINEER MAY OVERSTRESS WOOD FOR WIND DESIGN, NO OVERSTRESS PERMITTED IN METAL PLATES.

PLYWOOD ROOF SHEATHING:

A. ROOF SHEATHING SHALL BE 5 /8", EXPOSURE I, STRUCTURAL I PLYWOOD SHEATHING U.O.N.
B. CONTINUOUSLY SUPPORT EDGES OF PLYWOOD PANELS BETWEEN PRIMARY FRAMING MEMBERS WITH 2x4 WOOD BLOCKING SPANNING BETWEEN PRIMARY FRAMING MEMBERS. FASTEN BLOCKING TO PRIMARY FRAMING MEMBERS WITH (2) 10d TOE NAILS BOTH SIDES BOTH ENDS. U.O.N.
C. LAY PANELS, CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO PRIMARY FRAMING MEMBERS. PLACE END JOINTS AT CENTER OF PRIMARY FRAMING MEMBER WITH BOTH PANELS FASTENED TO IT. END JOINTS SHALL BE STAGGERED.
D. FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS INCLUDING BLOCKING USING RING-SHANK NAILS. NAIL SIZE AND SPACING SHALL BE AS NOTED ON PLANS.

MASONRY WALLS:

-BEARING MASONRY SHOWN THUS [symbol] IN PLAN SHALL BE ERECTED PRIOR TO THE STRUCTURE ABOVE HAS BEEN POURED.
-NON-BEARING MASONRY SHOWN THUS [symbol] IN PLAN SHALL BE ERECTED AFTER THE STRUCTURE ABOVE HAS BEEN POURED.
-MORTAR CONFORMING TO A.S.T.M. C-270 TYPE "M" (2500 PSI).
-PROVIDE 9 GAGE LADDER TYPE HORIZONTAL REINFORCEMENT AT 16" O/C (FOR REINFORCED WALLS).
-PROVIDE 9 GAGE TRUSS TYPE HORIZONTAL REINFORCEMENT AT 16" O/C (FOR NON-REINFORCED WALLS)
-WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY. TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE, IN ADDITION TO ONE COURSE ABOVE AND TWO BELOW THE ANCHOR BOLT.
-GROUT FOR MASONRY UNITS SHALL CONFORM TO ASTM C476
-PRISM STRENGTH OF MASONRY UNITS SHALL BE A MINIMUM OF f'm = 1500 PSI. (f'c = 1900 PSI)
-MAXIMUM POUR LIFTS FOR MASONRY UNITS AND GROUT POUR HEIGHTS SHALL BE 4'-0".
-GROUT FOR FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI WITH A SLUMP OF 9" TO 11".
-CONCRETE BLOCKS SHALL BE C-90 TYPE, PLACED IN A RUNNING BOND PATTERN.
-IN HIGH-LIFT GROUTING USE A MAX. LIFT OF 4'-0" WITH NOT LESS THAN 30 MINUTES NOR MORE THAN ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT.
-USE PRESSURE-TREATED WOOD FOR ALL WOOD IN CONTACT WITH MASONRY.

DESIGN CRITERIA:

(SUPERIMPOSED LOADS)
-LIVE LOAD: ____ 30 PSF (ROOF)
40 PSF (LIVING AREAS)

-DEAD LOAD: ____ 20 PSF(ROOF)
30 PSF(LIVINGS AREAS)
-WIND LOAD: ____ PER A.S.C.E. 7-16
RISK CATEGORY: II
EXPOSURE - "C"
WIND VELOCITY: 175 MPH (ULT)
MEAN ROOF HEIGHT:21.8'
GcPI: 0.18 (ENCLOSED)
0.55 (PARTIALY ENCLOSED)

WATER PROOFING:

-THESE DRAWINGS DON'T INTEND TO PROVIDE WATER PROOFING GUIDELINES. G.C. OR OWNER SHOULD HIRE A WATER PROOFING CONSULTANT TO PROVIDE SUITABLE WATER PROOFING DETAILS.

OWNER, ARCHITECT, AND CONTRACTOR NOTE:

-CHECK FOR SHOP DRAWINGS AND INSPECTIONS OF REINFORCEMENT IN THE FIELD IS REQUIRED IF THIS OFFICE IS TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING.

SHORING, RE-SHORING, AND TEMPORARY BRACING:

-ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES. IN THE SPECIFIC CASE OF POURED SLABS IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR SECURE FROM THE SHORING DESIGNER A CERTIFICATION OF THE INSTALLED SHORING PRIOR TO THE PLACEMENT OF CONCRETE.

SAFETY OSHA AND LABOR LAWS.

-THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

-THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE

APPLICABLE CODES:

IN MY PROFESSIONAL JUDGEMENT AND THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.
-ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODES AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES IN THE EVENT OF CONFLICT OR OVERSIGHT IN THESE DRAWINGS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICT OR DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.
-THE APPLICABLE CODES ARE:
FLORIDA BUILDING CODE, LATEST EDITION. (2020)
A.C.I. 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
A.C.I. 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. (2018 EDITION & 2015 ADDENDUM WITH REVISED DESIGN VALUES.)
A.I.S.C. MANUAL, 2017 EDITION.
ASCE 7-16 FOR WIND DESIGN CRITERIA.

SHOP DRAWING SUBMITTALS:

-REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR THE DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, QUANTITIES, JOB CONDITIONS AND COORDINATION WITH ALL OTHER TRADES.
-ALL SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITION.THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTABILITY.
-ANY DEVIATION FROM THE CONTRACT DOCUMENTS (OR PROPOSED SUBSTITUTION) MUST BE CLEARLY NOTED AND HIGHLIGHTED IN THESE SHOP DRAWINGS IN ORDER TO RECEIVE SPECIFIC CONSIDERATION. ANY SUCH ITEM NOT CLEARLY NOTED IS TO BE CONSIDERED REJECTED.
-SUBMIT FIVE PRINTS OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL.
-SHOP DRAWINGS:
REINFORCING STEEL.
STRUCTURAL STEEL.
CONCRETE MIX DESIGN.
ROOF TRUSSES

SPECIALTY/DELEGATED ENGINEERING NOTES:

-THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO SPECIALTY ENGINEERS. IN ALL CASES, CALCULATIONS, WORKING DRAWINGS, ETC. ARE TO BE SENT TO THE ENGINEER OF RECORD. THE SPECIALTY ENGINEER MUST BE REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND ALL WORK MUST BE IN ACCORDANCE WITH FLORIDA BUILDING CODE LOADS, AND BE SIGNED AND SEALED.

A) WOOD ROOF TRUSSES.

FOOTING SCHEDULE

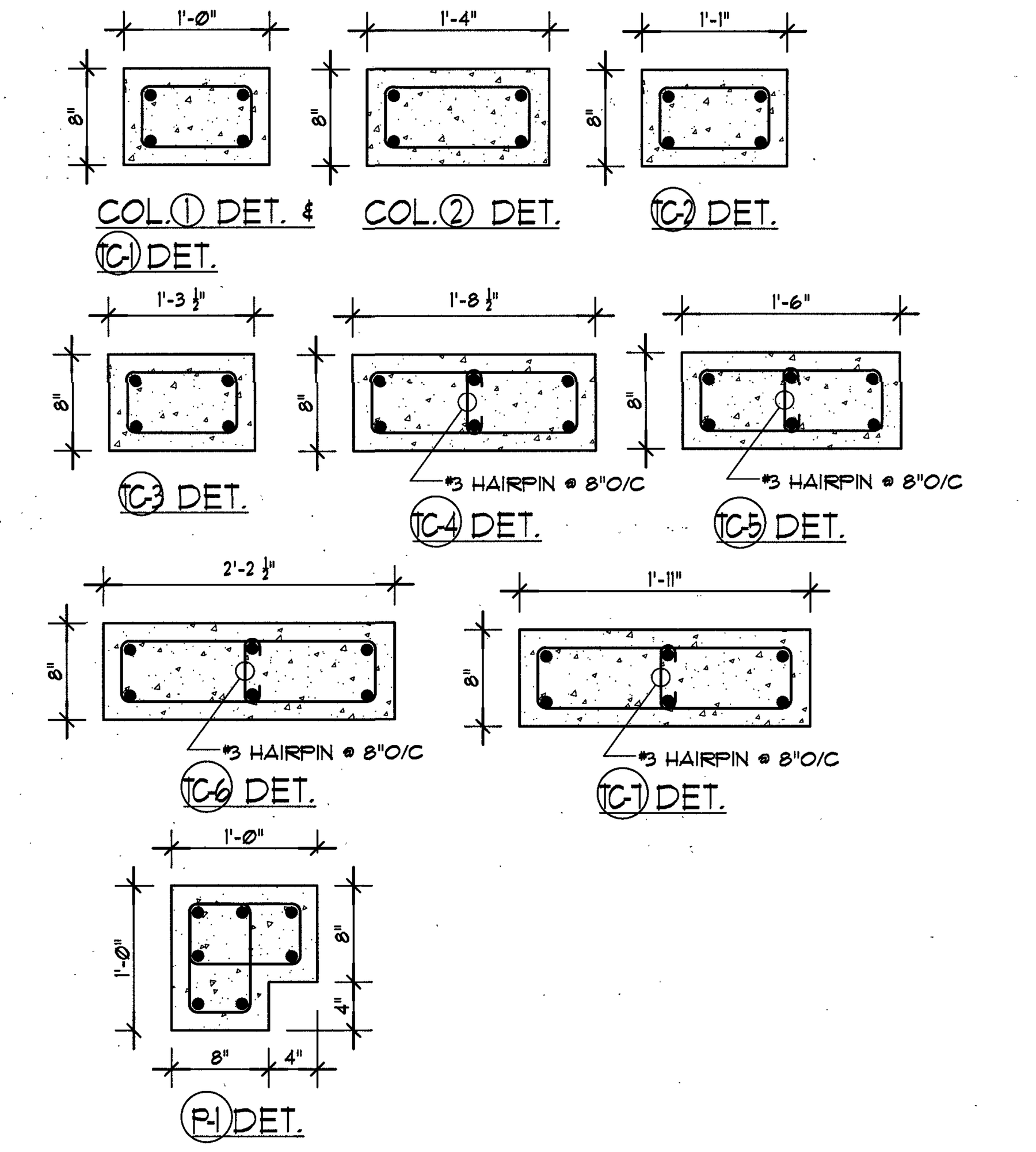
MARK	SIZE W x L x D	REINFORCEMENT LONG.	REINFORCEMENT TRANS.	REMARKS
WF-16	16"xCONTx12"	2 #5	-	
CF-30	3'-0" x 3'-0" x 18"	4 #5	4 #5	T & B
CF-36	3'-6" x 3'-6" x 18"	4 #5	4 #5	T & B

NOTE :
1. CONTRACTOR TO PROVIDE #5 CORNER BARS LAPPED MIN. 30" EACH WAY, FOR EACH BAR IN FOOTING.

COLUMN SCHEDULE

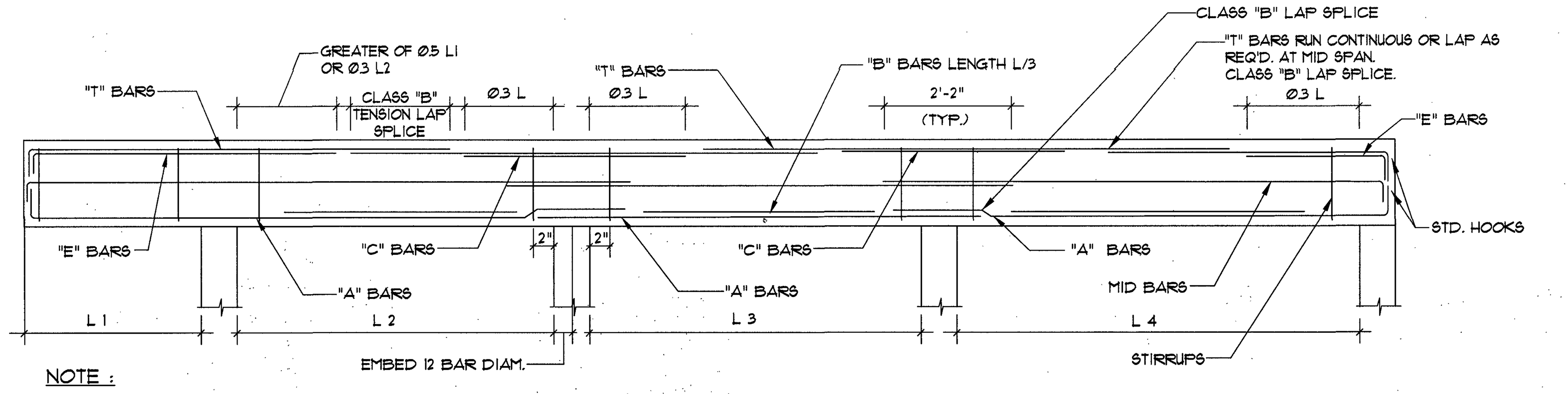
MARK	SIZE	REINFORCEMENT VERTICALS OR BASE PL	REINFORCEMENT TIES OR CAP PL	REMARKS
1 (C-1)	8" x 12"	4 #5	#3@8"	
2	8" x 14"	4 #6	#3@8"	
C-2	8" x 13"	4 #5	#3@8"	
C-3	8" x 15 1/2"	4 #6	#3@8"	
C-4	8" x 20 1/2"	6 #5	#3@8"	
C-5	8" x 18"	6 #5	#3@8"	
C-6	8" x 26 1/2"	6 #6	#3@8"	
C-7	8" x 23"	6 #6	#3@8"	
P-1	12" x 12" x 8"	7 #5	#3@8"	
ST-1	HSS 4"x 4"x 1/4"	1/2" x 12" x 12" x 1 1/2"	1/2" x 12" x 12" x 1 1/2"	SEE DETAIL 1/S-1.1 CONC. FILLED

NOTE :
⊗ DENOTES COLUMN START
⊗ DENOTES COLUMN END



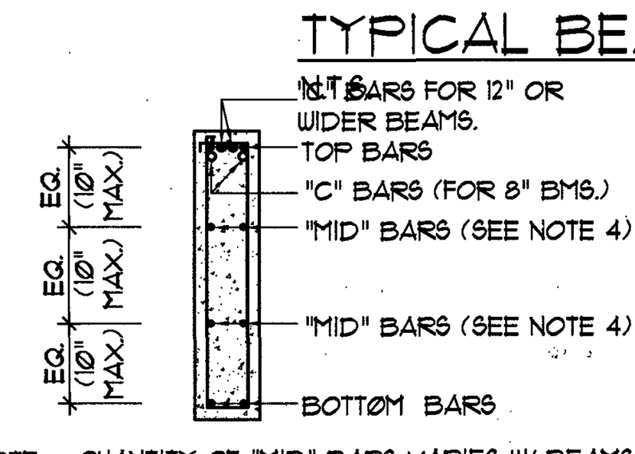
BEAM SCHEDULE

MARK	TOP ELEV.	SIZE (INCHES) W	SIZE (INCHES) D	BOTTOM. REINF. "A" BARS	BOTTOM. REINF. "B" BARS	TOP REINFORCING "C" BARS	TOP REINFORCING "T" BARS	TOP REINFORCING "E" BARS	STIRRUPS SIZE	STIRRUPS No. & SPACING EACH END	REMARKS
TB-1	VARIES	8"	12"	2 #5			2 #5		#3	4@12" BAL @48"	
TB-2	+18'-9"	8"	24"	2 #5			2 #5		#3	4@12" BAL @48"	
2B-1	+10'-1"	8"	24"	2 #6			2 #5		#3	@10"	UPTURNED
2B-2	+10'-1"	8"	24"	2 #6			2 #5		#3	@10"	UPTURNED
RB-1	+18'-9"	8"	23"	2 #5			2 #5		#3	@10"	
RB-2	+18'-9"	8"	24"	2 #6			2 #6		#3	@4"	EXTEND TOP REINF. 6'-0" INTO ADJ. TB



NOTE :
1. "L" IS THE LONGER OF ADJACENT SPAN.
2. 8" WIDE BEAMS TAKE A MAXIMUM OF 2 BARS PER LAYER.
3. STIRRUPS TO BE CLOSED TYPE WITH 135° HOOK.
4. MID BARS TO BE #5 @10" E.F. WHENEVER BEAM DEPTH IS LARGER THAN 2'-0".
5. CONTRACTOR TO PROVIDE 2 #5 CORNER BARS LAPPED MIN. 30" EACH WAY, #T's @ MIN. 42" FOR BOND BEAMS.
6. TOP AND BOTTOM REINFORCEMENT SHALL BE CONTINOUS FOR ALL TIE BEAMS.
7. AT EXTERIOR PERIMETER BEAMS PROVIDE ADDITIONAL BOTTOM REINFORCEMENT OVER THE SUPPORTS EQUAL TO AT LEAST 25% OF THE LARGER TOTAL BOTTOM REINFORCEMENT AREA CALLED OUT FOR THE MID-SPAN OF ADJACENT BEAMS, AND IN ADDITION, AT LEAST 20% OF THE TOP REINFORCEMENT, BUT NO LESS THAN TWO BARS, SHALL BE CONTINOUS OVER ALL SUPPORTS. THIS ADDITIONAL REINFORCEMENT IS TO BE SPLICED WITH A TENSION "CLASS B" SPLICE BEGINNING AT THE FACE OF THE SUPPORT.

TYPICAL BEAM BAR PLACING DIAGRAM
N.T.S.



NOTE : QUANTITY OF "MID" BARS VARIES W/ BEAMS DEPTH. SEE BEAMS SEE NOTE-4 ON BAR PLACING DIAGRAM

TYPICAL BAR PLACEMENT DETAIL
N.T.S.

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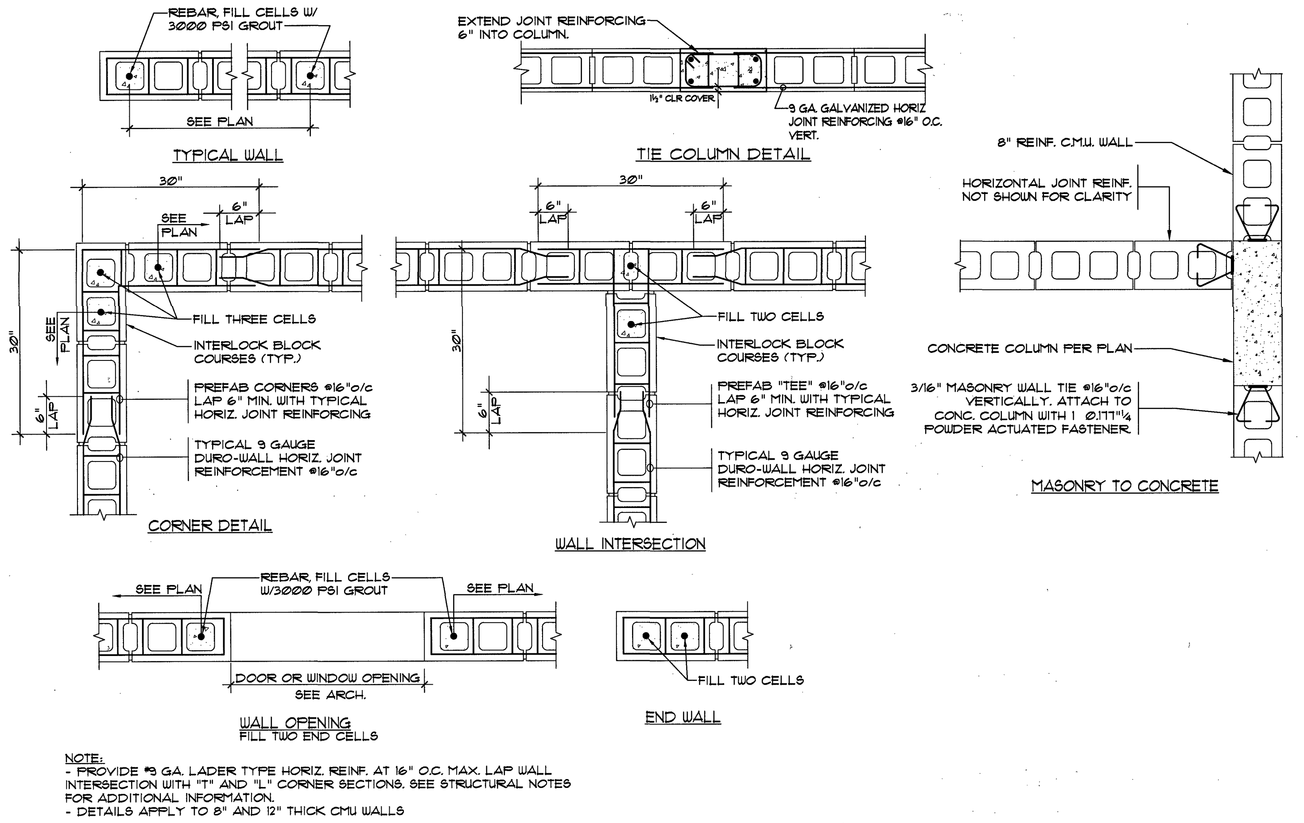
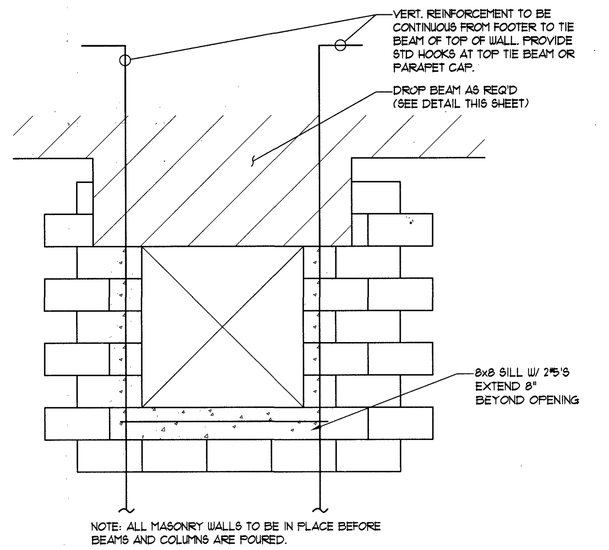
Date: 05-15-2023
Scale: AS SHOWN
Draw: D.A
Job: 202214
Sheet: S-1.0
Of Sheets



NOTE:
- PROVIDE #3 GA. LADER TYPE HORIZ. REINF. AT 16" O.C. MAX. LAP WALL INTERSECTION WITH "T" AND "L" CORNER SECTIONS. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- DETAILS APPLY TO 8" AND 12" THICK CMU WALLS

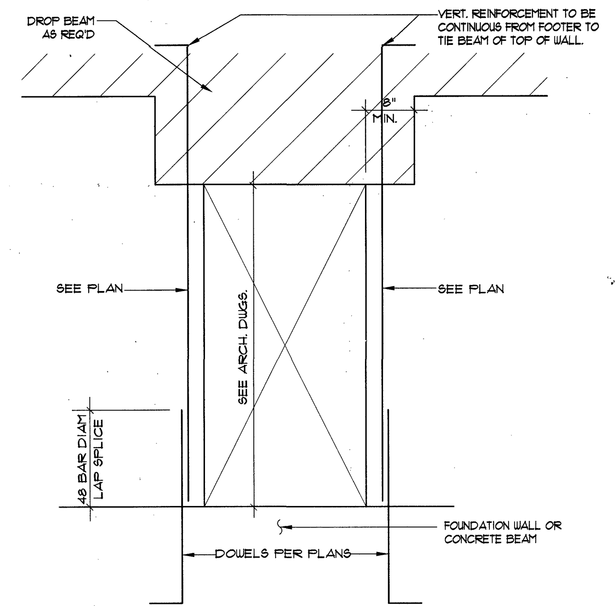
TYPICAL REINFORCED MASONRY DETAILS

SCALE: 3/4"=1'-Ø"



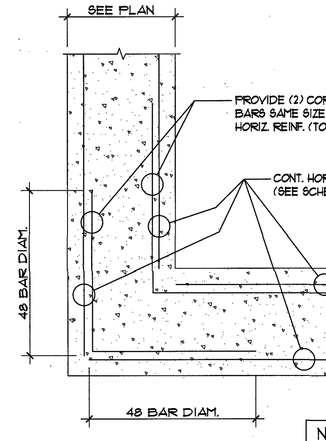
TYPICAL WINDOW OPENING DETAIL

SCALE: 3/4"=1'-Ø"

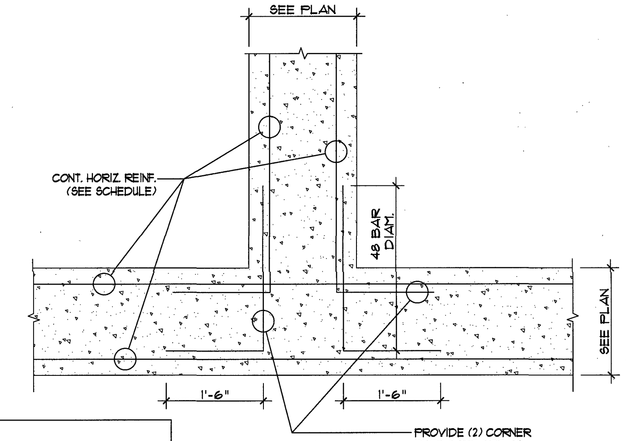


TYPICAL DOOR OPENING DETAIL

SCALE: 3/4"=1'-Ø"

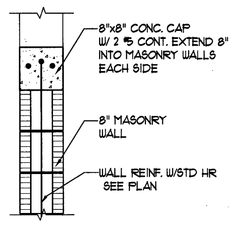


NOTES:
- DETAIL TO BE USED FOR REINFORCEMENT IN WALLS, FOOTINGS, CONCRETE BEAMS & GRADE BEAMS.
- ALL CORNER BARS SHALL BE PLACED AT TOP & BOTTOM OF CONCRETE MEMBERS.



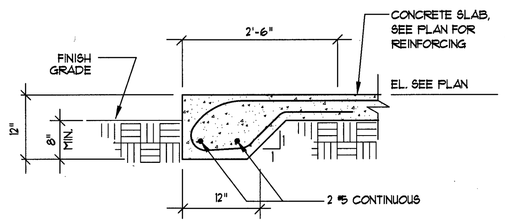
TYP. WALL FOOTING DETAIL

SCALE: 3/4"=1'-Ø"



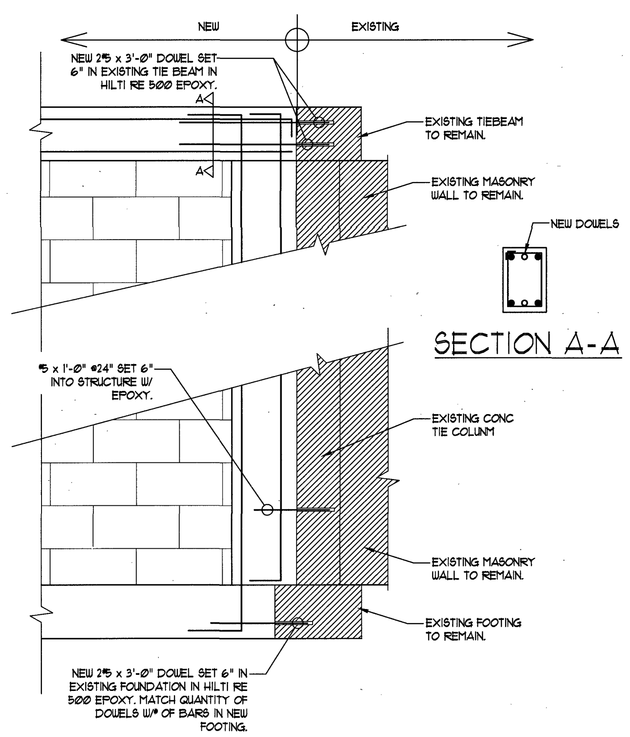
TYPICAL WINDOW SILL

SCALE: 3/4"=1'-Ø"



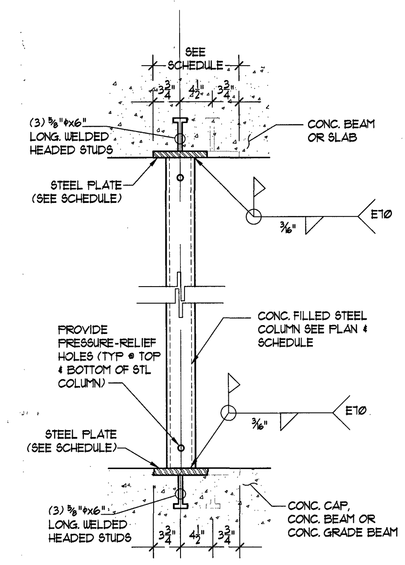
TYPICAL THICKENED EDGE DETAIL (TE)

SCALE: 3/4"=1'-Ø"



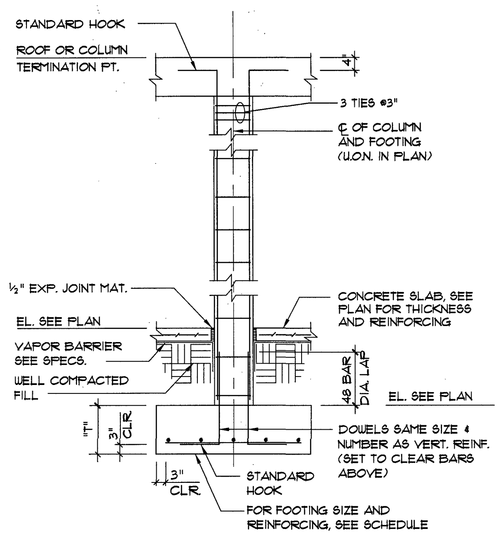
TYP. STARTER COLUMN DETAIL

SCALE:3/4"=1'-Ø"



STEEL COLUMN (DETAIL 1)

SCALE: 1"=1'-Ø"



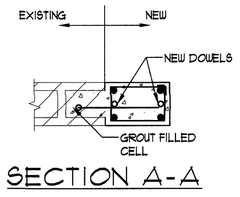
1.- USE #3 TIES FOR #10 VERTICAL REINFORCING OR SMALLER.
2.- TIE SPACING SHALL BE:
A - LEAST DIMENSION OF COLUMN
B - 16 TIMES MAIN BAR DIAMETER
C - #3 AT 18" OR #4 AT 24" WHICHEVER IS SMALLER

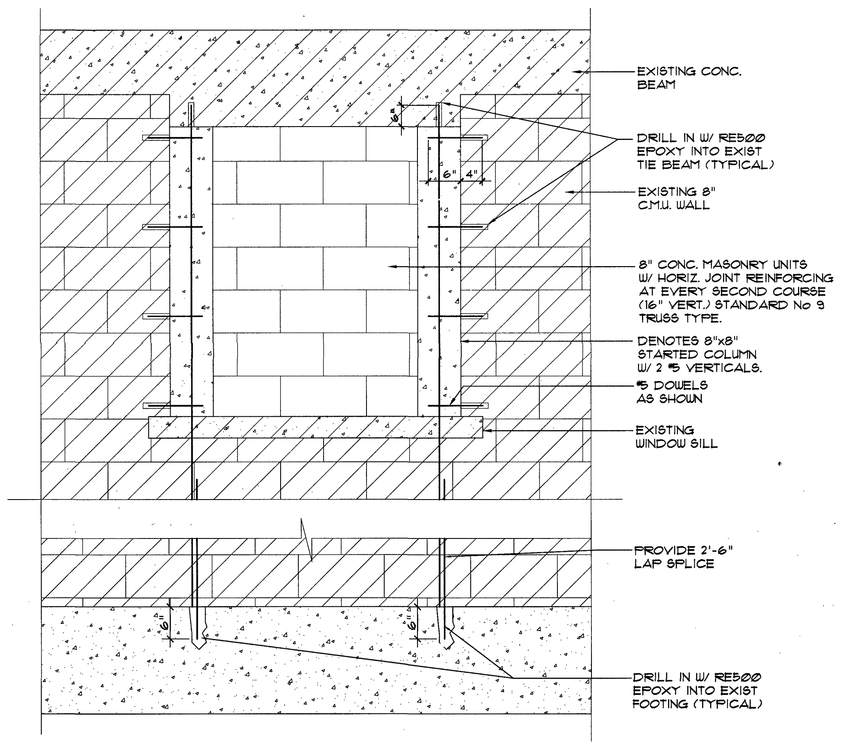
TYPICAL CONCRETE COLUMN SPLICE DETAIL

N.T.S.

NEW OPENING DETAIL

SCALE: 3/4" = 1"-Ø"





BLOCK UP EXISTING OPENING DETAIL

SCALE: 3/4" = 1"-Ø"

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TYPICAL DETAILS

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Date: 05-15-2023
Scale: AS SHOWN
Draw: D.A
Job: 202214
Sheet: S-1.1
Of Sheets

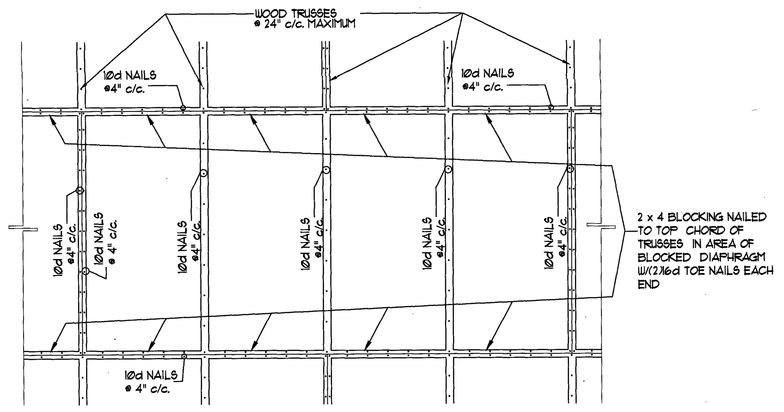
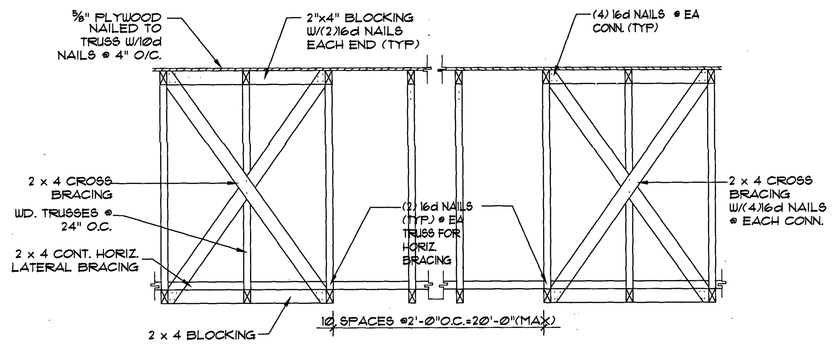


DIAGRAM FOR NAILING OF ROOF SHEATHING BOARDS AT BLOCKING DIAPHRAGM

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



NOTES:

1. HORIZONTAL BRACING OF BOTTOM CHORD: PROVIDE ONE ROW OF HORIZ. BRACING AS SHOWN EVERY 10'-0" OF SPAN OF TRUSS

   BRACING MEMBERS TO BE CONTINUOS 2"x 4" WOOD MEMBER W/(2) 16d NAILS AT EACH TRUSS, AT SPLICE LOCATIONS, LAP BRACING MEMBER OVER AT LEAST TWO TRUSSES.

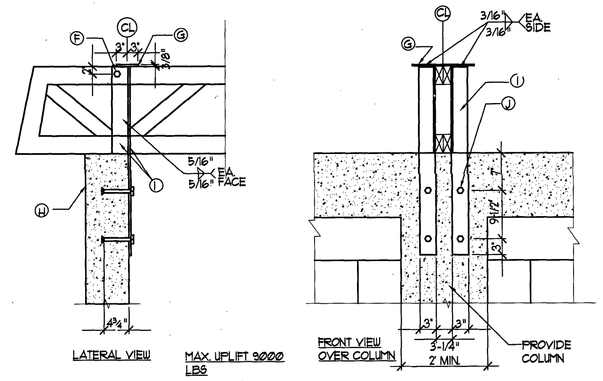
2. DIAGONAL BRACING:

   A-PROVIDE CROSS BRACING, AS SHOWN, AT EACH END ROW OF PERMANENT HORIZONAL BRACING, AT EACH END OF THE BUILDING AND AT NOT MORE THAN 20'-0" SPACING IN DIRECTION OF HORIZONTAL BRACING

   B-BRACING MEMBERS TO BE 2x6 WOOD MEMBER

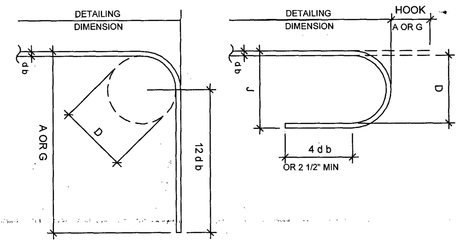
DETAIL OF PERMANENT LATERAL BRACING OF TRUSS

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



SCHEDULE	
	DESCRIPTION
(F)	(1) 3/4"DIAM. THRU BOLTS
(G)	STEEL PLATE 10"x6"x3/8" FY = 36 KSI
(H)	DROP BEAM H'MIN = 20" OR COLUMN BEAM
(I)	STEEL ANGLE 3" x 3" x 1/2" W/ EXTEND LEG
(J)	(4) 3/4" DIAM ANCHOR BOLTS HILTI KWIK BOLT 3.

ANCHOR CONNECTOR TYPE B



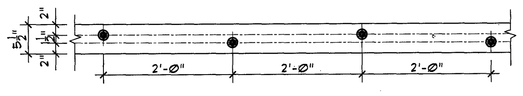
90° HOOK 180° HOOK

RECOMMENDED HOOKS, ALL GRADES					
BAR SIZE	FINISHED BEND DIAMETER D. (IN.)	180° HOOKS		90° HOOKS	
		A OR G (IN.)	J (IN.)	A OR G (IN.)	
#3	2 1/4	5	3	6	
#4	3	6	4	8	
#5	3 3/4	7	5	10	
#6	4 1/2	8	6	12	
#7	5 1/4	10	7	14	
#8	6	11	8	16	
#9	9 1/2	15	11 3/4	19	
#10	10 3/4	17	13 1/4	22	
#11	12	19	14 3/4	24	
#14	18 1/4	27	21 3/4	31	
#18	24	36	28 1/2	41	

TENSION DEVELOPMENT LENGTH (Lap Class A) AND LAP SPLICE LENGTHS (Lap Class B) FOR GRADE 60 DEFORMED REINFORCING BARS (Inches) (UNLESS SHOWN OTHERWISE ON DRAWINGS)			
f'c = 3000 PSI, NORMAL WEIGHT CONCRETE			
BAR SIZE	LAP CLASS	CONCRETE COVER >= @ 0.75 in. CLEAR BAR SPACING >= 1.5 in. (2) UNCOATED	
		TOP (1)	OTHER
#3	B	17	16
#4	B	28	22
#5	B	41	32
#6	B	56	43
#7	B	80	63
#8	B	111	86
#9	B	135	104
#10	B	162	125
#11	B	190	146

NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
2. CLEAR BAR SPACING=CENTER TO CENTER SPACING-BAR DIAMETER.
3. AVOID SPLICES IN REGIONS OF MAXIMUM MOMENT. IF THIS IS NOT POSSIBLE, STAGGER SPLICES SO THAT SPLICES DO NOT REQUIRE MORE THAN 50% OF THE BARS ARE SPLICE WITHIN A REQUIRED SPLICE LENGTH OTHERWISE INCREASE SPLICE LENGTH BY 30%.

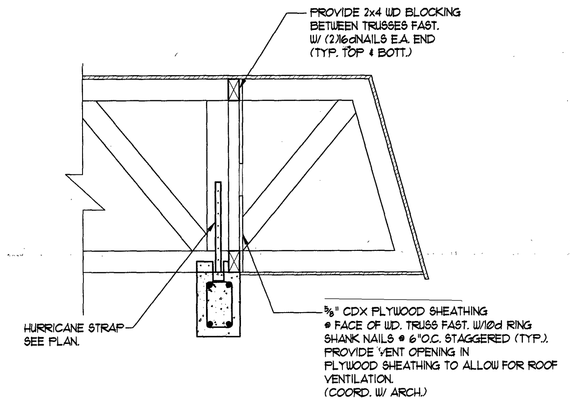


LEDGER "A"

2-2"x6" P.T. WOOD LEDGER W/ 1/2"ø HILTI KWIK BOLTS 3 @ 24" O.C. @ 4½" MIN. EMBEDMENT STAGGERED AS SHOWN.

LEDGERS TYPE DETAILS

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



TYP. TRUSS BLOCKING & VERT. SHEATHING AT SUPPORT DETAIL

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

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TYPICAL DETAILS

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REVISIONS	BY

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Of Sheets

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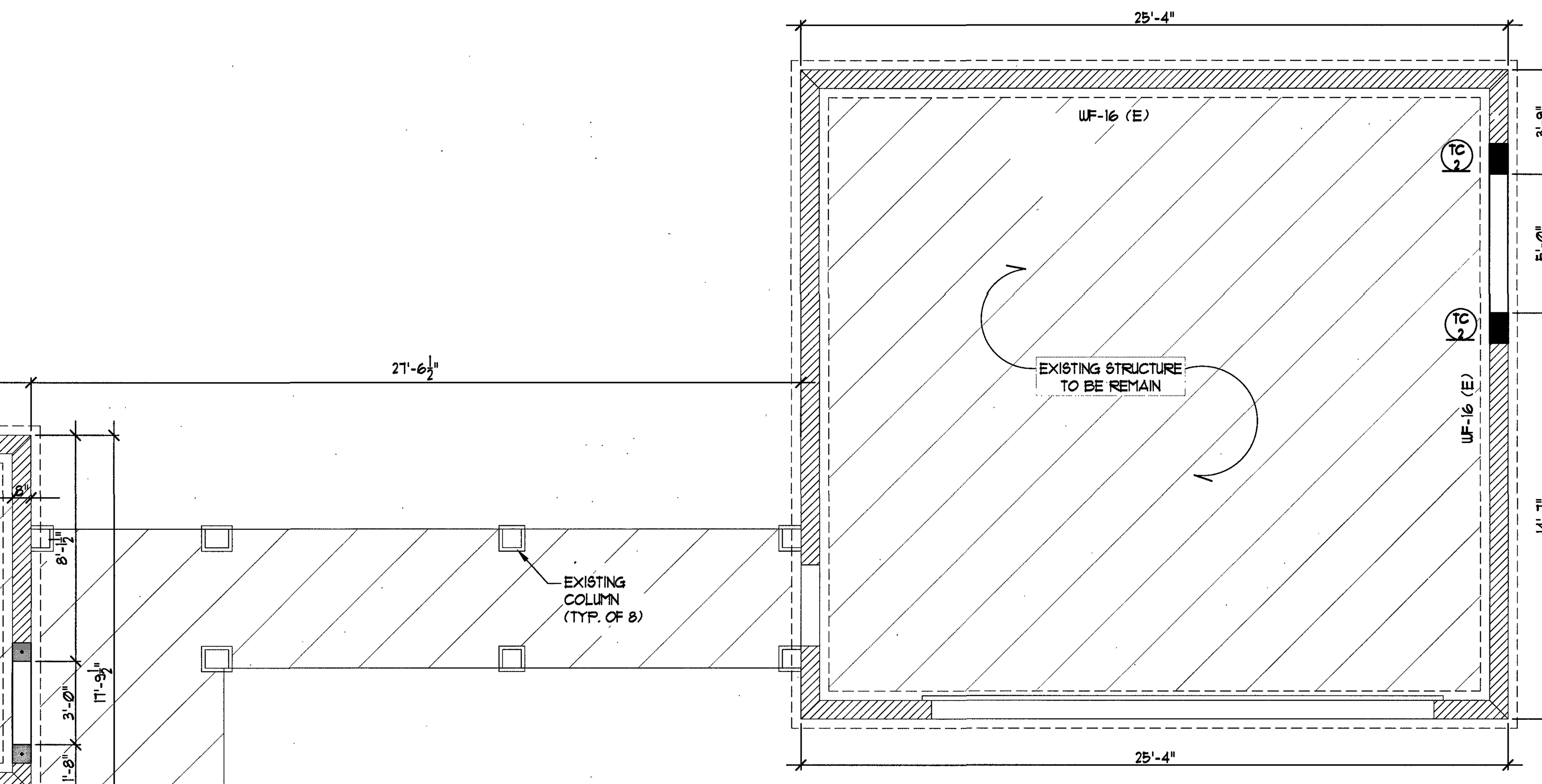
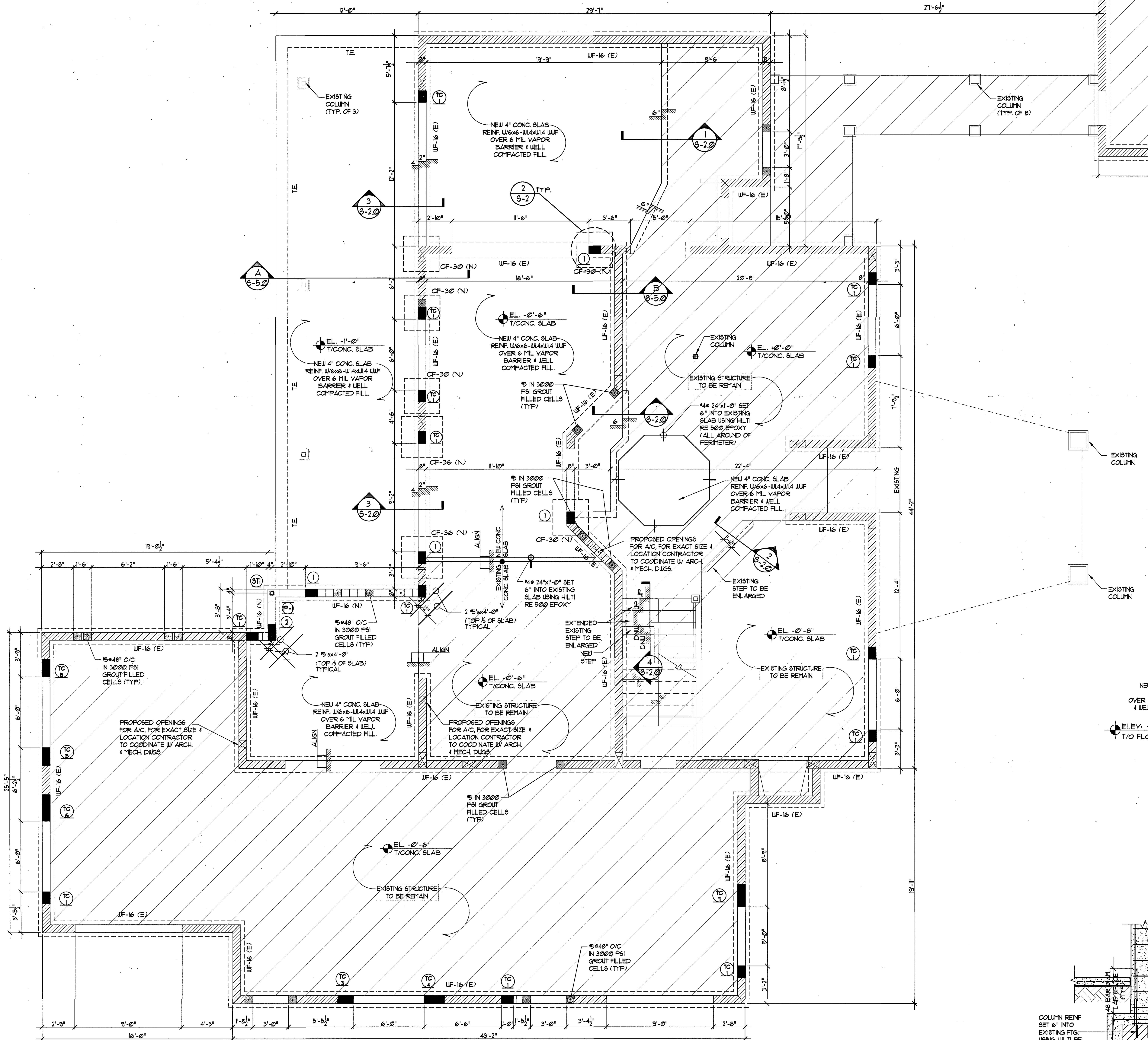
PMMCE JOB # 23024

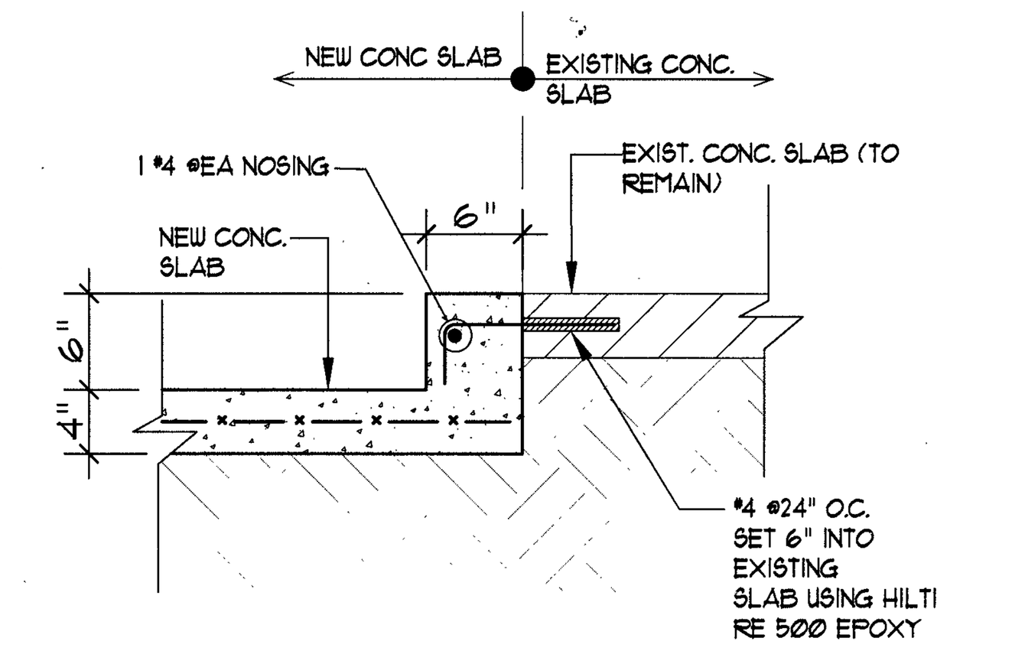




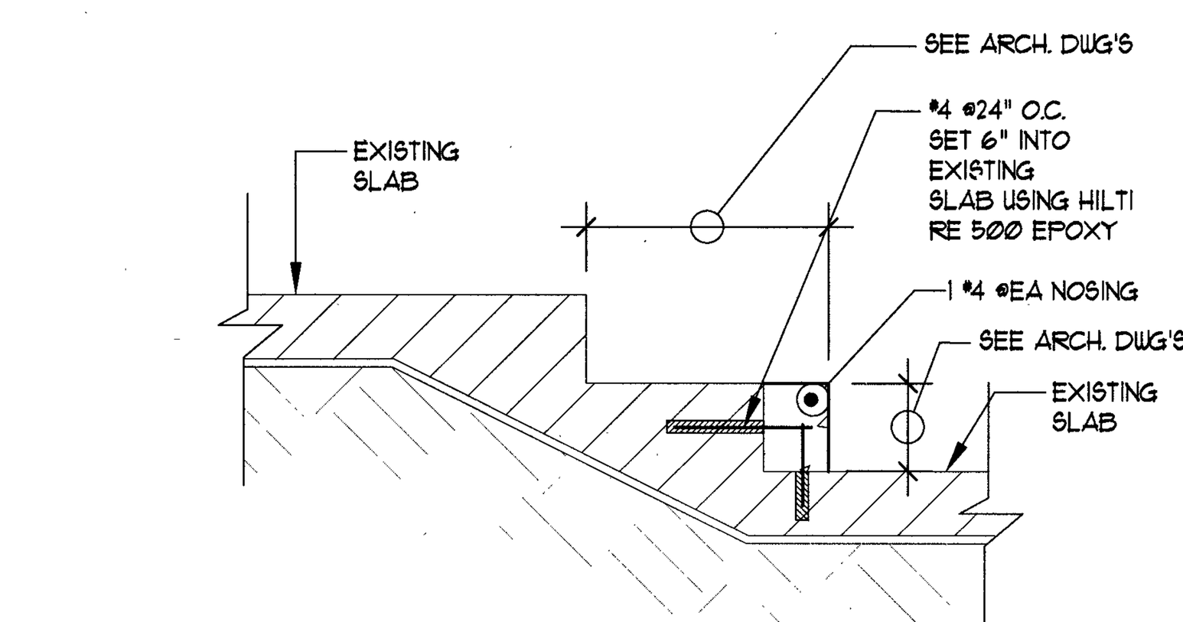
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTES

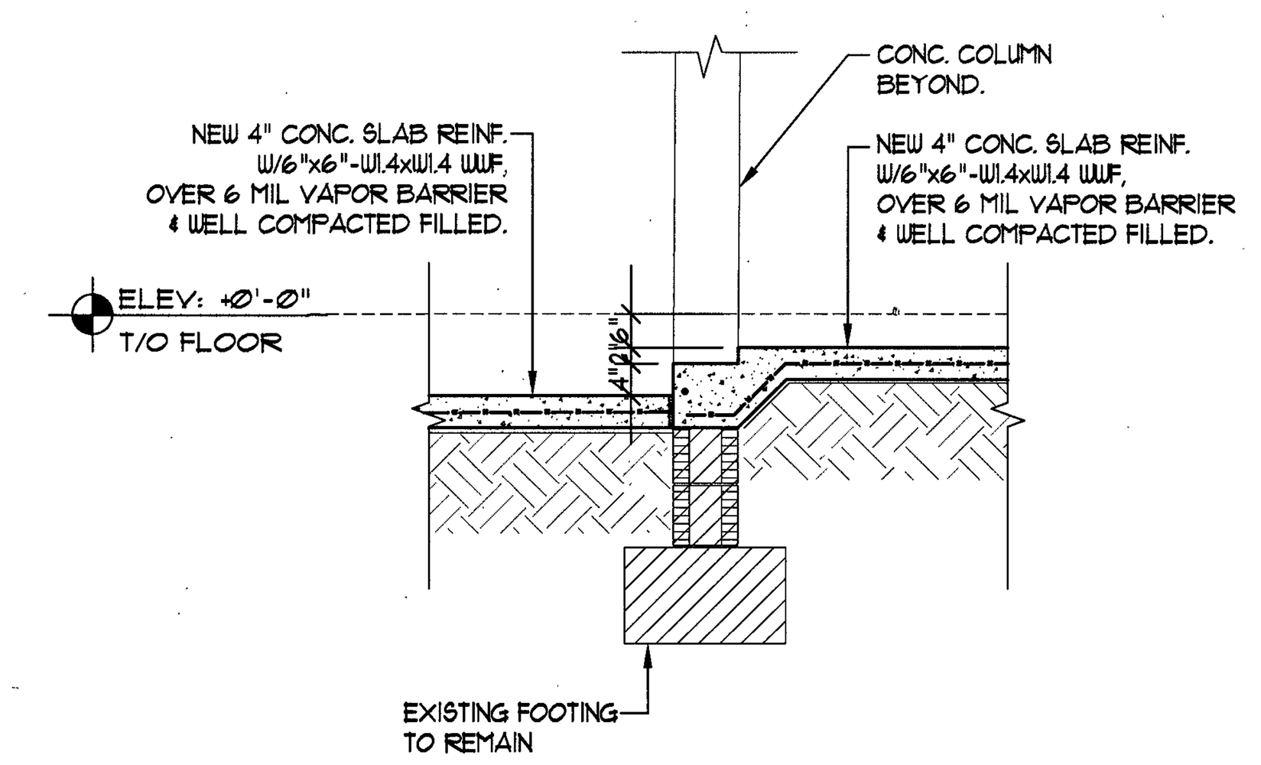
1. FOR GENERAL NOTES, REFER TO SHEET S-1.0.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.1 AND S-1.2.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTER LINE OF BEAMS AND/OR FOUNDATIONS BELOW.
4. CENTERLINE OF BEARING WALL OR COLUMN BELOW IS CENTER LINE OF WALL OR COLUMN IN THIS LEVEL UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. TOP OF NEW FOUNDATIONS SHALL MATCH EXISTING FOUNDATIONS.
9. GROUND FLOOR SLAB CONSISTS OF A 4" OR 6" CONCRETE SLAB ON GRADE OVER WELL COMPACTED FILL AND 6 MILL VAPOR BARRIER AND REINFORCED W/6X6-W1.4XW1.4WWF, LAPPED 6" MIN. WWF SHOULD BE PLACED AT THE TOP 1/3 OF THE SLAB IN ORDER TO BE EFFECTIVE. ADDITIONALLY MESH SHALL BE SUPPORTED USING CHAIR BOLSTERS.
10. COORDINATE LOCATION AND SIZE OF WINDOW OPENINGS WITH ARCHITECTURAL DRAWINGS AND NOA's.



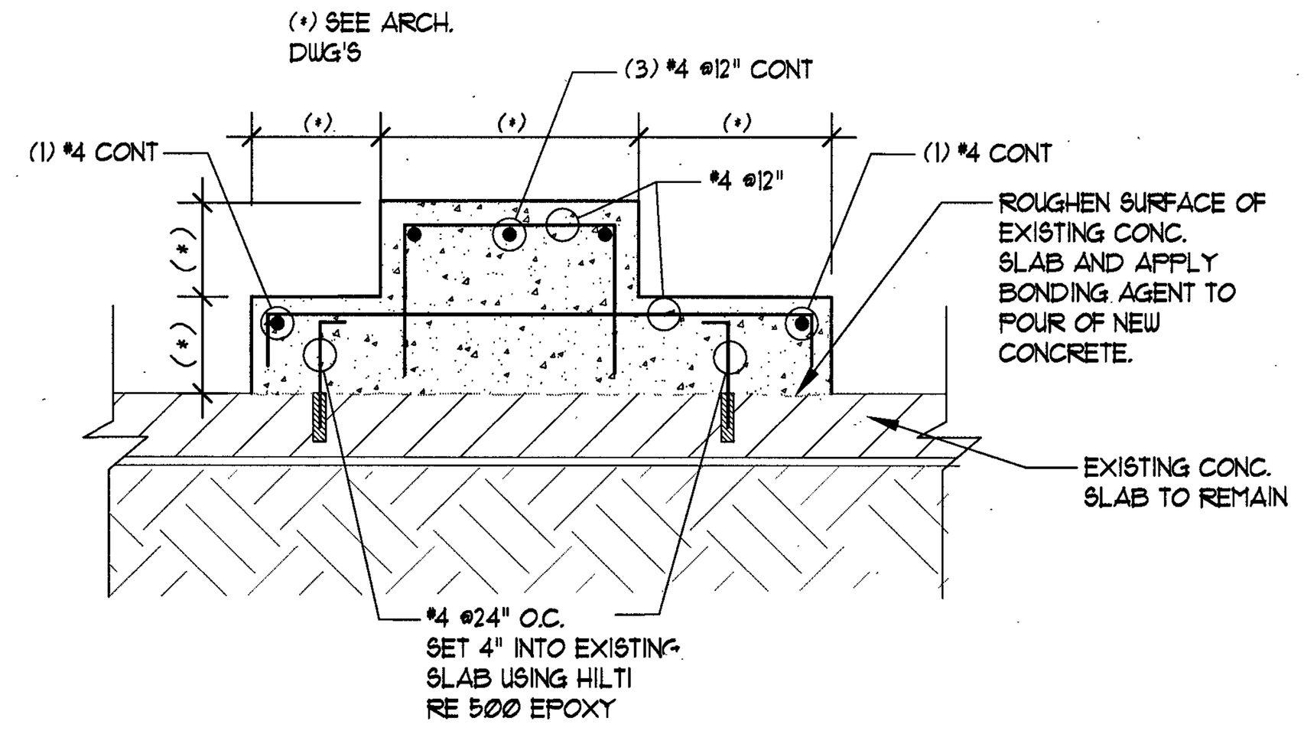
SECTION 1/S-2
SCALE: 1"=1'-0"



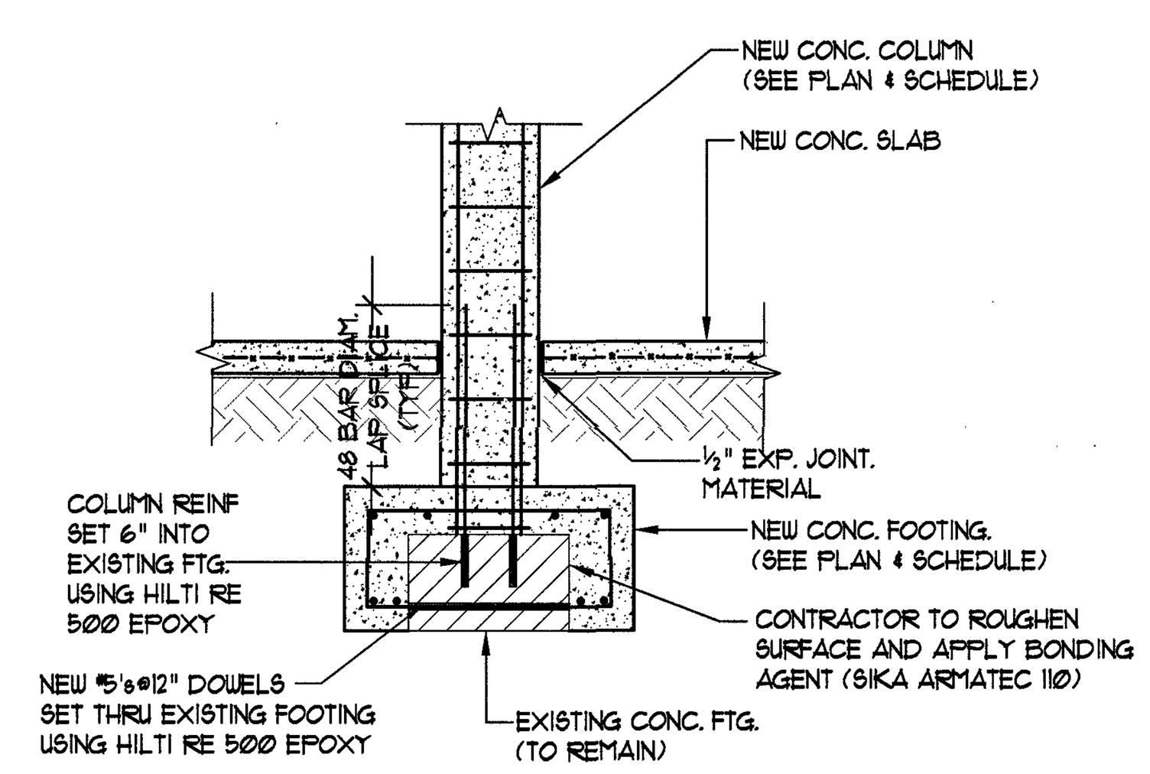
SECTION 2/S-2
SCALE: 1"=1'-0"



SECTION 3/S-2
SCALE: 1"=1'-0"



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



NEW & EXIST. CONC. FOOTING. CONNECTION DTL.
SCALE: ½"=1'-0"

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

MAY 1 5 2023

FOUNDATION PLAN

PMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
6262 BIRD RD, SUITE 2D,
MIAMI, FL 33155
PH: (305) 661-9918
FX: (305) 670-2360
CA 9135
PAUL A. MARTINEZ
FLORIDA REG. No. 42650
PMMCE JOB # 23024

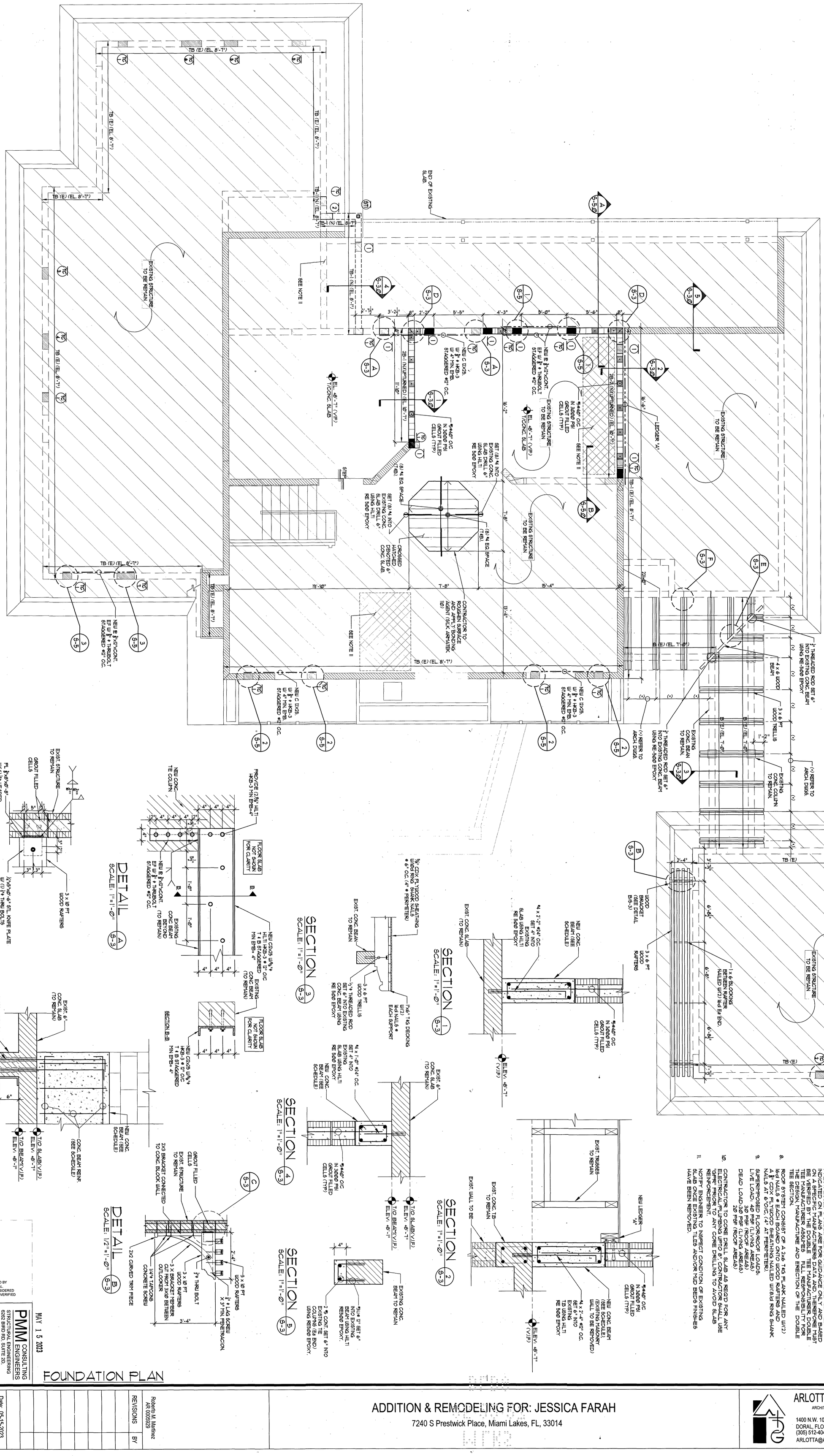
ARLOTTA + Design Group
ARCHITECTURE . INTERIOR DESIGN
AR007668
1400 N.W. 107 AVENUE, SUITE 211
DORAL, FLORIDA 33172
(305) 512-4042
ARLOTTA@ARLOTTADESIGNGROUP.COM

ADDITION & REMODELING FOR: JESSICA FARAH
7240 S Prestwick Place, Miami Lakes, FL, 33014

Roberto M. Martinez
AR 0005929

REVISIONS	BY

Date: 05-15-2023
Scale: AS SHOWN
Draw: D.A
Job: 202214
Sheet: S-2.0
Of Sheets



SECOND PLAN
SCALE: 1/4"=1'-Ø"

DETAIL
SCALE: 1"=1'-Ø" (E/S-3)

DETAIL
SCALE: 1"=1'-Ø" (F/S-3)

DETAIL
SCALE: 1"=1'-Ø" (C/S-3)

DETAIL
SCALE: 1"=1'-Ø" (A/S-3)

SECTION
SCALE: 1"=1'-Ø" (3/S-3)

SECTION
SCALE: 1"=1'-Ø" (1/S-3)

SECTION
SCALE: 1"=1'-Ø" (4/S-3)

SECTION
SCALE: 1"=1'-Ø" (2/S-3)

DETAIL
SCALE: 1"=1'-Ø" (D/S-3)

SECTION
SCALE: 1"=1'-Ø" (5/S-3)

DETAIL
SCALE: 1/2"=1'-Ø" (B/S-3)

NOTES:

1. FOR GENERAL NOTES, REFER TO SHEET S-1.0.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.1.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTER LINE OF BEAMS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED.
4. CENTERLINE OF BEARING WALL OR COLUMN IN THIS LEVEL UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FLOOR/ROOF SYSTEM CONSISTS OF A PRECAST T-BEAMS AND TREES TRESSED DOUBLE TEE SYSTEM (ACI/PCI T-BEAM BASED AND SPECIFIC MANUFACTURERS DATA AND THEREFORE MUST BE VERIFIED BY THE DOUBLE TEE MANUFACTURER. DOUBLE TEE MANUFACTURER ASSUMES FULL RESPONSIBILITY FOR THE DESIGN, MANUFACTURE AND ERECTION OF THE DOUBLE TEE SECTION.
8. ROOF SYSTEM CONSIST OF A 2x6 T&G PLANK NAILED W/(2) 16d NAILS @ EACH BOARD ONTO WOOD RAFTERS AND A ¾" CDX FL'WOOD SHEATHING NAILED W/8d RING SHANK NAILS AT 6"O/C (4" AT PERIMETER).
9. SUPERIMPOSED FLOOR/ROOF LOADS:
   LIVE LOAD: 40 PSF (LIVING AREAS)
   30 PSF (ROOF AREAS)
   DEAD LOAD: 30 PSF (LIVING AREAS)
   20 PSF (ROOF AREAS)
10. CONTRACTOR TO CORE DRILL SLAB AS REQ'D FOR ANY ELECTRICAL/PLUMBING UPTO 8" CONTRACTOR SHALL USE "GPR" PRIOR TO ANY CORE DRILLING TO AVOID SLAB REINFORCEMENT.
11. NOTIFY ENGINEER TO INSPECT CONDITON OF EXISTING SLAB ONCE EXISTING TILES AND/OR MUD BEDS FINISHES HAVE BEEN REMOVED.

THIS PLAN HAS BEGIN DIGITALLY SIGNED AND SEALED BY PAUL MARTINEZ, PE ON DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
6262 BIRD RD, SUITE 2D,
MIAMI, FL 33155
PH: (305) 661-9898 CA 9135
FX: (305) 661-9899
PAUL A. MARTINEZ
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 42650
PAUL A. MARTINEZ
FLORIDA REG. No. 42650
PMMCE JOB # 23024

MAY 15 2023

FOUNDATION PLAN

REVISIONS	BY

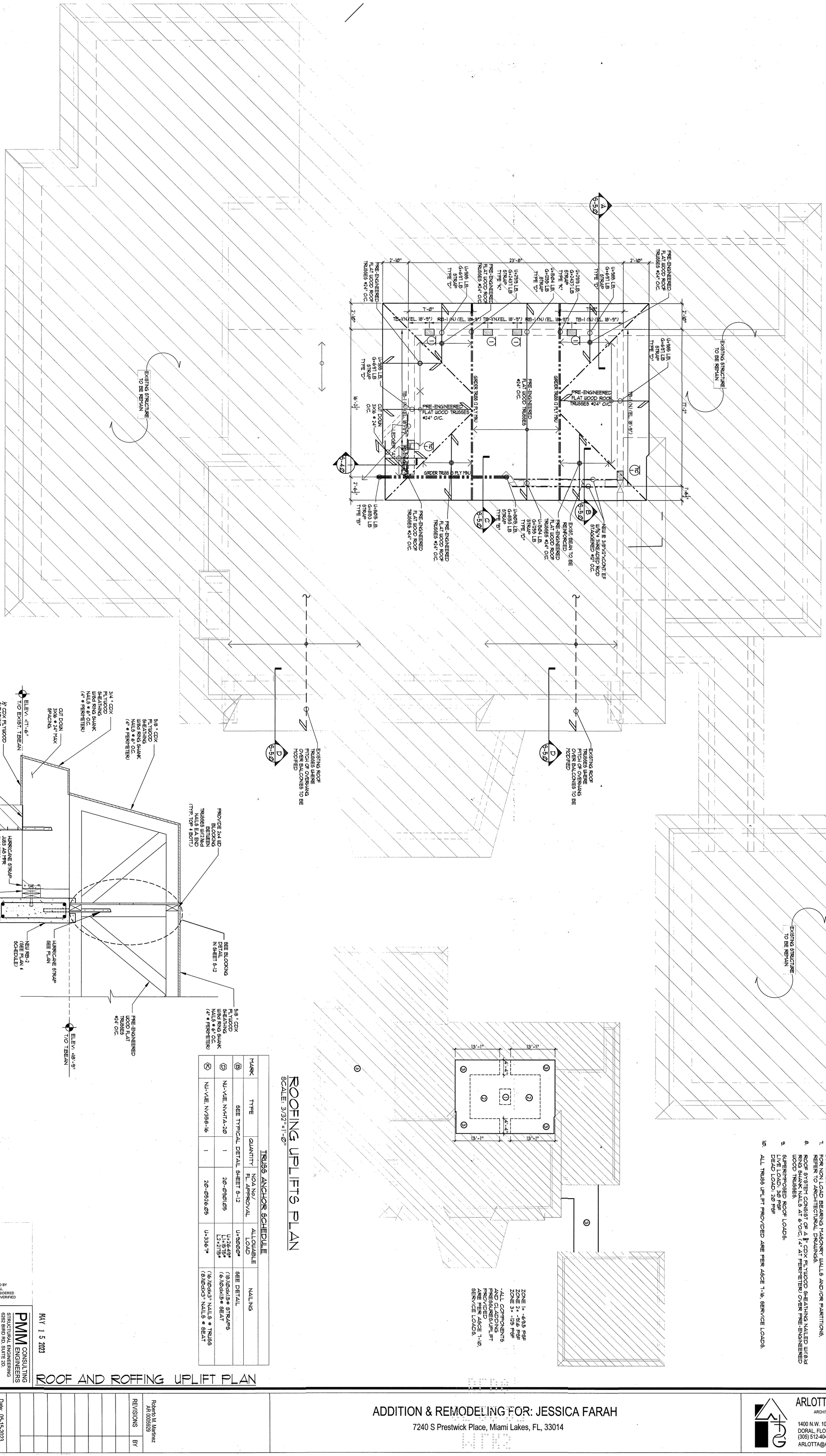
Roberto M. Martinez
AR 0005929

ADDITION & REMODELING FOR: JESSICA FARAH

7240 S Prestwick Place, Miami Lakes, FL, 33014

ARLOTTA + Design Group
ARCHITECTURE . INTERIOR DESIGN
AR007668
1400 N.W. 107 AVENUE, SUITE 211
DORAL, FLORIDA 33172
(305) 512-4042
ARLOTTA@ARLOTTADESIGNGROUP.COM

Date: 05-15-2023
Scale: AS SHOWN
Draw: D.A
Job: 202214
Sheet: S-3.0
Of Sheets



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

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

ROOFING UPLIFTS PLAN
SCALE: 3/32"=1'-0"

TRUSS ANCHOR SCHEDULE

MARK	TYPE	QUANTITY	NOA No./ FL. APPROVAL	ALLOWABLE LOAD	NAILING
	SEE TYPICAL DETAIL SHEET S-12				
Ⓑ	NU-VUE, NV-HTA-20	1	20-0301.05	U=9000#	SEE DETAIL
Ⓓ				U=2645# L1=2645# L2=2115#	(18)10dx1.5ø STRAPS (6)10dx1.5ø SEAT
Ⓚ	NU-VUE, NV356-16	1	20-0526.05	U=3367#	(16)10dx3" NAILS @ TRUSS (8)10dx3" NAILS @ SEAT

ROOF AND ROFFING UPLIFT PLAN

NOTES
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7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. ROOF SYSTEM CONSIST OF A ½" CDX PLYWOOD SHEATHING NAILED W/8d RING SHANK NAILS AT 6"O/C, (4" AT PERIMETER) OVER PRE-ENGINEERED WOOD TRUSSES.
9. SUPERIMPOSED ROOF LOADS:
   LIVE LOAD: 30 PSF
   DEAD LOAD: 20 PSF
10. ALL TRUSS UPLIFT PROVIDED ARE PER ASCE 7-16, SERVICE LOADS.

THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY PAUL MARTINEZ, PE ON DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAUL A. MARTINEZ LICENSE NO. 42650 STATE OF FLORIDA PROFESSIONAL ENGINEER

MAY 15 2023

PMM CONSULTING ENGINEERS
STRUCTURAL ENGINEERING
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MIAMI, FL 33155
PH: (305) 661-3916 CA 4135
FX: (305) 661-3917
PAUL A. MARTINEZ
FLORIDA REG. No. 42650
PMMCE JOB # 23024

Roberto M. Martinez
AR 0005929

REVISIONS	BY

Date: 05-15-2023
Scale: AS SHOWN
Draw: D.A
Job: 202214
Sheet: S-4.0
Of Sheets

ADDITION & REMODELING FOR: JESSICA FARAH
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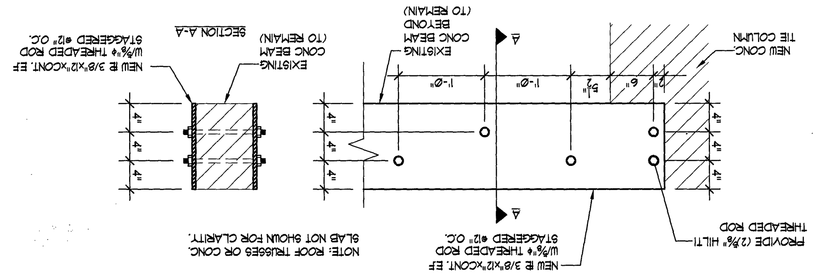
DORAL, FLORIDA 33172
(305) 512-4042
ARLOTTA@ARLOTTADESIGNGROUP.COM

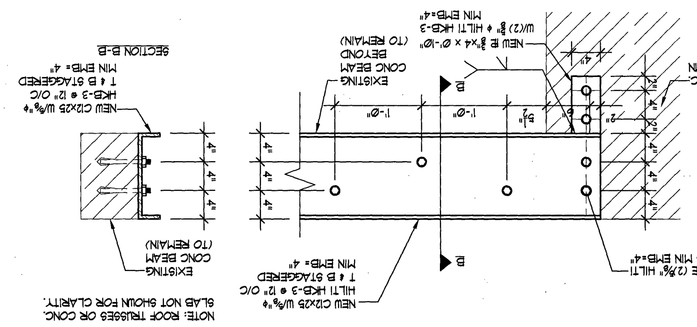
MAY 1 5 2023

SECTION

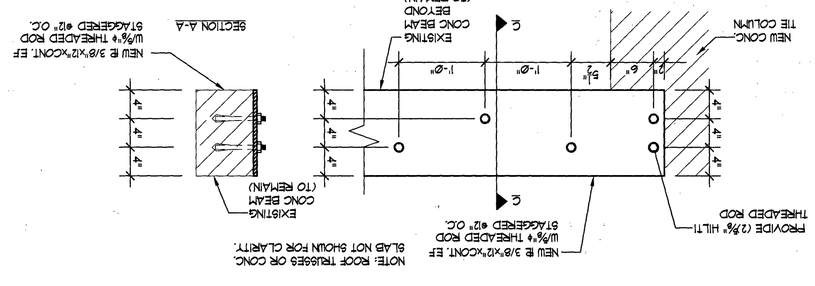
DETAIL 1 (6-5)
SCALE: 1" = 1'-Ø"



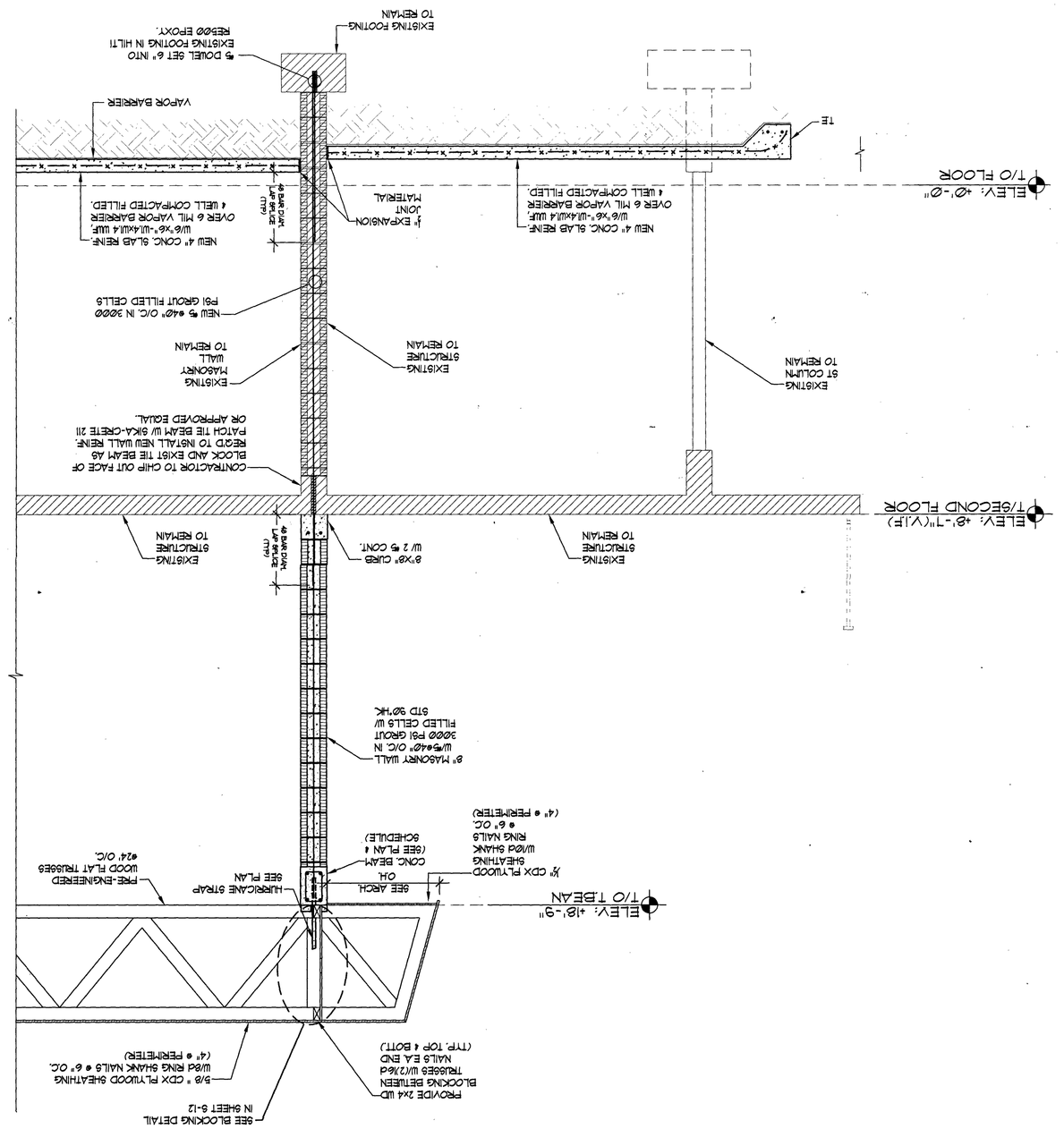
DETAIL 2 (6-5)
SCALE: 1" = 1'-Ø"



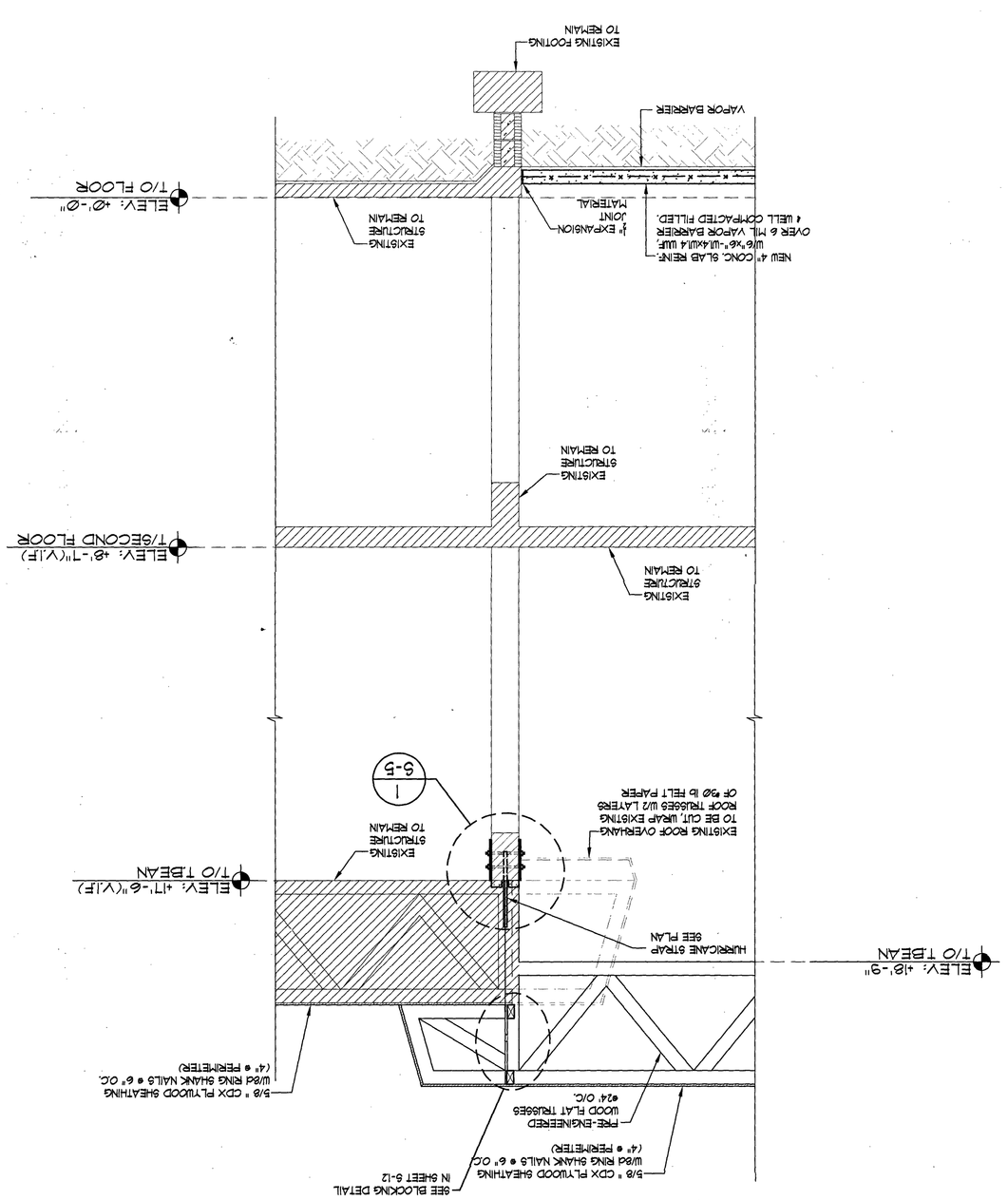
DETAIL 3 (6-5)
SCALE: 1" = 1'-Ø"



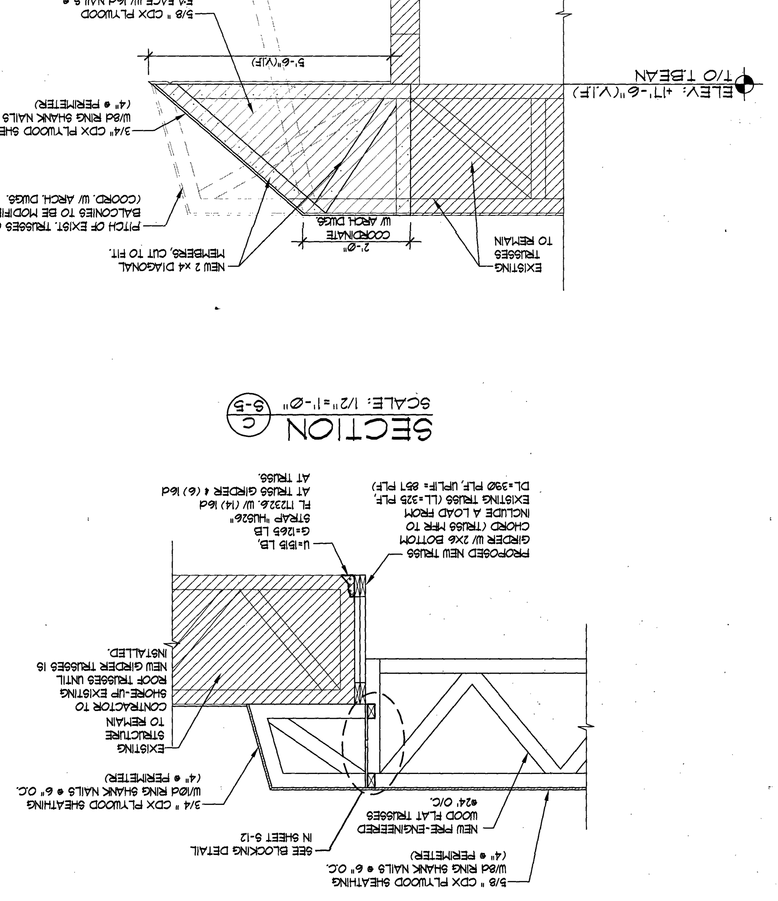
SECTION A (6-5)
SCALE: 1/2" = 1'-Ø"



SECTION B (6-5)
SCALE: 1/2" = 1'-Ø"



SECTION C (6-5)
SCALE: 1/2" = 1'-Ø"



SECTION D (6-5)
SCALE: 1/2" = 1'-Ø"

ADDITION & REMODELING FOR: JESSICA FARAH
7240 S Prestwick Place, Miami Lakes, FL, 33014

ARLOTTA + Design Group
ARCHITECTURE, INTERIOR DESIGN
1400 N.W. 107 AVENUE, SUITE 211
DORAL, FLORIDA 33172
(305) 512-4402
ARLOTTA@ARLOTTADESIGNGROUP.COM

REVISIONS	BY
Roberto M. Martinez AR 0006929	

Date: 05-15-2023
Scale: AS SHOWN
Drawn: D.A
Job: 202214
Sheet: S-5.0
Of Sheets

BLR2023- 1452

7240 S Prestwick PL

TOWN OF MIAMI LAKES

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR NO INSPECTION WILL BE GIVEN

SECTION	APPROVED BY	APPROVED DATE	DISAPPROVED BY	DISAPPROVED DATE
ZONING				
LANDSCAPING				
PUBLICWORKS				
BUILDING				
UTILITIES				
HANDICAP				
STRUCTURAL				
ELECTRICAL				
PLUMBING				
MECHANICAL				
ENERGY				
FIRE				

Subject to compliance with all Federal, State and County Laws, Rules and Regulations. The Town of Miami Lakes assumes no responsibility for accuracy of or results from these plans.
NOTICE: In addition to the requirements of this permit there may be additional restrictions applicable to this in the public record of this county and town.

JOB COPY

SUB-PERMITS
☐BLDG ☐MECH
☐ELEC ☐PLMB
☐ROOFING

* Need TO Trust certificate

* Need TO update Contractor info

MIAMI LAKES
Growing Beautifully

Address: 7240 S PRESTWICK PL	
Folio #: 32-2014-004-0490	
MDC Process #: M20230145563	
MDC Tracking #: 3223014563	
Job Description: NEW ADDITON & INTERIOR/EXTERIOR REMODEL	

Master Permit #: BLR2023-1452 **Sub Permit #:** _____ **Revision #:** _____

OFFICE USE ONLY

	Approved	Date	Disapproved
ZONING			
	Date		
	Initials		

	Approved	Date	Disapproved
BUILDING			
	Date		
	Initials		

	Approved	Date	Disapproved
STRUCT.			
	Date		
	Initials		

	Approved	Date	Disapproved
ROOFING			
	Date		
	Initials		

	Approved	Date	Disapproved
ELECT.			
	Date		
	Initials		

	Approved	Date	Disapproved
MECH.			
	Date		
	Initials		

	Approved	Date	Disapproved
PLUMBING			
	Date		
	Initials		

	Approved	Date	Disapproved
FLOOD			
	Date		
	Initials		

	Approved	Date	Disapproved
	Date		
	Initials		

Contractor Update: Contractor License ☐ **Workers Comp/Exempt** ☐ **Liability** ☐ **BTR** ☐ **D/L** ☐

PLANS CHECKED-OUT

	DATE	NAME

PLANS CHECKED-IN

	DATE	NAME

	AMOUNTS
BASE PERMIT	2964.00
ZONING FEE	
CODE COMPLIANCE FEE	
TECHNOLOGY FEE	
DBPR SURCH. STATE	
DBPR SURCH. BUILDING	
SCANNING FEE	
WORK W/O PERMIT FEE	
UPFRONT FEE PAID	889.00
BALANCE DUE:	

Issuing Clerk: _____ **Date:** ___/___/___

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884
Website: www.miamilakes-fl.gov

BUILDING PERMIT APPLICATION

Job Address: 7240 S Prestwick Place
Unit #:
Folio #: 32- 2014 -004-0490 Owner-Builder: ☐

Master Permit #: BLR 2023-1452 Sub Permit #: _____ Revision #: _____

OWNER INFORMATION

NAME: Jessica Farah
Address: 7240 S. Prestwick Place
City, State, Zip: Miami Lakes, FL, 33014
Phone #: Cell #: (305) 987-7839
Email Address: jessicaann.farah@gmail.com

CONTRACTOR INFORMATION

Company Name: South Point Development Inc
Qualifier Name: Marcial Rodriguez
License #: CGC1508392
Address: 2730 W 79ST
City, State, Zip: Hialeah FL 33016
Phone #: Cell #: 305-525-0292
Email Address: MRODRIGUEZ@roof.com

LEGAL USE/ WORK

Current Use of Property: SFR
Job Description: Remodeling & Interior/Exterior Addition
JOB COST $ 450,000.00 AREA/LENGTH: ____ SF/LF
Residential ☑ Multi-Family ☐ Commercial ☐ Industrial ☐
Code in Effect: _____
Occupancy: _____
Construction Type: _____
Flood Zone/B.F.E.: _____ F.F.E.: _____

ARCHITECT/ ENGINEER

Firm Name: Arlotta Design Group
A/E of record:
License #
Address: 1400 NW 107th Ave, Suite 211
City, State, Zip: Doral, FL, 33172
Phone #: (305) 512-4042 Cell #:
Email Address: arlotta@arlottadesigngroup.com

Permit Type -- Check only One

☑ Building ☐ Electrical ☐ Mechanical ☐ Plumbing/Gas
☐ Paving/Drainage ☐ Sign ☐ Roofing ☐ P/W

Change to Permit -- Check only One

☐ Extension ☐ Renewal ☐ Revision
☐ Change Contractor ☐ Shop Drawing ☐ Cancellation

Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards, of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, MECHANICAL, PLUMBING, SIGNS, WELLS, POOLS, RE-ROOFING, SHUTTERS, WINDOWS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc. I understand that in signing this application I am responsible for the supervision and completion of the construction including scheduling of inspections and obtaining final inspections in accordance with the plans and specification WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. OWNER/CONTRACTOR AFFIDAVIT: I Certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

X _____ 05/17/2023
Signature of Owner or Owner's Agent — Date

Jessica Farah
Print Name of Owner or Owner's Agent

X _____ 05/22/2023
Signature of Qualifier — Date

Marcial Rodriguez
Print Name of Qualifier

STATE OF Florida COUNTY OF miami-Dade
Sworn to and subscribed before me this May 17 2023
by Jessica Farah (SEAL)
Personally known ☑ or I.D. _____
Debora Zuzman

Notary Public State of Florida
Debora Zuzman
My Commission
HH 216995
Exp. 1/17/2026

STATE OF Florida COUNTY OF Dade
Sworn to and subscribed before me this May 22 2023
by Marcial Rodriguez (SEAL)
Personally known ☐ or I.D. R362540690980

Notary Public State of Florida
Jacqueline Barrios
My Commission HH 388848
Expires 4/19/2027

NOTICE: In addition to the requirements of this permit, there may be additional deed restrictions enforced by the homeowner's associations that may be applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

NOTE: This application will be void if there are no reviews after six(6) months.

MIAMI LAKES
Growing Beautifully

6601 Main St • Miami Lakes, Florida, 33014
Office: (305) 827-4015 • Fax: (305) 558-9884 Website: www.miamilakes-fl.gov

HOMEOWNER'S ASSOCIATION/COMMERCIAL/ARCHITECTURAL CONTROL COMMITTEE ("HOA/ACC") AFFIDAVIT

****NOTE: Whether you have an HOA or not, it is a requirement to complete this affidavit as part of your permit application submittal package.****

The undersigned individual, being duly sworn, deposes and says that:

1. He/She is the owner of property located at 7240 S. Prestwick Place (*identify address*), which is part of the Loch Lomond (*identify neighborhood/subdivision/Homeowner Association "HOA"/Architectural Control Committee "ACC" if applicable*) and has submitted the attached building permit application to the Town of Miami Lakes; and

2. He/She is owner of property which may be subject to certain conditions and deed restrictions; and

3. He/She is fully informed regarding any applicable deed restrictions and HOA/ACC requirements for building on or making changes to their property; and

4. He/She is aware that the Town recommends, although not required, that the he/she secure any required approvals from their HOA/ACC, prior to submitting this building permit application; and

5. He/She acknowledges that the issuance of a building permit does not independently satisfy any applicable HOA/ACC approval requirements and that the Town does not enforce any deed restrictions upon said property.

Signature

Jessica Farah
Print Name

5/17/2023
Date

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared Jessica Farah as owner of said property described herein, on this date executed the foregoing Affidavit for the purposes mentioned in the Affidavit. He/She is personally known to me or has produced _____ as identification.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 17 day of May, 2023

My Commission Expires: 1/17/2026

Notary Public, State of Florida

***Note: Please be advised that in addition to any written recommendations from your homeowners association (HOA) this affidavit must be filled out.**

Notary Public State of Florida
Deborah Guzman
My Commission
HH 216995
Exp. 1/17/2026

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	June 22, 2023	BLDG PROCESS #:	M2023014563
VF#	23-2023-W-VF - 4394	INVOICE(S)#:	N00130014 N/A

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON FORM

PROJECT NAME:	FARAH SFR ADDITION/REMODELING - 7240 S PRESTWICK PL
PROJECT/AGREEMENT NUMBER:	2023
PROJECT DESCRIPTION:	REMODELING/ADDITION OF 555 SQ FT UNDER A/C TO EXISTING 4,464 SQ FT UNDER A/C = 5,019 SQ FT UNDER A/C SFR PER PLANS AND PTXA **CCB PID 3404406200***

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220140040490	7240 S PRESTWICK PL	33014	49	1	5,019	4,464

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
Water, Sewer	Remodeling	No	No	No	N/A

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL **NEWBUSINESSSUPVLIST@MIAMIDADE.GOV**. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. **AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.**
THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT **DOES HAVE** A(N) **6** INCH WATER MAIN AND/OR **DOES HAVE** A(N) **8** INCH GRAVITY SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	510

Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR 3001-5000 sqft (310 gpd/unit)	1	310	310

Water Service Area	WASD Water	Sewer Service Area	WASD Sewer
Net Water GPD	200	Net Sewer GPD	200
Net Water Cost ($)	$ 278.00	Net Sewer Cost ($)	$1,120.00
Water Basin Charge ($)	No	Sewer Basin Charge ($)	No
Total Connection Charges ($)			$1,398.00
Total Construction Connection Charges ($) (accrues interest daily)			$ 0.00
Construction Connection Charges Status			N/A

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "**WILL HAVE**", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUES.

Fixed Fee Item	Price ($)	Total Quantity	Total Fees ($)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Verification Form - Residential (R-A) Sewer	30	1.00	30.00
Water Allocation Certificate - Initial	90	1.00	90.00
		Total Fixed Fee	$ 150.00
		Verification Form Total ($)	$1,548.00

COMMENTS: Refunds are based on the date of payment and subject to State Statute 95-11. Some fees are not refundable.

CUSTOMER NAME: MARCIAL RODRIGUEZ

CUSTOMER PHONE:

Prepare by: Aileen Garcia
Printed Name of Reviewer

Approved by: Jacqueline Rodriguez
Printed Name of Supervisor

Attached the Comprehensive Planning and Water Supply Certification Letter

Water and Sewer
PO Box 330316
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

VERIFICATION FORM

DATE:	June 22, 2023	BLDG PROCESS #:	M2023014563
VF#	23-2023-W-VF - 4394	INVOICE(S)#:	N00130014 N/A

THIS FORM EXPIRES ONE YEAR FROM THE DATE ON FORM

PROJECT NAME:	FARAH SFR ADDITION/REMODELING - 7240 S PRESTWICK PL
PROJECT/AGREEMENT NUMBER:	2023
PROJECT DESCRIPTION:	REMODELING/ADDITION OF 555 SQ FT UNDER A/C TO EXISTING 4,464 SQ FT UNDER A/C = 5,019 SQ FT UNDER A/C SFR PER PLANS AND PTXA **CCB PID 3404406200***

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
3220140040490	7240 S PRESTWICK PL	33014	49	1	5,019	4,464

Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #
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CUSTOMER NAME: MARCIAL RODRIGUEZ

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Attached the Comprehensive Planning and Water Supply Certification Letter