

USE AND INTERPRETATION OF THESE PLANS:

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, ARE A PART OF A CONTRACT DOCUMENTS AS DESCRIBE USE AND INTENT OF THE DRAWINGS. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

2. BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT THE OWNER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE. THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

3. THE CONTRACT SUM AND THE CONTRACT TIME MAY BE CHANGED ONLY BY CHANGE ORDER TO THE CONTRACTOR SIGNED BY THE OWNER AND THE ARCHITECT. ANY WORK PERFORMED IN VARIANCE WITH THE CONTRACT DOCUMENTS AND NOT COVERED BY THE ARCHITECT'S WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK OR A CHANGE ORDER, WILL NOT BE ACCEPTED.

4. AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS AND COPIES THERE OF FURNISHED BY THE ARCHITECT ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ARCHITECT. ANY SUBMISSION OR DISTRIBUTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT MAY BE CONSTRUED AS DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS.

A.D.A.:

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. ACCESSIBILITY GUIDELINES FOLLOWING FBC. 2020.

TERMITE TREATMENT OF SOIL:
THE BUILDING FOOTPRINT TO RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH RULES + LAWS ESTABLISHED BY THE FL. DEPT. OF AGRICULTURAL AND CONSUMER SERVICES AS PER 1816.1.7 FBC

ALL RAINWATER MUST BE RETAINED WITHIN THIS PROPERTY.

GENERAL CONTRACTOR NOTES:

- General contractor and subcontractor shall examine the project site and existing conditions to determine the scope of work. Existing concealed conditions and connections are based upon information taken from limited field investigations. Contractor shall make required adjustments to system components as necessitated by actual field conditions at no additional cost to owner or architect. Report any discrepancies between the drawings and actual field conditions to the architect before construction begins.
- All contractors shall review drawings prior to any demolition/construction and report if any discrepancies identified to architect immediately.
- General contractor shall verify all dimensions in the field and report any discrepancies to the architect.
- Contractor shall insure all work is in conformance with all applicable Florida building codes and all other federal, state and local agency regulations having jurisdiction over this project.
- General contractor (and his subcontractors) shall be licensed by the state of Florida and approved in advance by the owner.
- Contractor shall file all applications, acquire all necessary permits and secure certificates of occupancy for the project.
- All work is to be coordinated with the owner. The contractor is to meet with the owner prior to starting construction. The contractor will present the building permit and insurance certificates to the owner prior to starting construction.
- General contractor shall provide any necessary measures to protect the workers and other persons during construction. All contractors shall have current workman's compensation, liability, and automobile insurance required by the state of Florida.
- General contractor and subcontractor shall be responsible for the safety and well-being of their employees, including osha compliance and all construction safety regulations.
- Check with the owner for coordination of the work under this contract with work of other trades. Owner's regulations govern all aspects of outside contractors working on the property.
- General contractor shall submit a schedule for demolition procedures and operational sequence for architect's review.
- General contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. General contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters etc. as required. Remove all debris on a daily basis.
- Contractor shall be responsible for the protection of all existing facilities and other installations that are to remain intact while performing the specified work. Provide and maintain fire extinguishers on project site during construction.
- Unless indicated otherwise, all material furnished and incorporated into the work shall be new, unused and of quality standard to the industry for first class work of similar nature and character. Install all materials to the manufacturer's recommendations and best standard of the trades involved.
- Unless otherwise indicated all interior finishes shall be as directed by the owner.
- Contractor to obtain and provide owner with color samples for proper color selection and final approval of all finishes prior to installation.
- All gypsum board work shall be done in accordance with the drywall construction handbook, latest edition, prepared by united states gypsum. All joints and seams shall be taped and finished in accordance with manufacturer's installation recommendations.
- These drawings do not show minor details of construction. General contractor shall furnish and install all items required for a complete building system and shall provide all requirements for all equipment to be placed in proper working order.

GENERAL DEMOLITION NOTES:

- The scope of demolition work shown in these drawings is not intended to indicate all demolition. GC shall remove all existing items as required for job completion.
- GC is responsible for performing a walk-thru of the site and become familiar with all existing conditions including possible items not addressed, that may require removal or relocation. Immediately report to Architect if existing conditions are different than shown.
- GC shall check and identify all existing water, sanitary and electric lines that are to remain and shall be protected from any damage during demolition work.
- GC shall exercise extreme care and caution when penetrating existing walls, or floor/ceiling slabs, so that structural integrity of such elements is not degraded. Architect must be notified prior to removing any structural element. GC shall restore existing surfaces scheduled to remain that are affected by scope of work. GC shall seal tight all new penetrations in walls or floor/ceiling slabs to preserve the required fire rated integrity.
- GC shall execute demolition in such a manner as not to interfere with the safety and convenience of the public and those around the site.
- GC shall remove all waste material and rubbish from demolition site as fast as possible and shall not let debris accumulate on premises. Disposal of materials on site must be done per buildings on site regulations.
- GC shall patch and repair all existing surfaces damaged by demolition or installation of new work or utilities, as required to match adjacent surfaces.
- GC shall keep premises clean at all times ensuring that there is no loose material or items, that may cause injury on site.
- GC shall demolish & remove existing conditions as shown by dashed lines/ or as noted, unless otherwise noted.
- Do not scale drawings to obtain dimensions. Use written dimensions before proceeding with work. All notes and dimensions shall be checked and verified prior to proceeding with work.

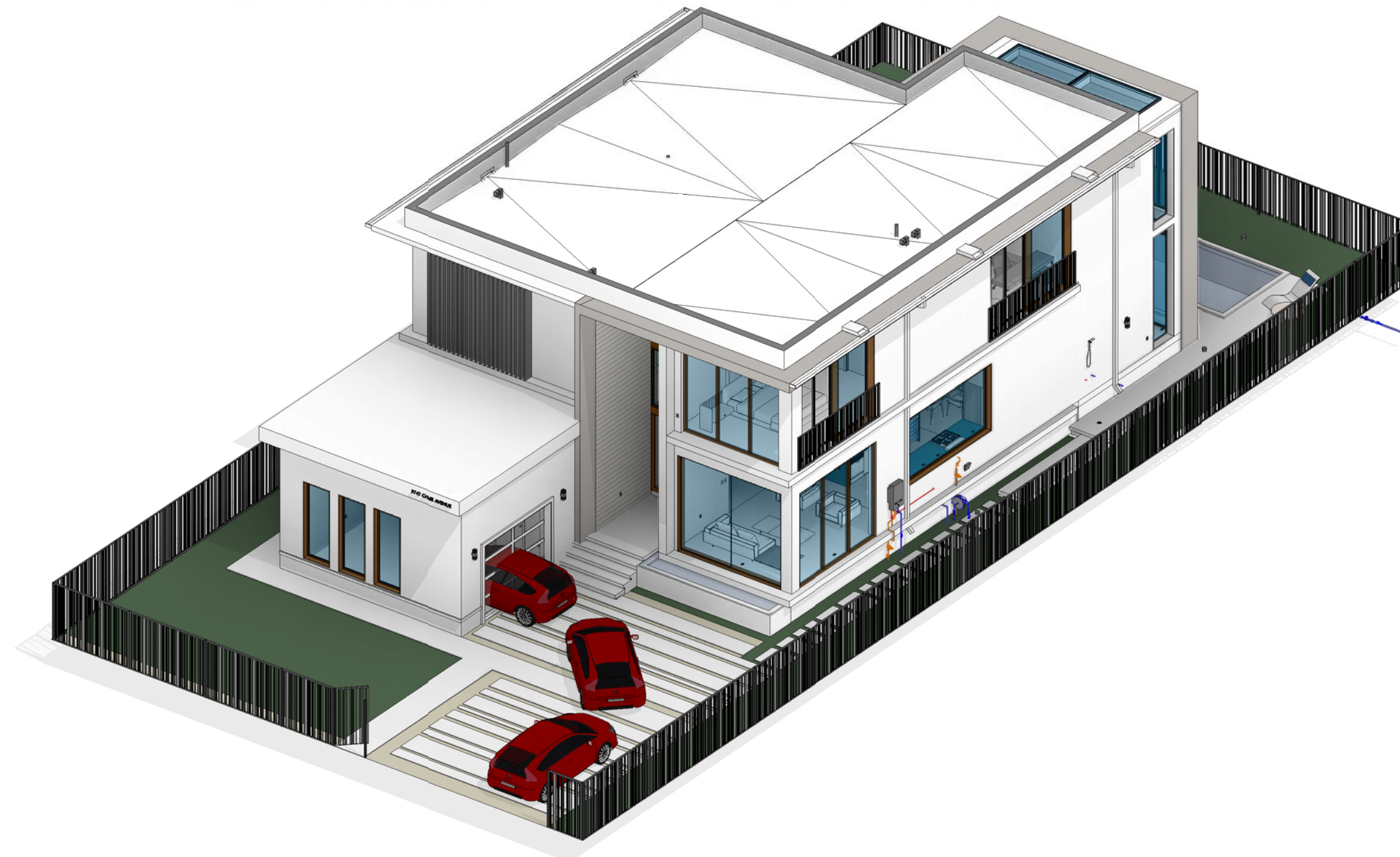
CODE DETAILS:

Building Code: FBC 2020 7th Edition, NEC 2017, FFPC 2020 7th Edition, NFPA 1 2018 Ed.
Occupancy Type: R-3
Type of Construction: 3-B
Classification of Work: Level 2 Alteration
Jurisdiction: 1700 Convention Center Drive, Miami Beach, FL 33139

NEW CONSTRUCTION SINGLE-FAMILY IN MIAMI BEACH ##### ##### #####, MIAMI BEACH, FLORIDA



SCOPE OF WORK AREA



SITE DEVELOPMENT DATA

DATA TABLE:

ZONING: RS-4
CURRENT USE: VACANT - SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

SITE AREA CALCULATIONS	REQUIRED	PROVIDED
LOT AREA PER SINGLE FAMILY UNIT:	7,500 SF	7,500 SF
BUILDING FOOTPRINT		2,470 SF
POOL & PATIO		1,236 SF
DRIVEWAY & PAD (STAMPED CONCRETE)		1,396 SF
LANDSCAPE AREA		2,398 SF

PERVIOUS & IMPERVIOUS AREAS	REQUIRED	PROVIDED
IMPERVIOUS:		5,102 SF
PERVIOUS:		2,398 SF
TOTAL LOT COVERAGE:		2,470 SF
DEDUCTED GARAGE AREA:		316 SF
PROPOSED LOT COVERAGE:	30% MAX	2,154 SF or 29%
FLOOR AREA RATIO (FAR):	50% MAX	3,748 SF or 50%
LANDSCAPE AREA:	25% MIN	2,398 SF or 32%

PARKING DATA	REQUIRED	PROVIDED
RESIDENTIAL/PER DWELLING UNIT:	2	2

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT 1ST FLOOR	20 FT	22.5 FT
FRONT 2ND FLOOR	35 FT	39.25 FT
REAR	20 FT	21.5 FT
INTERIOR SIDE 1	7.5 FT	8.25 FT
INTERIOR SIDE 2	8.75 FT	8.90 FT
BUILDING HEIGHT:	24 FT	24 FT

LEGAL DESCRIPTION:

NAUTILUS ADDN PB 8-130
LOT # BLK #
LOT SIZE 60.000 X 125
OR #####-#### # ##### #

SITE PLAN REFERENCES BOUNDARY SURVEY BY:

BASELINE LAND SURVEY LLC
#.#.#.# #st #####
BOCA RATON, FL #####
TEL: (###) ###-####

JOB NO.: 22-10-022
LB-8229

PROPOSED UNDER A/C AREA

5 BEDROOM - SINGLE-FAMILY UNIT

UNDER A/C 1ST FLOOR AREA:	2,161 SF
UNDER A/C 2ND FLOOR AREA:	1,587 SF

TOTAL UNDER A/C FLOOR AREA: 3,748 SF

ZONING SUMMARY

PROJECT ADDRESS: _____, FLORIDA _____
LAND USE: GENERAL
MUNI ZONE: RS-R
PA ZONE: 0100 SINGLE FAMILY - GENERAL
UNIT TYPE: FRONT FT.

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A-06	2ND FLOOR PLAN
A-07	2ND FLOOR 3D VIEW
A-08	ROOF PLAN
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M-07	HVAC DETAILS 3
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S-2.0	COLUMN SCHEDULE
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S-5.0	STRUCTURAL NOTES
S-6.0	WEST & SOUTH ELEVATIONS
S-6.1	EAST & NORTH ELEVATIONS

DESCRIPTION

DATE

REV

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www.#####.com
###-###-#### ext. 1

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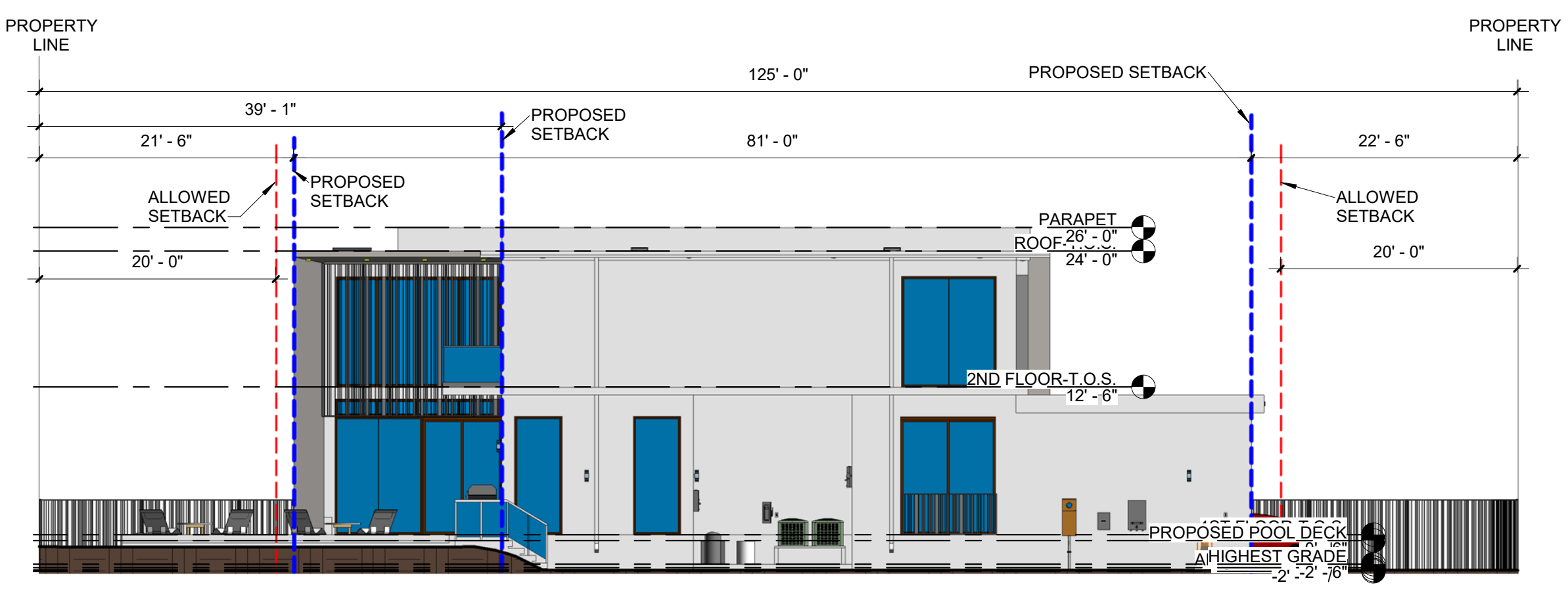
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OWNERS:

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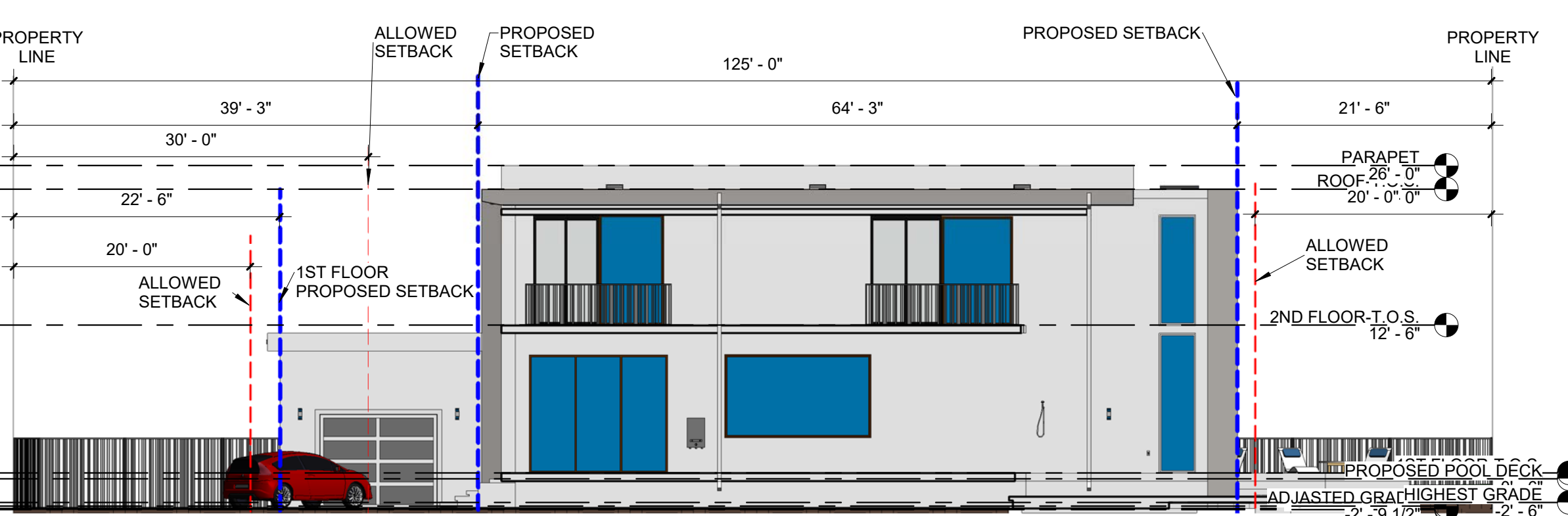
TITLE SHEET

04/14/2023 Scale 1 1/2" = 1'-0"

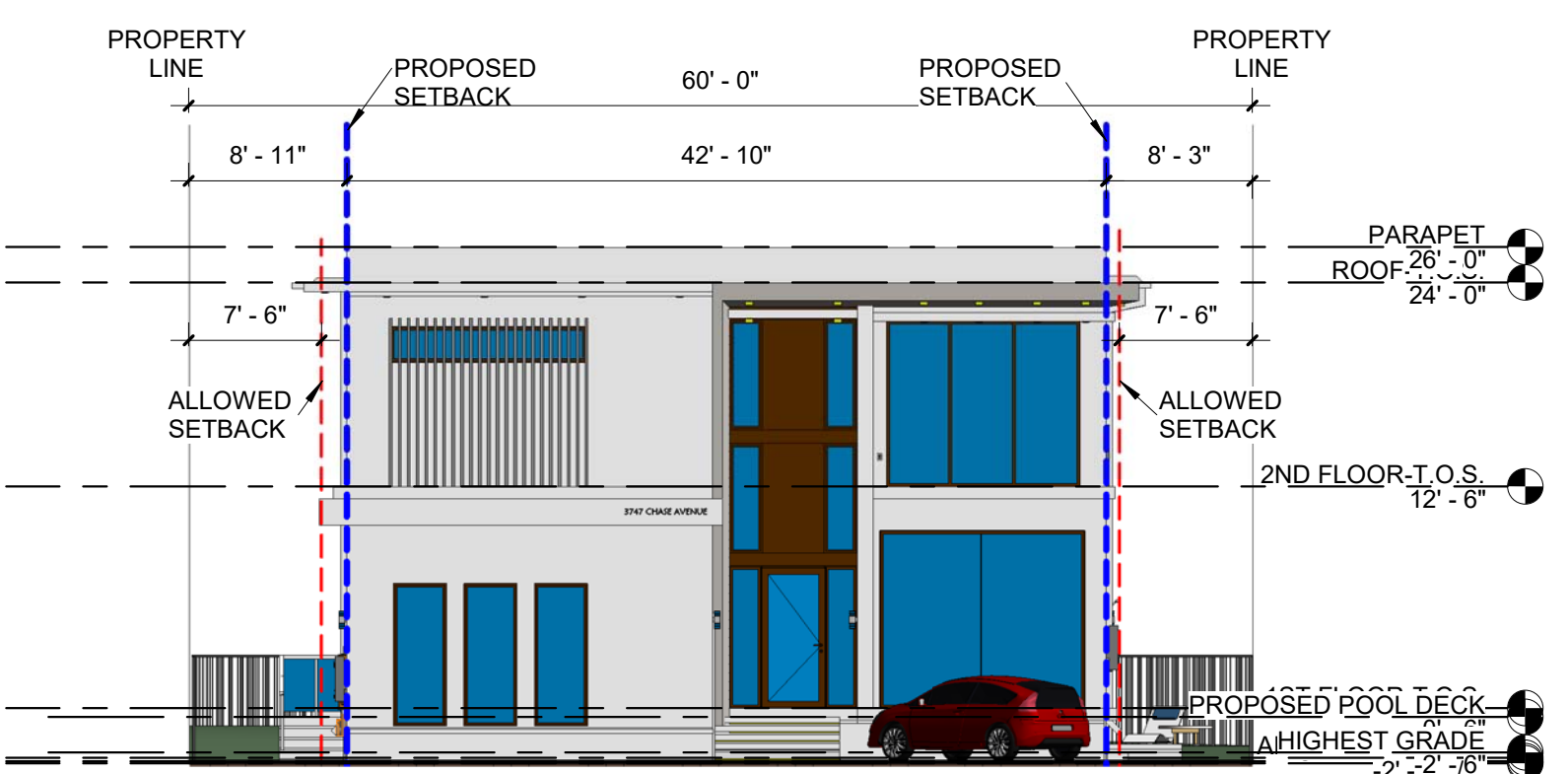
A-01



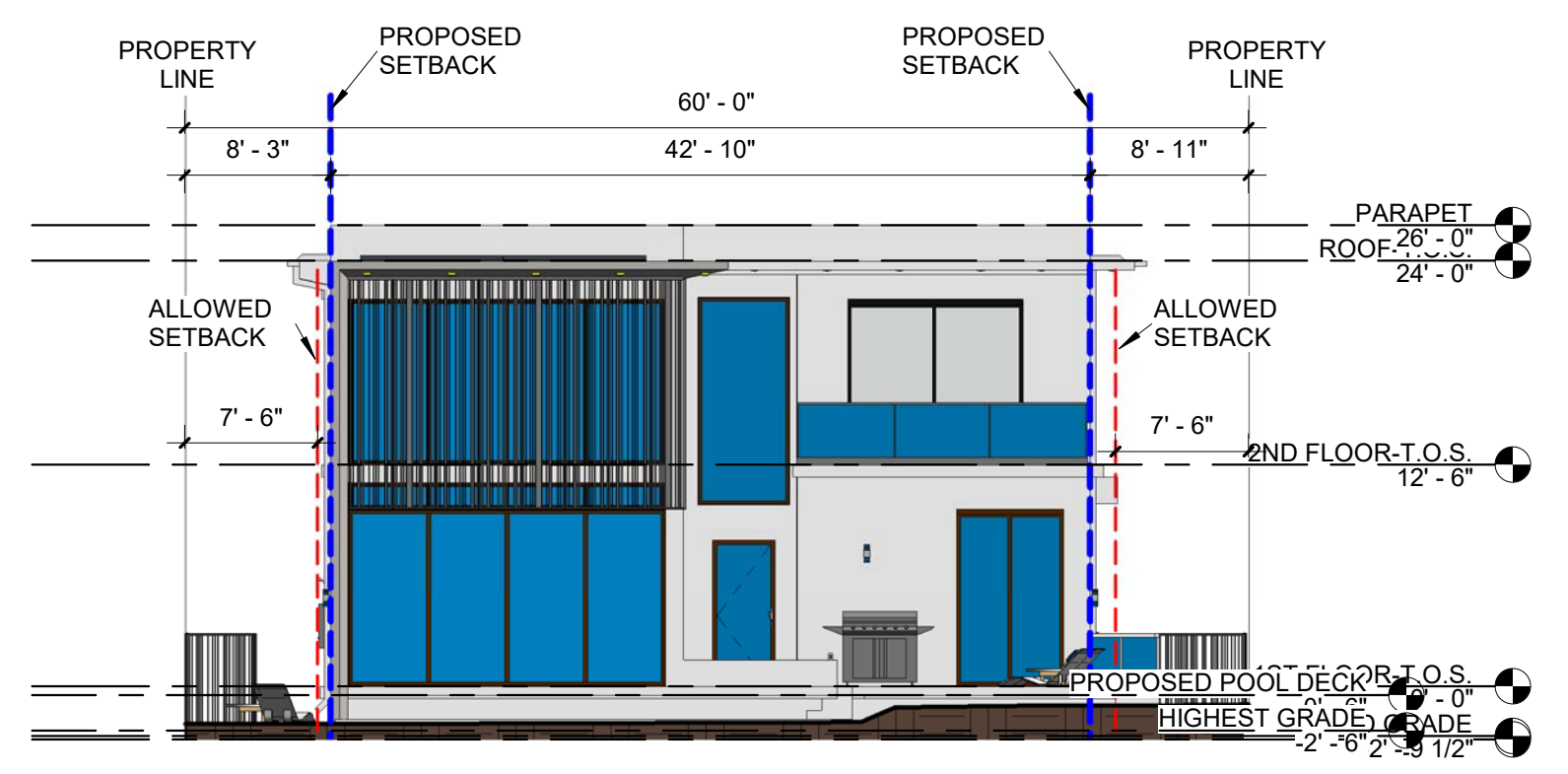
3 NORTH ELEVATION SETBACK
3/32" = 1'-0"



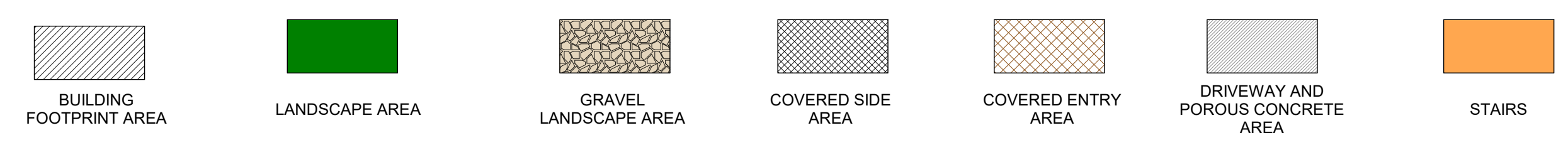
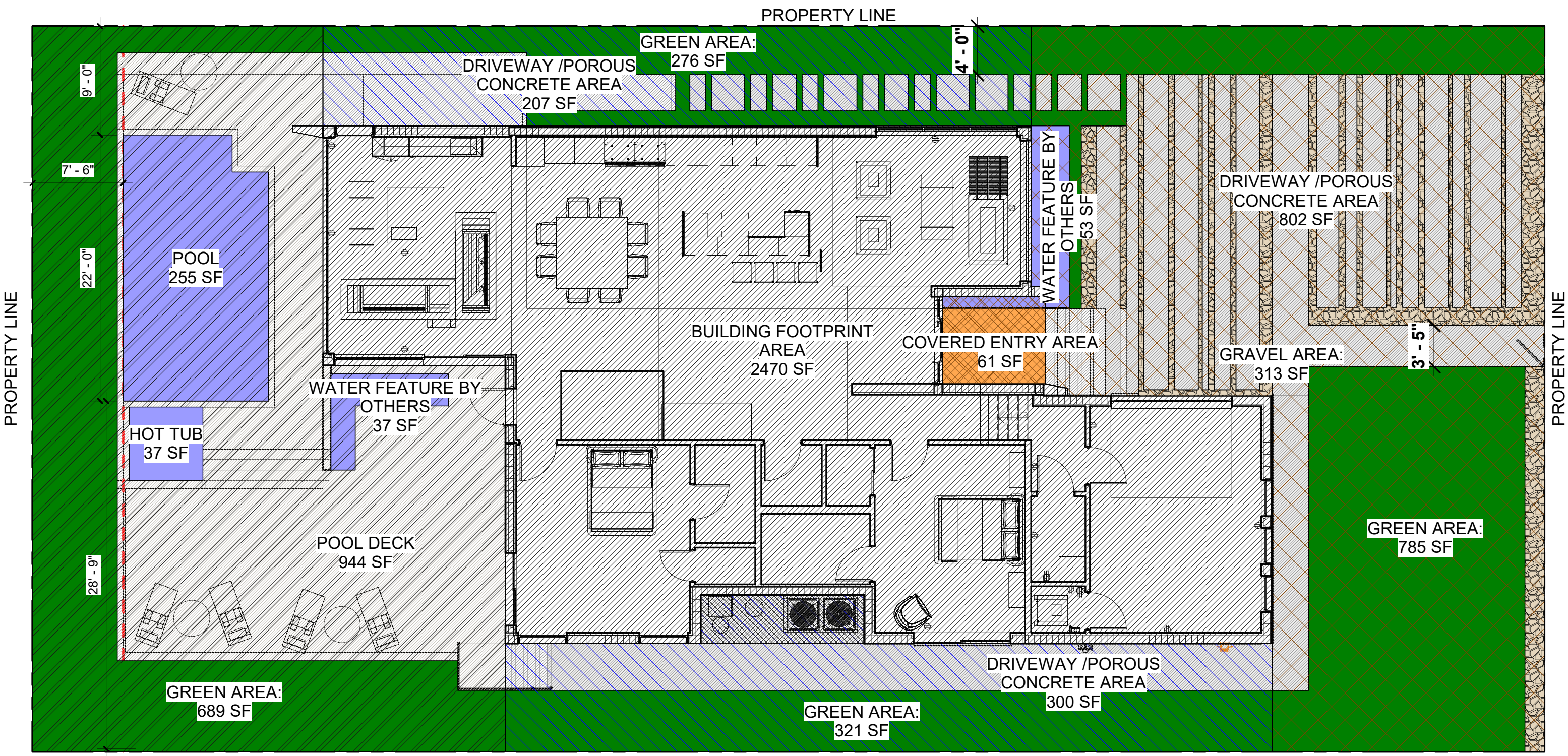
4 SOUTH ELEVATION SETBACK
3/32" = 1'-0"



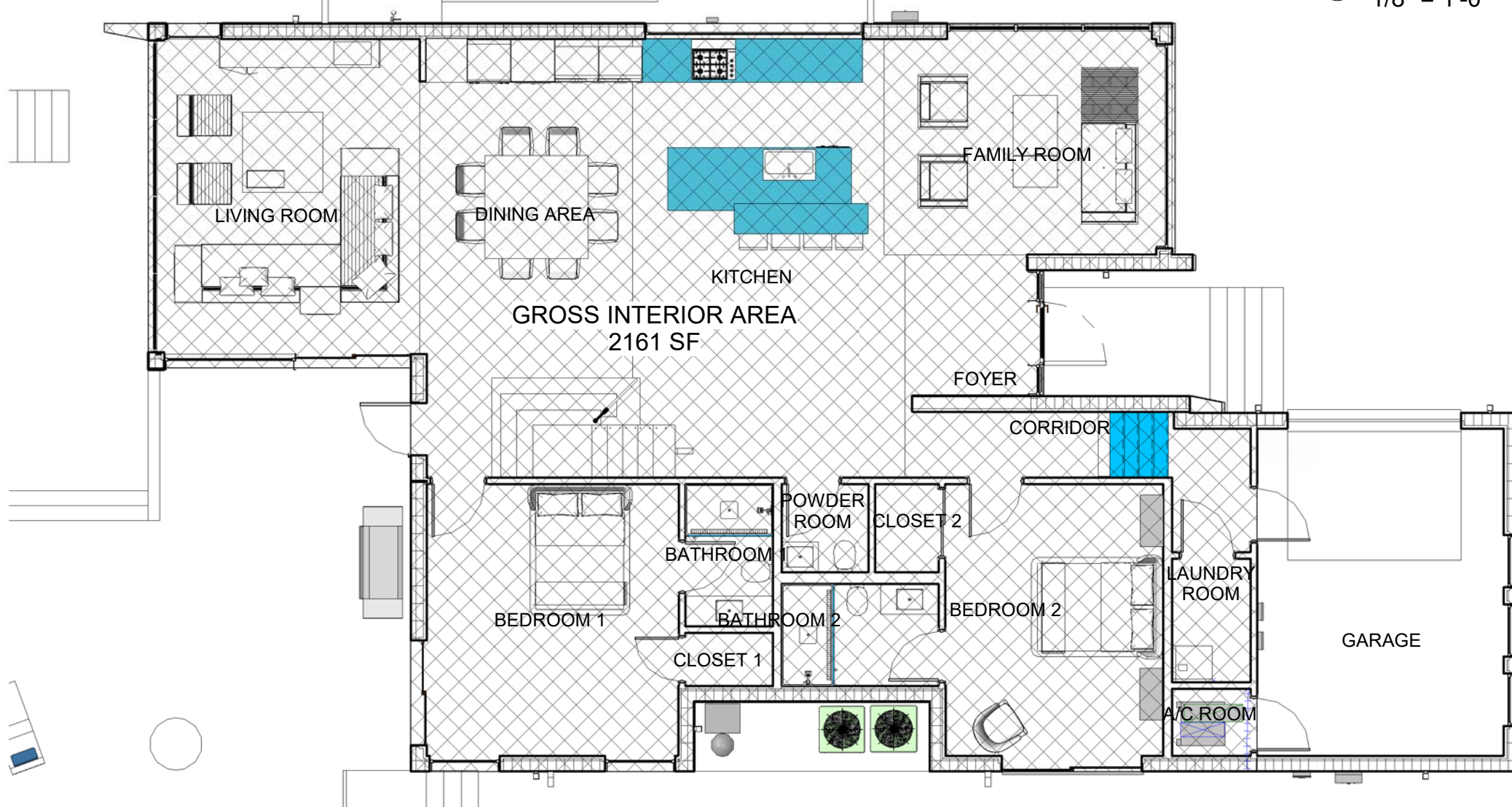
5 WEST ELEVATION SETBACK
3/32" = 1'-0"



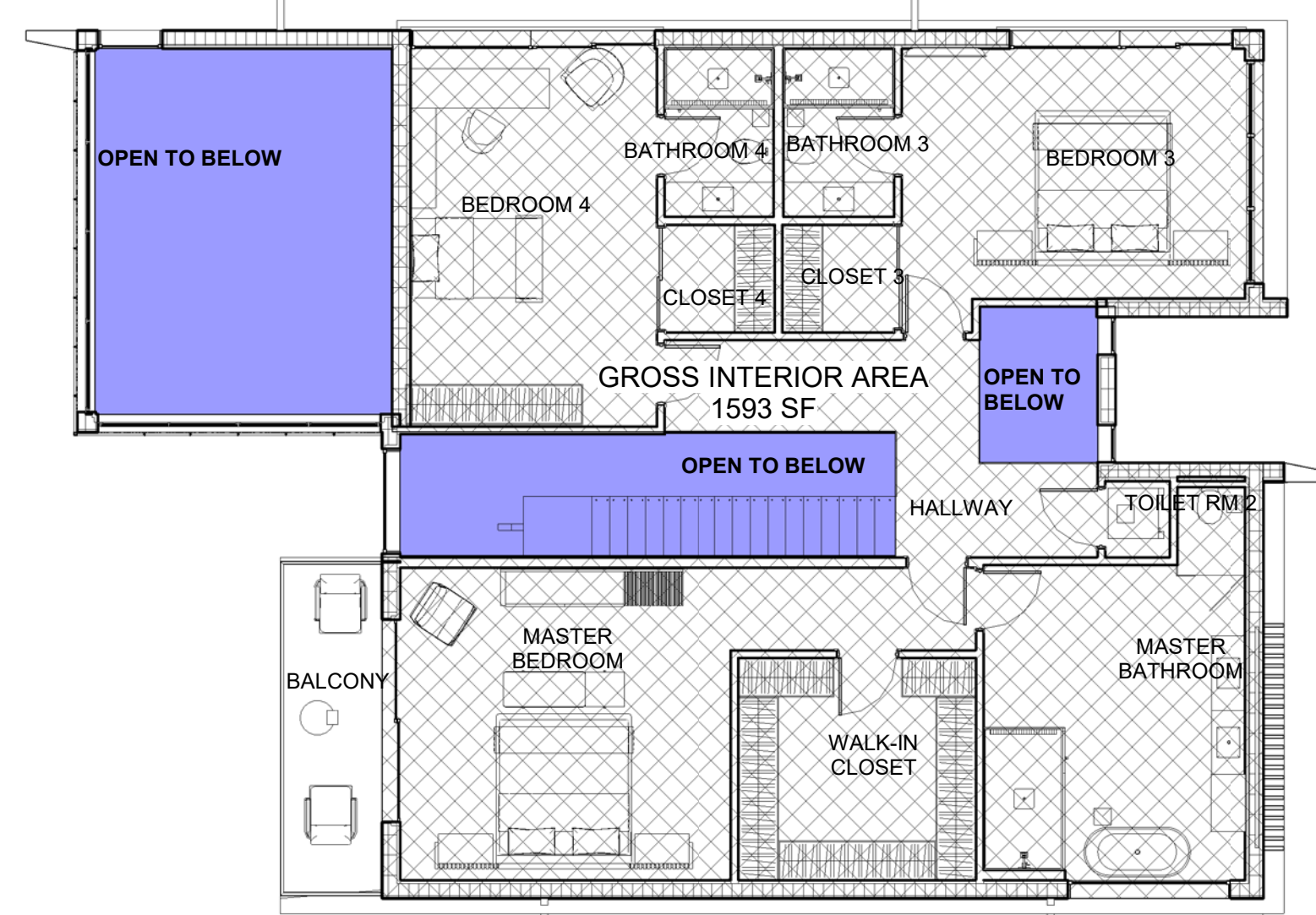
6 EAST ELEVATION SETBACK
3/32" = 1'-0"



0 LOT COVERAGE PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN - FAR
1/8" = 1'-0"



2 2ND FLOOR PLAN - FAR
1/8" = 1'-0"

FAR CALCULATION		
LEVEL 1	HVAC INTERIOR SPACE :	2,161 SF
LEVEL 2	HVAC INTERIOR SPACE :	1,587 SF
TOTAL SF:		3,748 SF
MAX FAR	ALLOWED	PROVIDED
	0.5 (3,750 SF)	0.49 (3,748 SF)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
Zoning Information					
1	Address:	##### Rd			
2	Folio number(s):	#####			
3	Board and file numbers:	N/A			
4	Year built:	1953	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	4.04' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.02' NGVD	Free board:	9.0' NGVD	
7	Lot Area:	7,500 sq.Ft			
8	Lot width:	60.00 ft.	Lot Depth:	125 ft.	
9	Max Lot Coverage SF and %:	2,250 sf. (30%)	Proposed Lot Coverage SF and %:	2,470 -316 = 2,154 sf. (28.7%)	
10	Existing Lot Coverage SF and %:	4,346 sf (52%)	Lot coverage deducted (garage-storage) SF:	316 sf.	
11	Front Yard Open Space SF and %:	904 sf (75.3% of 1,200 sf)	Rear Yard Open Space SF and %:	981 sf. (81.8% of 1,200 sf)	
12	Max Unit Size SF and %:	3,750 sf (50%)	Proposed Unit Size SF and %:	3,748 sf. (49.9%)	
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	2,161 sf.	
14	Existing Second Floor Unit Size:		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15			Proposed Second Floor Unit Size SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,587 sf. (77%)	
16				N/A	
17	Height:	24 ft.	Existing	Proposed	Deficiencies
18	Setbacks:		N/A	24 ft.	
19	Front First level:	20 ft.	N/A	22.5 ft.	
20	Front Second level:	35 ft.	N/A	39.25 ft.	
21	Side 1:	7.5 ft.	N/A	8.25 ft.	
22	Side 2 or (facing street):	8.75 ft.	N/A	8.90 ft.	
23	Rear:	20 ft.	N/A	21.5 ft.	
24	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard :	16.25 ft.	N/A	17.15 ft.	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

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FAR, SETBACKS
& SITE PLAN
CALCULATIONS

04/14/2023 Scale As indicated

A-03

FIRE RATINGS DESCRIPTION

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

NOTE:
SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS, STAIR AND BALCONY RAILING, FENCE.

ALL EXTERIOR DIMENSIONS ARE TO FACE OF CORE

NOTE:
STEPS WILL NEED TO HAVE A NOSING 3/4"-1 1/4" AS PER SECTION R311.7.5.3 OF FLORIDA RESIDENTIAL CODE 2020.
NOTE: SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.

NOTE:
ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION, OR THE LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-14 CH. 5.0) - FBCR SECT. R322.1.8.

NOTE:
WINDOWS/DOORS, ROOFING/WATERPROOFING, RAILINGS/FENCES, POOLS/WATER-FEATURES, PREFABRICATED STAIRS REQUIRE SEPARATE PERMITS AS PER CMB.

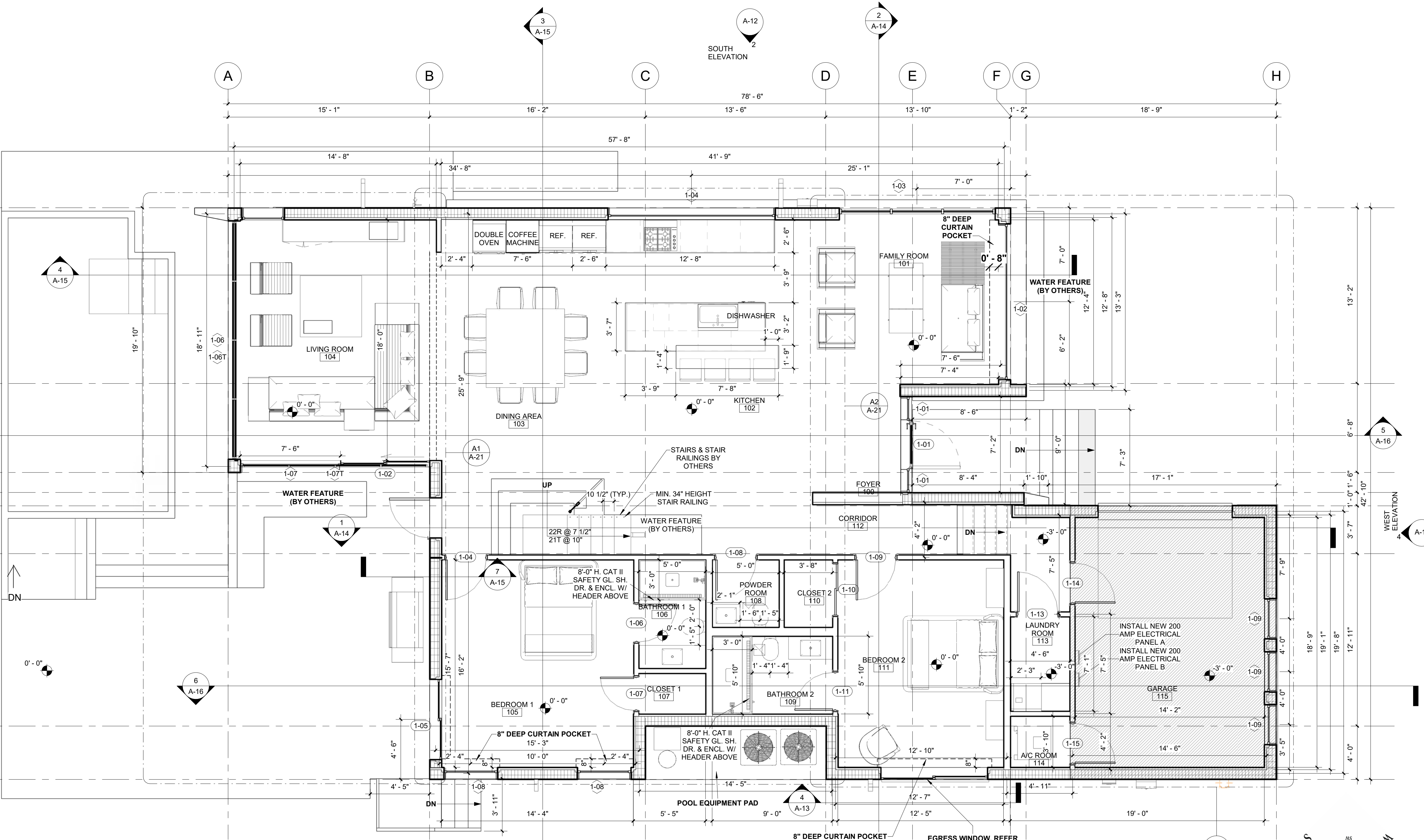
NOTE:
A 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR SUB GRADE. FBCR 506.2.3

LEVEL 1 ROOM SCHEDULE			
LEVEL	NR.	NAME	Area
1ST FLOOR-T.O.S.	100	FOYER	57 SF
1ST FLOOR-T.O.S.	101	FAMILY ROOM	192 SF
1ST FLOOR-T.O.S.	102	KITCHEN	376 SF
1ST FLOOR-T.O.S.	103	DINING AREA	302 SF
1ST FLOOR-T.O.S.	104	LIVING ROOM	265 SF
1ST FLOOR-T.O.S.	105	BEDROOM 1	224 SF
1ST FLOOR-T.O.S.	106	BATHROOM 1	41 SF
1ST FLOOR-T.O.S.	107	CLOSET 1	15 SF
1ST FLOOR-T.O.S.	108	POWDER ROOM	25 SF
1ST FLOOR-T.O.S.	109	BATHROOM 2	52 SF
1ST FLOOR-T.O.S.	110	CLOSET 2	18 SF
1ST FLOOR-T.O.S.	111	BEDROOM 2	193 SF
1ST FLOOR-T.O.S.	112	CORRIDOR	89 SF
1ST FLOOR-T.O.S.	113	LAUNDRY ROOM	32 SF
1ST FLOOR-T.O.S.	114	A/C ROOM	17 SF
1ST FLOOR-T.O.S.	115	GARAGE	265 SF

NOTE:
1. PROVIDE NEW INTERIOR PAINT FINISH. (COLOR TO BE SELECTED BY OWNER)
2. NEW FLOORING THRU-OUT. (TO BE SELECTED BY OWNER)
3. SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR. - FBC R307.2.
4. FLAME SPREAD FOR WALL AND CEILING FINISHES TO BE MAX. 200, SMOKE DEVELOPED MAX. 450 -FBC R302.9 AND FLAME SPREAD FOR INSULATION TO BE MAX. 25, SMOKE DEVELOPED MAX. 450-FBC R302.10.

LEGEND

	INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 5/8" DRYWALL EACH SIDE AND R-11 INSULATION BETWEEN STUDS.
	INDICATES 8"x8"x16" MASONRY UNITS
	INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL EACH SIDE AND SOUND PROOF INSULATION BETWEEN STUDS.



ALL EXTERIOR DIMENSIONS ARE TO FACE OF CORE

NOTE:
SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS, STAIR AND BALCONY RAILING, FENCE.

NOTE:
POOL UNDER SEPARATE PERMIT.

NOTE:
A 6 MIL POLYETHYLENE (OR OTHER APPROVED) VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR SUB GRADE. FBCR 506.2.3

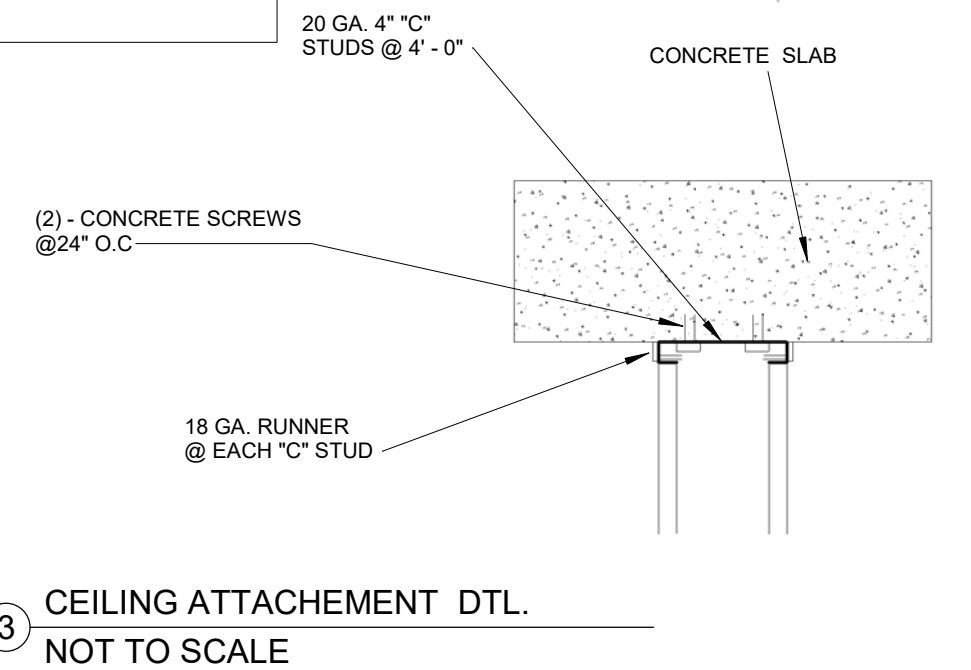
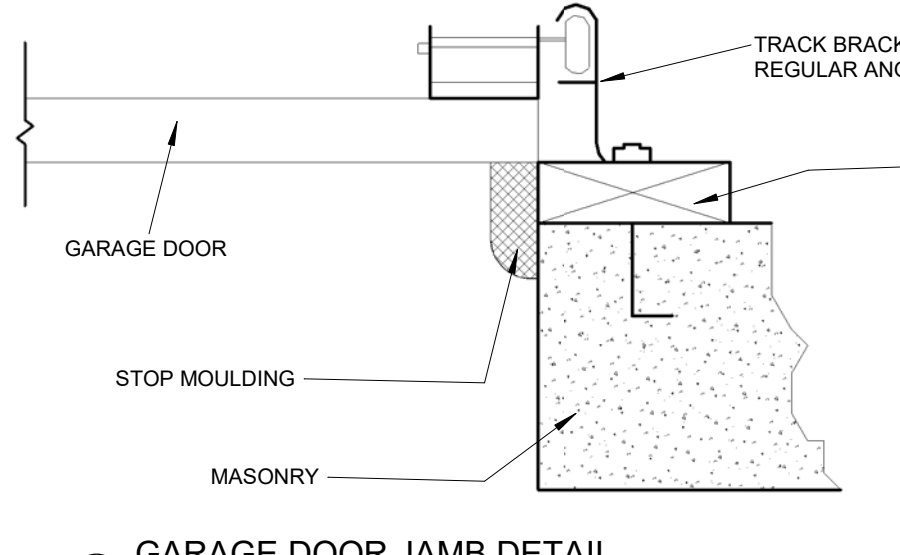
TERMITE STATEMENT
PER FBC SECTION 1816: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. 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."

SOIL STATEMENT
SOIL AT THIS SITE IS SAND & ROCK ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 P.S.F. I HEREBY ATTEST THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON. IF YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THIS OFFICE.

NOTE: STEPS WILL NEED TO HAVE A NOSING 3/4"-1 1/4" AS PER SECTION R311.7.5.3 OF FLORIDA RESIDENTIAL CODE 2020.
NOTE: SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.

NOTE:
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC
EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

NOTE:
"ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0). - FBCR SECT. R322.1.6.



REV	DATE	DESCRIPTION

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FOLIO: #####
OWNERS:

#####

1ST FLOOR PLAN

04/14/2023 Scale As Indicated

A-04



① 1ST FLOOR 3D VIEW

REV	DATE	DESCRIPTION

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PROGRESS SET
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ADDRESS:
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FOLIO: # #####
 OWNERS:
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**1ST FLOOR 3D
 VIEW**

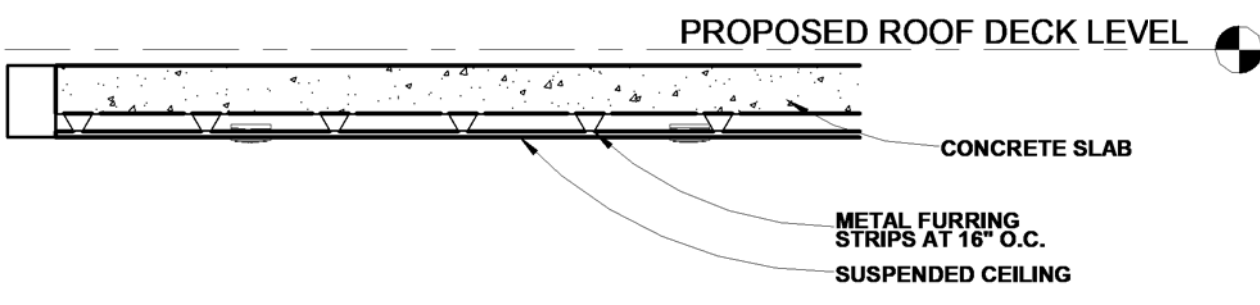
04/14/2023 Scale

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

ALL EXTERIOR DIMENSIONS ARE TO FACE OF CORE

NOTE:
 SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS, STAIR AND BALCONY RAILING, FENCE.

NOTE: STEPS WILL NEED TO HAVE A NOSING 3/4"-1 1/4" AS PER SECTION R311.7.5.3 OF FLORIDA RESIDENTIAL CODE 2020.
 NOTE: SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.



2 TYPICAL ROOF DECK DETAIL 1
 1/2" = 1'-0"

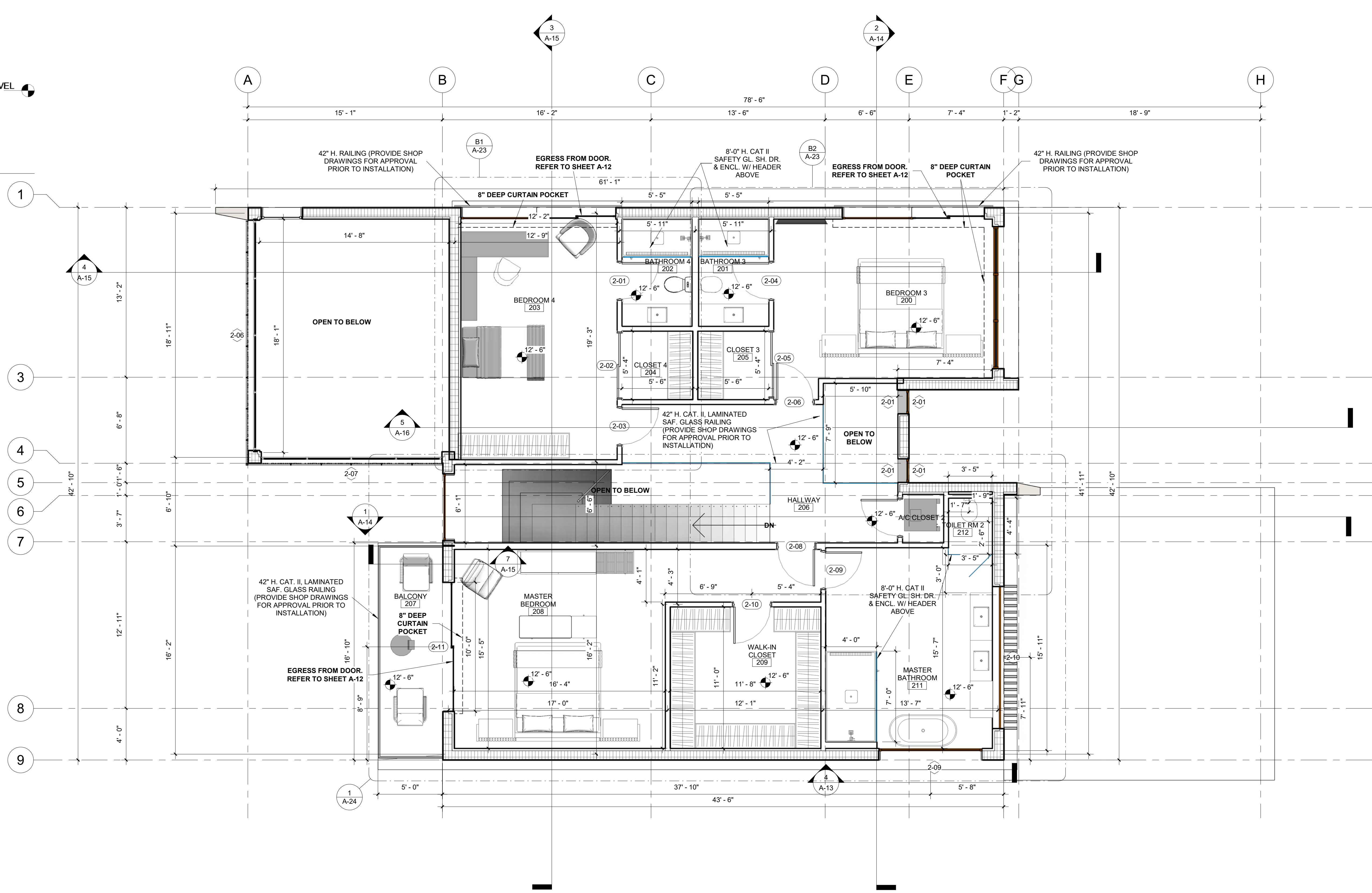
LEVEL 2 ROOM SCHEDULE			
LEVEL	NR.	NAME	Area
2ND FLOOR-T.O.S.	200	BEDROOM 3	215 SF
2ND FLOOR-T.O.S.	201	BATHROOM 3	45 SF
2ND FLOOR-T.O.S.	202	BATHROOM 4	45 SF
2ND FLOOR-T.O.S.	203	BEDROOM 4	226 SF
2ND FLOOR-T.O.S.	204	CLOSET 4	29 SF
2ND FLOOR-T.O.S.	205	CLOSET 3	29 SF
2ND FLOOR-T.O.S.	206	HALLWAY	124 SF
2ND FLOOR-T.O.S.	207	BALCONY	83 SF
2ND FLOOR-T.O.S.	208	MASTER BEDROOM	301 SF
2ND FLOOR-T.O.S.	209	WALK-IN CLOSET	128 SF
2ND FLOOR-T.O.S.	210	A/C CLOSET 2	12 SF
2ND FLOOR-T.O.S.	211	MASTER BATHROOM	197 SF
2ND FLOOR-T.O.S.	212	TOILET RM 2	15 SF

NOTES
 1. PROVIDE NEW INTERIOR PAINT FINISH. (COLOR TO BE SELECTED BY OWNER)
 2. NEW FLOORING THRU-OUT. (TO BE SELECTED BY OWNER)
 3. SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR. - FBC R307.2.
 4. FLAME SPREAD FOR WALL AND CEILING FINISHES TO BE MAX. 200, SMOKE DEVELOPED MAX. 450 -FBC R302.9 AND FLAME SPREAD FOR INSULATION TO BE MAX. 25, SMOKE DEVELOPED MAX. 450-FBC R302.10.

LEGEND
 [Symbol] INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 5/8" DRYWALL EACH SIDE AND R-11 INSULATION BETWEEN STUDS.
 [Symbol] INDICATES 8"x8"x16" MASONRY UNITS
 [Symbol] INDICATES 3-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL EACH SIDE AND SOUND PROOF INSULATION BETWEEN STUDS.

NOTE:
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC
 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.
 ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

NOTE:
 ALL EGRESS WINDOWS TO COMPLY W/ FBC: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.



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FOLIO: #####
 OWNERS:
 #####
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2ND FLOOR PLAN

04/14/2023 Scale As indicated

A-06



1 2ND FLOOR 3D VIEW

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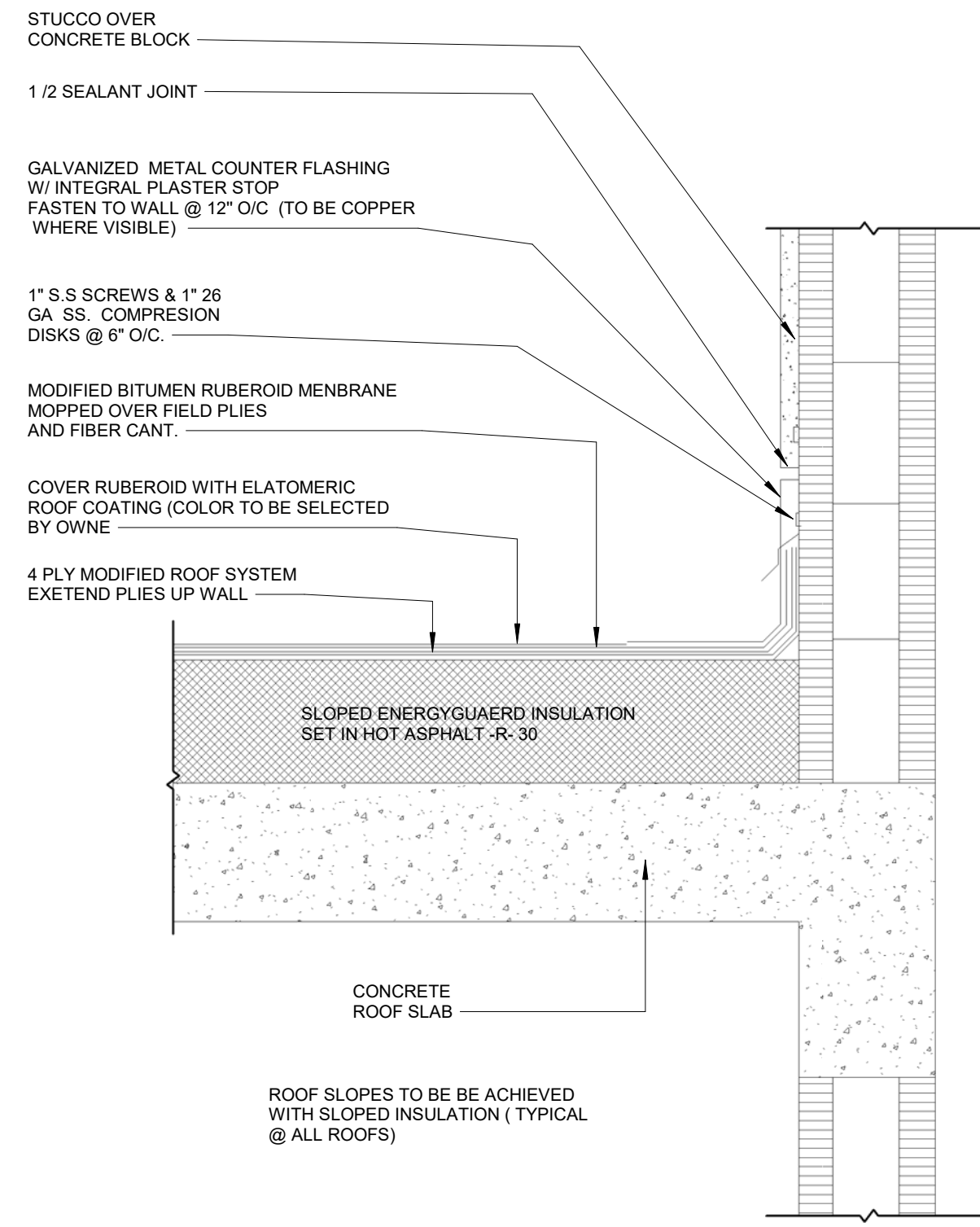
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 ### ##### #, MIAMI
 BEACH, FL #####

FOLIO: # #####
 OWNERS:
 #####
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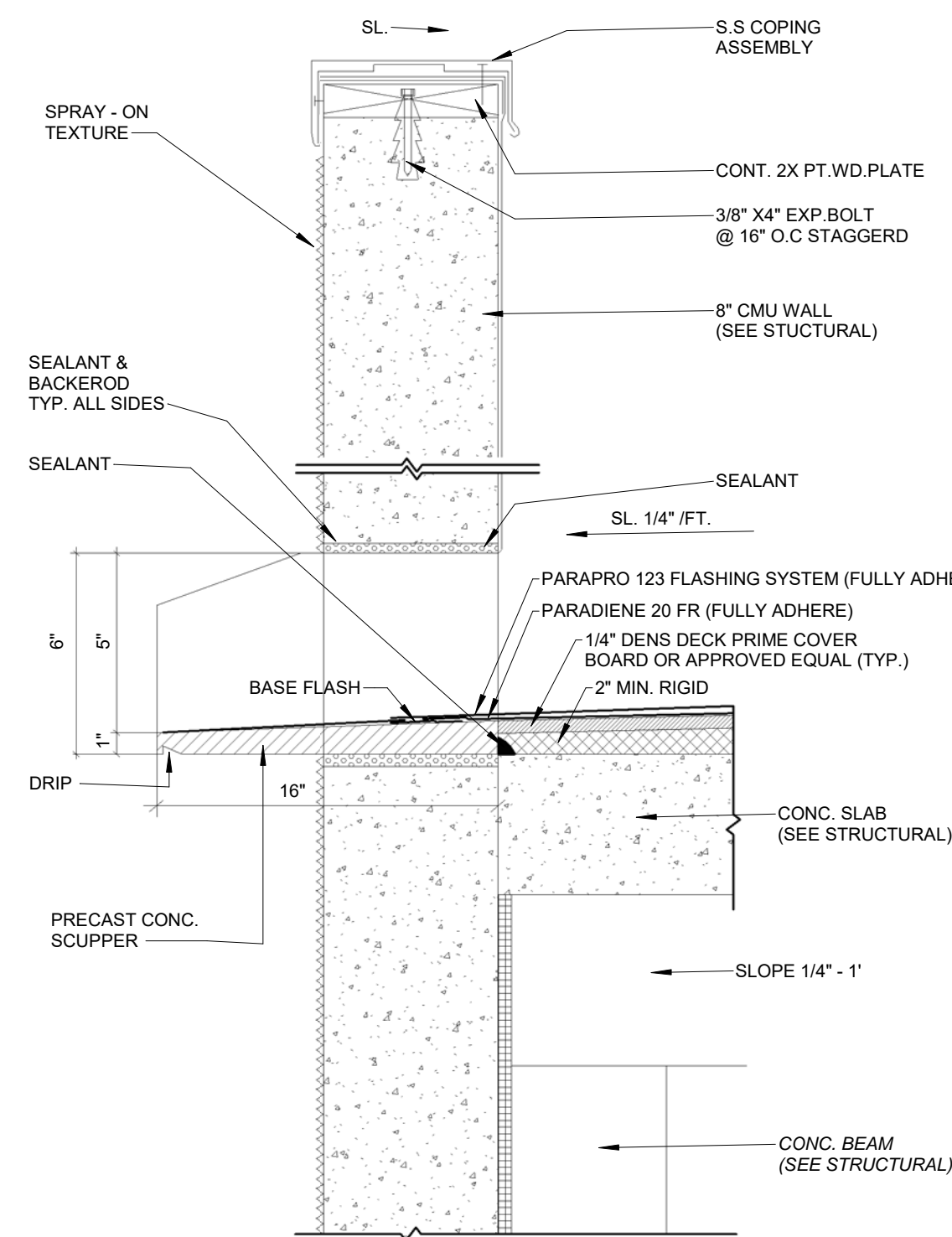
2ND FLOOR 3D
 VIEW

04/14/2023 Scale

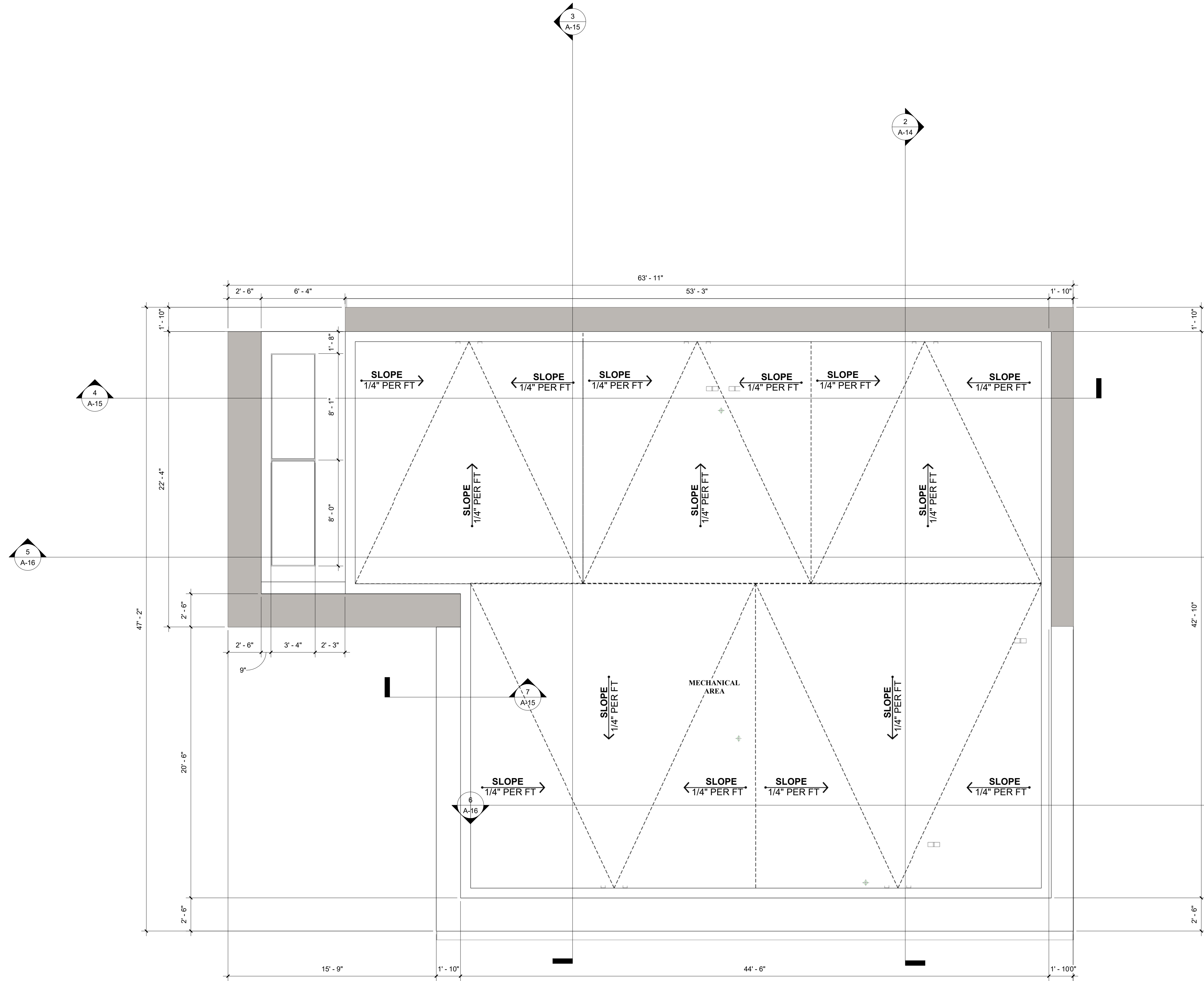
A-07



2 BUILT - UP ROOFING DETAIL @ PARAPET
1 : 26



3 OVERFLOW SCUPPER DETAIL
1/2\"/>



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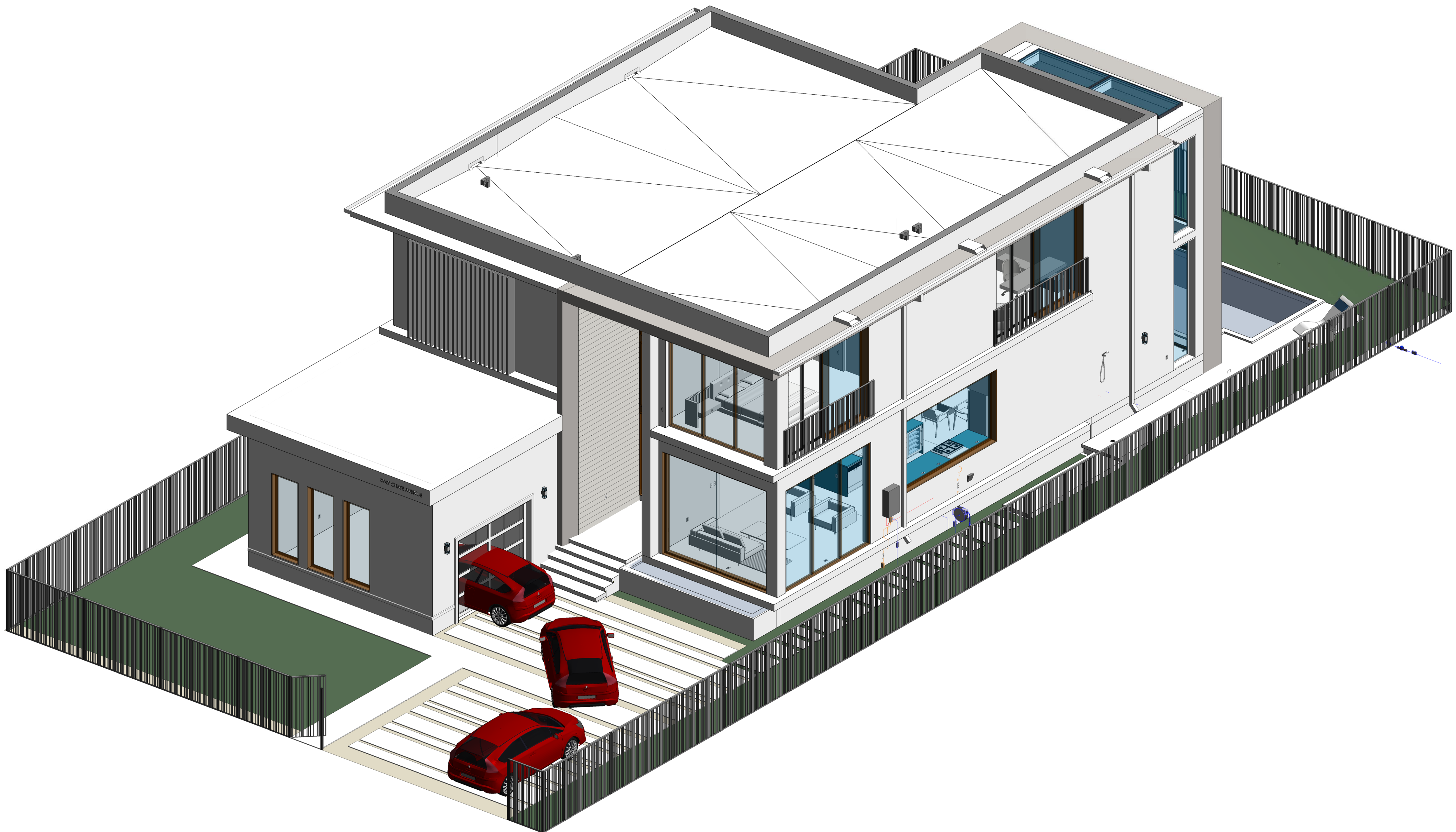
ADDRESS:
#, MIAMI
BEACH, FL #####

FOLIO: # #####
OWNERS:

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ROOF PLAN

04/14/2023 Scale As indicated



1 ROOF 3D VIEW

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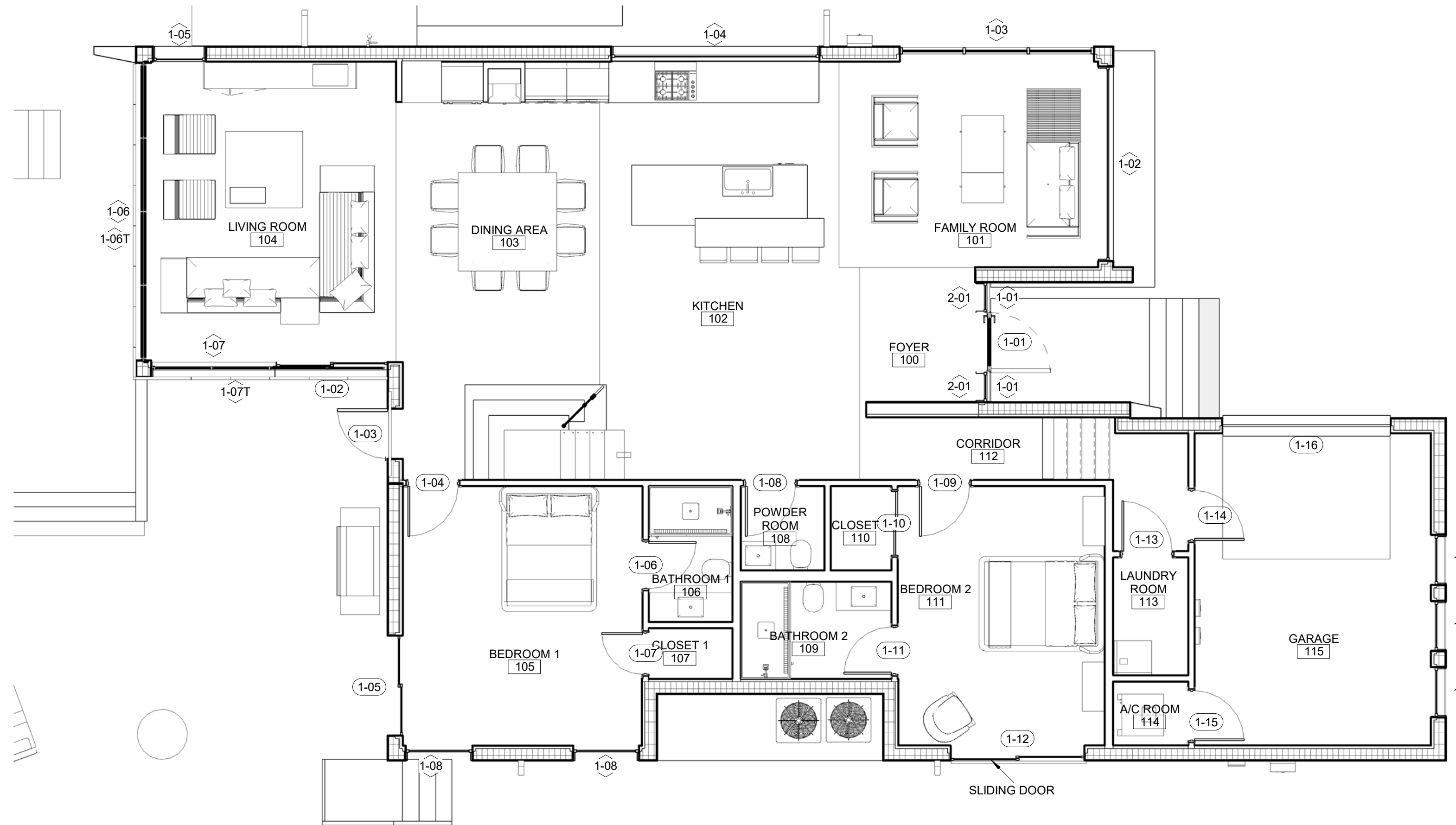
ADDRESS:
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FOLIO: ## #####
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 #####
 #####

ROOF LEVEL 3D
 VIEW

04/14/2023 Scale

LEVEL 1 ROOM SCHEDULE			
LEVEL	NR.	NAME	Area
1ST FLOOR-T.O.S.	100	FOYER	57 SF
1ST FLOOR-T.O.S.	101	FAMILY ROOM	192 SF
1ST FLOOR-T.O.S.	102	KITCHEN	376 SF
1ST FLOOR-T.O.S.	103	DINING AREA	302 SF
1ST FLOOR-T.O.S.	104	LIVING ROOM	265 SF
1ST FLOOR-T.O.S.	105	BEDROOM 1	224 SF
1ST FLOOR-T.O.S.	106	BATHROOM 1	41 SF
1ST FLOOR-T.O.S.	107	CLOSET 1	15 SF
1ST FLOOR-T.O.S.	108	POWDER ROOM	25 SF
1ST FLOOR-T.O.S.	109	BATHROOM 2	52 SF
1ST FLOOR-T.O.S.	110	CLOSET 2	18 SF
1ST FLOOR-T.O.S.	111	BEDROOM 2	193 SF
1ST FLOOR-T.O.S.	112	CORRIDOR	89 SF
1ST FLOOR-T.O.S.	113	LAUNDRY ROOM	32 SF
1ST FLOOR-T.O.S.	114	A/C ROOM	17 SF
1ST FLOOR-T.O.S.	115	GARAGE	265 SF



1 1ST FLOOR PLAN CALCULATION
3/16" = 1'-0"

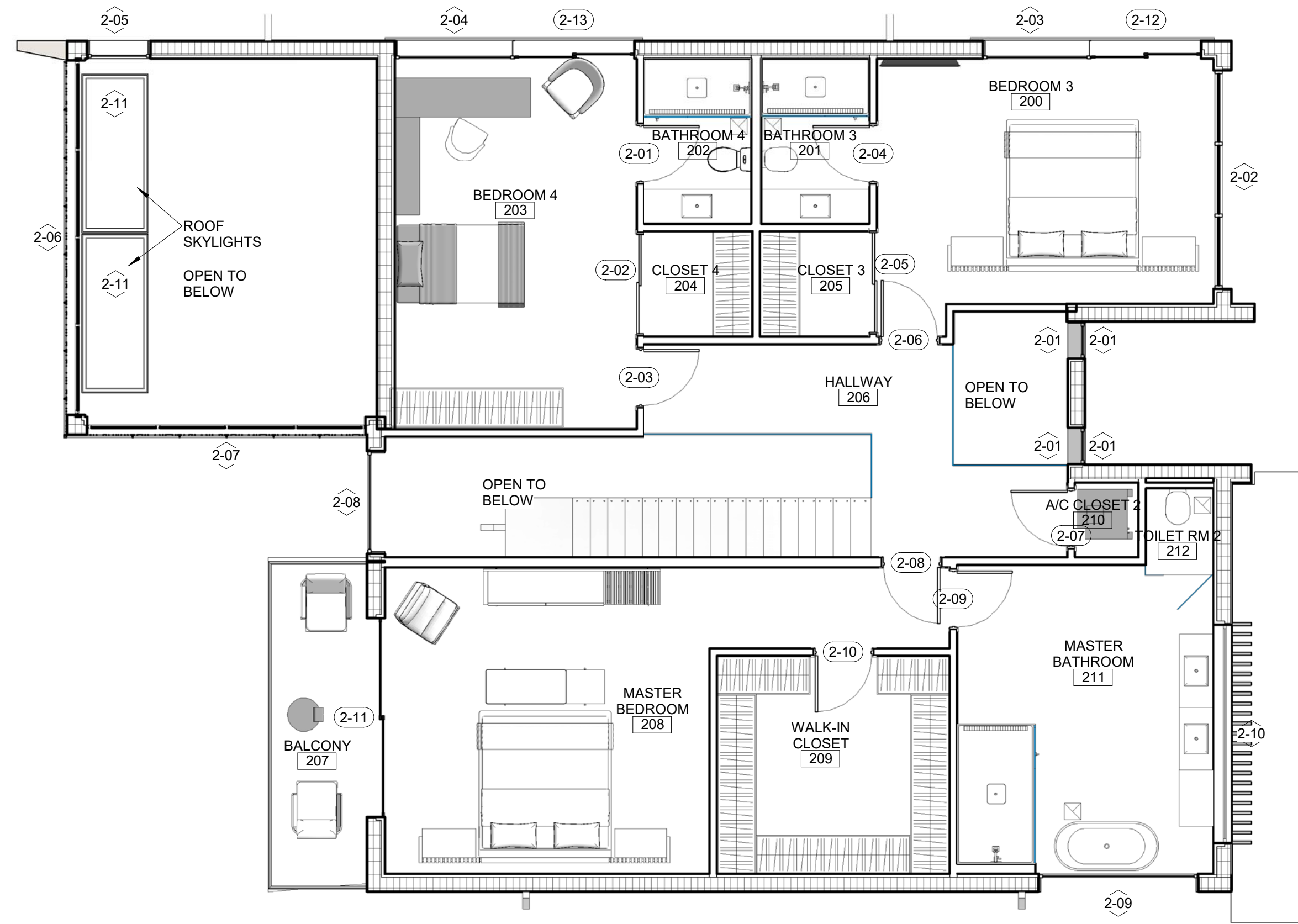
LEVEL 1 WINDOW SCHEDULE					
LEVEL	MARK	UNIT WIDTH	UNIT HEIGHT	Count	TYPE
1ST FLOOR-T.O.S.	1-01	1' - 10"	8' - 0"	2	FIXED
1ST FLOOR-T.O.S.	1-02	11' - 8"	10' - 0"	1	FIXED
1ST FLOOR-T.O.S.	1-03	11' - 8"	10' - 0"	1	FIXED
1ST FLOOR-T.O.S.	1-04	12' - 6"	7' - 0"	1	FIXED
1ST FLOOR-T.O.S.	1-05	3' - 2"	11' - 10"	1	FIXED
1ST FLOOR-T.O.S.	1-06	17' - 10"	10' - 0"	1	FIXED
1ST FLOOR-T.O.S.	1-06T	17' - 10"	1' - 6"	1	FIXED
1ST FLOOR-T.O.S.	1-07	7' - 6"	10' - 0"	1	FIXED
1ST FLOOR-T.O.S.	1-07T	14' - 0"	1' - 6"	1	FIXED
1ST FLOOR-T.O.S.	1-08	4' - 0"	10' - 0"	2	FIXED
GARAGE-T.O.S.	1-09	3' - 0"	8' - 0"	3	FIXED
Grand total:				15	

LEVEL 1 DOOR SCHEDULE				
Level	Mark	Width	Height	Type
1ST FLOOR-T.O.S.	1-01	3' - 6"	7' - 10 1/2"	Front Entrance Door
1ST FLOOR-T.O.S.	1-02	6' - 8"	10' - 0"	Sliding Door-Glass-Exterior
1ST FLOOR-T.O.S.	1-03	3' - 0"	8' - 0"	Glass-door
1ST FLOOR-T.O.S.	1-04	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-05	6' - 0"	10' - 0"	Sliding Door-Glass-Exterior
1ST FLOOR-T.O.S.	1-06	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-07	2' - 6"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-08	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-09	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-10	3' - 10"	7' - 0"	Door Double Sliding (Interior)
1ST FLOOR-T.O.S.	1-11	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
1ST FLOOR-T.O.S.	1-12	8' - 0"	10' - 0"	Sliding Door-Glass-Exterior
GARAGE-T.O.S.	1-13	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
GARAGE-T.O.S.	1-14	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
GARAGE-T.O.S.	1-15	3' - 0"	8' - 0"	Door-Single-Flush-Wood-Interior
GARAGE-T.O.S.	1-16	10' - 0"	8' - 0"	GARAGE ROLL UP DOOR
Grand total:				16

1. As per F.B.C. R4101.17.1.9.1, all doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dB A at 10 feet (3048mm). The exit alarm shall produce a continuous audible warning when the door and its screen are opened. The alarm shall sound immediately after the door is opened and be temporarily deactivated the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372mm) above the threshold of the door. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when concat is broken at any opening.

- 2. U-FACTOR: 0.90 Impact Glass
- 3. SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.25
- 4. DOUBLE PANEL AND TINTED WINDOWS
- 5. PROVIDE 1" UNDERCUT AT BATHROOM DOOR FOR MAKEUP AIR.

LEVEL 2 ROOM SCHEDULE			
LEVEL	NR.	NAME	Area
2ND FLOOR-T.O.S.	200	BEDROOM 3	215 SF
2ND FLOOR-T.O.S.	201	BATHROOM 3	45 SF
2ND FLOOR-T.O.S.	202	BATHROOM 4	45 SF
2ND FLOOR-T.O.S.	203	BEDROOM 4	226 SF
2ND FLOOR-T.O.S.	204	CLOSET 4	29 SF
2ND FLOOR-T.O.S.	205	CLOSET 3	29 SF
2ND FLOOR-T.O.S.	206	HALLWAY	124 SF
2ND FLOOR-T.O.S.	207	BALCONY	83 SF
2ND FLOOR-T.O.S.	208	MASTER BEDROOM	301 SF
2ND FLOOR-T.O.S.	209	WALK-IN CLOSET	128 SF
2ND FLOOR-T.O.S.	210	A/C CLOSET 2	12 SF
2ND FLOOR-T.O.S.	211	MASTER BATHROOM	197 SF
2ND FLOOR-T.O.S.	212	TOILET RM 2	15 SF



2 2ND FLOOR PLAN CALCULATIONS
3/16" = 1'-0"

LEVEL 2 DOOR SCHEDULE				
Level	Mark	Width	Height	Type
2ND FLOOR-T.O.S.	2-01	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-02	5' - 0"	8' - 0"	Door Double Sliding (Interior)
2ND FLOOR-T.O.S.	2-03	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-04	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-05	5' - 0"	8' - 0"	Door Double Sliding (Interior)
2ND FLOOR-T.O.S.	2-06	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-07	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-08	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-09	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-10	2' - 10"	8' - 0"	Door-Single-Flush-Wood-Interior
2ND FLOOR-T.O.S.	2-11	10' - 0"	9' - 4"	Sliding Door-Glass-Exterior
2ND FLOOR-T.O.S.	2-12	5' - 6"	9' - 4"	Sliding Door-Glass-Exterior
2ND FLOOR-T.O.S.	2-13	6' - 0"	9' - 4"	Sliding Door-Glass-Exterior
Grand total:				13

LEVEL 2 WINDOW SCHEDULE					
Level	Type Mark	UNIT WIDTH	UNIT HEIGHT	Count	TYPE
2ND FLOOR-T.O.S.	2-01	1' - 10"	6' - 2"	4	FIXED
2ND FLOOR-T.O.S.	2-02	11' - 0"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-03	5' - 6"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-04	6' - 0"	9' - 2"	1	FIXED
2ND FLOOR-T.O.S.	2-05	3' - 2"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-06	17' - 10"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-07	14' - 0"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-08	5' - 2"	11' - 8"	1	FIXED
2ND FLOOR-T.O.S.	2-09	8' - 0"	9' - 4"	1	FIXED
2ND FLOOR-T.O.S.	2-10	11' - 0"	2' - 0"	1	FIXED
ROOF-T.O.S.	2-11	3' - 4"	8' - 0"	2	FIXED
Grand total:				15	

NOTE: ALL EGRESS WINDOWS TO COMPLY W/ FBC: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

NOTE: CONDITIONED FLOOR AREA ABOVE GRADE: 4158 SF.

NOTE: WINDOWS AND DOORS UNDER SEPARATE PERMIT. FBCR 1709.5.1.

NOTE: EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC 2020 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC. ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

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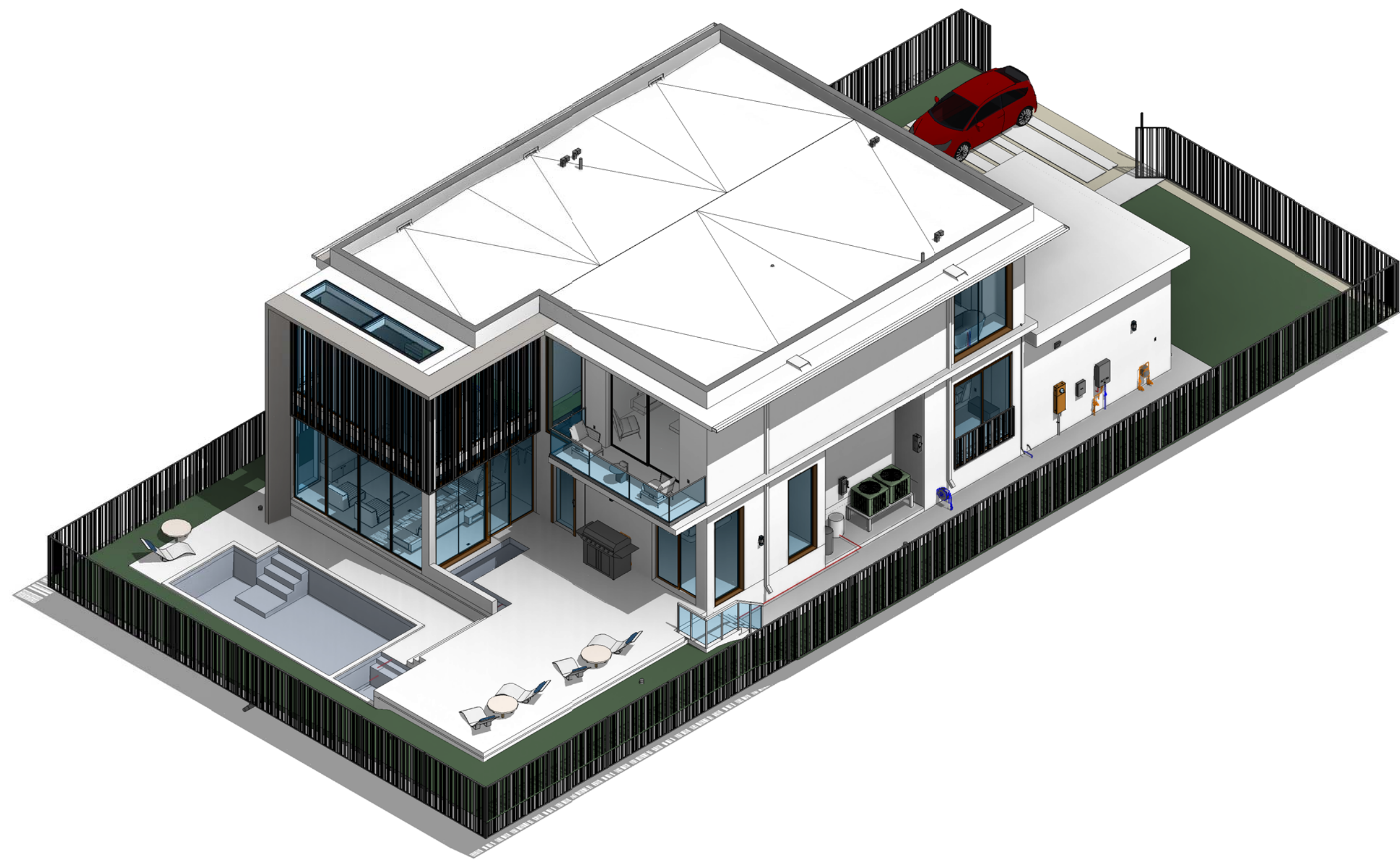
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OWNERS:

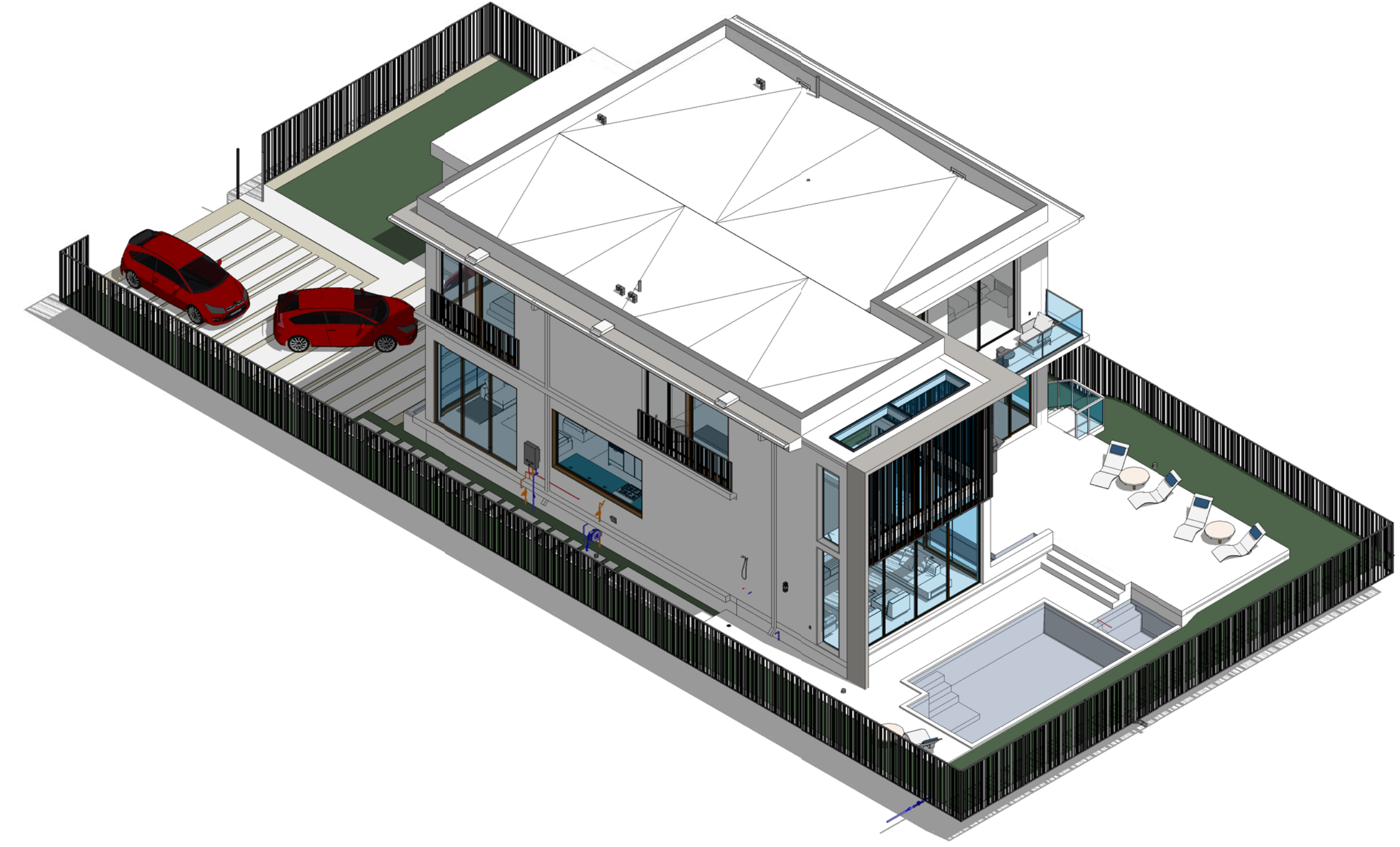
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WINDOWS AND
DOORS
CALCULATION

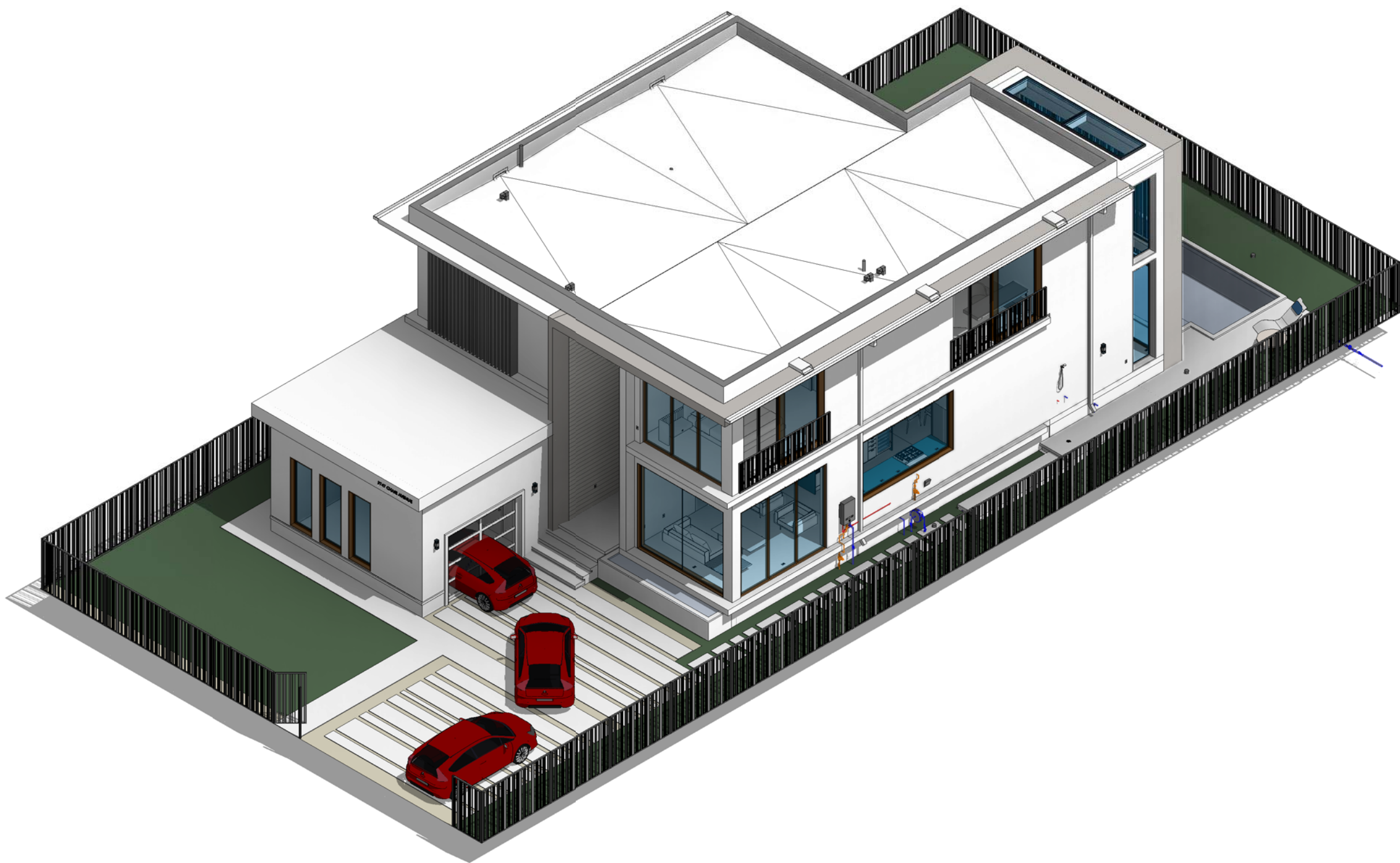
04/14/2023 Scale 3/16" = 1'-0"



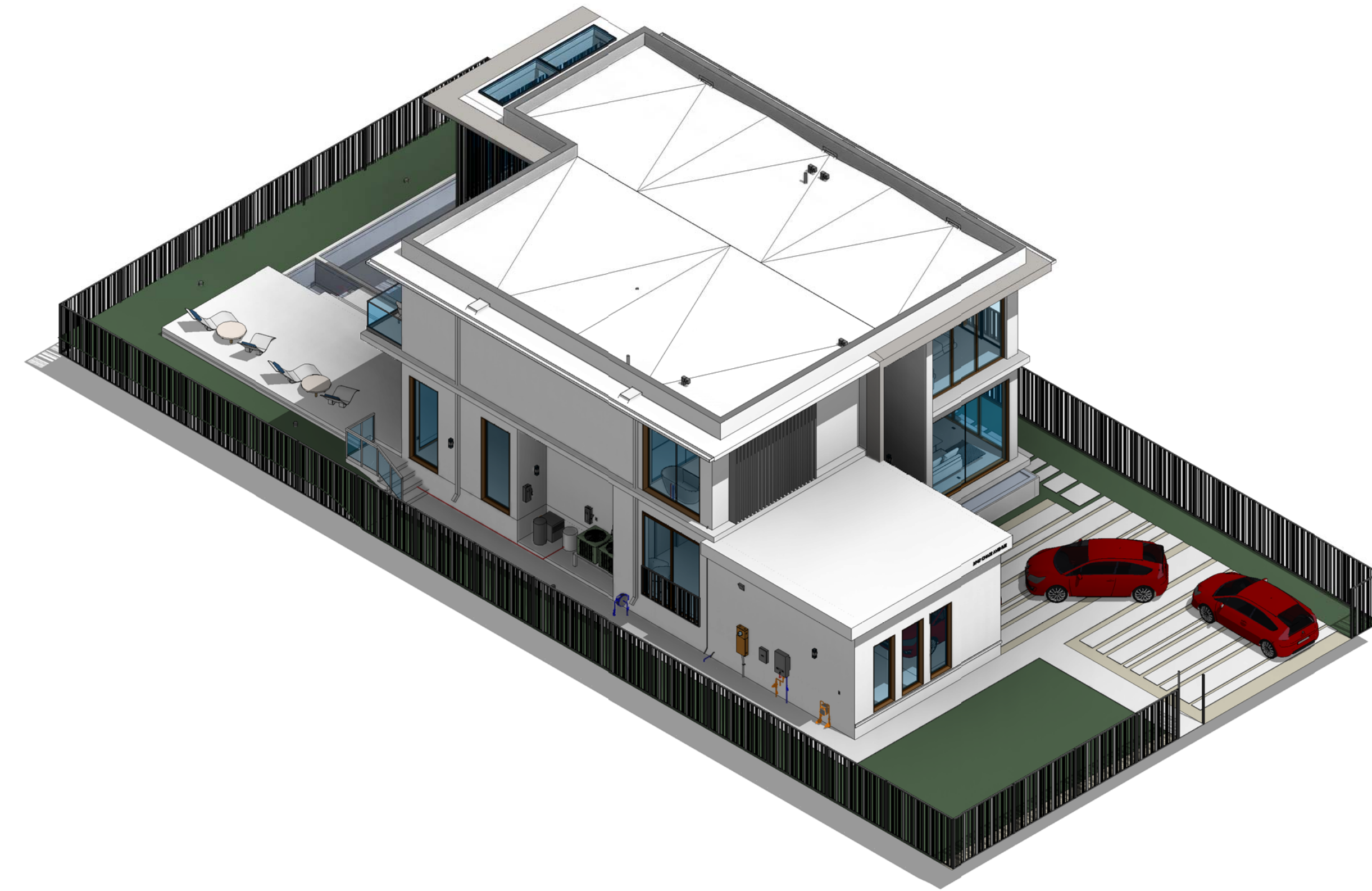
1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3



4 3D VIEW 4

DESCRIPTION

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3D VIEWS

04/14/2023 Scale

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

NOTE :
SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.

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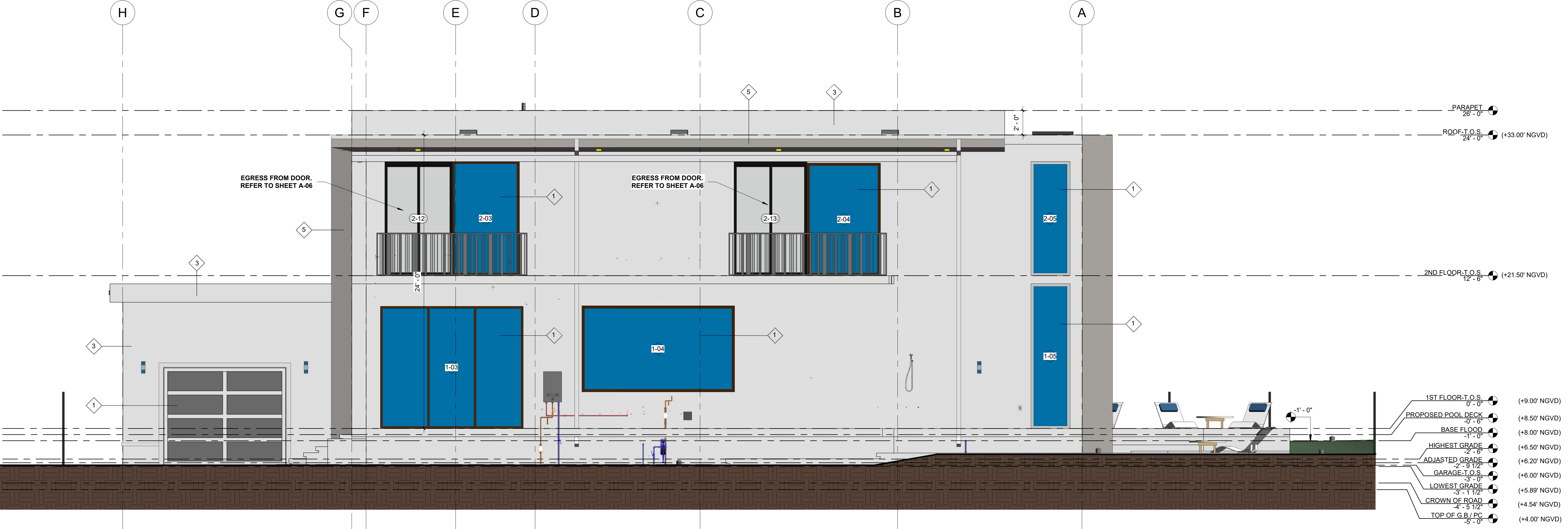
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ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

NOTE:
BALCONY GUARDS TO BE 42" MIN. PER FBC 1013, SPECIFICATIONS AND APPLICATION FOR WATERPROOFING LIQUID FLASHING IS REQUIRED TO PROTECT THE BARE EXTERIOR CONCRETE SURFACE WHEN TILES ON BALCONIES ARE BEING INSTALLED.

*VULKEM 350/351 WATERPROOFING SYSTEM TO BE INSTALLED ON BALCONIES

FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
2	IMPACT RESISTANT GLASS RAILING 42" A.F.F.
3	SMOOTH STUCCO PAINTED FINISH
4	DECORATIVE WOOD
5	DECORATIVE STONE



REV	DATE	DESCRIPTION

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(+9.00' NGVD)
(+8.00' NGVD)
(+6.50' NGVD)

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BEACH, FL #####

FOLIO: #####
OWNERS:

#####

WEST & SOUTH ELEVATIONS

04/14/2023 Scale 1/4" = 1'-0"

A-12

NOTE
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 SEPARATE PERMIT APPLICATIONS WILL BE SUBMITTED FOR EXTERIOR DOORS/WINDOWS/GARAGE DOORS, STAIR AND BALCONY RAILING, ROOF SYSTEM, FENCE.

NOTE:
 ALL EGRESS WINDOWS TO COMPLY W/ FBC: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

NOTE:
 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC.

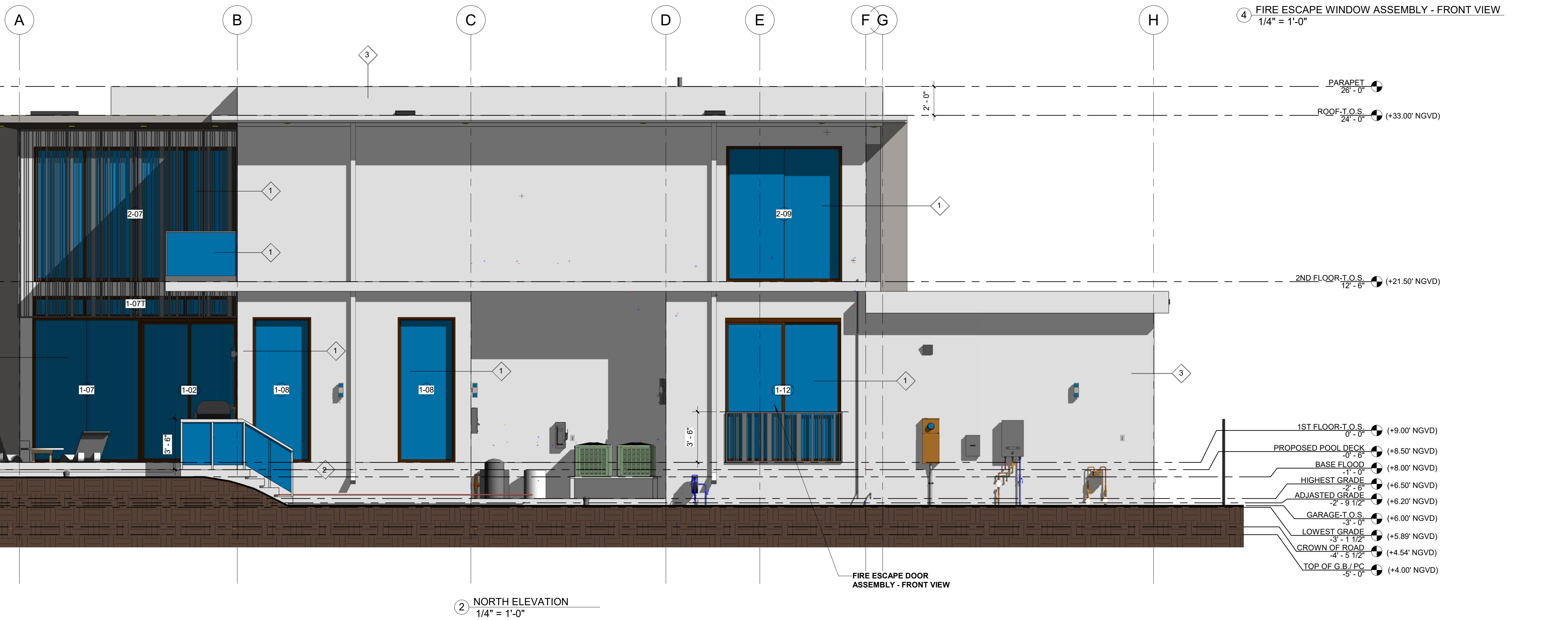
ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
2	IMPACT RESISTANT GLASS RAILING 42" A.F.F.
3	SMOOTH STUCCO PAINTED FINISH
4	DECORATIVE WOOD
5	DECORATIVE STONE



1 EAST ELEVATION
 1/4" = 1'-0"

4 FIRE ESCAPE WINDOW ASSEMBLY - FRONT VIEW
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"

FIRE ESCAPE DOOR ASSEMBLY - FRONT VIEW

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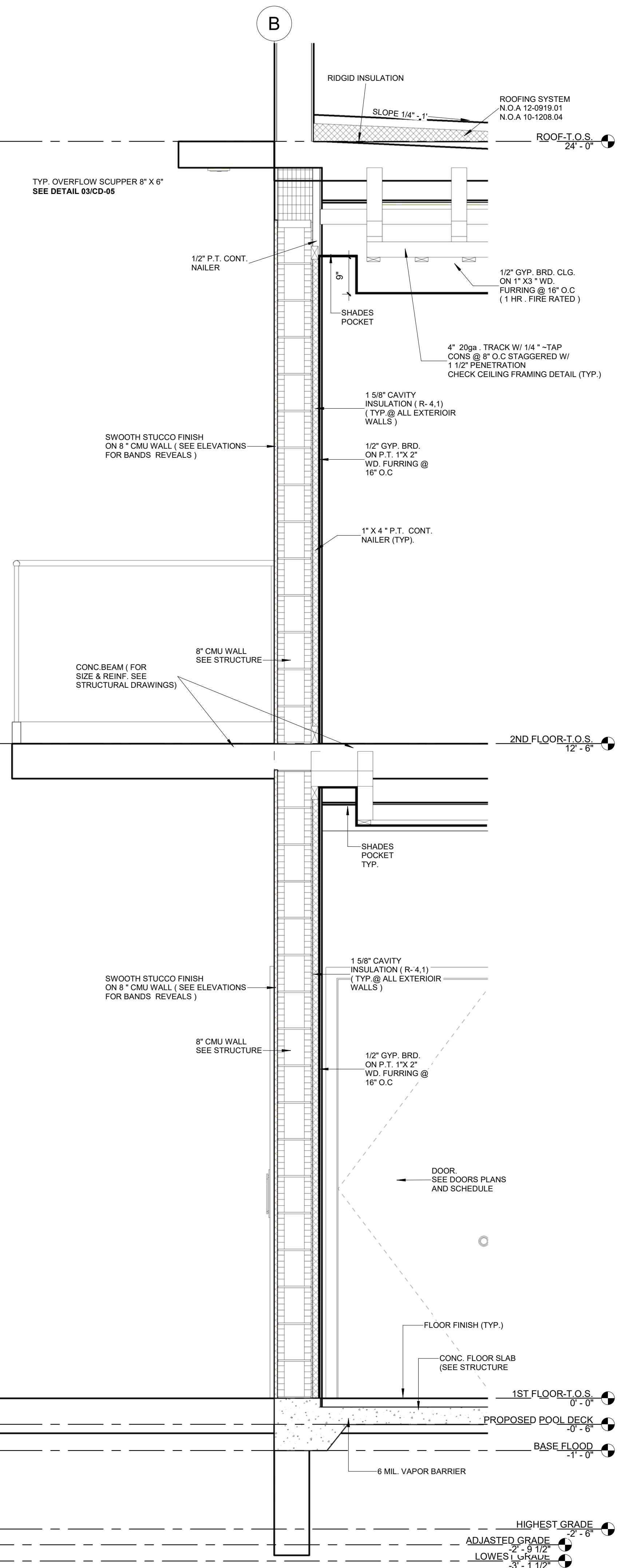
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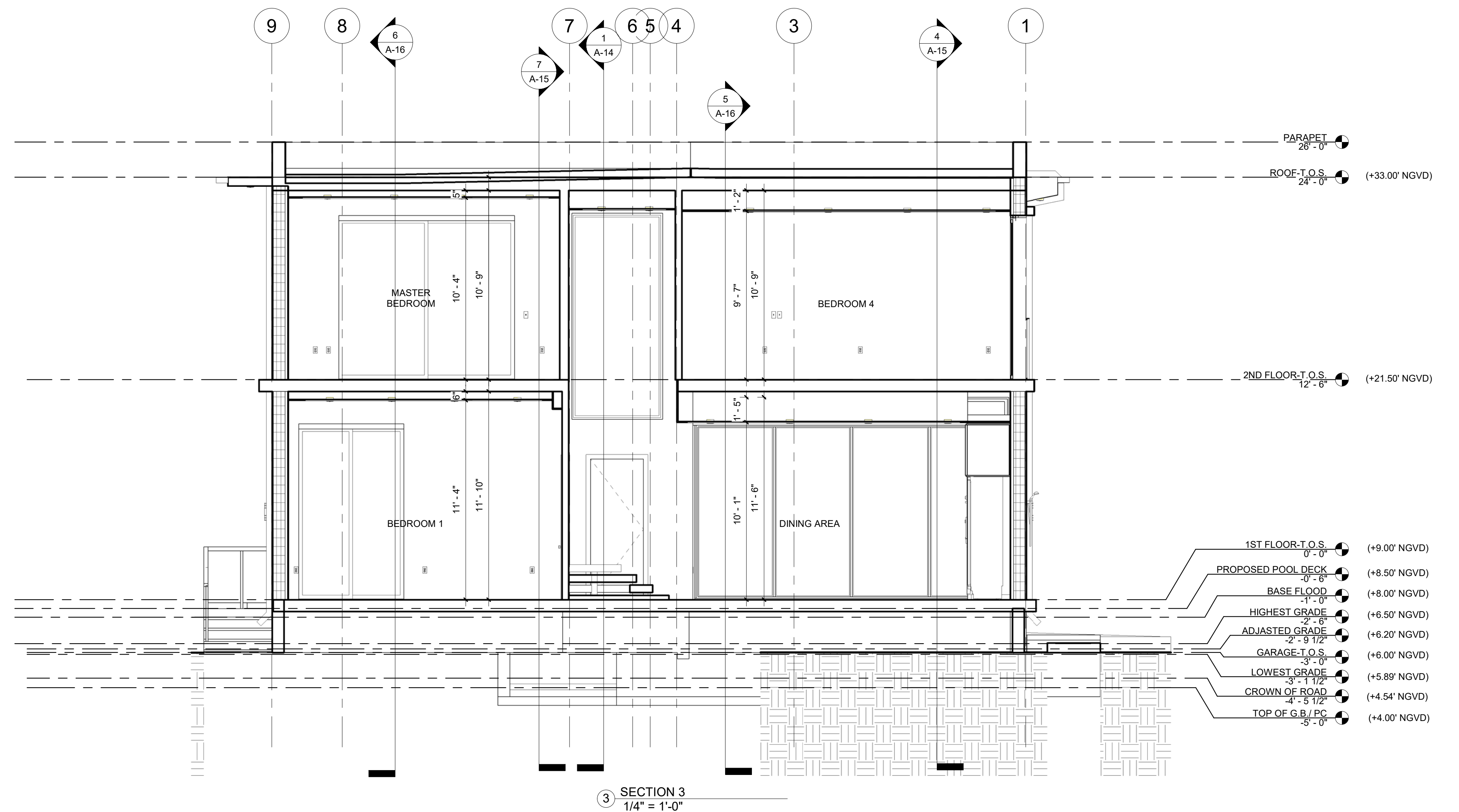
FOLIO: #####
 OWNERS:
 #####
 #####

EAST & NORTH
 ELEVATIONS

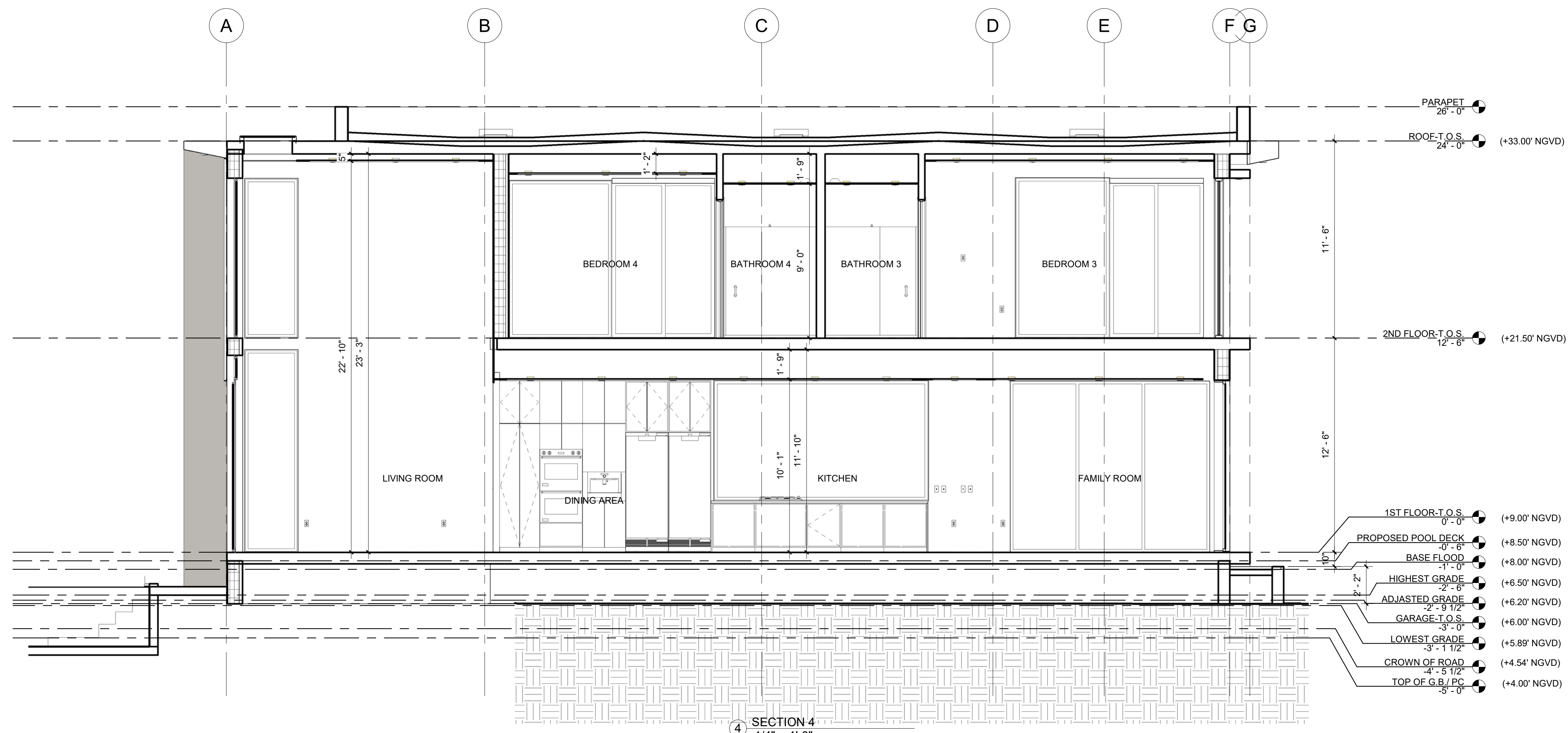
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7 SECTION 7
3/4" = 1'-0"



3 SECTION 3
1/4" = 1'-0"



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

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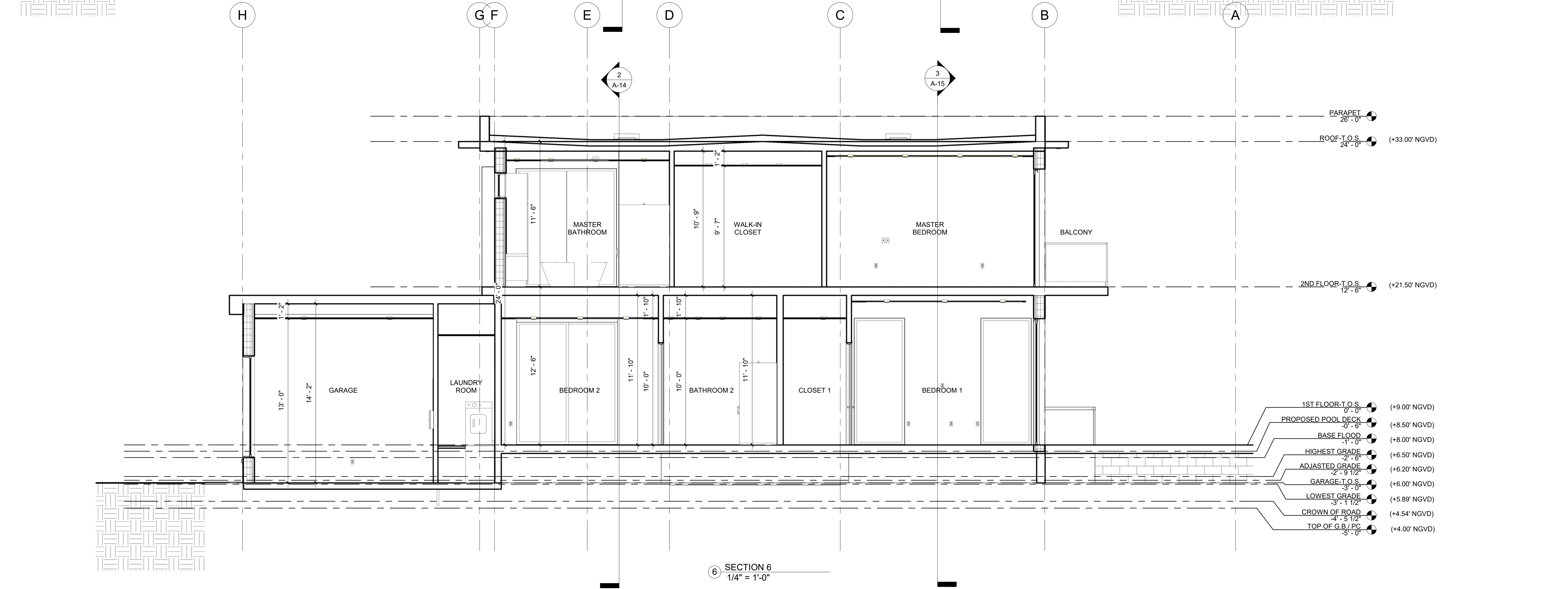
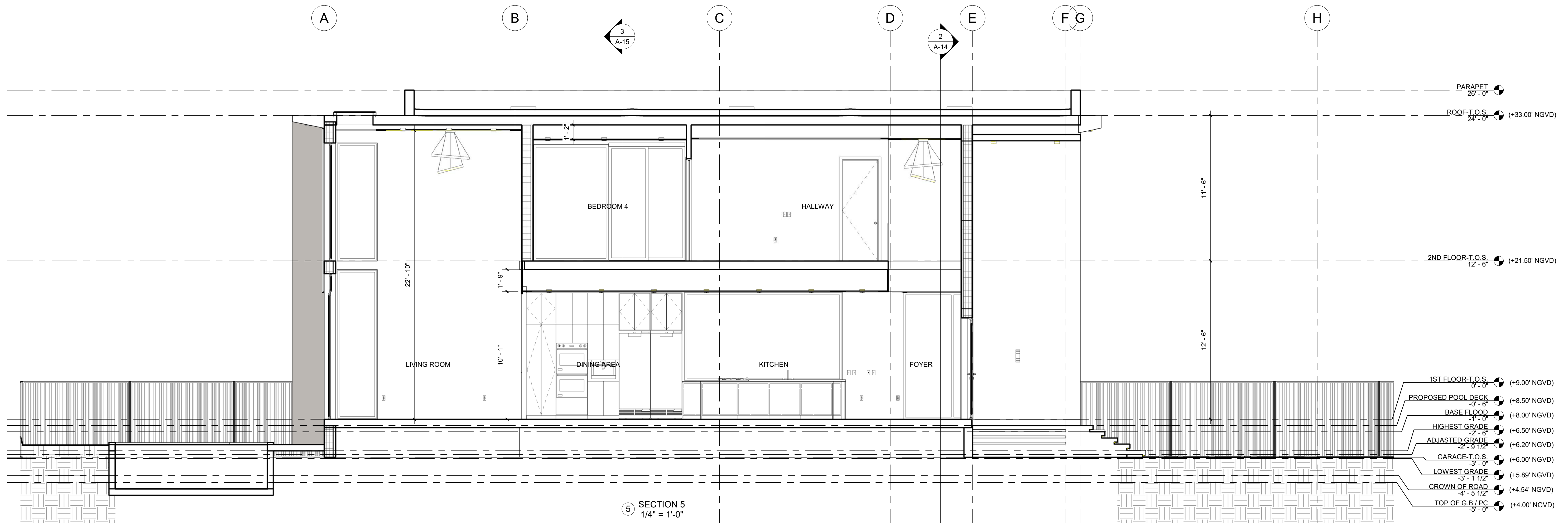
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SECTIONS 3, 4

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A-15



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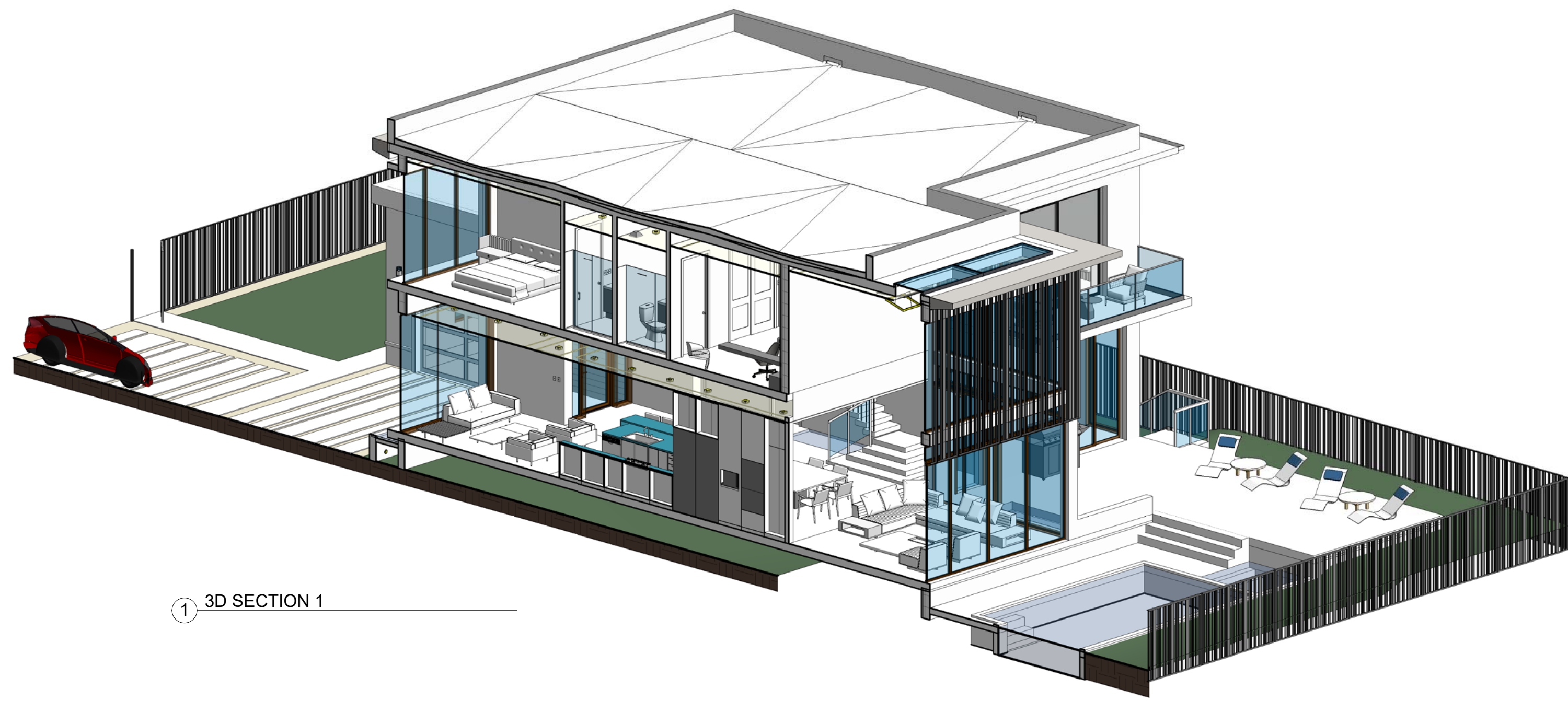
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FOLIO: #####
 OWNERS:
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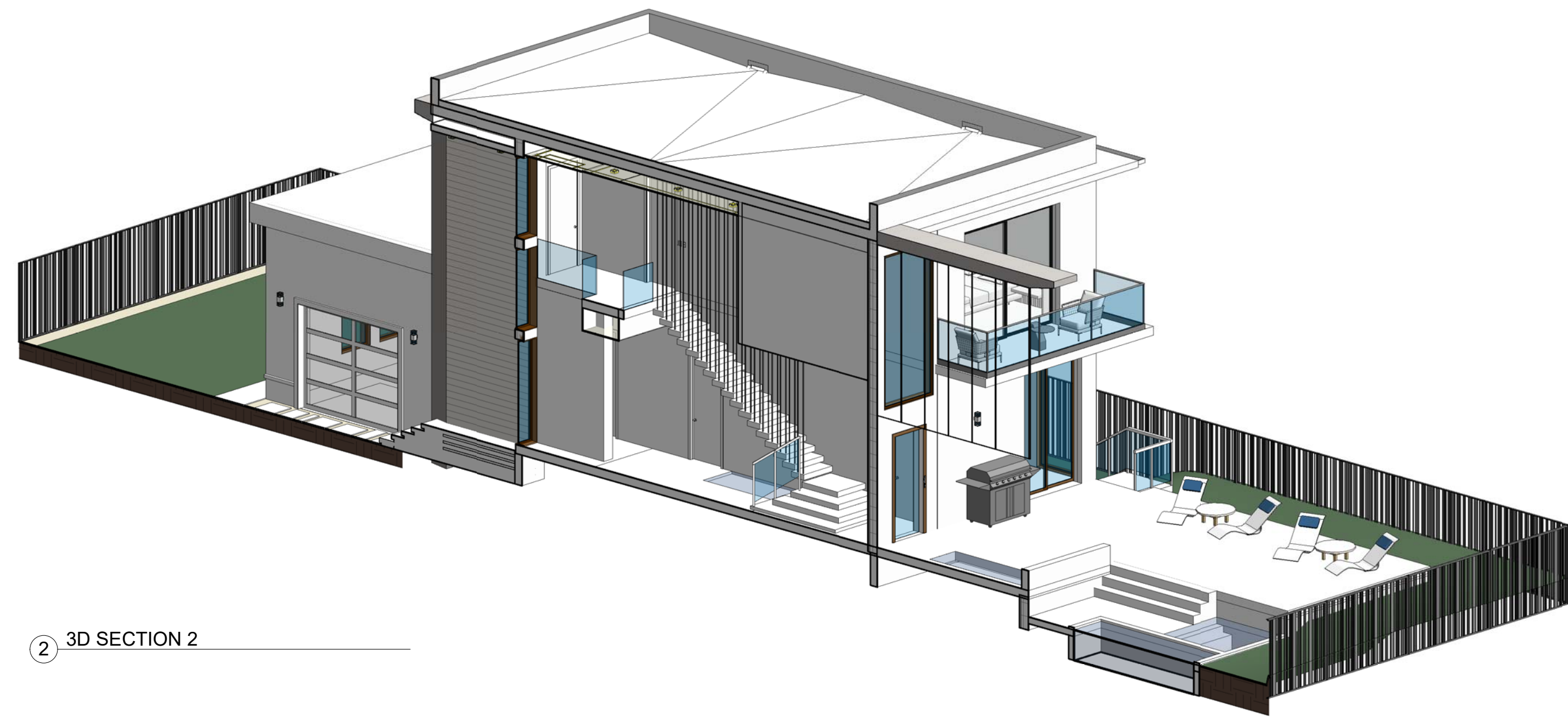
SECTIONS 5, 6

04/14/2023 Scale 1/4" = 1'-0"

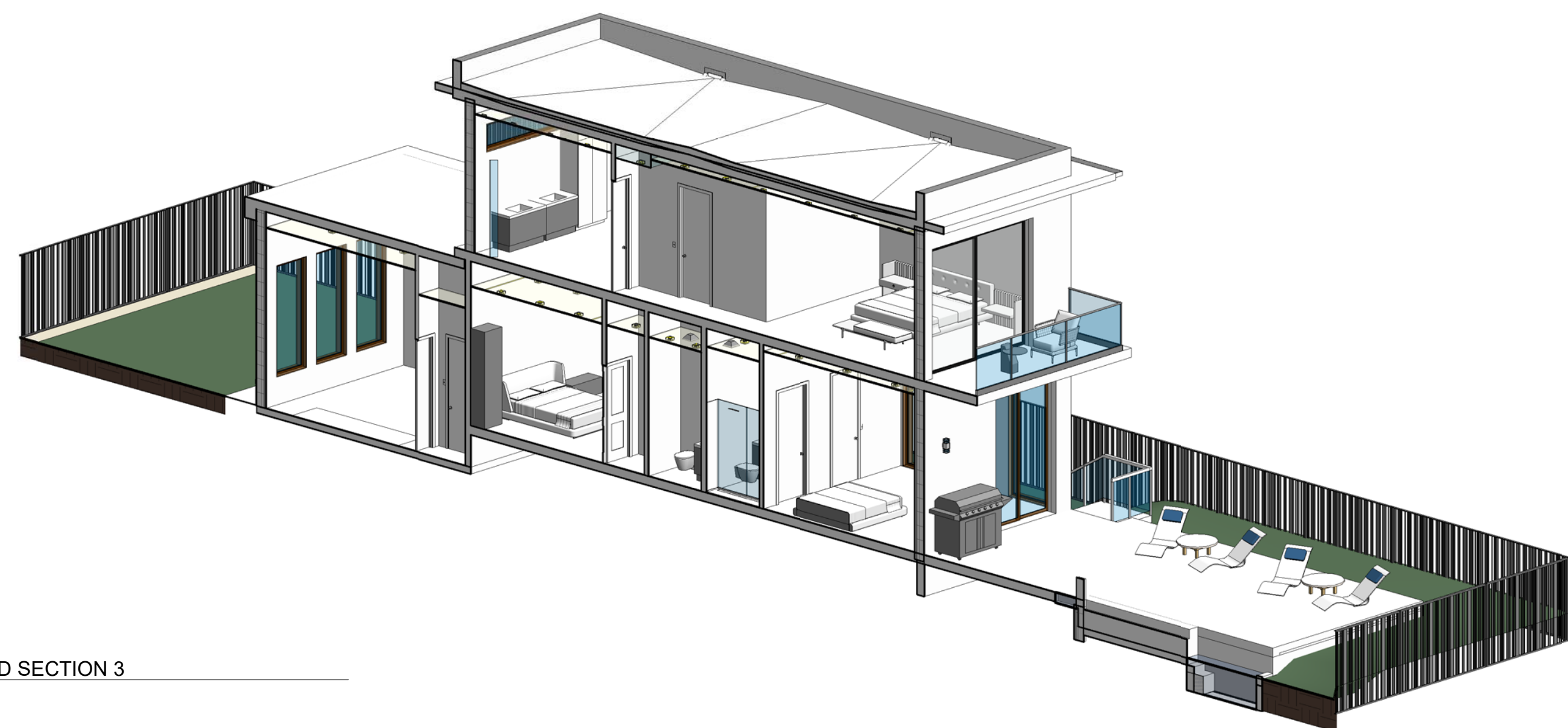
A-16



① 3D SECTION 1



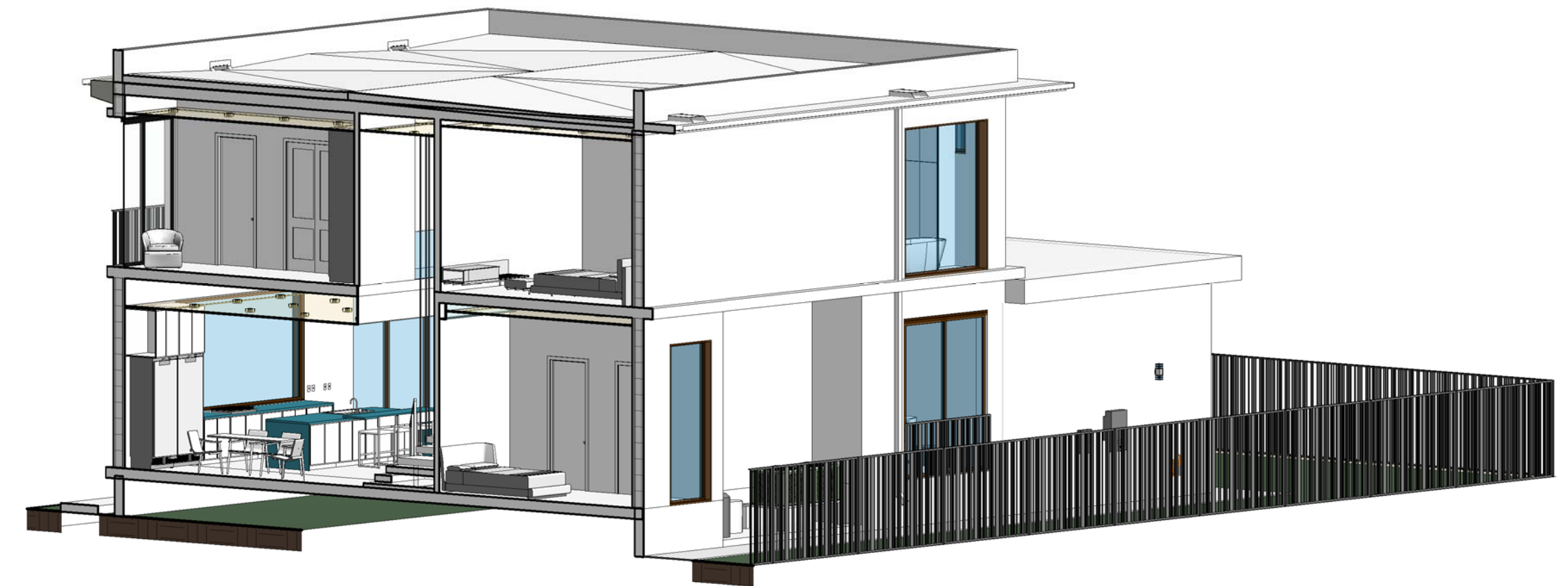
② 3D SECTION 2



③ 3D SECTION 3



④ 3D SECTION 4



⑤ 3D SECTION 5



⑥ 3D SECTION 6



⑦ 3D SECTION 7

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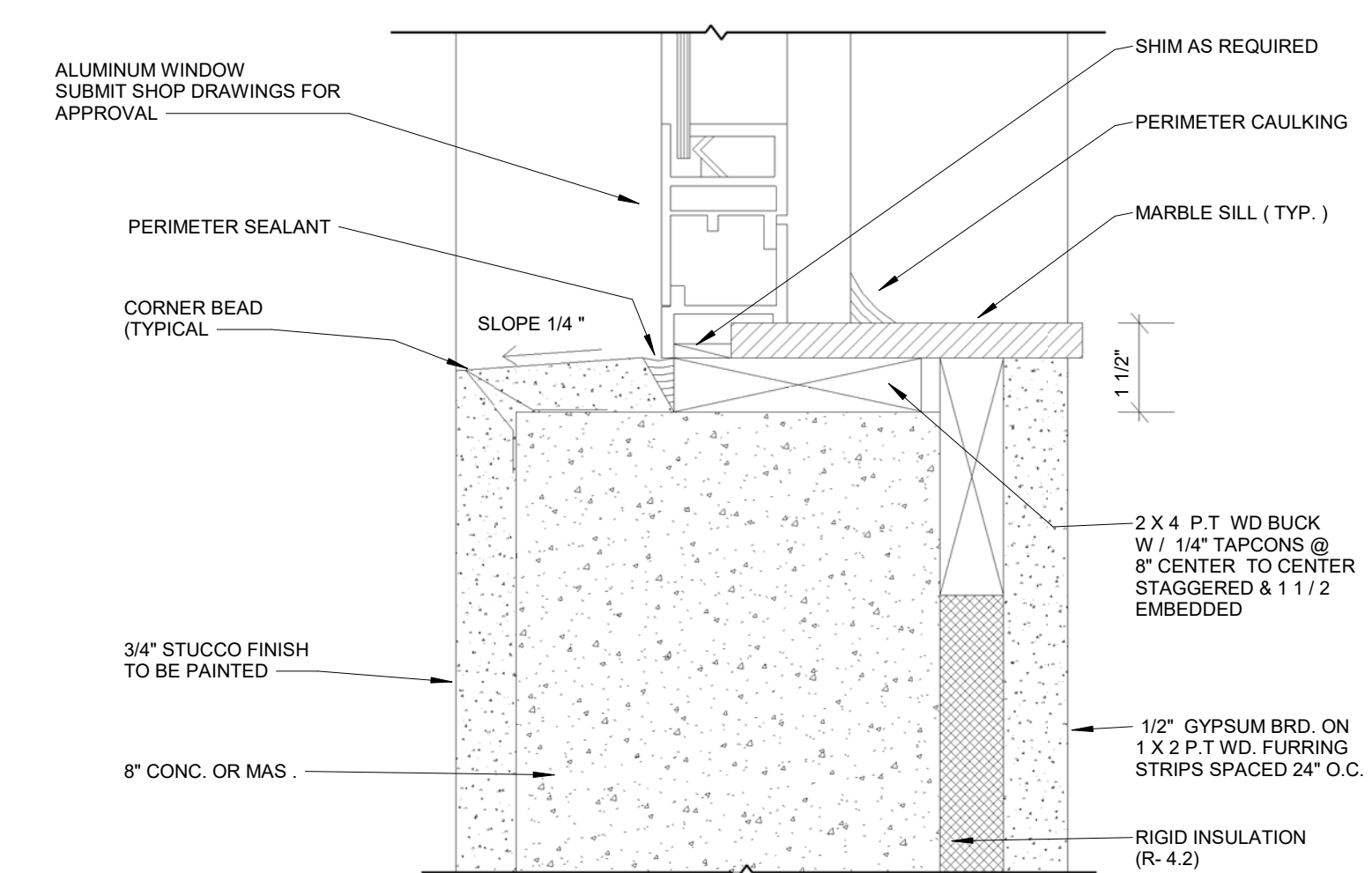
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FOLIO: #-####-####
 OWNERS:
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 #####

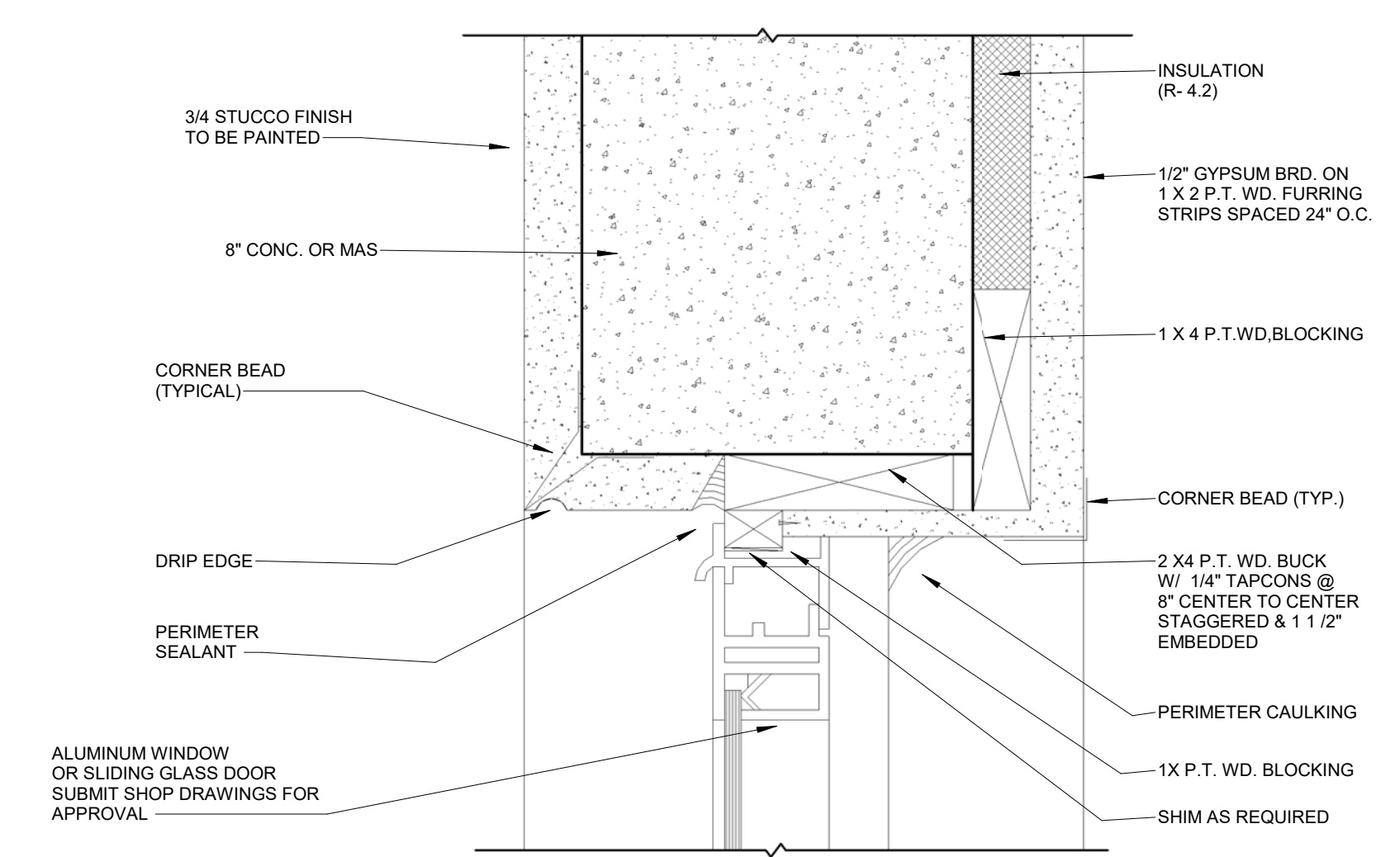
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04/14/2023 Scale

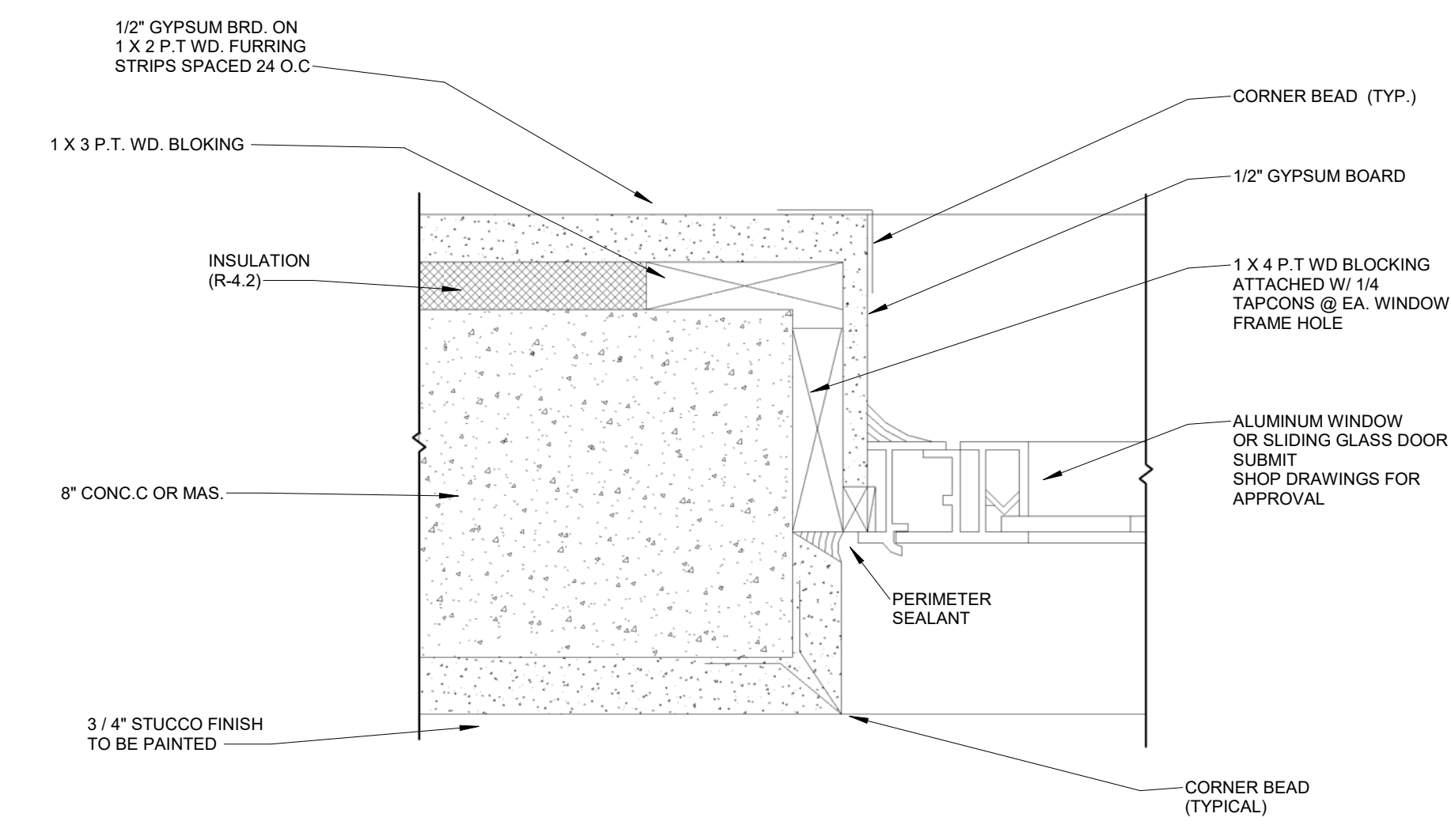
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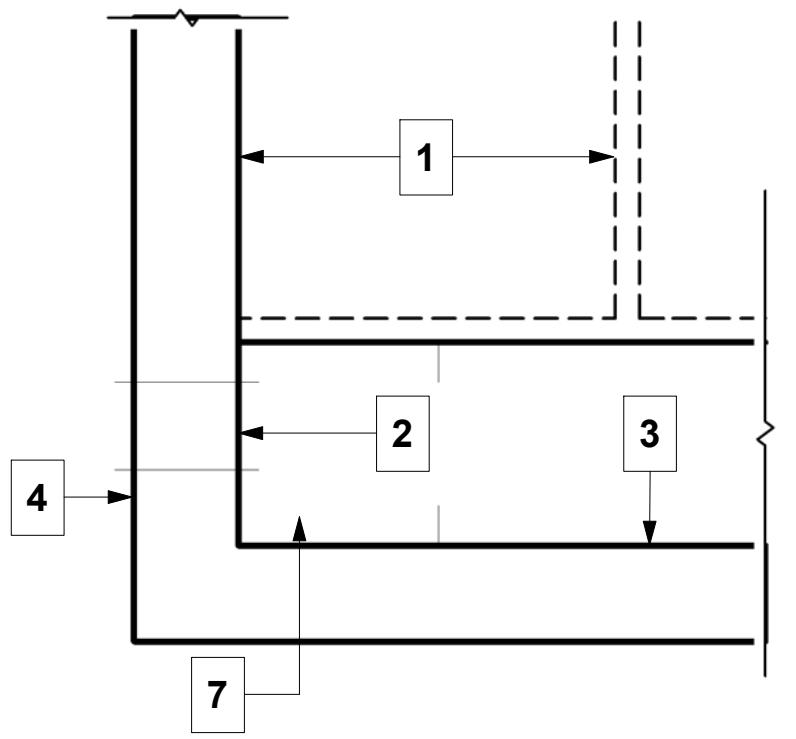
2 TYP. BUCK DTL. @ WINDOWS SILL
1/2" = 1'-0"



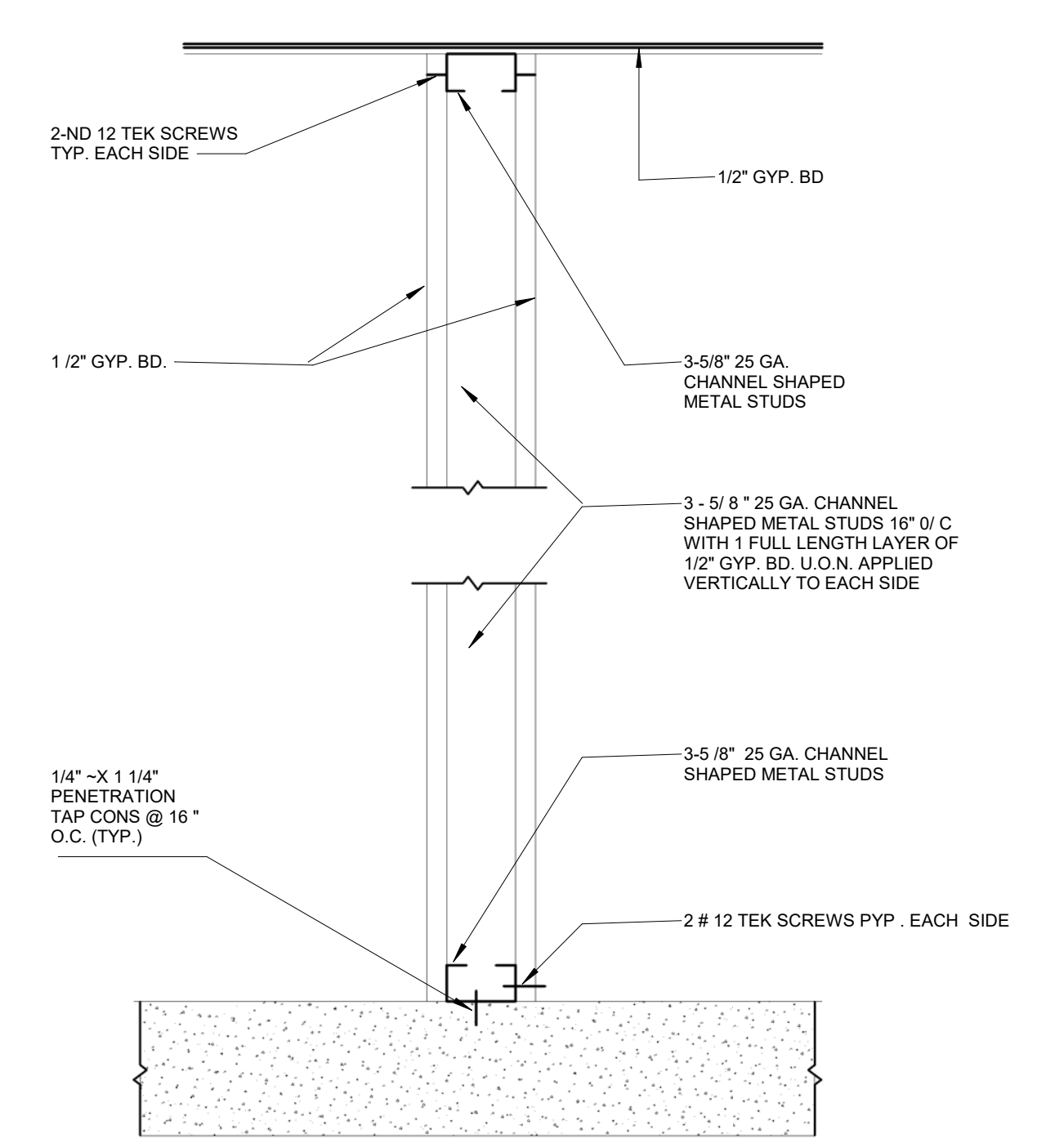
3 TYP. BUCK DTL. OVER DOORS & WINDOWS
1/2" = 1'-0"



4 TYP. BUCK DTL. SIDE CONNECTION
1/2" = 1'-0"

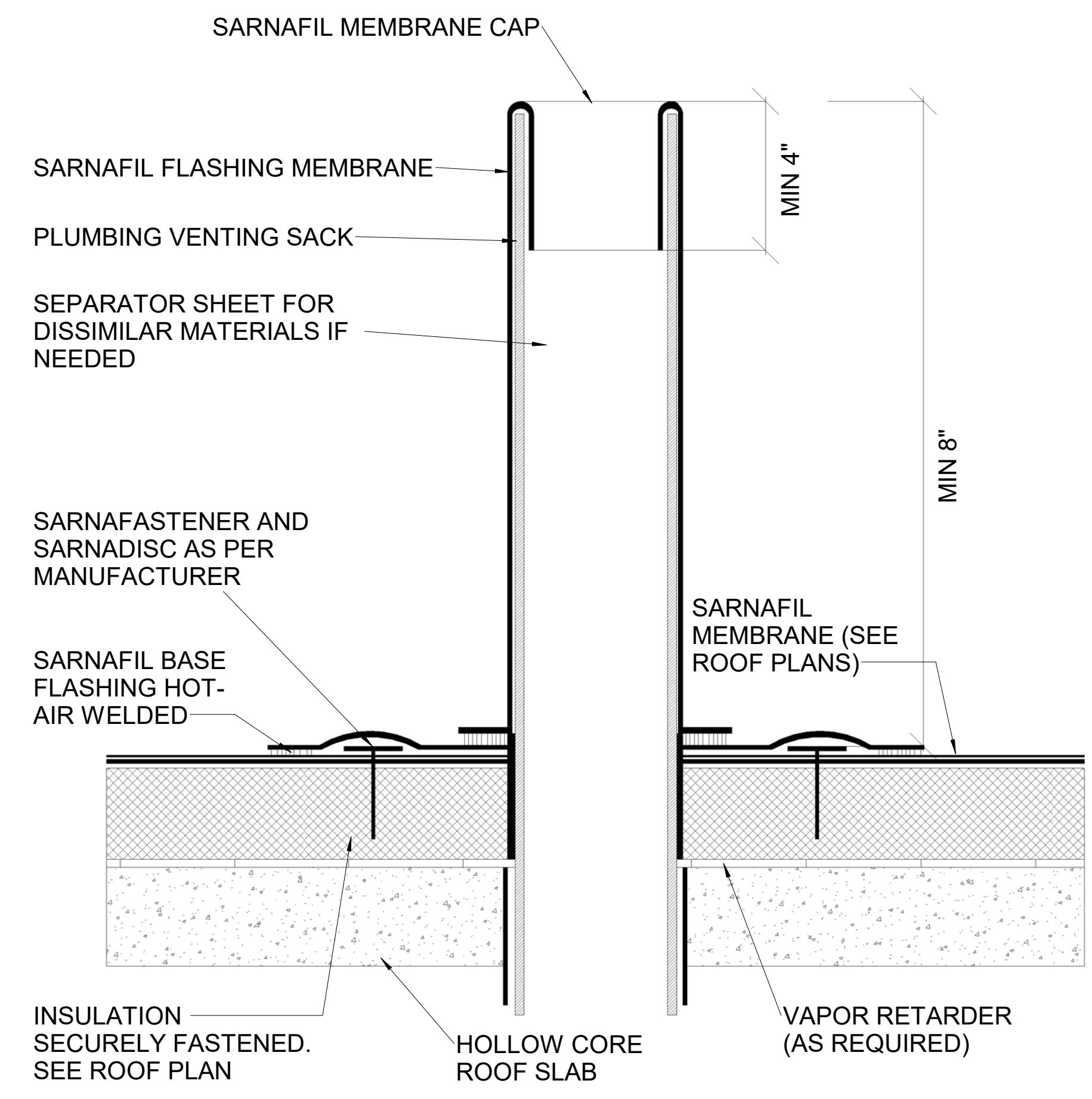


8 GYPSUM WALL BOARD SUPPORT
1/2" = 1'-0"

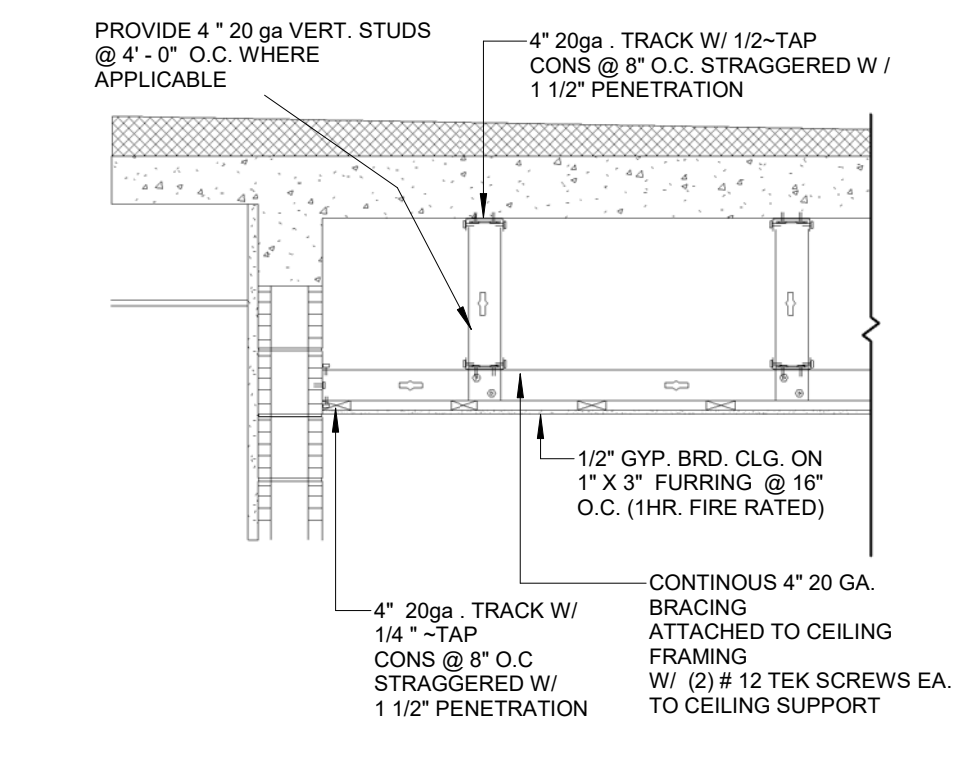


NOTE: FOR PARTITIONS 11'-4" HIGH AND ABOVE, 3-5/8" 25 GA. CHANNEL SHAPED METAL STUDS TO BE 12" O/C WITH 1 FULL LENGTH LAYER OF 1/2" GYP. BD. U.O.N. APPLIED VERTICALLY TO EACH SIDE. 20 GA. CHANNEL SHAPED METAL STUDS 16" O/C MAY ALSO BE USED.

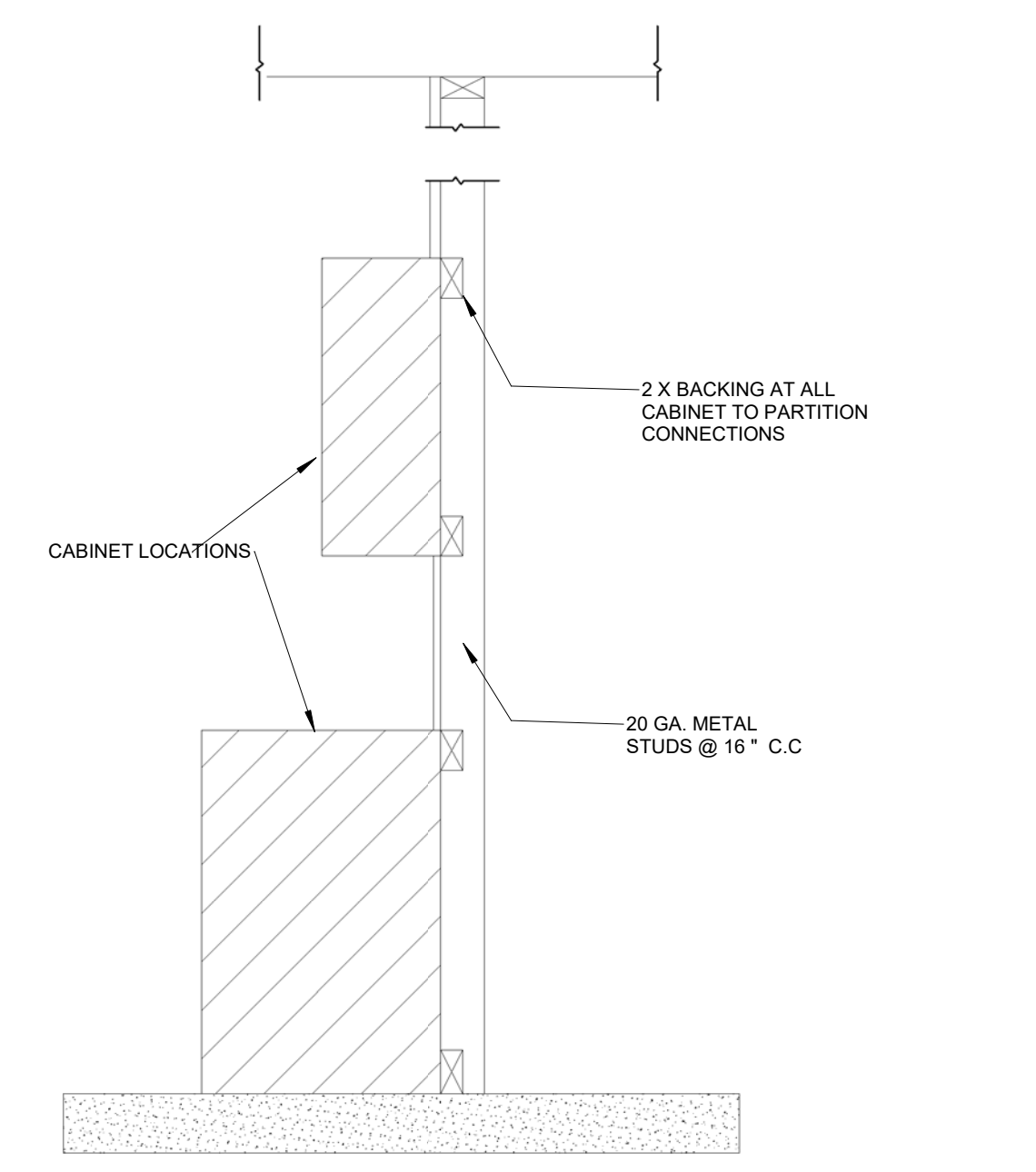
7 TYPICAL PARTITION CONSTRUCTION DETAIL
1/2" = 1'-0"



6 ROOF VENT PENETRATION
1/2" = 1'-0"



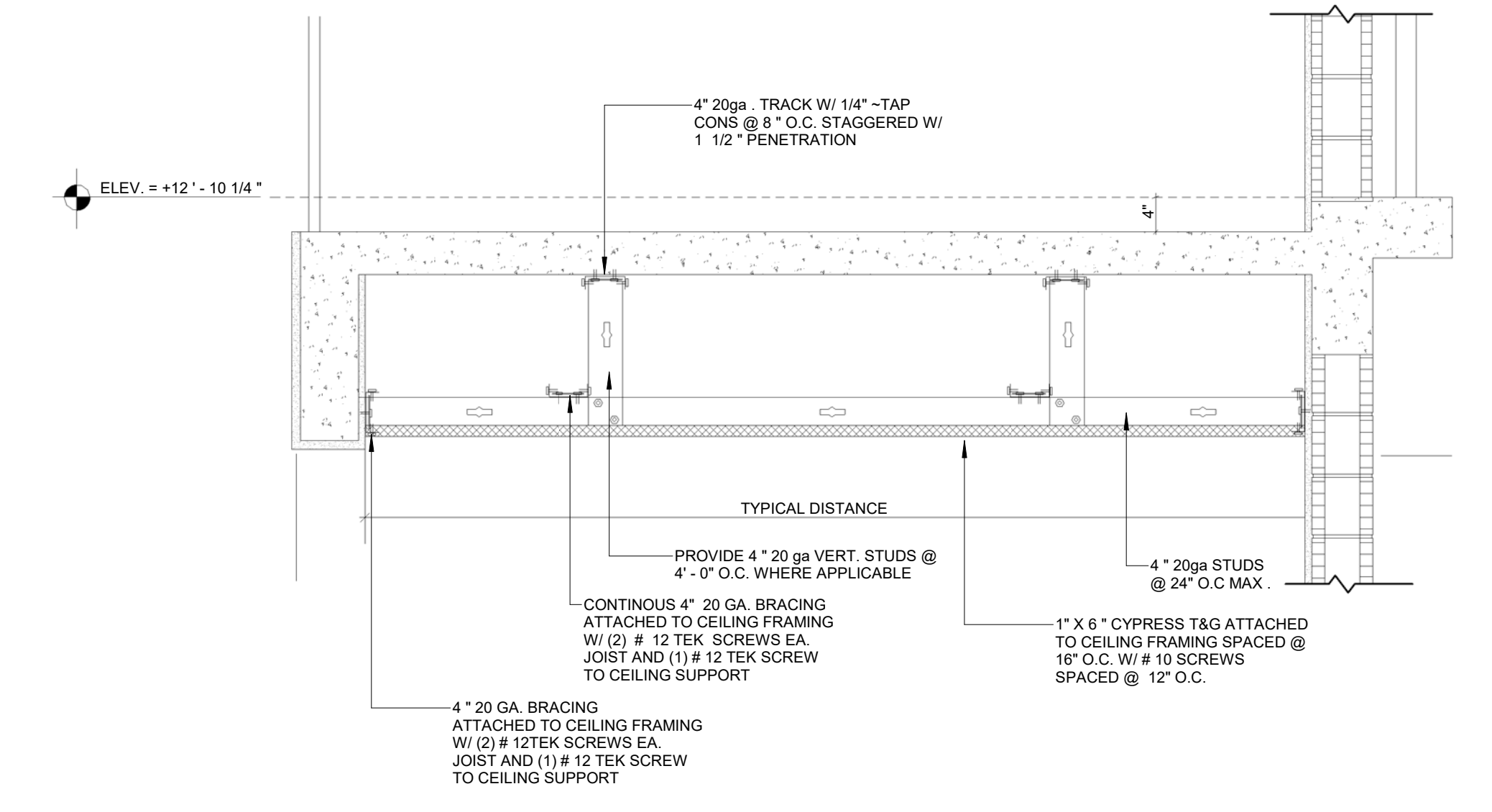
1 INT. CEILING FRAMING DETAIL (TYP.)
1/2" = 1'-0"



9 TYPICAL SECTION OF STUD SPACING @ CABINETS & WALL - HUNG ITEMS
1/4" = 1'-0"

AS PER F.B.C. 2020, THE GYPSUM WALL BOARD SHALL BE SUPPORTED AS ILLUSTRATED IN FIGURE ABOVE FOR FIRE RESISTANCE RATINGS OF THREE (3) HOURS OR LESS.

- STRUCTURAL STEEL COLUMN, EITHER WIDE FLANGE OR TUBULAR SHAPES.
- 1 5/8 INCH (41.3MM) DEEP STUDS FABRICATED FROM 0.0179 INCH (0.46MM) MINIMUM THICKNESS GALVANIZED STEEL WITH 1 5/16 - OR 1 7/16 - INCH (33.6 OR 36.5MM) LEGS. THE LENGTH OF THE STEEL STUDS SHALL BE 1/2 INCH (12.7MM) LESS THAN THE LENGTH OF THE ASSEMBLY.
- TYPE X GYPSUM WALLBOARD IN ACCORDANCE WITH ASTM C36. FOR SINGLE LAYER APPLICATIONS THE WALLBOARDS SHALL BE APPLIED VERTICALLY WITH NO PERMITTED AT A MINIMUM SPACING OF 8FT. (2438MM) PROVIDED THAT THE JOINTS IN SUCCESSIVE LAYERS ARE STAGGERED AT LEAST 12 INCHES (305MM). THE TOTAL REQUIRED THICKNESS OF WALLBOARD SHALL BE DETERMINED ON THE BASIS OF THE SPECIFIED FIRE RESISTANCE RATING AND THE WEIGHT-TO-HEATED-PERIMETER RATIO (W/D) OF THE COLUMN.
- GALVANIZED 0.0149 INCH (0.378MM) MINIMUM THICKNESS STEEL CORNER BEADS WITH 1 1/2 - INCH (38.1MM) LEGS ATTACHED TO THE WALLBOARD WITH 1 INCH (25.4MM) LONG, TYPE S SCREWS SPACED 12 INCHES (305MM) ON CENTER.
- NO. 18 SWG STEEL TIE WIRES SPACED 24 INCHES (610MM) ON CENTER.
- SHEET METAL ANGLES WITH 2-INCH LEGS FABRICATED FROM 0.0209 INCH (0.531MM) MINIMUM THICKNESS GALVANIZED STEEL.
- TYPE S SCREWS 1 INCH (25.4MM) LONG SHALL BE USED FOR ATTACHING THE FIRST LAYER OF WALLBOARD TO THE STEEL STUDS AND THE THIRD LAYER TO THE SHEET METAL ANGLES AT 24 INCHES (610MM) ON CENTER. TYPE S SCREWS 1 1/2 INCHES (44.5MM) LONG SHALL BE USED FOR ATTACHING THE SECOND LAYER OF WALLBOARD TO THE STEEL STUDS AND THE FOURTH LAYER TO THE SHEET METAL ANGLES AT 12 INCHES (305MM) ON CENTER. TYPE S SCREWS 2 1/4 INCHES (57.2MM) LONG SHALL BE USED FOR ATTACHING THE THIRD LAYER OF WALLBOARD TO THE STEEL STUDS AT 12 INCHES (305MM) ON CENTER.



5 TYP. EXTERIOR SOFFIT DETAIL
3/4" = 1'-0"

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DETAILS & NOTES

04/14/2023 Scale As indicated

A-18



② 1ST FLOOR REFLECTED CEILING PLAN-3D

① 1ST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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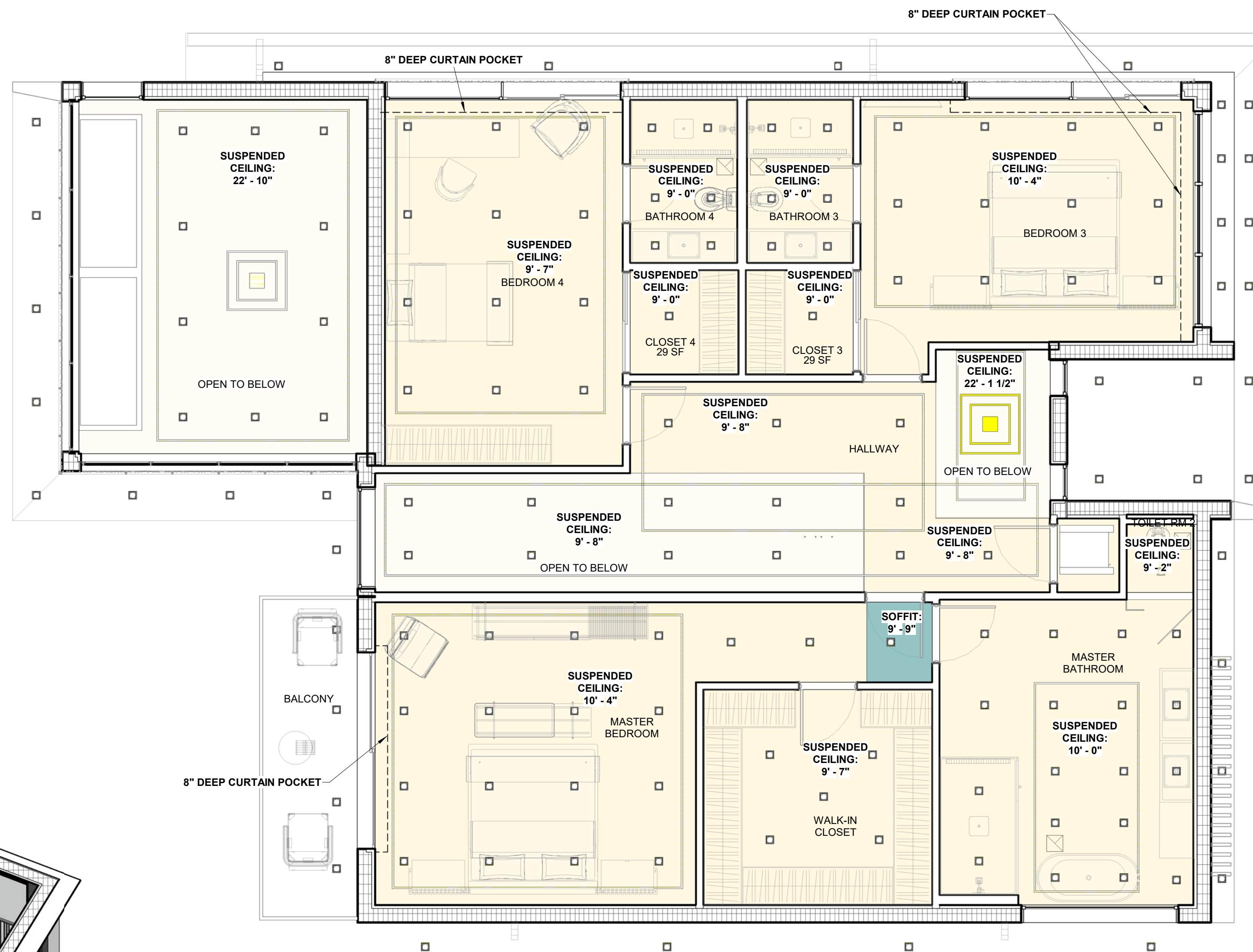
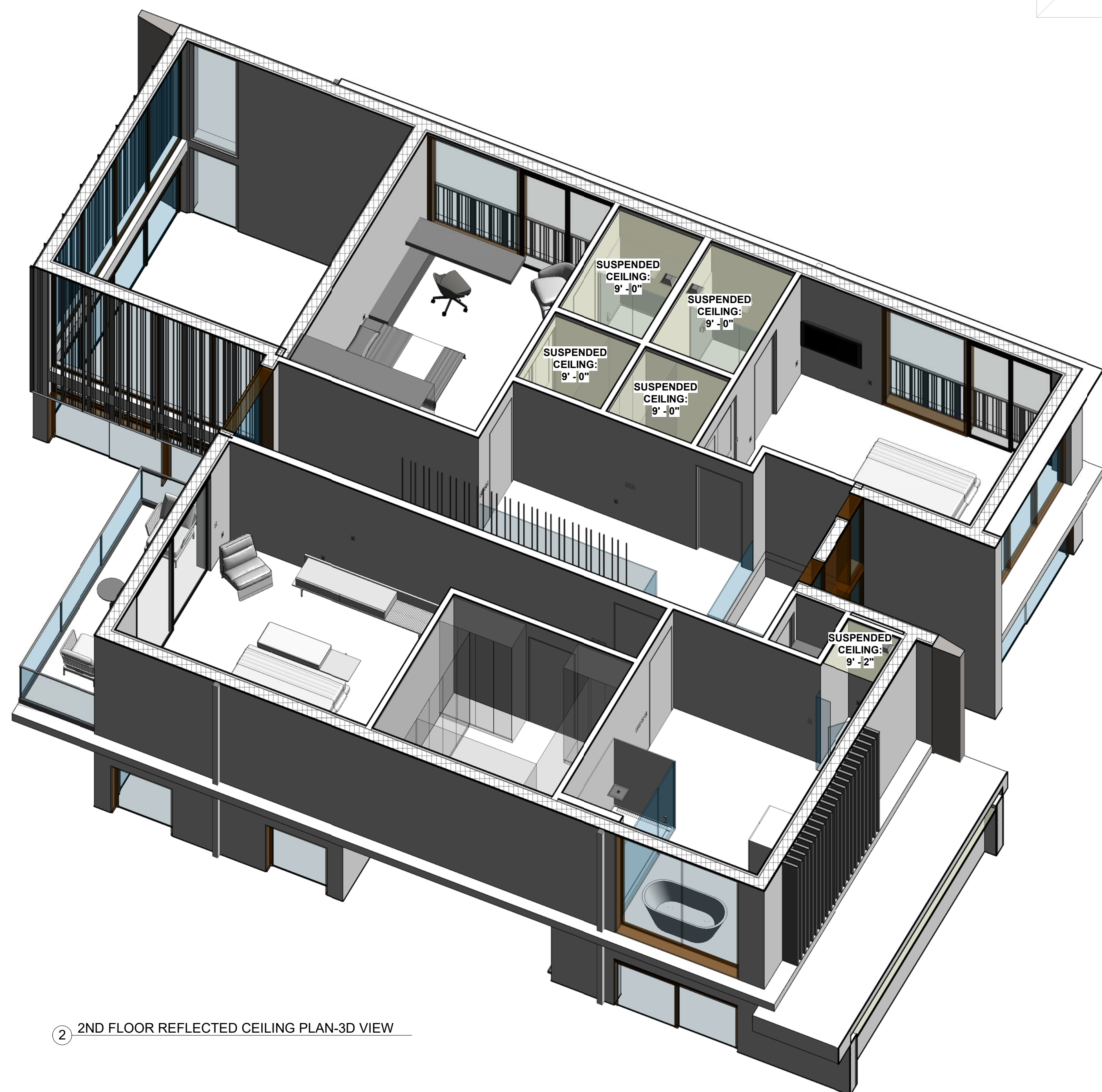
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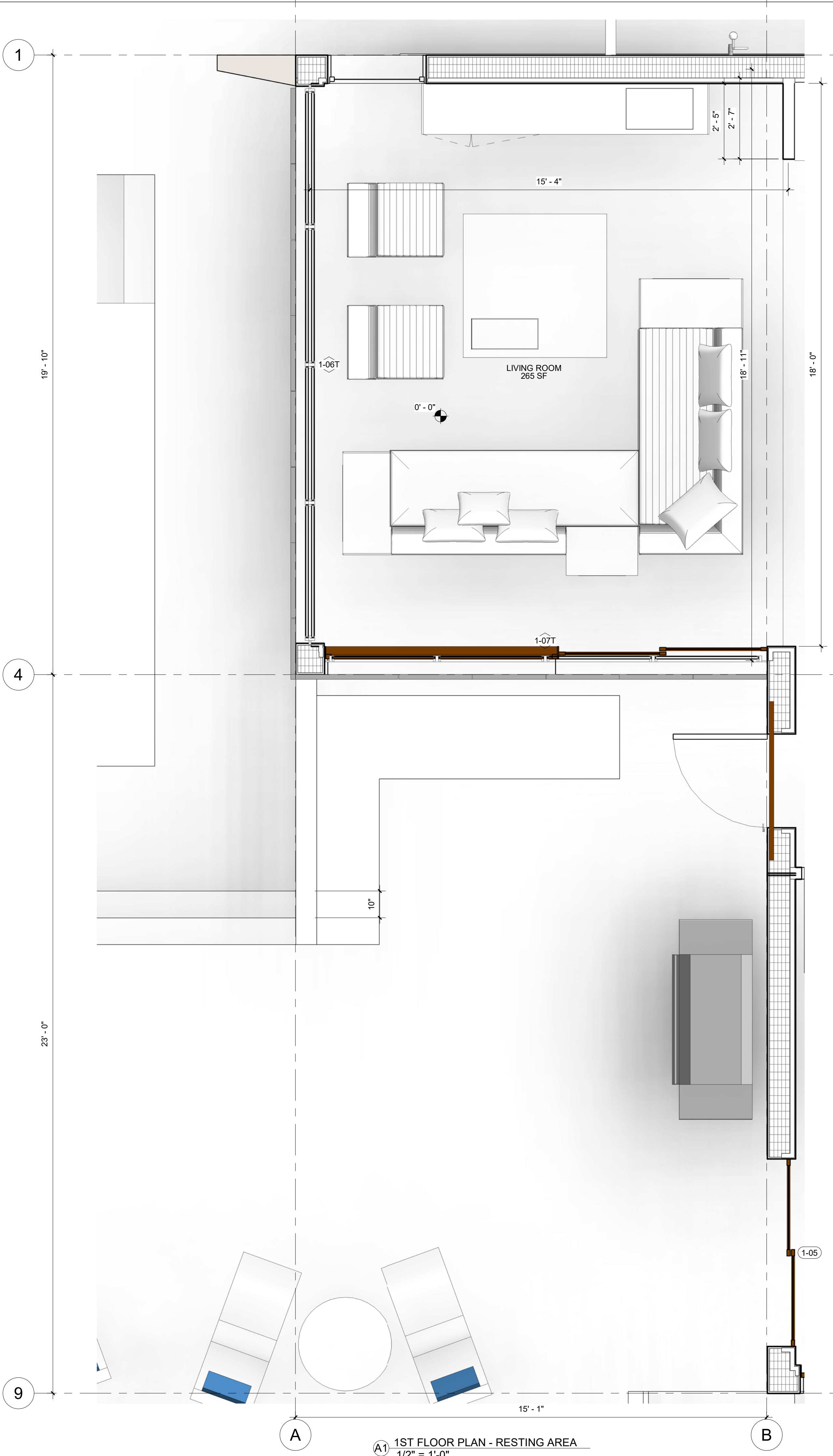
**1ST FLOOR
 REFLECTED
 CEILING PLAN**

04/14/2023 Scale 1/4" = 1'-0"

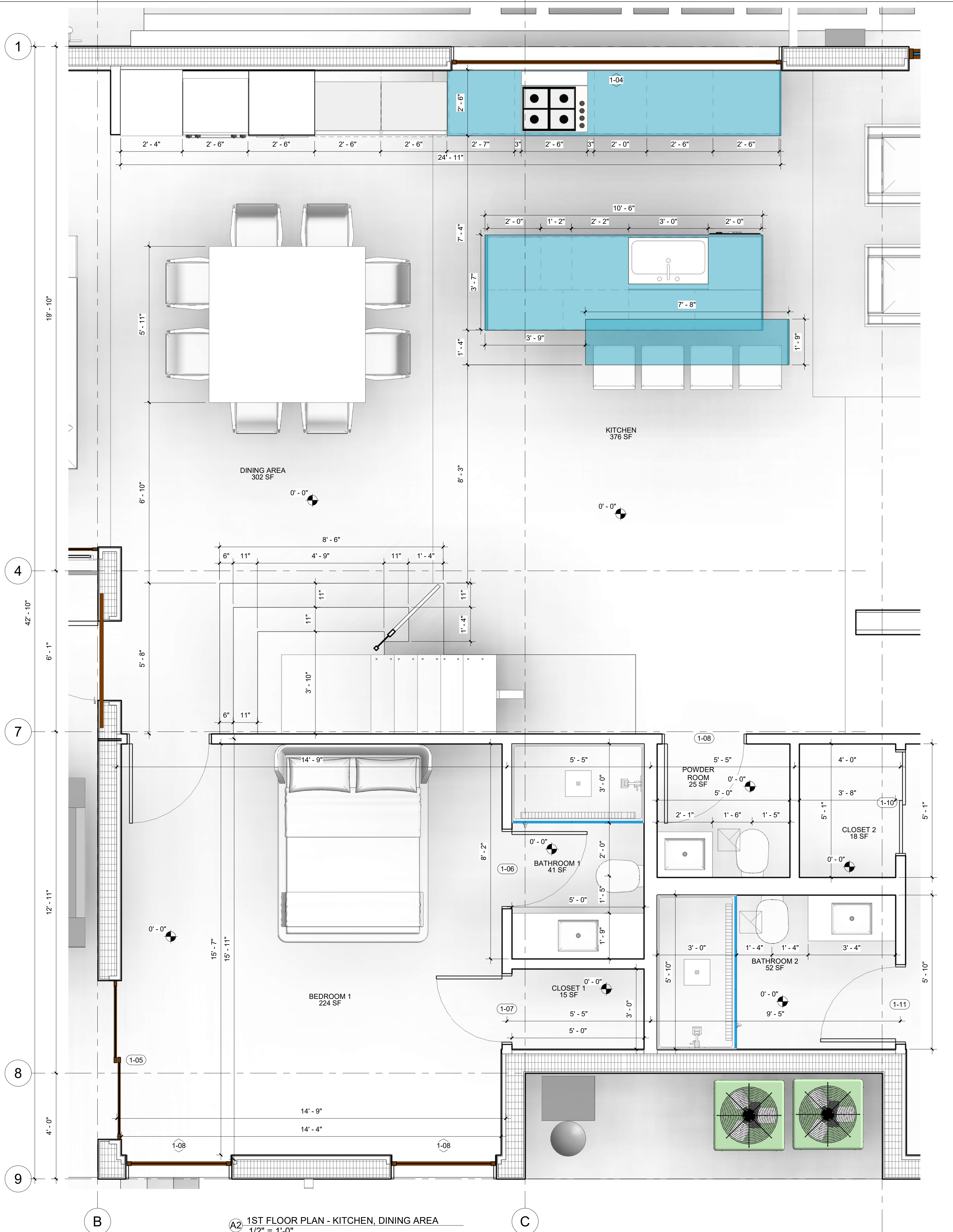


1 2ND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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FOLIO: ##### OWNERS: ##### #####		
2ND FLOOR REFLECTED CEILING PLAN		
04/14/2023 Scale 1/4" = 1'-0"		
A-20		

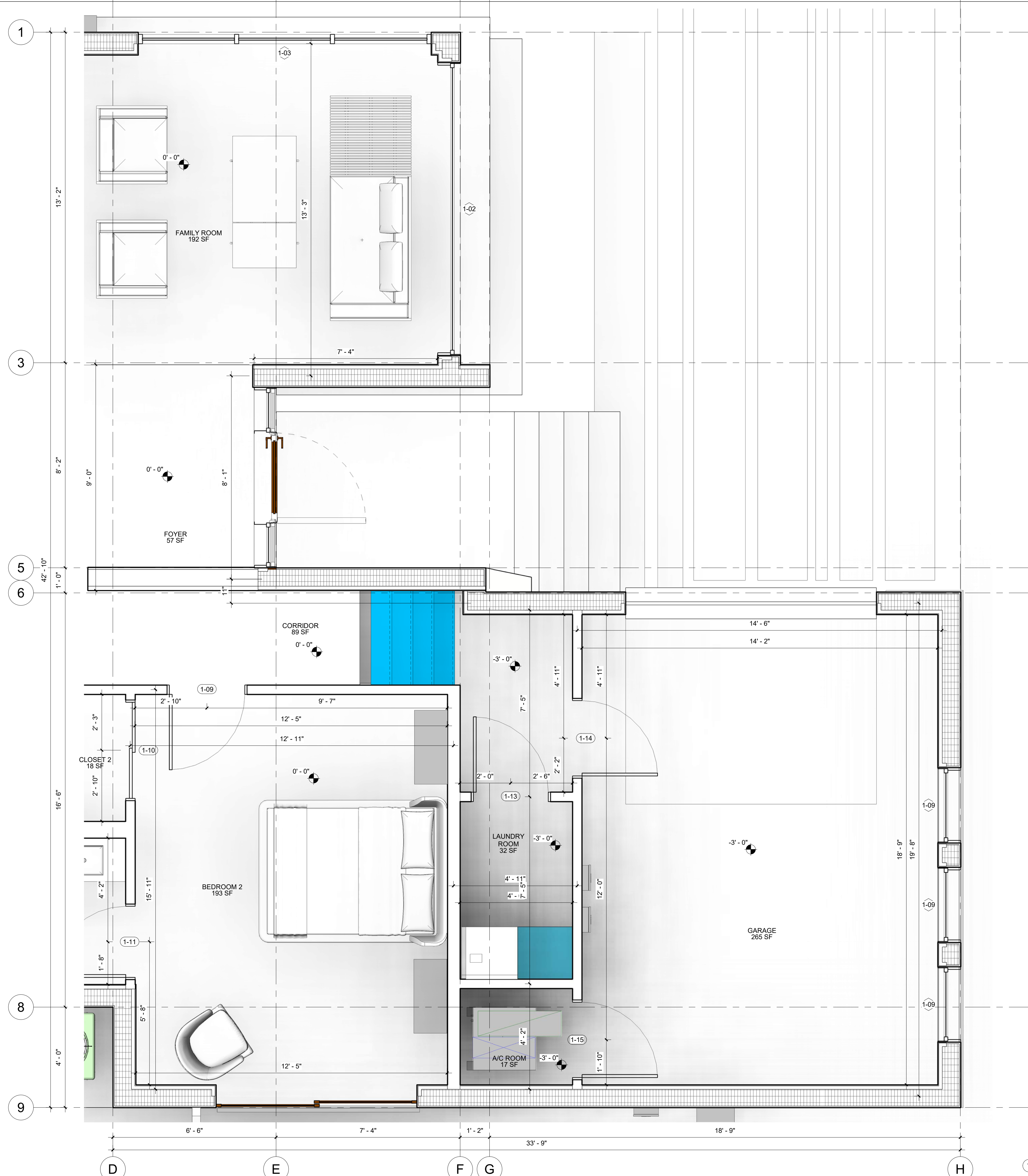


A1 1ST FLOOR PLAN - RESTING AREA
1/2" = 1'-0"



A2 1ST FLOOR PLAN - KITCHEN, DINING AREA
1/2" = 1'-0"

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1ST FLOOR CALLOUTS-1		
04/14/2023 Scale 1/2" = 1'-0"		
A-21		



1 1ST FLOOR PLAN - Callout 1
1/2" = 1'-0"

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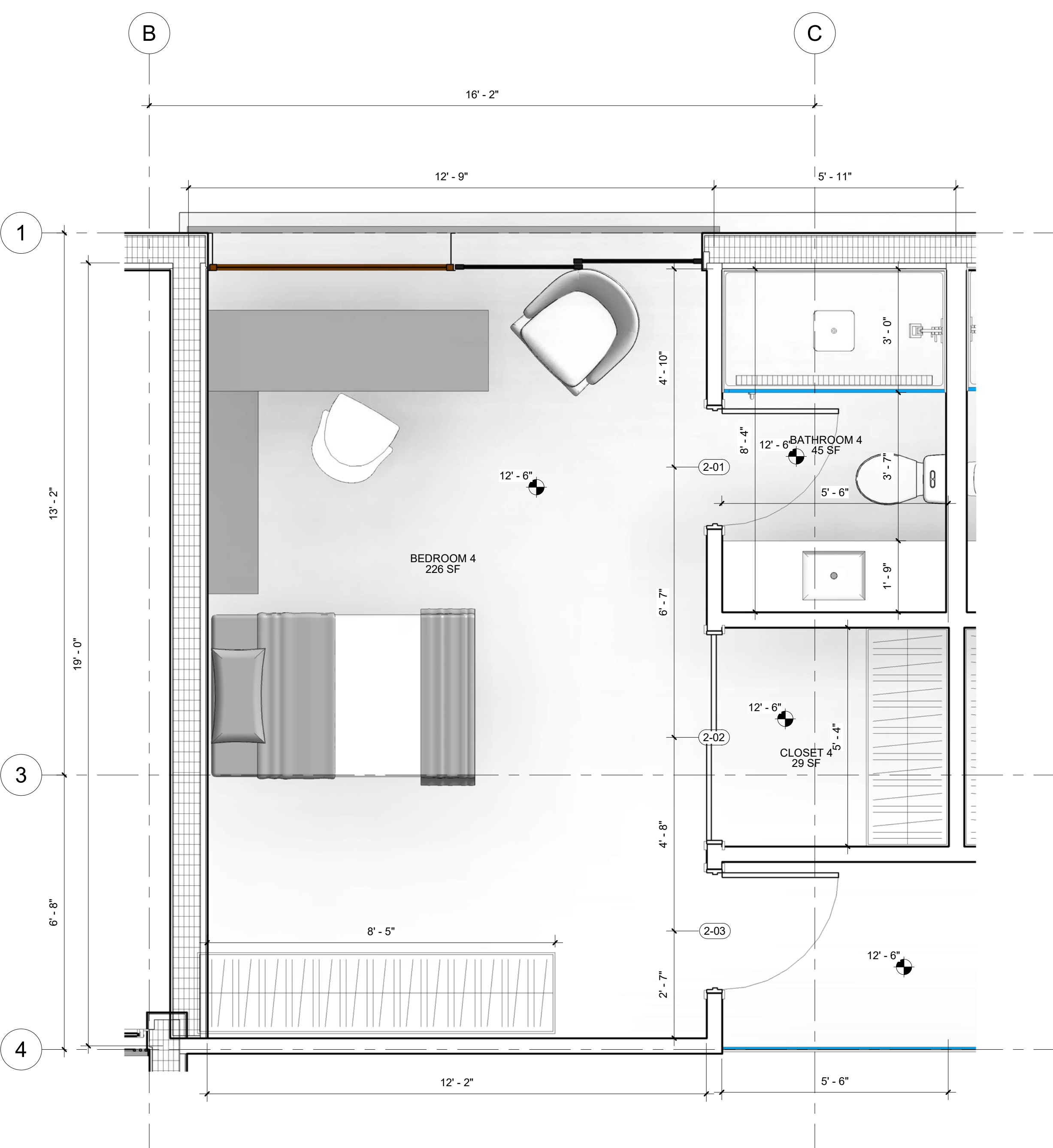
FOLIO: #####
OWNERS:

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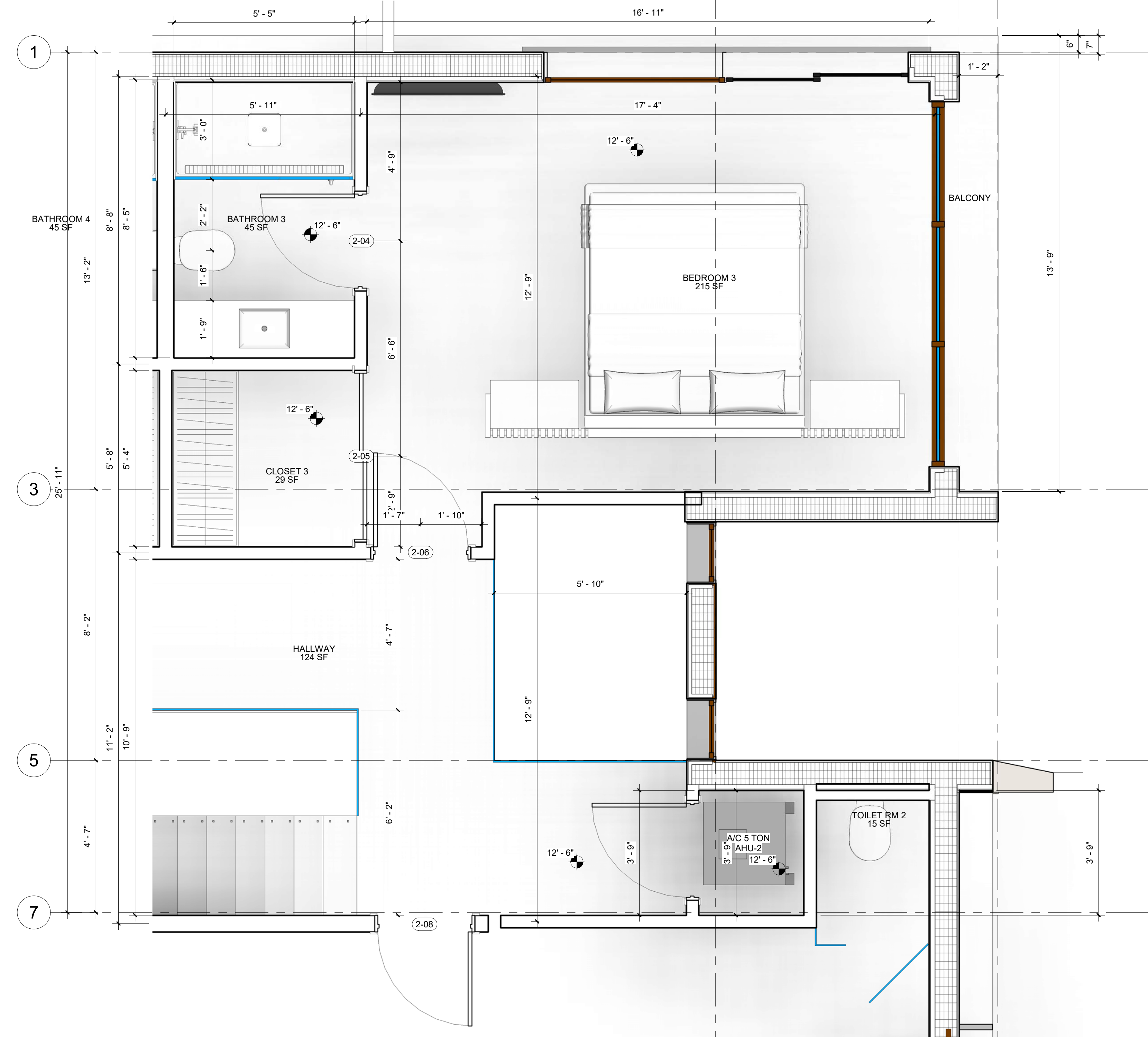
**1ST FLOOR
CALLOUTS-2**

04/14/2023 Scale 1/2" = 1'-0"

A-22

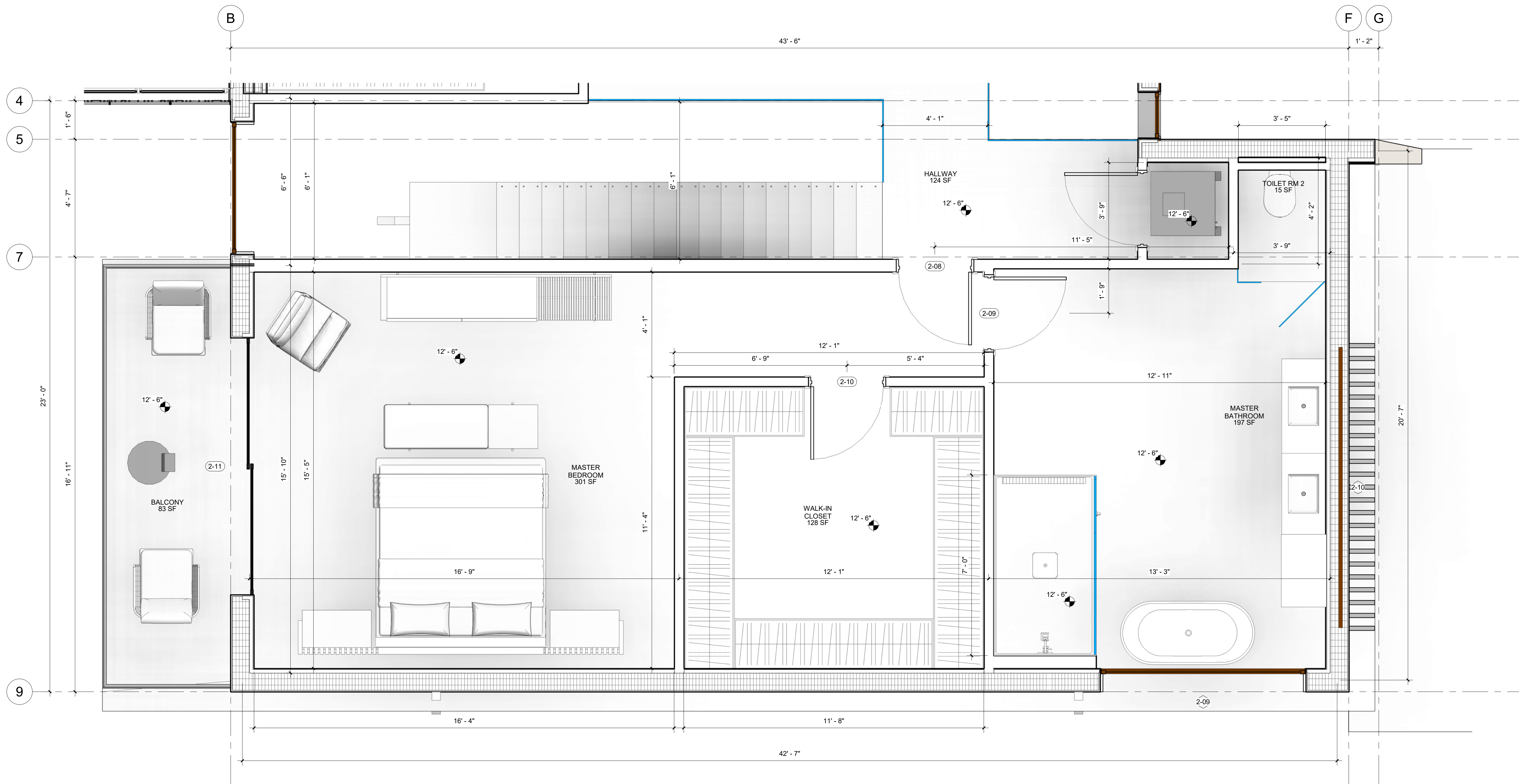


B1 2ND FLOOR PLAN - BEDROOM 4
1/2" = 1'-0"



B2 2ND FLOOR PLAN - BEDROOM 3
1/2" = 1'-0"

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2ND FLOOR CALLOUTS-3		
04/14/2023 Scale 1/2" = 1'-0"		
A-23		



1 2ND FLOOR PLAN - MASTER BEDROOM, MASTER BATHROOM
 1/2" = 1'-0"

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**2ND FLOOR
 CALLOUTS 2**

04/14/2023 Scale 1/2" = 1'-0"

NOTE:
 Building Code: FBC 2020 7th
 Occupancy Type: R-3
 Type of Construction: III-B
 Classification of Work:
 New construction

ELECTRICAL SCOPE OF WORK:

- 1) INSTALL NEW POWER, DATA & CATV OUTLETS, AS SHOWN
- 2) INSTALL NEW 400 AMP ELECTRICAL SERVICE
- 3) INSTALL 2 NEW ELECTRICAL PANELS 'A' & 'B', 200 AMP EACH.
- 4) INSTALL 400 MAIN DISTRIBUTION PANEL 'MDP' OUTSIDE.
- 5) INSTALL NEW 2 GAS TANKLESS WATER HEATERS
- 6) CONNECT NEW APPLIANCES, AS SHOWN
- 7) INSTALL LIGHTING, AS SHOWN
- 8) INSTALL EXHAUST FANS IN ALL BATHROOMS. (50 CFM EACH)

ELECTRICAL LEGEND

	DUPLEX RECEPTACLE OUTLET		TELEVISION OUTLET		AUTOMATIC SENSOR SWITCH		EMERGENCY LIGHT		DOOR NUMBER
	AFCI DUPLEX RECEPTACLE OUTLET AFCI		DISCONNECT SWITCH		SMOKE DETECTOR		LED LIGHT LINEAR		CEILING SPRINKLER
	GFCI DUPLEX RECEPTACLE OUTLET GFCI		GROUND-FAULT INTERRUPTER		SPEAKER		ELECTRICAL SERVICE/METER		WALL SPRINKLER
	DUPLEX RECEPTACLE OUTLET 220V		CEILING LIGHTING FIXTURES		WALL SWITCH		TANKLESS WATER HEATER 220V		SWITCH ON CIRCUIT X
	DUPLEX RECEPTACLE OUTLET @ FLOOR		EXTERIOR WALL MOUNTED LIGHT		WATER PROOF		THERMOSTAT		3-WAY SWITCH ON CIRCUIT X
	ELECTRICAL PANEL		EXHAUST FAN		CLG FAN W/ LIGHT		000 CEILING HEIGHT (IN INCHES)		SD SMOKE DETECTOR
	TELEPHONE & DATA OUTLET		WALL MOUNTED SCONCE LIGHTS				A ALARM CONTROL		SD/CO CARBON MONOXIDE SMOKE DETECTOR

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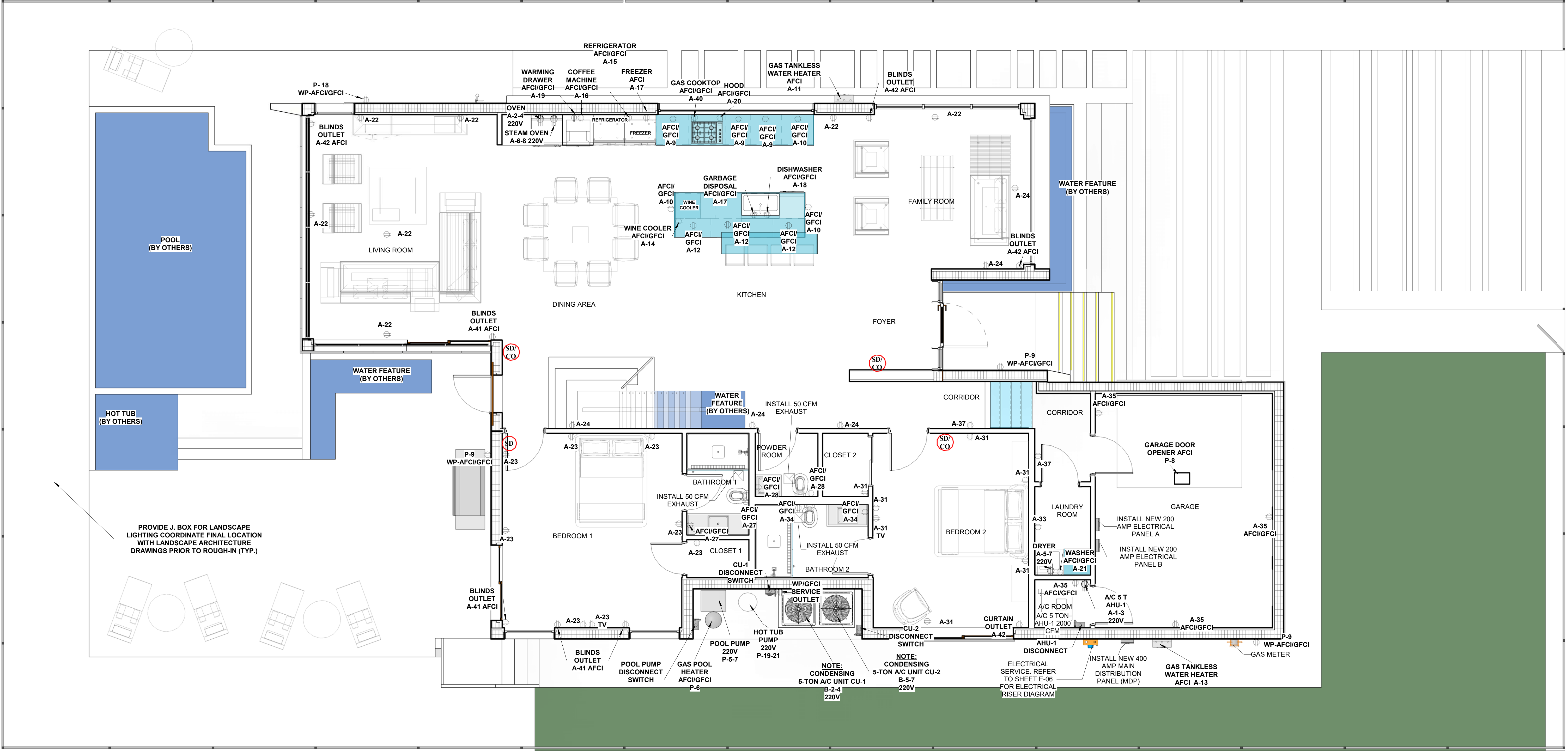
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1ST FLOOR POWER PLAN

04/14/2023 Scale As Indicated

E-01



- NOTES:**
1. RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
 2. ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
 3. ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)



- SMOKE DETECTOR NOTES:**
1. SMOKE DETECTOR WIRING SHALL BE MADE IN A WAY, IF ONE IS ACTIVATED, ALL REMAINING ARE ACTIVATED.
 2. ALL SMOKE DETECTORS SHALL BE AFCI.
 3. FOR THE CEILING MOUNT, THE SMOKE DETECTOR SHOULD BE PLACED AS CLOSE TO CENTER OF THE CEILING AS POSSIBLE.
 4. SMOKE DETECTOR SHOULD BE PLACED AT LEAST 4" FROM ANY CORNER WALL JUNCTION.
 5. SMOKE DETECTOR SHOULD NOT BE PLACED:
 - A) CLOSER THAN 3 FEET FROM AN AIR SUPPLY DIFFUSER OR AN AIR VENT
 - B) CLOSER THAN 1 FOOT FROM FLUORESCENT LIGHT FIXTURE.
 6. SMOKE DETECTORS ARE REQUIRED INSIDE OF ALL SLEEPING AREAS
 7. SMOKE DETECTORS TO BE INTERCONNECTED, BATTERY BACK UP AND 36" AWAY FROM ANY VENT OR FAN BLADE TIP.
 8. ALL SMOKE DETECTORS TO HAVE 10-YEAR LITHIUM BATTERY

NOTE:
 "Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation". (ASCE 24-14 Ch. 7.0). - FBCR Sect. R322.1.6.

① 1ST FLOOR POWER DATA PLAN
 1/4" = 1'-0"

ELECTRICAL SCOPE OF WORK:

- 1) INSTALL NEW POWER, DATA & CATV OUTLETS, AS SHOWN
- 2) INSTALL NEW 400 AMP ELECTRICAL SERVICE
- 3) INSTALL 2 NEW ELECTRICAL PANELS 'A' & 'B', 200 AMP EACH.
- 4) INSTALL 400 MAIN DISTRIBUTION PANEL 'MDP' OUTSIDE.
- 5) INSTALL NEW 2 GAS TANKLESS WATER HEATERS
- 6) CONNECT NEW APPLIANCES, AS SHOWN
- 7) INSTALL LIGHTING, AS SHOWN
- 8) INSTALL EXHAUST FANS IN ALL BATHROOMS. (50 CFM EACH)

NOTES:

1. RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
2. ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
3. ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)

NOTE:

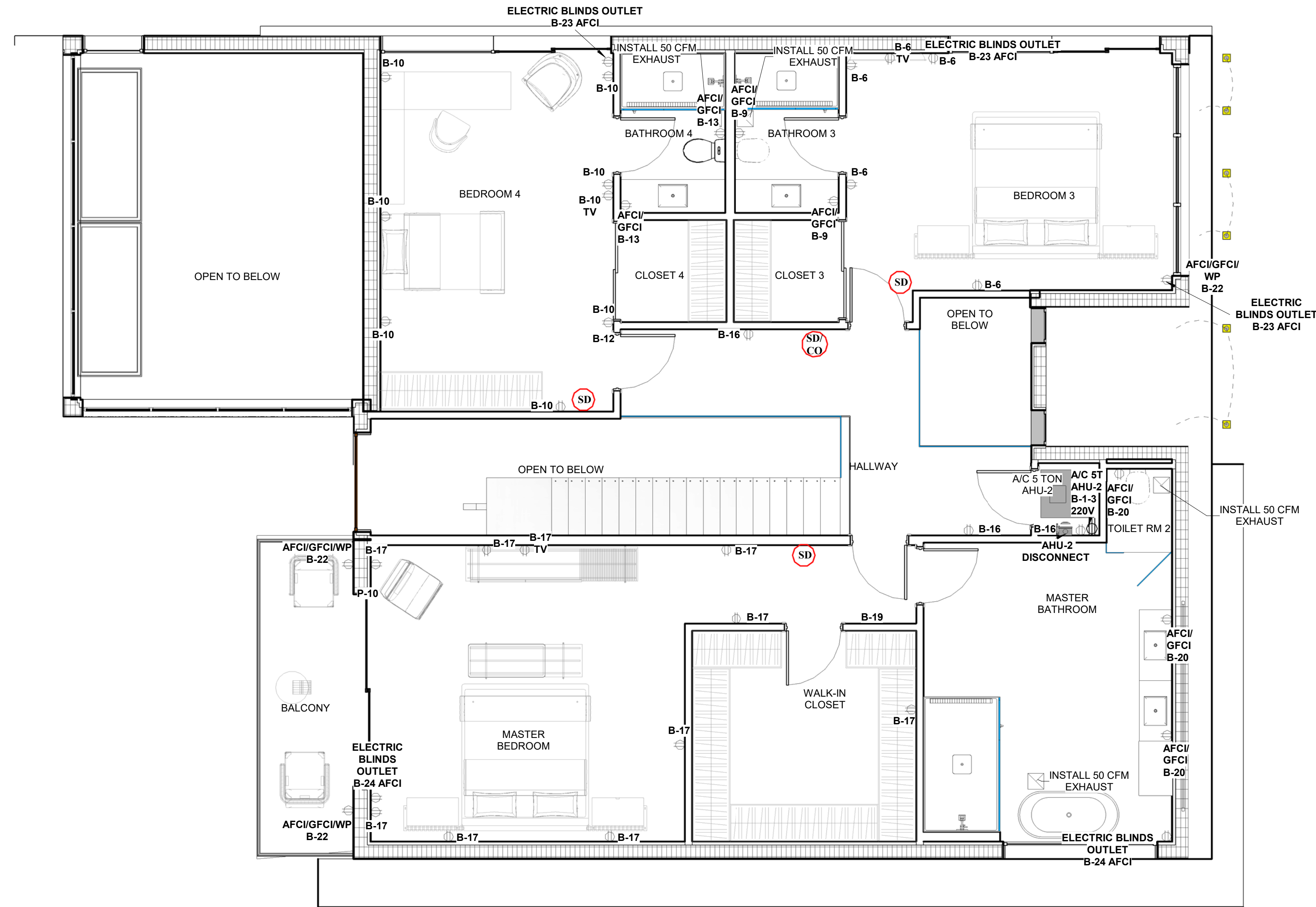
Building Code: FBC 2020 7th
 Occupancy Type: R-3
 Type of Construction: III-B
 Classification of Work:
 New construction

SMOKE DETECTOR INSTALLATION DETAILS



SMOKE DETECTOR NOTES:

1. Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
2. All Smoke Detectors shall be AFCI.
3. For the ceiling mount, the Smoke Detector should be placed as close to center of the ceiling as possible.
4. Smoke Detector should be placed at least 4" from any corner wall junction.
5. Smoke Detector should NOT be placed:
 - a) Closer than 3 feet from an air supply diffuser or an air vent
 - b) Closer than 1 foot from fluorescent light fixture.
6. Smoke Detectors are required inside of all sleeping areas
7. Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.
8. All Smoke Detectors to have 10-year lithium battery



1 2ND FLOOR POWER DATA PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET AFCI
	DUPLEX RECEPTACLE OUTLET GFCI
	DUPLEX RECEPTACLE OUTLET 220V
	DUPLEX RECEPTACLE OUTLET @ FLOOR
	ELECTRICAL PANEL
	TELEPHONE & DATA OUTLET
	TELEVISION OUTLET
	DISCONNECT SWITCH
	GROUND-FAULT INTERRUPTER
	CEILING LIGHTING FIXTURES
	EXTERIOR WALL MOUNTED LIGHT
	EXHAUST FAN
	WALL MOUNTED SCONCE LIGHTS
	NEW FLUORESCENT LIGHTING FIXTURE-SURFACE MTD.
	SMOKE DETECTOR
	CARBON MONOXIDE SMOKE DETECTOR
	SPEAKER
	WALL SWITCH
	WATER PROOF
	CLG FAN W/ LIGHT
	EMERGENCY LIGHT
	LED LIGHT LINEAR
	ELECTRICAL SERVICE/METER
	TANKLESS WATER HEATER 220V
	THERMOSTAT
	CEILING HEIGHT (IN INCHES)
	ALARM CONTROL
	DOOR NUMBER
	CEILING SPRINKLER
	WALL SPRINKLER
	SWITCH ON CIRCUIT X
	3-WAY SWITCH ON CIRCUIT X

2ND FLOOR ELECTRICAL LEGEND
 3/8" = 1'-0"

DESCRIPTION

DATE

REV

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2ND FLOOR POWER PLAN

04/14/2023 Scale As indicated

NOTE:

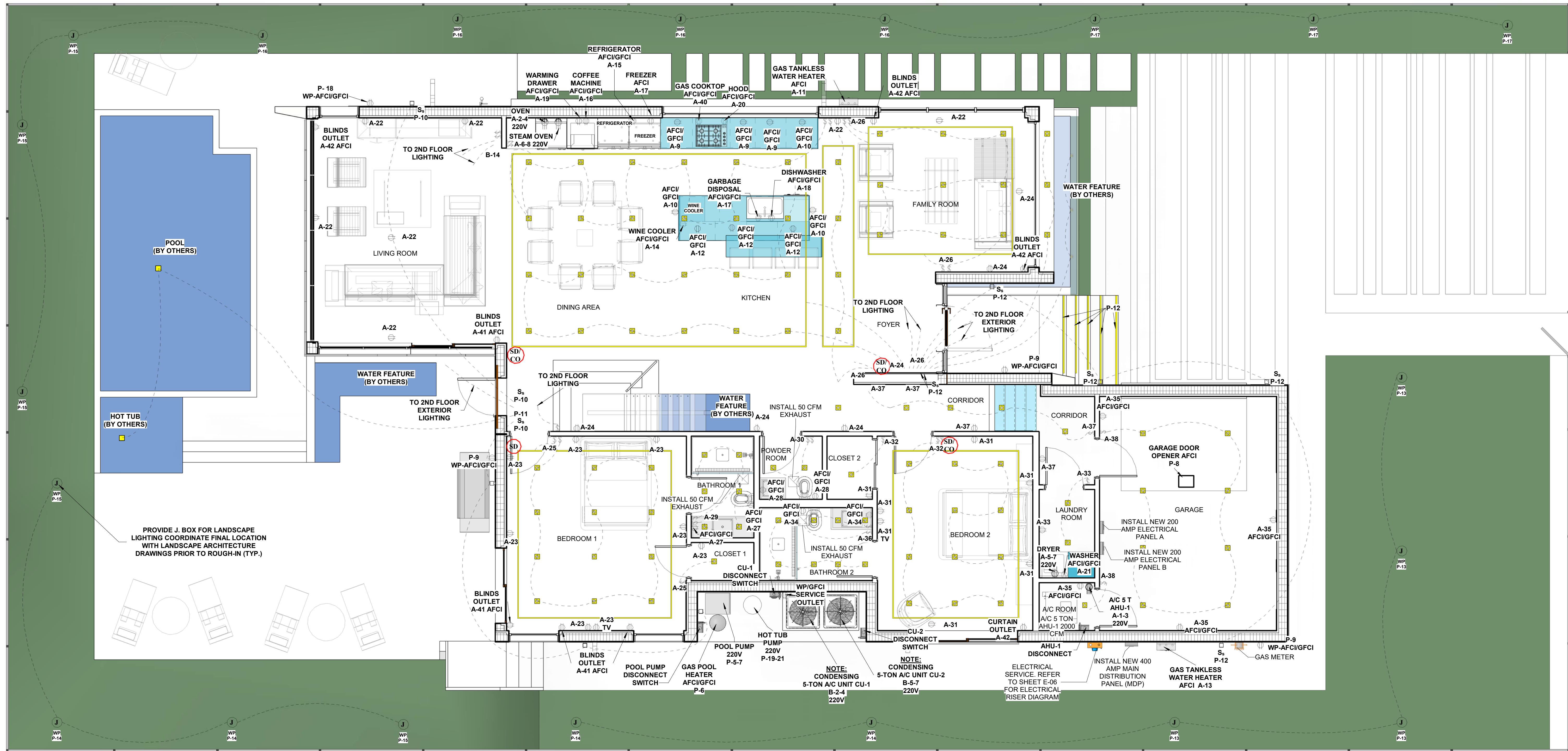
Building Code: FBC 2020 7th
 Occupancy Type: R-3
 Type of Construction: III-B
 Classification of Work:
 New construction

ELECTRICAL SCOPE OF WORK:

- 1) INSTALL NEW POWER, DATA & CATV OUTLETS, AS SHOWN
- 2) INSTALL NEW 400 AMP ELECTRICAL SERVICE
- 3) INSTALL 2 NEW ELECTRICAL PANELS 'A' & 'B', 200 AMP EACH.
- 4) INSTALL 400 MAIN DISTRIBUTION PANEL 'MDP' OUTSIDE.
- 5) INSTALL NEW 2 GAS TANKLESS WATER HEATERS
- 6) CONNECT NEW APPLIANCES, AS SHOWN
- 7) INSTALL LIGHTING, AS SHOWN
- 8) INSTALL EXHAUST FANS IN ALL BATHROOMS. (50 CFM EACH)

ELECTRICAL LEGEND

	DUPLEX RECEPTACLE OUTLET		TELEVISION OUTLET		AUTOMATIC SENSOR SWITCH		EMERGENCY LIGHT		DOOR NUMBER
	AFCI DUPLEX RECEPTACLE OUTLET AFCI		DISCONNECT SWITCH		SMOKE DETECTOR		LED LIGHT LINEAR		CEILING SPRINKLER
	GFCI DUPLEX RECEPTACLE OUTLET GFCI		GROUND-FAULT INTERRUPTER		SPEAKER		ELECTRICAL SERVICE/METER		WALL SPRINKLER
	DUPLEX RECEPTACLE OUTLET 220V		CEILING LIGHTING FIXTURES		WALL SWITCH		TANKLESS WATER HEATER 220V		SWITCH ON CIRCUIT X
	DUPLEX RECEPTACLE OUTLET @ FLOOR		EXTERIOR WALL MOUNTED LIGHT		WATER PROOF		THERMOSTAT		3-WAY SWITCH ON CIRCUIT X
	ELECTRICAL PANEL		EXHAUST FAN		CLG FAN W/ LIGHT		000 CEILING HEIGHT (IN INCHES)		SMOKE DETECTOR
	TELEPHONE & DATA OUTLET		WALL MOUNTED SCONCE LIGHTS				ALARM CONTROL		CARBON MONOXIDE SMOKE DETECTOR



- NOTES:**
1. RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
 2. ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
 3. ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)



- SMOKE DETECTOR NOTES:**
1. SMOKE DETECTOR WIRING SHALL BE MADE IN A WAY, IF ONE IS ACTIVATED, ALL REMAINING ARE ACTIVATED.
 2. ALL SMOKE DETECTORS SHALL BE AFCI.
 3. FOR THE CEILING MOUNT, THE SMOKE DETECTOR SHOULD BE PLACED AS CLOSE TO CENTER OF THE CEILING AS POSSIBLE.
 4. SMOKE DETECTOR SHOULD BE PLACED AT LEAST 4" FROM ANY CORNER WALL JUNCTION.
 5. SMOKE DETECTOR SHOULD NOT BE PLACED:
 - A) CLOSER THAN 3 FEET FROM AN AIR SUPPLY DIFFUSER OR AN AIR VENT
 - B) CLOSER THAN 1 FOOT FROM FLUORESCENT LIGHT FIXTURE.
 6. SMOKE DETECTORS ARE REQUIRED INSIDE OF ALL SLEEPING AREAS
 7. SMOKE DETECTORS TO BE INTERCONNECTED, BATTERY BACK UP AND 36" AWAY FROM ANY VENT OR FAN BLADE TIP.
 8. ALL SMOKE DETECTORS TO HAVE 10-YEAR LITHIUM BATTERY

NOTE:
 "Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation". (ASCE 24-14 Ch. 7.0). – FBCR Sect. R322.1.6.

1-1ST FLOOR LIGHTING PLAN
 1/4" = 1'-0"

REV	DATE	DESCRIPTION

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1ST FLOOR LIGHTING PLAN

04/14/2023 Scale As Indicated

E-03

ELECTRICAL SCOPE OF WORK:

- 1) INSTALL NEW POWER, DATA & CATV OUTLETS, AS SHOWN
- 2) INSTALL NEW 400 AMP ELECTRICAL SERVICE
- 3) INSTALL 2 NEW ELECTRICAL PANELS 'A' & 'B', 200 AMP EACH.
- 4) INSTALL 400 MAIN DISTRIBUTION PANEL 'MDP' OUTSIDE.
- 5) INSTALL NEW 2 GAS TANKLESS WATER HEATERS
- 6) CONNECT NEW APPLIANCES, AS SHOWN
- 7) INSTALL LIGHTING, AS SHOWN
- 8) INSTALL EXHAUST FANS IN ALL BATHROOMS. (50 CFM EACH)

NOTES:

1. RECEPTACLES SPECIFIED IN NEC 210.8, 15 OR 20 AMPS SHALL HAVE GFCI PROTECTION.
2. ALL 120 SINGLE PHASE 15 OR 20 AMPS BRANCH CIRCUITS SPECIFIED IN NEC 210.12 (B) SHALL BE PROTECTED BY AFCI BREAKERS
3. ALL RECEPTACLES SPECIFIED IN NEC 210.52, 120 V 15 OR 20 AMPS, SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES (NEC 406.11)

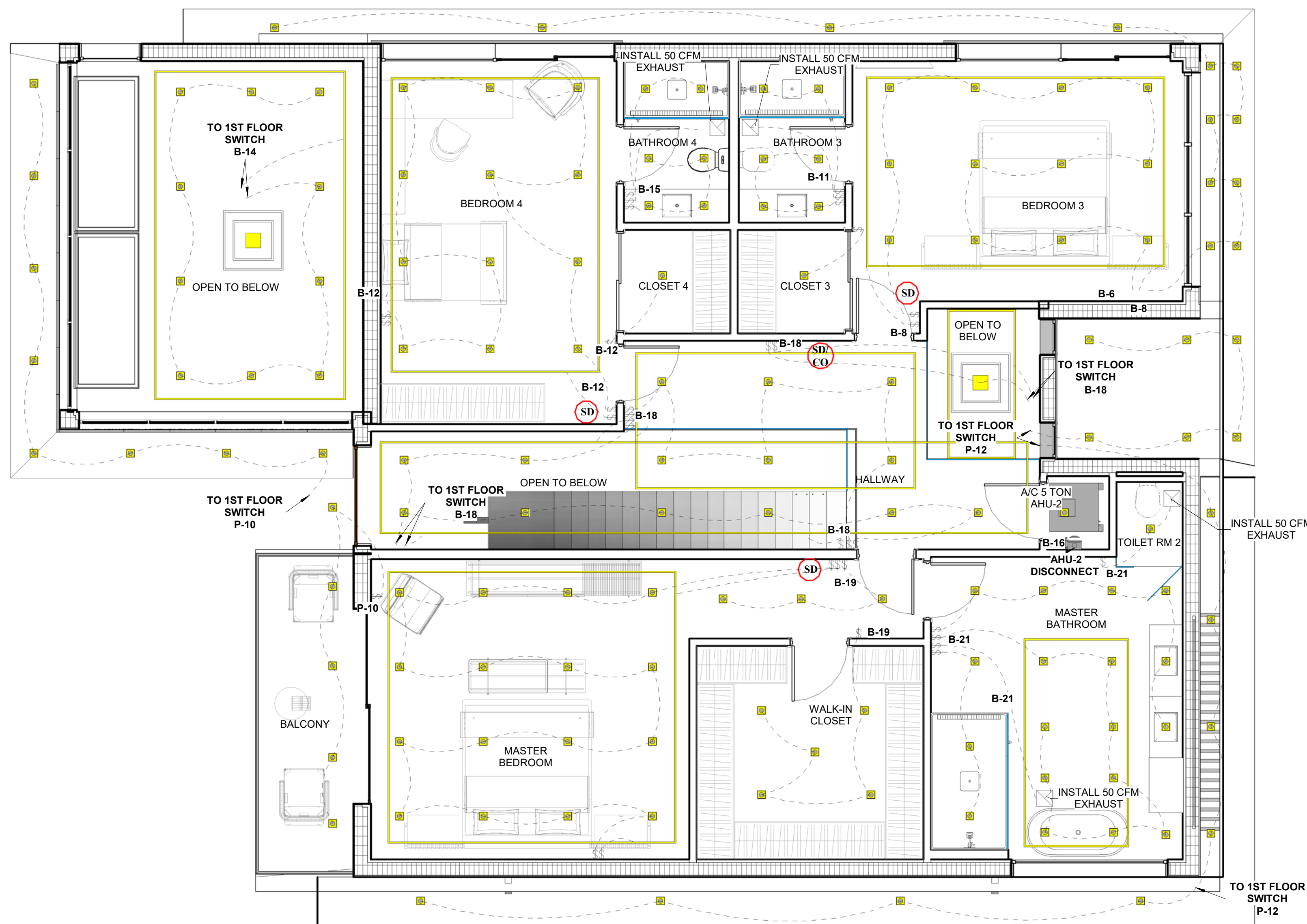
NOTE:
 Building Code: FBC 2020 7th
 Occupancy Type: R-3
 Type of Construction: III-B
 Classification of Work: New construction

SMOKE DETECTOR INSTALLATION DETAILS



SMOKE DETECTOR NOTES:

1. Smoke Detector wiring shall be made in a way, if one is activated, all remaining are activated.
2. All Smoke Detectors shall be AFCI.
3. For the ceiling mount, the Smoke Detector should be placed as close to center of the ceiling as possible.
4. Smoke Detector should be placed at least 4" from any corner wall junction.
5. Smoke Detector should NOT be placed:
 - a) Closer than 3 feet from an air supply diffuser or an air vent
 - b) Closer than 1 foot from fluorescent light fixture.
6. Smoke Detectors are required inside of all sleeping areas
7. Smoke Detectors to be interconnected, battery back up and 36" away from any vent or fan blade tip.
8. All Smoke Detectors to have 10-year lithium battery



① 2ND FLOOR LIGHTING PLAN
 1/4" = 1'-0"

ELECTRICAL LEGEND	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET AFCI
	DUPLEX RECEPTACLE OUTLET GFCI
	DUPLEX RECEPTACLE OUTLET 220V
	DUPLEX RECEPTACLE OUTLET @ FLOOR
	ELECTRICAL PANEL
	TELEPHONE & DATA OUTLET
	TELEVISION OUTLET
	DISCONNECT SWITCH
	GROUND-FAULT INTERRUPTER
	CEILING LIGHTING FIXTURES
	EXTERIOR WALL MOUNTED LIGHT
	EXHAUST FAN
	WALL MOUNTED SCONCE LIGHTS
	NEW FLUORESCENT LIGHTING FIXTURE-SURFACE MTD.
	SMOKE DETECTOR
	CARBON MONOXIDE SMOKE DETECTOR
	SPEAKER
	WALL SWITCH
	WATER PROOF
	CLG FAN W/ LIGHT
	EMERGENCY LIGHT
	LED LIGHT LINEAR
	ELECTRICAL SERVICE/METER
	TANKLESS WATER HEATER 220V
	THERMOSTAT
	000 CEILING HEIGHT (IN INCHES)
	A ALARM CONTROL
	1 DOOR NUMBER
	CEILING SPRINKLER
	WALL SPRINKLER
	\$ SWITCH ON CIRCUIT X
	\$ 3-WAY SWITCH ON CIRCUIT X

REV	DATE	DESCRIPTION

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2ND FLOOR LIGHTING PLAN

04/14/2023 Scale As indicated

ELECTRICAL GENERAL NOTES:

1. INSTALLATION OF ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS, CODES, ETC. A. LOCAL CODES AND ORDINANCES

B. THE EDITION OF THE NATIONAL ELECTRICAL CODE NFPA 70 (NEC) IN EFFECT.

2. PRIOR TO BEGINNING ANY WORK, SECURE NECESSARY PERMITS OR CLEARANCES FROM THE AUTHORITIES HAVING JURISDICTION. PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE INSTALLATION. WORK SHALL BE EXECUTED BY EXPERIENCED ELECTRICIANS WHO ARE LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

3. THE CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN SHALL BE MAINTAINED.

4. THE ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. COORDINATE ELECTRICAL EQUIPMENT LOCATION AND INSTALLATION WITH EQUIPMENT BEING SERVED. PROVIDE ALL POWER AND TELECOMMUNICATION FINAL CONNECTIONS TO THE SYSTEM FURNITURE AS REQUIRED

5. ALL EQUIPMENT SUCH AS RELAYS, SWITCHES, PANELS, AND OTHER APPURTENANCES SHALL HAVE IDENTIFICATION PLATES OF BLACK LAMINATED PLASTIC WITH 1/2" WHITE LETTERS. ALL JUNCTION BOXES IN CEILING CAN BE MARKED WITH BLACK PERMANENT MARKER ON COVER PLATES AS PANEL DESIGNATION AND CIRCUIT NUMBER FROM WHICH THEY ARE FED.

6. ALL CONDUCTORS SHALL BE IDENTIFIED. ALL WIRING DEVICES SHALL BE USED WITH TYPED LABEL ON THE COVER PLATE IDENTIFYING THE PANEL DESIGNATION AND CIRCUIT NUMBER FROM WHICH THEY ARE FED.

7. ALL EQUIPMENT SHALL BE "UL" LISTED.

8. ELECTRICAL SYSTEMS SHALL BE GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

9. ALL CONNECTIONS TO DEVICES SHALL BE TAPED WITH SCOTCH 33 ELECTRICAL TAPE.

10. ALL CONDUITS AND JUNCTION BOXES SHALL BE CONCEALED IN FINISHED AREAS. PRIOR TO CONCEALMENT OF NEW CONSTRUCTION, ALL WORK BEHIND FINISHED SURFACES SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE.

11. CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO COMPLETION OF CONSTRUCTION TO ALLOW SUFFICIENT TIME FOR COORDINATION OF EXISTING BUILDING ACTIVITIES WITH THE CONSTRUCTION WORK.

12. CONTROL WIRING SHALL BE TAGGED AT EACH END AND TERMINATED WHERE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS SPECIFICATIONS.

13. IF MATERIAL OR EQUIPMENT IS INSTALLED BEFORE IT IS APPROVED, THE CONTRACTOR SHALL BE LIABLE FOR ITS REMOVAL AND REPLACEMENT AT NO ADDITIONAL CHARGE OR IF IN THE OPINION OF THE ARCHITECT OR ENGINEER, THE MATERIAL OR EQUIPMENT DOES NOT MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.

14. THE CONTRACTOR SHALL INCLUDE IN THE WORK, WITHOUT EXTRA COST, ANY LABOR, MATERIALS, SERVICES, APPARATUS, AND DRAWINGS IN ADDITION TO CONTRACT DOCUMENTS, IN ORDER TO COMPLY WITH ALL APPLICABLE LAWS, INDICATED AND/OR SPECIFIED. PROVIDE ALL ELECTRICAL EQUIPMENT WITH ALL NECESSARY ASSOCIATED ACCESSORIES AND CONDUIT INFRASTRUCTURE AS REQUIRED TO ENSURE A COMPLETE AND OPERATIONAL SYSTEM AT NO ADDITIONAL COST TO OWNER.

15. BEFORE SUBMITTING BIDS, THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE ALL ADJOINING EXISTING BUILDINGS, EQUIPMENT, AND SPACE CONDITIONS ON WHICH HIS WORK IS IN ANY WAY DEPENDANT FOR THE BEST WORKMANSHIP AND OPERATION ACCORDING TO THE INTENT OF THE SPECIFICATIONS AND DRAWINGS. HE SHALL REPORT TO THE ARCHITECT/ENGINEER ANY CONDITION WHICH MIGHT PREVENT HIM FROM INSTALLING HIS EQUIPMENT IN THE MANNER SPECIFIED OR AS SHOWN IN CONTRACT DOCUMENTS TEN BUSINESS DAYS PRIOR TO SUBMISSION OF BIDS. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO VISIT THE SITE. NOR FOR ANY ALLEGED MISUNDERSTANDING OF MATERIALS TO BE FURNISHED OR WORK TO BE PERFORMED. THE CONTRACTOR SHALL INCLUDE IN HIS BID PRICE ALL LABOR AND MATERIAL THAT MAY EFFECT HIS WORK.

16. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCOVERED CONFLICTS BETWEEN EXISTING INSTALLATIONS WHICH ARE NOT SCHEDULED FOR DEMOLITION AND THE NEW WORK INDICATED WITHIN THE CONTRACT DOCUMENTS. SUCH NOTIFICATION SHALL BE ACCOMPANIED BY A DRAWING DELINEATING THE PROPOSED SOLUTION PRIOR TO STARTING ANY WORK IN THE AFFECTED AREA.

17. ALL NEW SLAB PENETRATIONS MUST BE X-RAYED OR RADAR PRIOR TO CORE DRILLING. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO ANY CORE DRILLING. 18. ALL MATERIALS AND WORK SHALL BE ACCORDING TO BASE BUILDING SPECIFICATIONS UNLESS OTHERWISE NOTED.

19. ALL CONDUCTORS SHALL BE COPPER. MINIMUM SIZE SHALL BE #12 AWG. CONDUCTOR #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. CONDUCTOR SHALL HAVE THHN/THWN INSULATION OR AS NOTED.

20. NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. PROVIDE ALL WIRE NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON PLAN OR NOT.

21. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION, ELEVATION, MOUNTING HEIGHTS AND DETAILS OF ALL LIGHT FIXTURES AND DEVICES. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

22. VERIFY DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES.

23. GANG ALL SWITCHES SHOWN TO BE INSTALLED AT SAME LOCATION UNDER A SINGLE COVER PLATE. PROVIDE BARRIERS SWITCH BOX AS REQUIRED TO SEPARATE 120V CIRCUITS FROM 277V CIRCUITS AND 277V CIRCUITS OF DIFFERENT PHASE.

24. PROVIDE PLASTER RING WITH PULL STRING TO SPACE ABOVE SUSPENDED CEILING FOR ALL TELEPHONE, DATA, FAX, MODEM, CATV, CARD READER, ETC. OUTLETS INSTALLED IN HOLLOW PARTITIONS. PROVIDE 3/4" EMPTY CONDUIT AND PULL STRING TO SPACE ABOVE SUSPENDED CEILING FOR THESE OUTLETS INSTALLED IN AN INSULATED PARTITION. PROVIDE 1" E.C. WITH 2 STRINGS FOR COMBINATION DATA/TEL OUTLET.

25. MAINTAIN INTEGRITY OF THE FIRE RATED CONSTRUCTION WHERE CONDUITS PASS THROUGH WALLS AND FLOORS.

26. ALL BACK BOXES INSTALLED ON OPPOSITE SIDES OF THE SAME PARTITION SHALL BE STAGGERED. DO NOT MOUNT THE BACK BOXES BACK TO BACK.

27. TYPE MC CABLE MAY BE USED IN LIEU OF EMT FOR BRANCH CIRCUITS, IN DRYWALL PARTITION AND IN CEILING PLENUM WHERE IS ALLOWED BY NEC AND THE BUILDING OWNER. (MC CABLE FOR ISOLATED CIRCUIT SHALL HAVE TWO (2) SEPARATE GROUNDING CONDUCTORS)

28. CONTRACTOR'S SCOPE OF WORK INCLUDES TRACING ALL EXISTING CIRCUITS IN THE CONSTRUCTION AREA BACK TO SOURCE. IF REMOVAL OF EXISTING ELECTRICAL EQUIPMENT AFFECTS ANY EXISTING CIRCUITS, CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, WIRING, CONDUIT, ETC. REQUIRED TO RECONNECT EXISTING-TO-REMAIN ELECTRICAL EQUIPMENT BACK TO SOURCE.

29. PROVIDE ACCESS PANELS IN ALL INACCESSIBLE JUNCTION BOXES AS REQUIRED BY THE N.E.C.

30. CONTRACTOR SHALL PROVIDE 50% STEP-DIM BALLASTS IN ALL LIGHTING FIXTURES WHERE TWO LEVELS OF SWITCHING ARE INDICATED.

31. ALL EXISTING AND NEW PANELS IMPACTED BY THIS PROJECT SHALL BE PROVIDED WITH NEW UPDATED TYPEWRITTEN PANEL SCHEDULES INDICATING THE FINAL ROOM NUMBER AND THE EQUIPMENT OR DEVICES SERVED BY THE CIRCUIT. CONTRACTOR TO BE BALANCE THE NEW LOADS ON ALL THREE PHASES FOR EACH PANELBOARD WHERE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS

32. INSTALLATION OF EQUIPMENT, COMPONENTS AND WIRING FOR ELECTRICAL SYSTEMS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF EQUIPMENT MANUFACTURER.

33. DELIVER PRODUCTS TO PROJECT SITE IDENTIFIED WITH NAMES, MODEL NUMBERS, TYPES, GRADES, COMPLIANCE LABELS, AND OTHER INFORMATION NEEDED FOR DISTINCT IDENTIFICATION; ADEQUATELY PACKAGED AND PROTECTED TO PREVENT DAMAGE DURING SHIPMENT, STORAGE, AND HANDLING. PROTECT STORED EQUIPMENT AND MATERIALS FROM DAMAGE. COMPLY WITH MANUFACTURER'S RIGGING AND MOVING INSTRUCTIONS FOR UNLOADING EQUIPMENT AND MOVING INTO FINAL LOCATION.

34. CONTRACTOR TO COORDINATE ELECTRICAL WORK TO AVOID INTERFERENCE BETWEEN ALL OTHER TRADES. A. DETERMINE INTERFERENCE BEFORE WORK IS FABRICATED OR INSTALLED. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL DETAILS OF WORK AND WORKING CONDITIONS AND COORDINATE WORK DURING PRELIMINARY STAGES TO ENSURE ACTUAL ERECTION WILL PROCEED WITHOUT INTERFERENCE. COORDINATION IS OF PARAMOUNT IMPORTANCE AND NO REQUESTS FOR ADDITIONAL PAYMENT WILL BE CONSIDERED WHERE REQUEST IS BASED ON INTERFERENCE.

B. WHERE JOB CONDITIONS REQUIRE REASONABLE DEVIATIONS FROM CONTRACT DOCUMENTS, MAKE DEVIATIONS WITHOUT ADDITIONAL EXPENSE TO OWNER.

F. PROVIDE ACCESS TO AND CLEARANCES AROUND EQUIPMENT AS REQUIRED BY THE N.E.C.

35. LIGHTING FIXTURES SHALL BE INDIVIDUALLY SUPPORTED FROM THE STRUCTURAL FRAMING MEMBERS ABOVE.

36. CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION THAT ALL PRODUCTS, MATERIALS AND PROCESSES INSTALLED IN THE SPACE CONTAINS NO ASBESTOS OR PCB.

37. TESTING: A. TEST AND ADJUST EQUIPMENT AND SYSTEMS INSTALLED AND DEMONSTRATE PROPER OPERATION TO OWNER'S REPRESENTATIVE. NO EQUIPMENT SHALL BE TESTED OR OPERATED FOR ANY PURPOSE UNTIL IT HAS BEEN FULLY PREPARED FOR OPERATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. SHOW, BY DEMONSTRATION IN SERVICE, THAT ALL CIRCUITS AND DEVICES ARE IN GOOD OPERATING CONDITION. EACH PIECE OF EQUIPMENT AND COMPONENT OF THE ELECTRICAL SYSTEM SHALL FUNCTION NOT LESS THAN FIVE TIMES IN COURSE OF THE ACCEPTANCE TESTS.

38. PROVIDE ALL NEW PANELS AND TRANSFORMERS WITH COPPER BUSBARS AND WINDINGS UNLESS BASE BUILDING STANDARDS DIFFER.

39. ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL, PLUMBING AND OTHER TRADES TO PROVIDE ALL EQUIPMENT ASSOCIATED WITH THEIR RESPECTIVE TRADES WITH NECESSARY WIRING AND CONDUIT INFRASTRUCTURE FOR ALL SENSORS, AND CONTROL SYSTEMS AS REQUIRED.

NOTE: "ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0). - FBCR SECT. R322.1.6.

NOTE: ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITHIN THE "WORK AREA", AND BE HARDWIRED OR POWERED BY BLDG POWER SOURCE. PER FBCR 314.2-7, CM/SMOKE DETECTORS MUST BE: - NOT LESS THAN 3' FROM A BATHROOM DOOR WITH A TUB OR SHOWER. - IONIZATION TYPE NOT LESS THAN 20' FROM A COOKING APPLIANCE, OR 10' IF EQUIPPED WITH A SILENCING SWITCH. - PHOTOELECTRIC NOT LESS THAN 6' FROM A COOKING APPLIANCE.



April 20, 2023

Alba Urdaneta
3550 NW 83RD AVE, 604
DORAL, FL 33122

Re: Available Fault Current for 3747 Chase Ave

Dear Alba Urdaneta:

Thank you for contacting FPL about the available fault current at 3747 Chase Ave. Based on the plans you have provided dated April 20 2023, the maximum available fault current at the transformer secondary terminals is estimated to be 30684 symmetrical amperes at 120/240 volts. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a 10 amp type K5 fuse. The primary service voltage is 7.6kV L-G. This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install or operate your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,

Patricia Nistal
Distribution Engineer

Table with columns: TYPE, MOUNTING, MAIN, LOCATION, DEMAND, NO DEMAND, COND., WIRE, TRIP, TYPE, POLES, DESCRIPTION, CKT., CKT., DESCRIPTION, POLES, TYPE, TRIP, WIRE, COND., NO DEMAND, DEMAND. Panel A' 22K AIC.

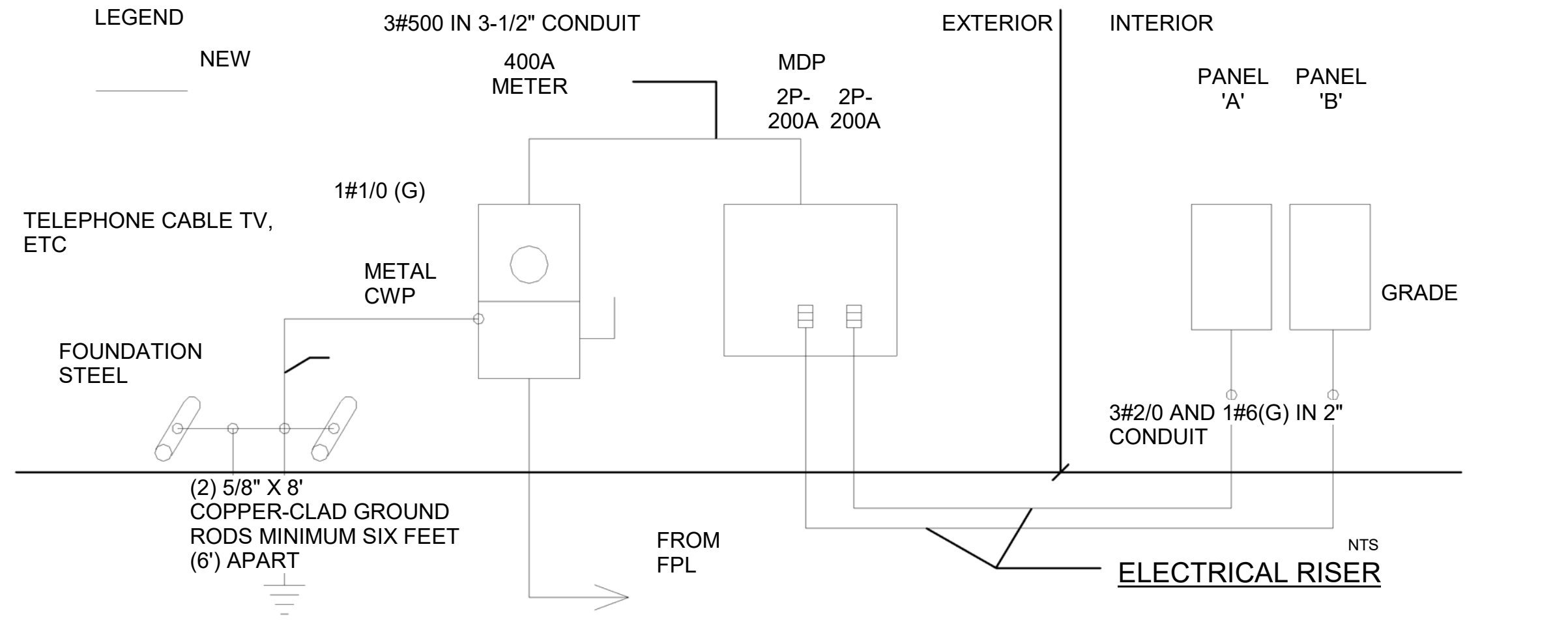
PANEL 'A' LOAD CALCULATIONS table with columns: SUBTOTAL, First 10kVA at 100%, Rest at 40%, A/C load at 100%, TOTAL, Panel load (240V).

Table with columns: TYPE, MOUNTING, MAIN, LOCATION, DEMAND, NO DEMAND, COND., WIRE, TRIP, TYPE, POLES, DESCRIPTION, CKT., CKT., DESCRIPTION, POLES, TYPE, TRIP, WIRE, COND., NO DEMAND, DEMAND. Panel B" 22K AIC.

PANEL 'A' LOAD CALCULATIONS table with columns: SUBTOTAL, First 10kVA at 100%, Rest at 40%, A/C load at 100%, TOTAL, Panel load (240V).

Table with columns: TYPE, MOUNTING, MAIN, LOCATION, DEMAND, NO DEMAND, COND., WIRE, TRIP, TYPE, POLES, DESCRIPTION, CKT., CKT., DESCRIPTION, POLES, TYPE, TRIP, WIRE, COND., NO DEMAND, DEMAND. Panel P" 10K AIC.

PANEL 'P' LOAD CALCULATIONS table with columns: SUBTOTAL, First 10kVA at 100%, Rest at 40%, TOTAL, Panel load (240V).



FAULT CURRENT CALCULATIONS section containing equations for F= and M=, and a final result of 14,912 MAXIMUM AVAILABLE FAULT CURRENT.

Vertical sidebar containing ARCHITECTURE, ADDRESS: NE Street, Suite North Miami Beach, FL 33160, REV, DATE, DESCRIPTION, and E-05.

HVAC GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.
2. LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATION AND RATING OF ALL FIRE WALLS.

NOTE:

ALL EXPOSED MATERIAL WITHIN RETURN AIR PLENUM AND MATERIAL USED TO CONSTRUCTED THE RETURN AIR PLENUM SHALL BE OF NONCOMBUSTIBLE MATERIAL OF HAVE FLAME SPREAD INDEX OF LESS THAN 25 AND SMOKE DEVELOPED INDEX OF LESS THAN 50 AS PER FBC MECHANICAL 602.2.1.

NOTES:
 BUILDING CODE: 2020 7TH EDITION
 OCCUPANCY TYPE: R-3
 TYPE OF CONSTRUCTION: III-B
 CLASSIFICATION OF WORK:
 NEW CONSTRUCTION

SCOPE OF WORK:

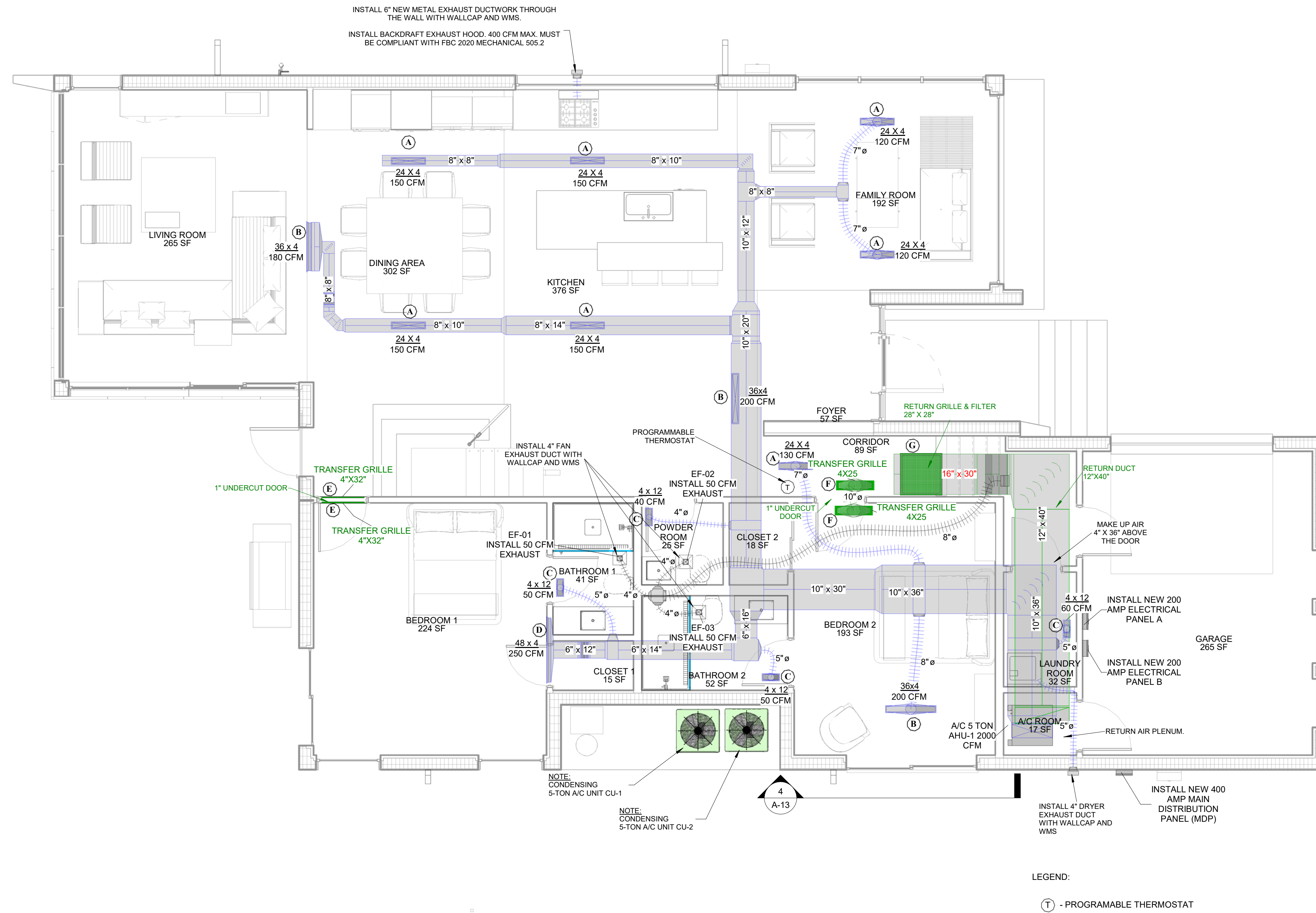
1. INSTALL NEW AHU-1 5-TON A/C UNIT ON 1ST FLOOR LEVEL AREA TO SERVICE PROPOSED SINGLE-FAMILY UNIT, AS SHOWN
2. INSTALL NEW AHU-2 5-TON A/C UNIT ON 2ND FLOOR LEVEL AREA TO SERVICE PROPOSED SINGLE-FAMILY UNIT, AS SHOWN
3. INSTALL BOTH CU-1 5-TON A/C UNIT & CU-2 5-TON A/C UNIT ON THE GROUND LEVEL, AS SHOWN
4. INSTALL NEW A/C SUPPLY & RETURN DUCTWORK FOR AHU 1 AND AHU 2, AS SHOWN
5. INSTALL NEW DUCTED HOOD 400 CFM MAX.
6. INSTALL NEW A/C GRILLES AND DIFFUSERS FOR AHU-1 UNIT & AHU-2 UNIT, AS SHOWN.
7. A/C DUCTWORK SHALL BE GLASS FIBER DUCTWORK (R-6)
8. INSTALL NEW METAL EXHAUST DUCTWORK THROUGH ALL BATHROOMS WALL WITH WALLCAP AND WMS
9. INSTALL NEW EXHAUST DUCTWORK & FAN (50 CFM MIN) IN ALL BATHROOMS, AS SHOWN.
10. INSTALL NEW DRYER, AND NEW EXHAUST CONNECTIONS, AS SHOWN.

HVAC GENERAL NOTES:

1. THE HVAC CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH ALL PROJECT CONDITIONS PRIOR TO FABRICATING DUCTWORK, EQUIPMENT, ETC. NO ALLOWANCES WILL BE MADE FOR CONTRACTOR'S UNFAMILIARITY WITH PROJECT CONDITIONS.
2. PIPING AND DUCTWORK ROUTING SHOWN IS SCHEMATIC. HVAC CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS, INCLUDING DIVIDED DUCTS, REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES AS ENCOUNTERED IN THE FIELD.
3. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ASHRAE, SMACNA, NFPA, EPA, ETC.
4. PRIOR TO INSTALLATION OF ASSOCIATED WORK; INSTALLER SHALL MEET AT PROJECT SITE WITH GENERAL CONTRACTOR, INSTALLER OF EACH COMPONENT OF ASSOCIATED WORK, INSPECTION AND TESTING AGENCY REPRESENTATIVES (IF ANY), INSTALLERS OF OTHER WORK REQUIRING COORDINATION WITH WORK OF THIS SECTION AND ARCHITECT / OWNER FOR PURPOSE OF COORDINATING LOCATIONS OF PROPOSED SYSTEMS, REVIEWING MATERIAL SELECTIONS, AND PROCEDURES TO BE FOLLOWED IN PERFORMING THE WORK IN COMPLIANCE WITH REQUIREMENTS SPECIFIED.
5. COORDINATE INSTALLATION AND LOCATIONS OF DUCTWORK AND PIPING WITH BUILDING STRUCTURE, PLUMBING PIPING, ELECTRICAL CONDUIT, LIGHTING, ETC. PRIOR TO PURCHASING OR INSTALLING EQUIPMENT AND MATERIALS.
6. ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH WALLS AND CEILING SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.
7. MAINTAIN MINIMUM OF TEN (10) FEET BETWEEN OUTDOOR AIR INTAKES AND EXHAUST FAN DISCHARGE, PLUMBING VENTS, ETC.
8. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ROUTING OF ALL CONDENSATE DRAIN LINE CONNECTION POINTS, GAS PIPING, AND WATER HEATER COMBUSTION / EXHAUST AIR DUCTWORK.
9. CONTRACTOR SHALL BE LICENSED TO PERFORM MECHANICAL WORK IN THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
10. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF THE WORK. ANY DEFECTS SHALL BE RECTIFIED WITHOUT ANY ADDITIONAL COST TO THE OWNER.
11. WORK SHALL COMPLY WITH THE LATEST REVISIONS OF FLORIDA STATE BUILDING CODE, MECHANICAL CODE, FIRE PROTECTION AND CONSTRUCTION CODE, ENERGY CONSERVATION CODE, AND ANY LOCAL CODES OR REGULATIONS THAT APPLY.

NOTE:

"ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION". (ASCE 24-14 CH. 7.0). – FBCR SECT. R322.1.6.



1 1ST FLOOR MECHANICAL PLAN
 1/4" = 1'-0"

LEGEND:
 (T) - PROGRAMMABLE THERMOSTAT

LEVEL 01 - GRILLE SCHEDULE						
MARK	BRAND	QTY	MODEL	SPECIFICATIONS	SIZE	
A	GRILLE TECH	6	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	24"	SUPPLY
B	GRILLE TECH	2	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	36"	SUPPLY
C	GRILLE TECH	4	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	12"	SUPPLY
D	GRILLE TECH	1	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	48"	SUPPLY
E	GRILLE TECH	2	BG (540 SERIES)	LINEAR BAR TYPE NO REGISTERS	32"	RETURN
F	GRILLE TECH	2	BG (540 SERIES)	LINEAR BAR TYPE NO REGISTERS	25"	RETURN
G	GRILLE TECH	1	BG (540 SERIES)	SQUARE GRILLE NO REGISTERS	28"	RETURN

DESCRIPTION

DATE

REV

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 North Miami Beach, FL 33160
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 #####
 #####

1ST FLOOR
 MECHANICAL
 PLAN

04/14/2023 Scale 1/4" = 1'-0"

M-01

HVAC GENERAL NOTES:

- ARCHITECTURAL
 1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC.
 2. LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER AND GRILLE LOCATIONS. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT.
 3. REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATION AND RATING OF ALL FIRE WALLS.

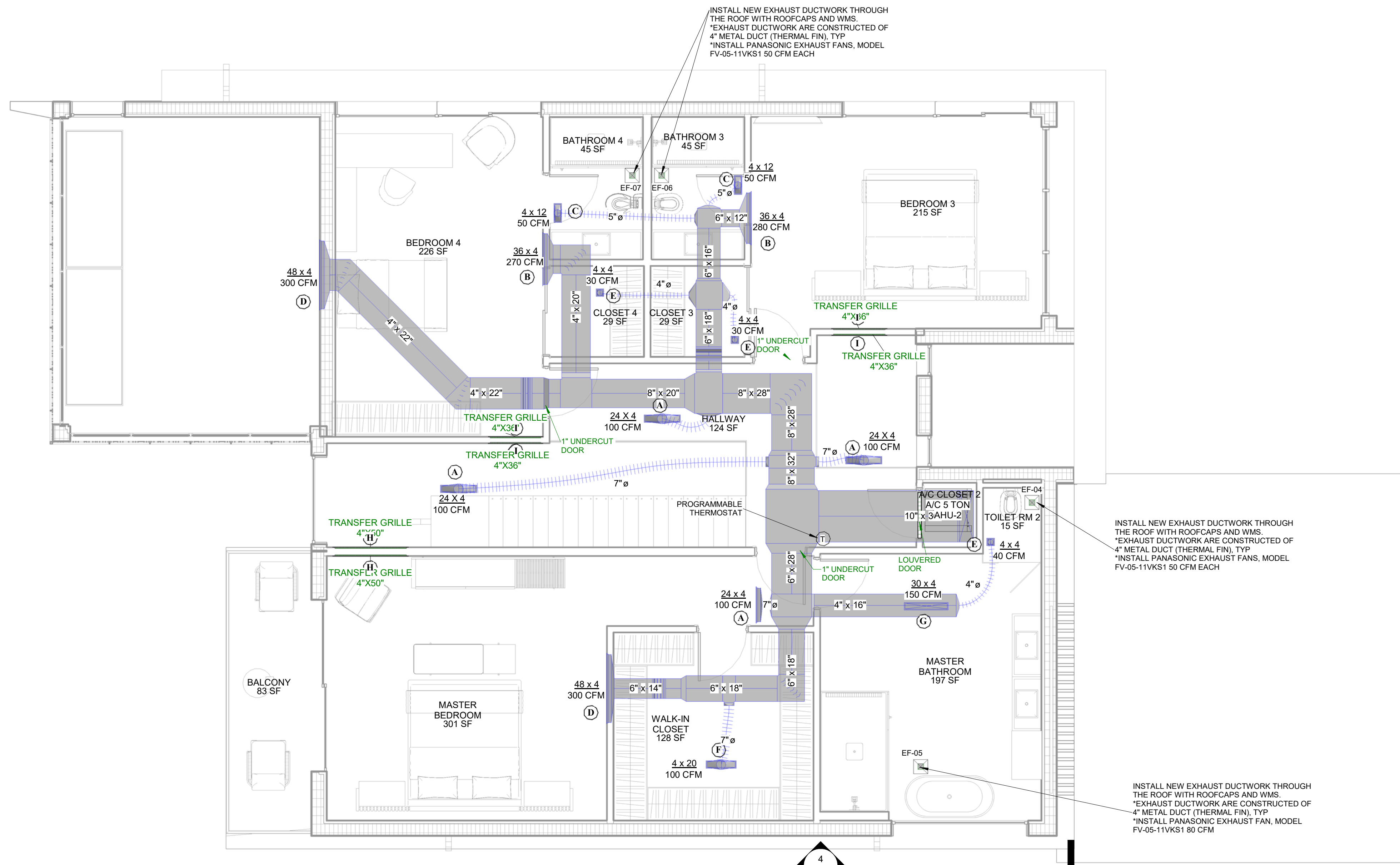
NOTES:
 BUILDING CODE: 2020 7TH EDITION
 OCCUPANCY TYPE: R-3
 TYPE OF CONSTRUCTION: III-B
 CLASSIFICATION OF WORK:
 NEW CONSTRUCTION

SCOPE OF WORK:

1. INSTALL NEW AHU-1 5-TON A/C UNIT ON 1ST FLOOR LEVEL AREA TO SERVICE PROPOSED SINGLE-FAMILY UNIT, AS SHOWN
2. INSTALL NEW AHU-2 5-TON A/C UNIT ON 2ND FLOOR LEVEL AREA TO SERVICE PROPOSED SINGLE-FAMILY UNIT, AS SHOWN
3. INSTALL BOTH CU-1 5-TON A/C UNIT & CU-2 5-TON A/C UNIT ON THE GROUND LEVEL, AS SHOWN
4. INSTALL NEW A/C SUPPLY & RETURN DUCTWORK FOR AHU 1 AND AHU 2, AS SHOWN
5. INSTALL NEW DUCTED HOOD 400 CFM MAX.
6. INSTALL NEW A/C GRILLES AND DIFFUSERS FOR AHU-1 UNIT & AHU-2 UNIT, AS SHOWN.
7. A/C DUCTWORK SHALL BE GLASS FIBER DUCTWORK (R-6)
8. INSTALL NEW METAL EXHAUST DUCTWORK THROUGH ALL BATHROOMS WALL WITH WALLCAP AND WMS
9. INSTALL NEW EXHAUST DUCTWORK & FAN (50 CFM MIN) IN ALL BATHROOMS, AS SHOWN.
10. INSTALL NEW DRYER, AND NEW EXHAUST CONNECTIONS, AS SHOWN.

HVAC GENERAL NOTES:

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① 2ND FLOOR MECHANICAL PLAN
 1/4" = 1'-0"

LEVEL 01 - GRILLE SCHEDULE						
MARK	BRAND	QTY	MODEL	SPECIFICATIONS	SIZE	
A	GRILLE TECH	4	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	24"	SUPPLY
B	GRILLE TECH	2	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	36"	SUPPLY
C	GRILLE TECH	2	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	12"	SUPPLY
D	GRILLE TECH	2	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	48"	SUPPLY
E	GRILLE TECH	3	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	4"	SUPPLY
F	GRILLE TECH	1	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	20"	SUPPLY
G	GRILLE TECH	1	MODEL LS-LINEAR SLOT DIFFUSER	2 SLOTS 1"	30"	SUPPLY
H	GRILLE TECH	2	BG (540 SERIES)	LINEAR BAR TYPE NO REGISTERS	50"	RETURN
I	GRILLE TECH	2	BG (540 SERIES)	LINEAR BAR TYPE NO REGISTERS	36"	RETURN

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FOLIO: ##-####-#### OWNERS: ##### #####		
2ND FLOOR MECHANICAL PLAN		
04/14/2023 Scale 1/4" = 1'-0"		
M-02		



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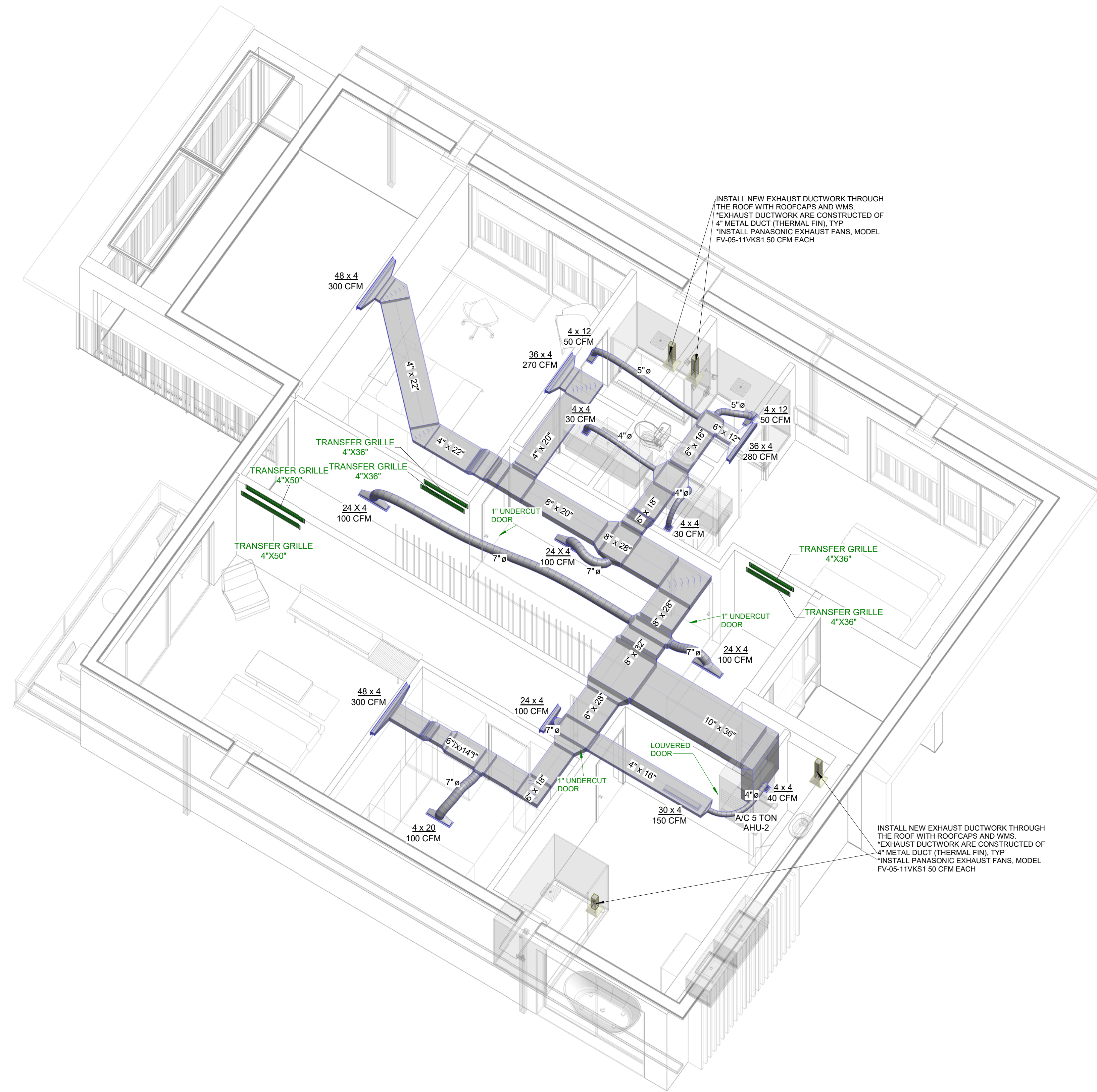
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 OWNERS:
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**1ST FLOOR 3D
 MECHANICAL
 PLAN**

04/14/2023 Scale



1 2ND FLOOR 3D MECHANICAL PLAN

DESCRIPTION

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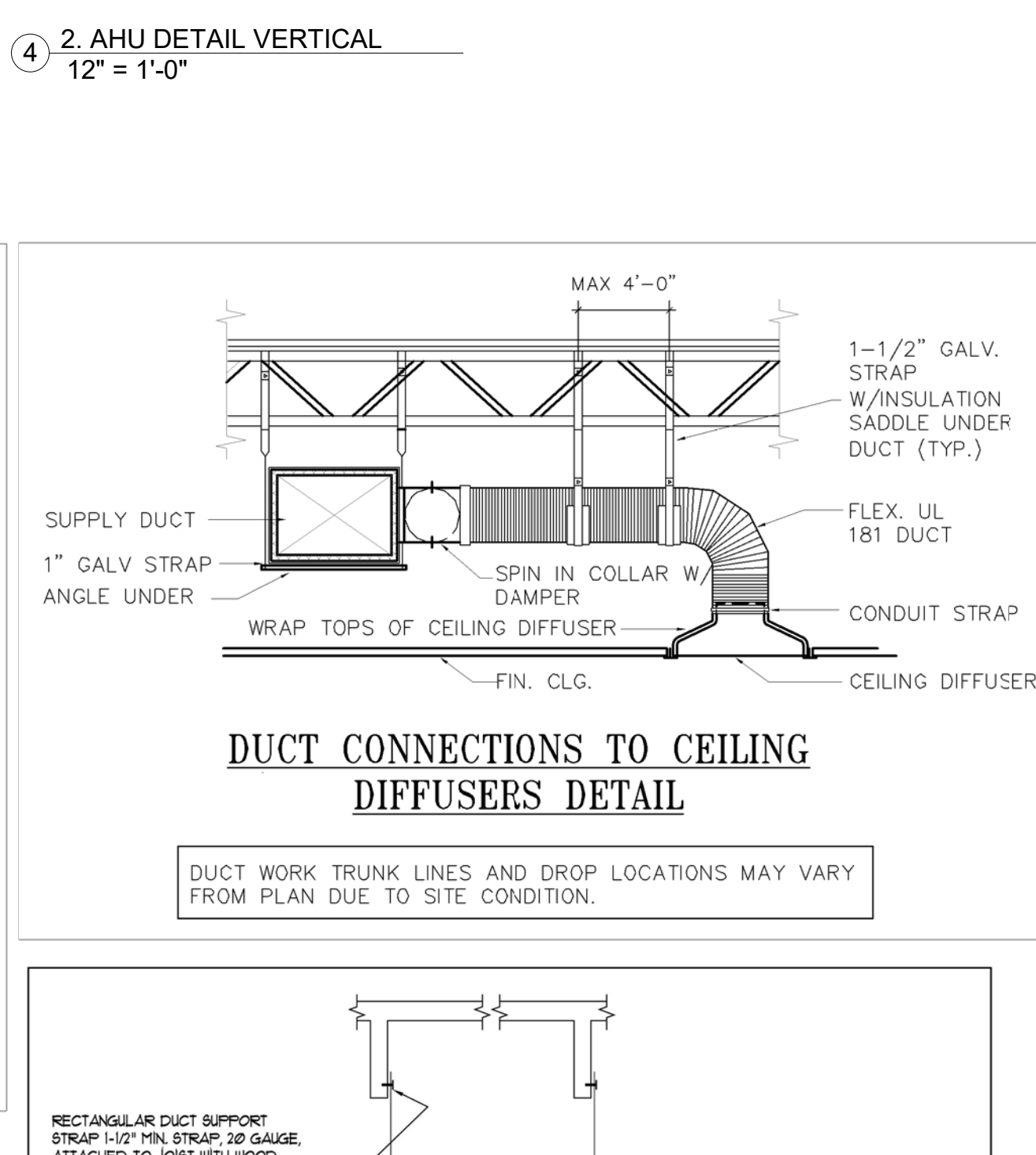
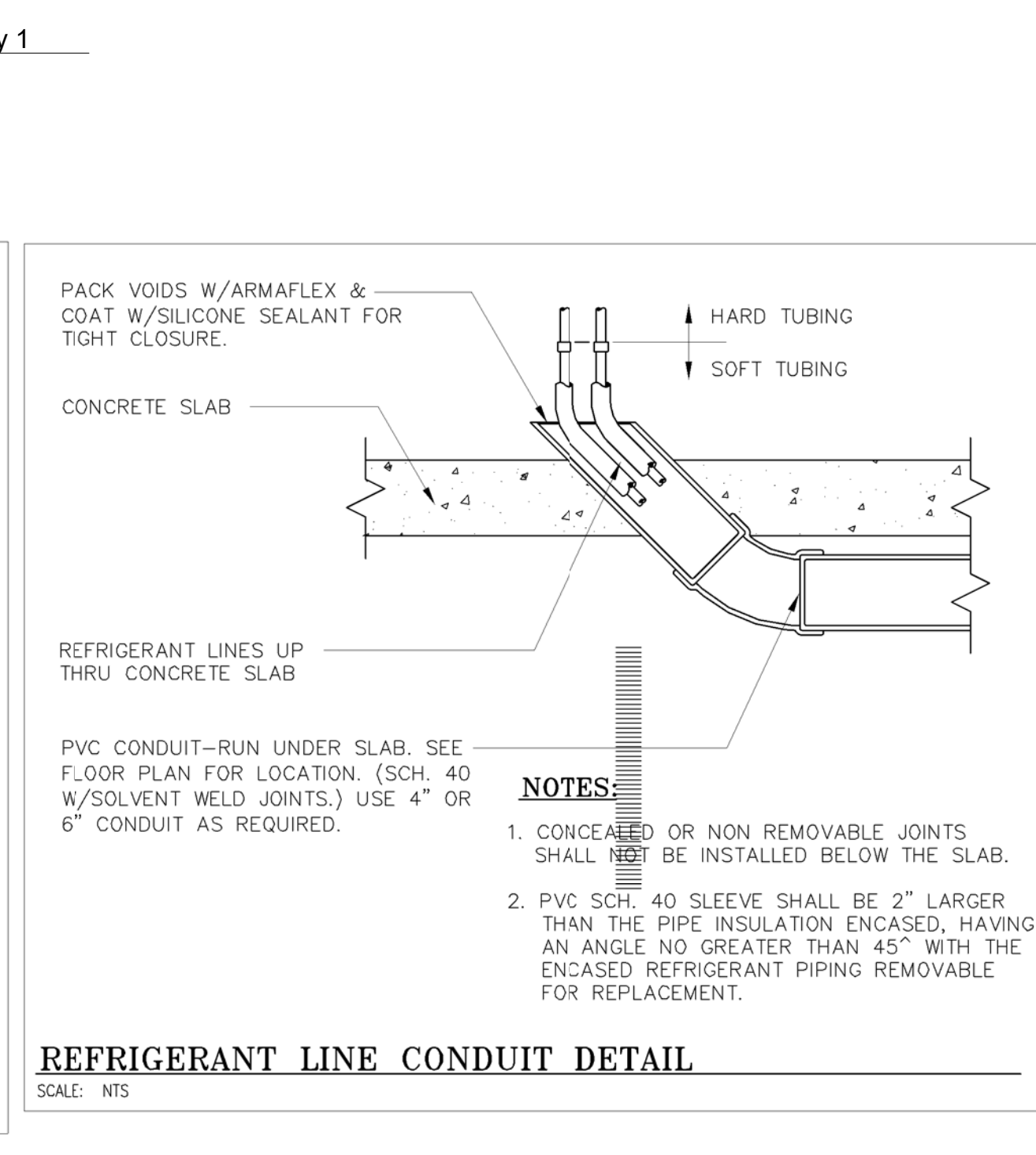
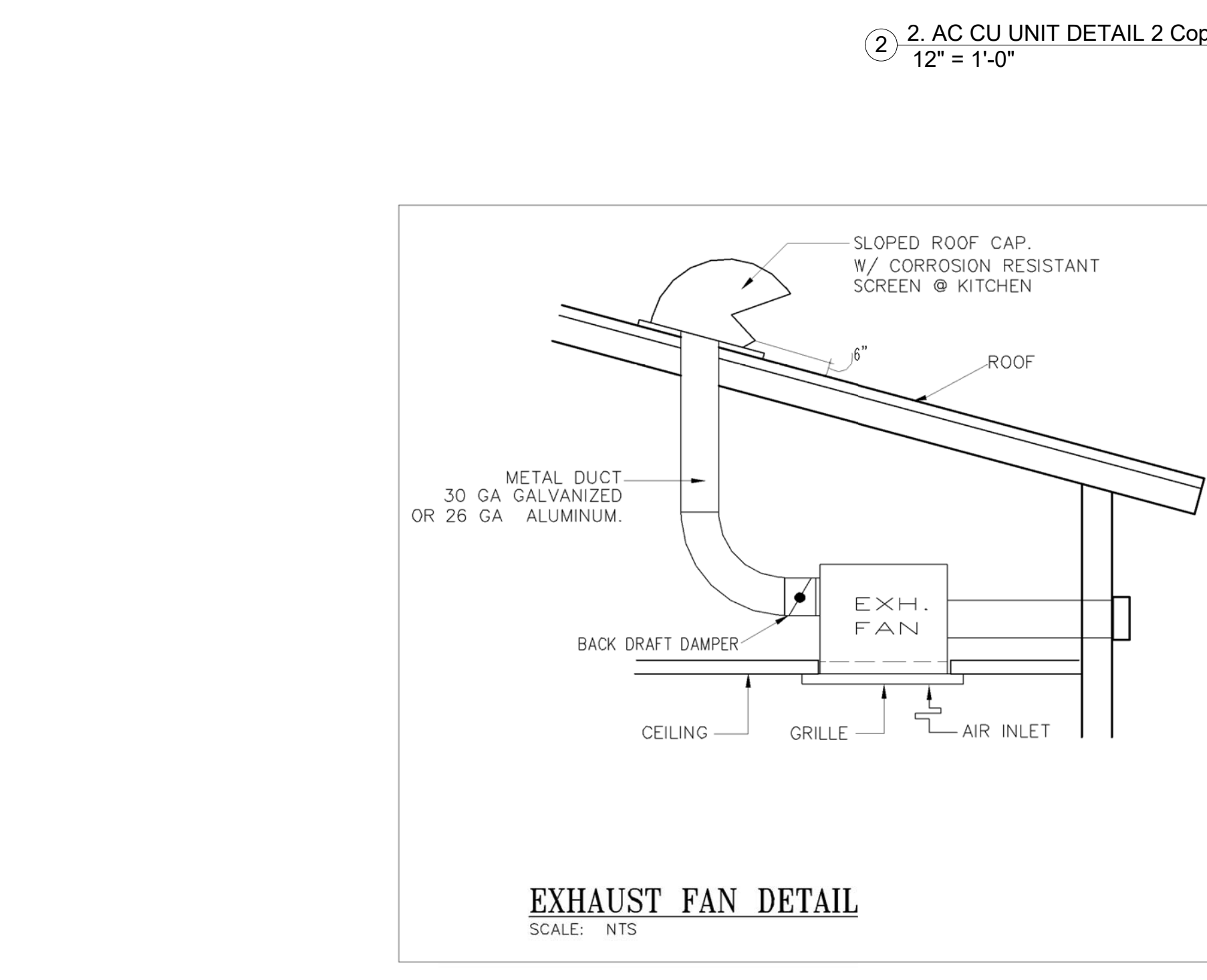
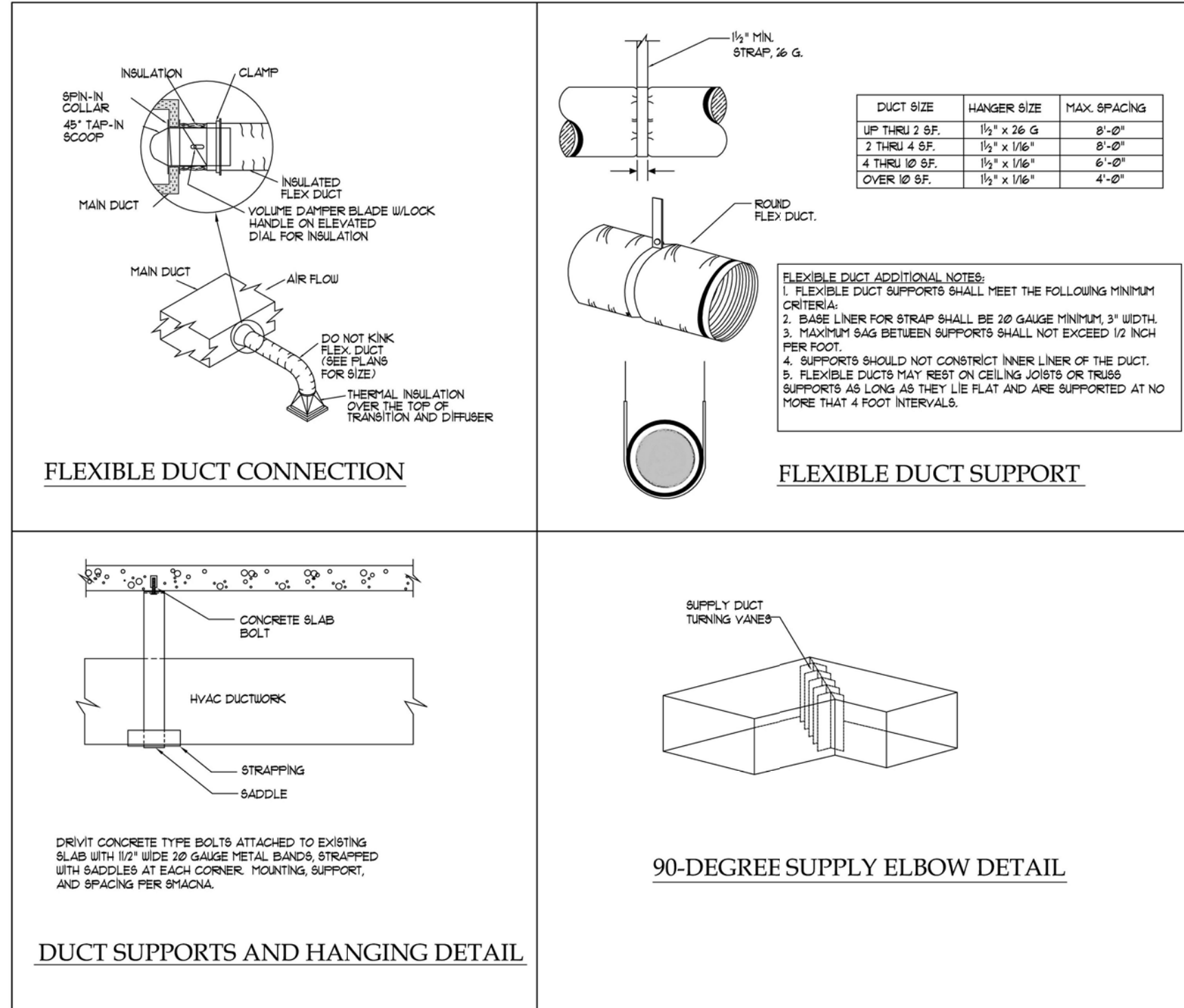
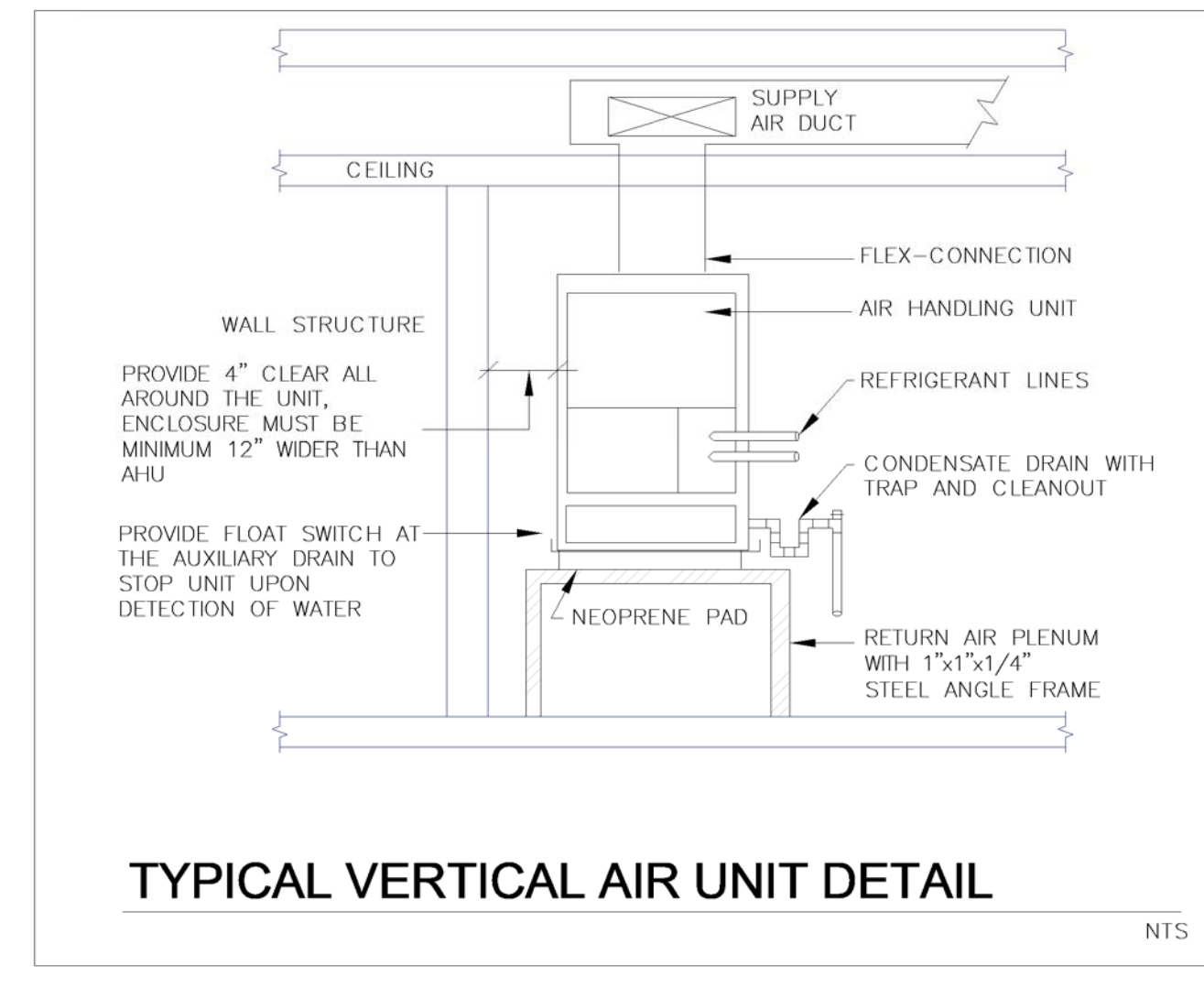
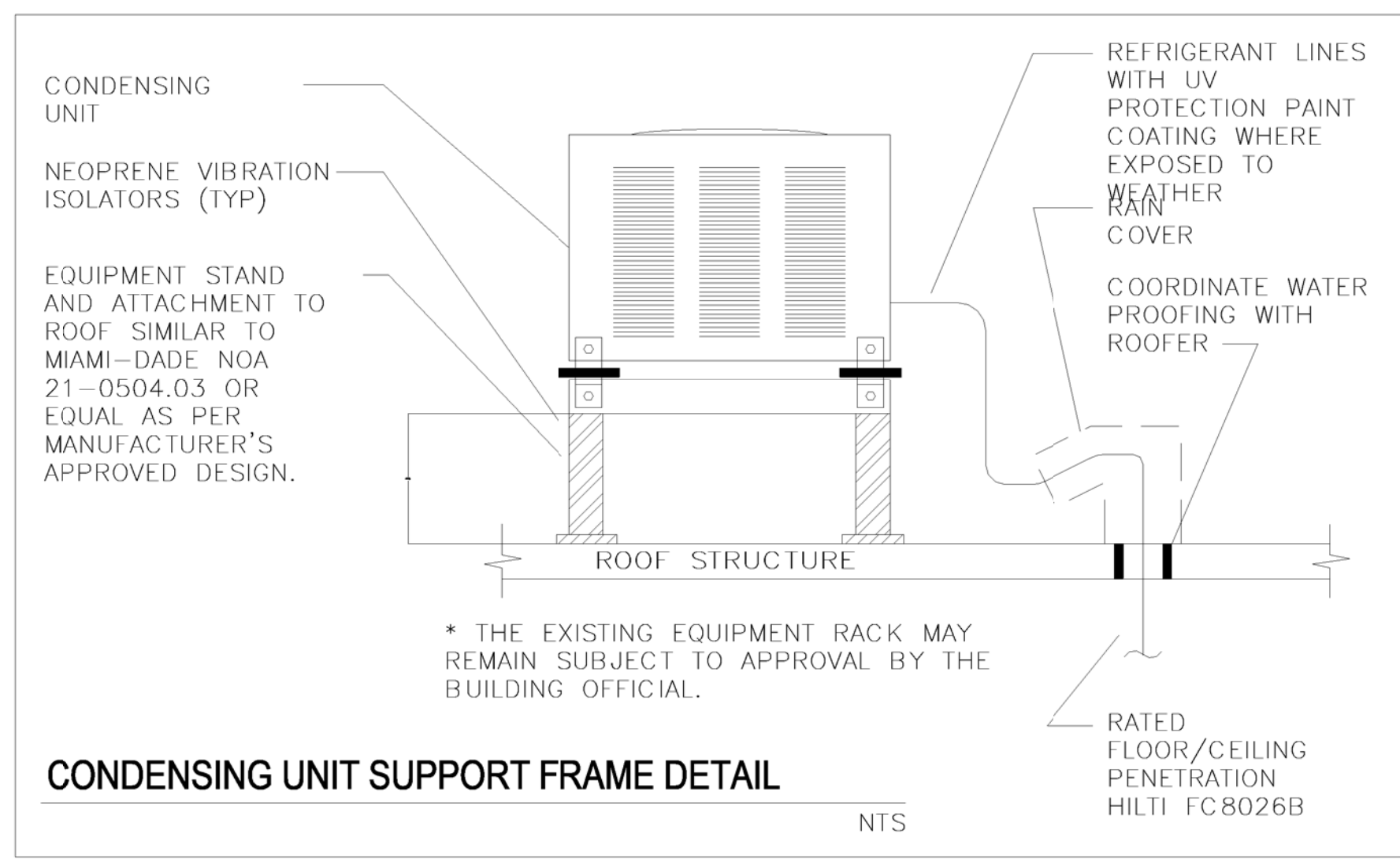
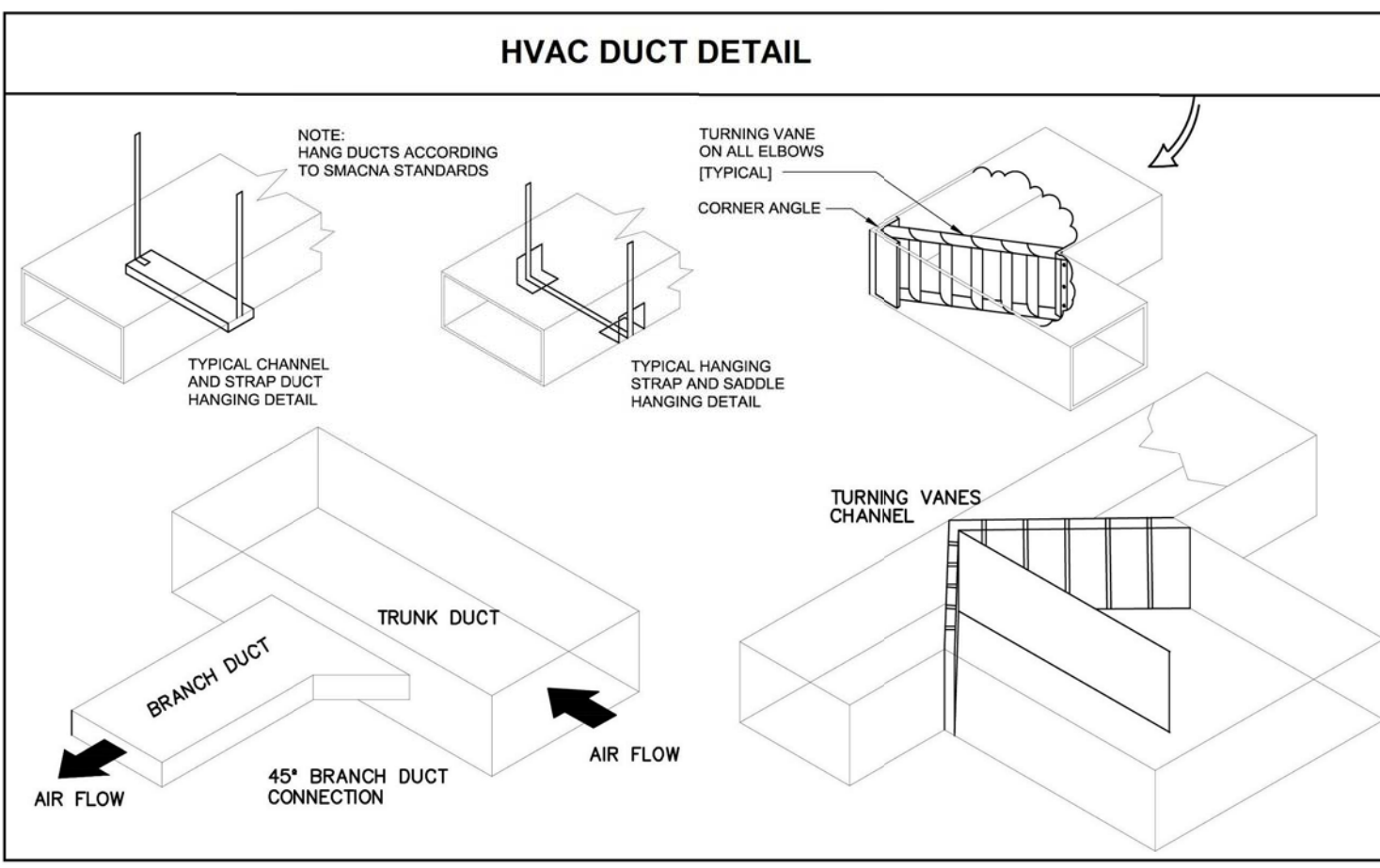
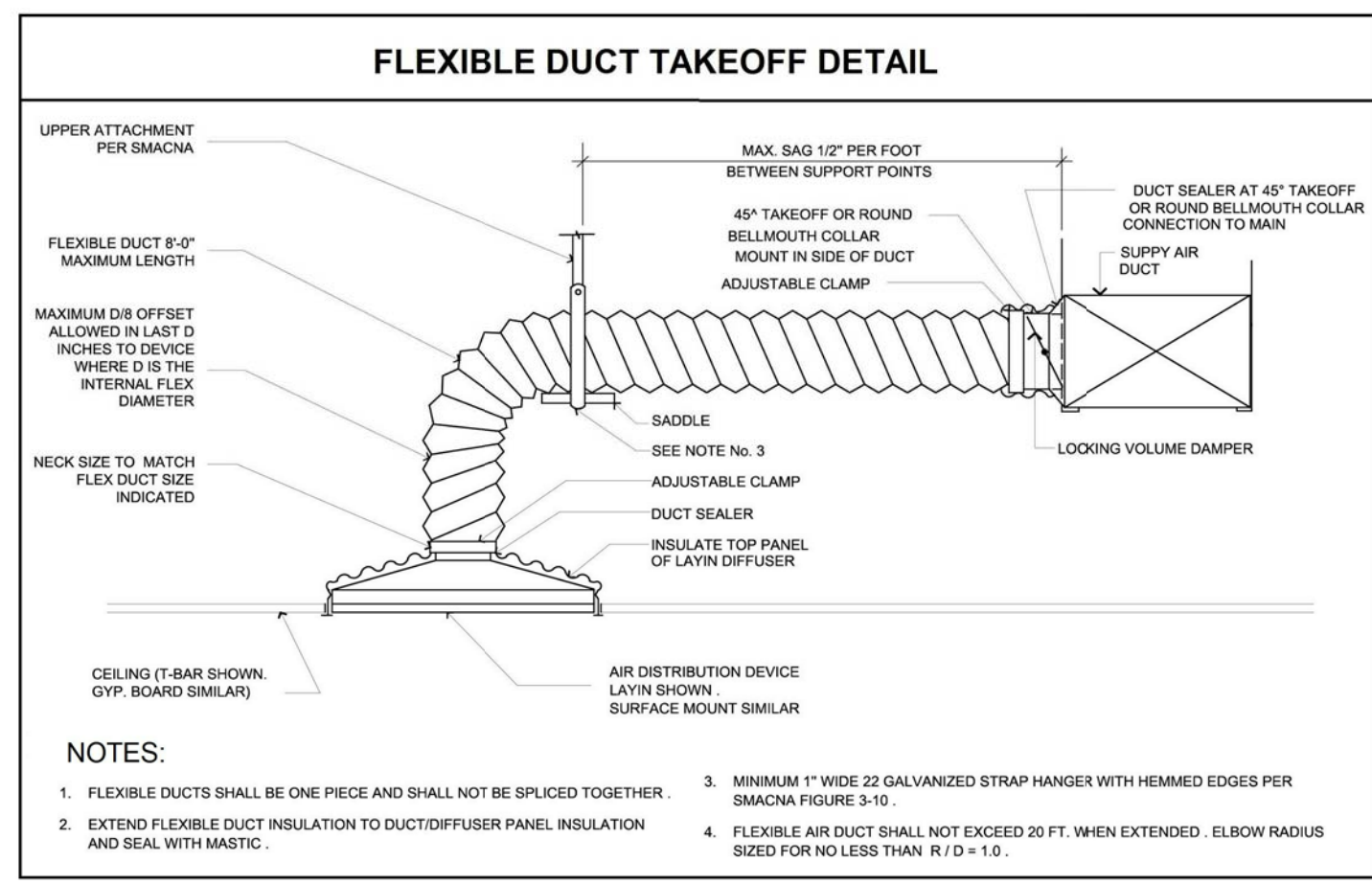
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2ND FLOOR 3D
 MECHANICAL
 PLAN

04/14/2023 Scale

M-04



Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

STANDARD CONSTRUCTION
FRAME: 6063T5 EXTRUDED ALUMINUM. STEEL PATTERN CONTROLLER. FRAME TYPE A: SURFACE MOUNTING (SCREW HOLES). FRAME TYPE B: DUCT MOUNTING (NO SCREW HOLES).
BLADES: STEEL PATTERN CONTROLLERS CHANGE DIRECTION AND VOLUME OF AIRFLOW.
FINISH: PATTERN CONTROLLER: BLACK POWDER COAT (STANDARD). DIFFUSER FACE: SKY-WHITE.
AKALTA 100K POLYESTER POWDER COATING GIVES AN ATTRACTIVE BRIGHT WHITE FINISH AND PROVIDES ADDITIONAL PROTECTION FROM AGING AND WEAR.
OPTIONS: MODELS LPB, LPB4 AND LPB6 PLENUMS ARE AVAILABLE IN: 24", 30", 48", AND 60" NOMINAL LENGTHS UP TO 4 SLOTS. MULTIPLE SECTIONS AVAILABLE WITH OPEN END OPTION.

END CONFIGURATIONS

Open/Open	Open/Hidden	Hidden/Hidden	Flanged/Flanged	Open/Flanged	Hidden/Flanged
C O C O	C O C O	O C O C	O C O C	O C O C	O C O C
D D D D	D1/2B*	D1/2B*	D1/2B*	D1/2B*	D1/2B*

D = Duct Size C = End Cap Position O = Overall Length

END VIEW

NO. OF SLOTS	LS/LR	LS/LR/LS	LS/LR/LS
2	3-7/8"	3-3/8"	3-7/8"
3	4-1/2"	4-7/8"	5-5/8"
4	5-3/8"	4-3/8"	7-3/8"
5	6-5/8"	7-7/8"	9-1/2"
6	7-7/8"	5-3/8"	10-7/8"
7	8-1/8"	10-7/8"	13-3/8"
8	10-3/8"	12-3/8"	14-3/8"

MODEL LS/LR
LINEAR SLOT DIFFUSER
FRAME TYPE A AND B

CONTACT GRILLE TECH INC. FOR ADDITIONAL INFORMATION OR WITH SPECIAL REQUIREMENTS.
5101 NW 36TH AVE MIAMI, FL 33147
PHONE: 305-537-0053 FAX: 305-937-0054
WEB: WWW.GRILLETECH.COM EMAIL: SALES@GRILLETECH.COM

Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

STANDARD CONSTRUCTION
MATERIAL: 26 GAUGE ASTM A-653 HOT-DIPPED GALVANIZED STEEL SHEET R4 OR R6 DIFFUSER BOARD
STANDARD SIZES: 12" TO 60" INCHES LONG FOR ONE TO FOUR SLOT SERIES LEAR AVAILABLE LINEAR SLOT DIFFUSERS.
COLLAR DIAMETERS: 4" - 9" ROUND 10" - 12" OVAL
FEATURES: GALVANIZED STEEL PROVIDES EXCELLENT CORROSION RESISTANCE AND LONGEVITY. AVAILABLE IN OTHER GAUGES. CUSTOM SIZES AND MULTIPLE COLLARS AVAILABLE.

PART NOMENCLATURE

MODEL NUMBER	R-VALUE	LENGTH	WIDTH	COLLAR DIA.
LPB	R	60	10	08

LPB LINEAR PLENUM BOX RE: 1/2" RE: 1-1/2"

END VIEW

NO. OF SLOTS	LPB	LPB	LPB
2	3-7/8"	3-3/8"	3-7/8"
3	4-1/2"	4-7/8"	5-5/8"
4	5-3/8"	4-3/8"	7-3/8"
5	6-5/8"	7-7/8"	9-1/2"
6	7-7/8"	5-3/8"	10-7/8"
7	8-1/8"	10-7/8"	13-3/8"
8	10-3/8"	12-3/8"	14-3/8"

MODEL LPB R4/R6
LINEAR PLENUM BOX INSULATED

CONTACT GRILLE TECH INC. FOR ADDITIONAL INFORMATION OR WITH SPECIAL REQUIREMENTS.
5101 NW 36TH AVE MIAMI, FL 33147
PHONE: 305-537-0053 FAX: 305-937-0054
WEB: WWW.GRILLETECH.COM EMAIL: SALES@GRILLETECH.COM

Grille tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

STANDARD CONSTRUCTION
FRAME: ROLL FORMED ALUMINUM ASSEMBLED USING CORNER CLIPS TO ASSURE HAIRLINE MITERED CORNERS.
BLADES: TEAR-DROP SHAPE ROLL FORMED ALUMINUM. EACH BLADE IS INDIVIDUALLY ADJUSTABLE (WITHOUT USE OF SPECIAL TOOLS). BLADES ARE SPACED 3/4" ON CENTERS AND ARE MOUNTED ON PRESSURE FITTED POLYPROPYLENE RETAINERS TO ASSURE A QUIET AND RIGID ASSEMBLY. VM: VERTICAL BLADES HM: HORIZONTAL BLADES
VANES: DEFLECTION VANES ARE EASILY SET WITHOUT USE OF SPECIAL TOOLS.
DAMPER: MULTI-SHUTTER DAMPER IS EASILY ADJUSTED.
DEPTH: NARROW DEPTH OF DAMPER DESIGN ALLOWS GRILL/DAMPER COMBINATION TO BE USED IN STACKHEADS OF MINIMUM DEPTHS.
GASKET: RUBBER GASKET IN COMPLIANCE WITH FLORIDA STATE BUILDING CODE.
OPTIONAL: MODEL PP PLASTER FRAMES ARE AVAILABLE.
FINISH: SEVEN-WHITE (STANDARD) MILL FINISH (OPTIONAL)
SIZES: 4" x 4" MIN 24" x 12" MAX

END VIEW

NO. OF SLOTS	VM	VM	VM
2	3-7/8"	3-3/8"	3-7/8"
3	4-1/2"	4-7/8"	5-5/8"
4	5-3/8"	4-3/8"	7-3/8"
5	6-5/8"	7-7/8"	9-1/2"
6	7-7/8"	5-3/8"	10-7/8"
7	8-1/8"	10-7/8"	13-3/8"
8	10-3/8"	12-3/8"	14-3/8"

MODEL VM AND HM
ALUMINUM SINGLE DEFLECTION SUPPLY WITH MULTI-SHUTTER DAMPER

CONTACT GRILLE TECH INC. FOR ADDITIONAL INFORMATION OR WITH SPECIAL REQUIREMENTS.
5101 NW 36TH AVE MIAMI, FL 33147
PHONE: 305-537-0053 FAX: 305-937-0054
WEB: WWW.GRILLETECH.COM EMAIL: SALES@GRILLETECH.COM

miami tech inc. PRODUCT SPECIFICATIONS PAGE 1 OF 1

STANDARD CONSTRUCTION
MATERIAL: 26 GAUGE ASTM A-653 HOT-DIPPED GALVANIZED STEEL SHEET
CONSTRUCTION: MECHANICALLY RIVETED / STITCH WELDED
STANDARD SIZES:

PLAN	LENGTH	WIDTH	DIAMETER	GAUGE	QTY
RTR84	6"	4"	4"	26	1
RTR84	6"	4"	4"	26	1
RTR86	8"	6"	6"	26	1
RTR1066	10"	6"	6"	26	1
RTR1088	10"	8"	8"	26	1
RTR1244	12"	4"	4"	26	1
RTR1286	12"	6"	6"	26	1
RTR1288	12"	8"	8"	26	1
RTR121010	12"	10"	10"	26	1
RTR1466	14"	6"	6"	26	1
RTR1488	14"	8"	8"	26	1
RTR141010	14"	10"	10"	26	1
RTR141212	14"	12"	12"	26	1

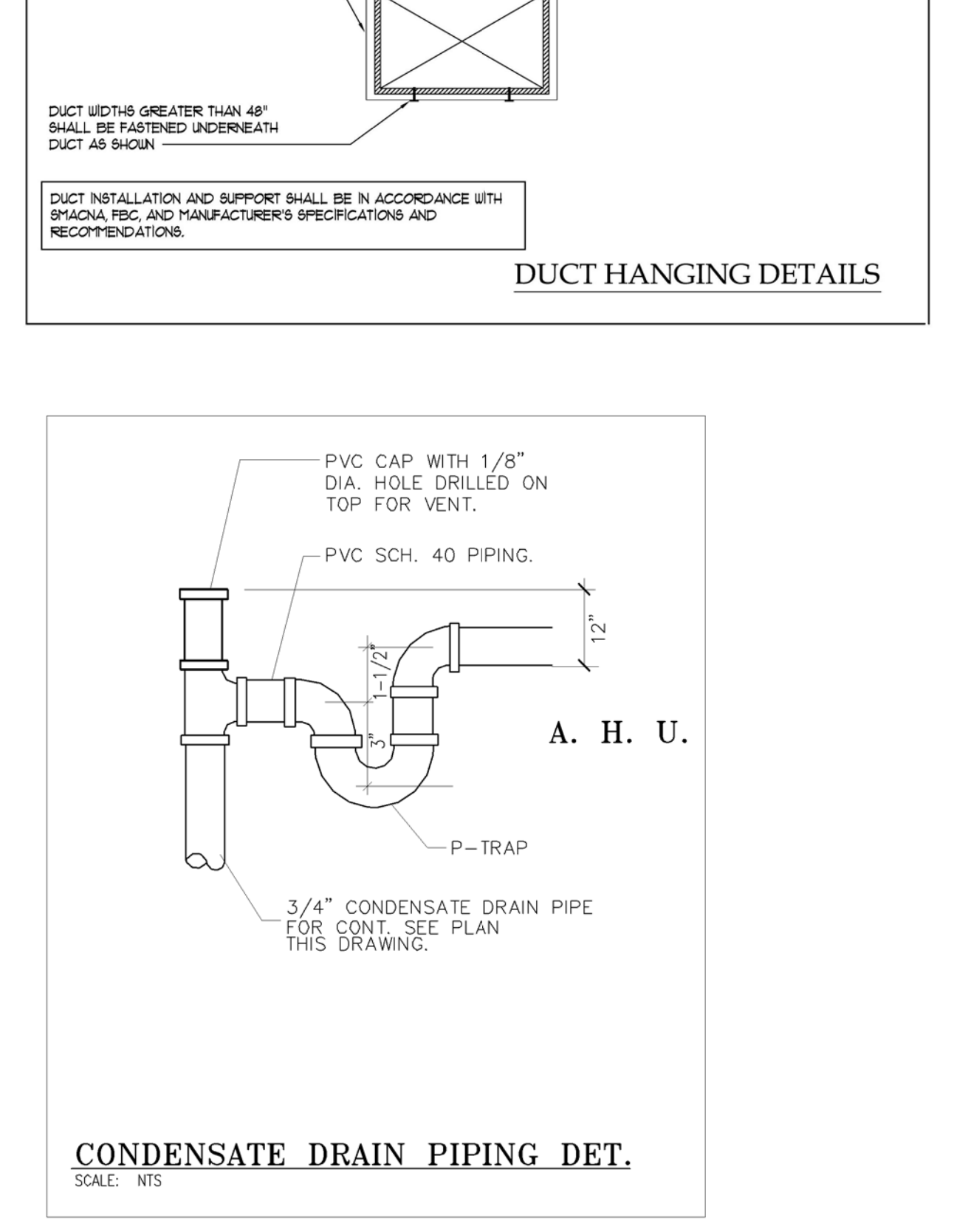
FEATURES
GALVANIZED STEEL PROVIDES EXCELLENT CORROSION RESISTANCE AND LONGEVITY.
RECTANGULAR END FITS OVER GRILLE NECK.
ROUND COLLAR IS OVERSIZED WITH A BEAD TO ACCEPT PIPE OR FLEXIBLE DUCT.
OPTIONS: CUSTOM SIZES AVAILABLE. FLANGED PERIMETER AVAILABLE.

END VIEW

NO. OF SLOTS	RTR	RTR	RTR
2	3-7/8"	3-3/8"	3-7/8"
3	4-1/2"	4-7/8"	5-5/8"
4	5-3/8"	4-3/8"	7-3/8"
5	6-5/8"	7-7/8"	9-1/2"
6	7-7/8"	5-3/8"	10-7/8"
7	8-1/8"	10-7/8"	13-3/8"
8	10-3/8"	12-3/8"	14-3/8"

MODEL RTR
RECTANGULAR TO ROUND ADAPTER PRODUCT SPECIFICATIONS

CONTACT MIAMI TECH INC. FOR ADDITIONAL INFORMATION OR WITH SPECIAL REQUIREMENTS.
3611 NW 74TH ST MIAMI, FL 33147
PHONE: 305-693-7054 FAX: 305-693-6152
WEB: WWW.MIAMITECH.COM EMAIL: SALES@MIAMITECH.COM



2. MECHANICAL DETAILS

1/4" = 1'-0"

DESCRIPTION
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#, MIAMI
BEACH, FL #####

FOLIO: # # # # #
OWNERS:

#

HVAC DETAILS 1

04/14/2023 Scale As Indicated

M-05



Outdoor Unit Parameters
 Unit Model: 24TPA
 Unit Size: 5 Tons (Size 60)
 Voltage: 208/230-160 V-Ph-Hz

Indoor Coil Parameters
 Unit Model: FV4C
 Unit Size: Size 006 (30 - 60,000 Btu/h)
 Cabinet Insulation: Modular with 1-in. super thick insulation
 Voltage: 208-1-60 V-Ph-Hz
 Refrigerant Type: Puron
 Heating Size: No Heat

Outdoor Unit Dimensions and Weight
 Unit Length: 35 in
 Unit Width: 35 in
 Unit Height: 38.875 in
 Unit Shipping Weight: 284. lb

Indoor Coil Dimensions and Weight
 Unit Length: 22.0625 in
 Unit Width: 24.6875 in
 Unit Height: 59.1875 in
 Unit Shipping Weight: 207. lb

RESIDENTIAL APPLICATIONS
 This warranty is to the original purchasing owner and subsequent owners only to the extent and as stated in the Warranty Conditions and below. The limited warranty period in years, depending on the part and the claimant, is as shown in the table below.

Limited Warranty (Years)		
Item	Original Owner	Subsequent Owner
Parts	10* (or 5)	5
Compressor	10* (or 5)	5
Parts failure due to Seacoast Corrosion**	5	5

*If properly registered within 90 days of original installation, otherwise 5 years (except in California and Quebec and other jurisdictions that prohibit warranty benefits conditioned on registration). See Warranty Conditions below.
 ** Seacoast Corrosion is defined as corrosion on an outdoor unit that affects unit performance and is caused by repeated exposure to sodium chloride, sodium hydroxide, sodium sulfate, and other compounds commonly found in ocean water. Corrosion on coils must exceed 3" above the bottom of the base pan of the unit.

OTHER APPLICATIONS
 The warranty period is five (5) years on the compressor, and one (1) year on all other parts. The warranty is the original owner only and is not available for subsequent owners.

Ordering Information

Part Number	Description	Quantity
Outdoor Unit		
24TPA760WC03	Performance 2 Stage Air Conditioner 5 Tons Cooling Coastal	1
Indoor Coil		
FV4CNB006L00	Performance Series Fan Coil with Puron Cooling 208/230-1-60 Modular with 1-in. super thick insulation	1
Accessories		
FC-2601C10LC	10 kW Electric Heater with Circuit Breaker	1

The Product and Ratings Data in this program is subject to change at any time and without notice. Please refer to the latest product literature and the AHRI directory at www.ahridirectory.org for the most up-to-date information.

System Performance

System: 24TPA/FV4C
 System Quantity: 1
 Altitude: 0.0 ft
 Linear Pipe Length: 0.0 ft
 SEER2 @ ARI Conditions: 16.0
 EER2 @ ARI Conditions: 12.2

Actual Clg Airflow: 2000.0 CFM
 Standard Clg Airflow: 2000.0 CFM
 Total Net Clg Capacity: 60.24 MBH
 Net Sensible Clg Capacity: 44.58 MBH
 Total System Power: 4.94 kW

System Parameters

Outdoor Unit Parameters
 Unit Model: 24TPA760WC03
 Unit Size (Nominal): 5 Tons (Size 60)
 Voltage: 208/230-1-60 V-Ph-Hz
 Clg Ent Air DB Ambient: 95.0 °F

Indoor Coil Parameters
 Unit Model: FV4CNB006L00
 Unit Size (Nominal): Size 006 (30 - 60,000 Btu/h)
 Voltage: 208-1-60 V-Ph-Hz
 Ent Air DB: 80.00 °F
 Ent Air WB: 67.00 °F
 Ent Enthalpy: 31.44 BTU/lb
 Lvg Air DB: 59.36 °F
 Lvg Air WB: 57.55 °F
 Lvg Enthalpy: 24.74 BTU/lb
 Heating Size (Nominal): No Heat
 Total External Static Pressure: 0.50 in wg
 Clg Coil Note: **Airflow adjusted to high (400 cfm/ton).

Electrical Data

Outdoor Electrical Data
 Unit Voltage: 208/230-1-60 V-Ph-Hz
 Fan Motor FLA: 1.20 Amps
 MCA: 33.2 Amps
 Max Fuse: 50 Amps
 Operating Range Min: 197 V
 Operating Range Max: 253 V
 Compressor RLA: 25.6 Amps
 Compressor LRA: 158.0 Amps

Indoor Electrical Data
 Unit Voltage: 208-1-60 V-Ph-Hz
 Motor HP: 3/4 HP
 Motor FLA: 6.8 Amps

Accessory Electric Heater Data
 EH Part Number: FC-2601C10LC
 Electric Heater KW: 7.5 kW

For 2 wire operation (single circuit):
 Heater Amps: 36.2 Amps
 Heater + Motor MCA: 53.8 Amps
 Heater + Motor MOCP: 60 Amps
 Accessory Voltage: 208-1-60 V-Ph-Hz

AHRI CERTIFIED
www.ahridirectory.org

Certificate of Product Ratings

AHRI Certified Reference Number: 207861714 Date: 01-06-2023 Model Status: Active
 AHRI Type: RCU-A-CB (Split System: Air-Cooled Condensing Unit, Coil with Blower)
 Series: 2-STAGE 17 SEER AC
 Outdoor Unit Brand Name: CARRIER

Outdoor Unit Model Number (Condenser or Single Package): 24TPA760W**30*
 Indoor Unit Model Number (Evaporator and/or Air Handler): FV4CNB006L

Region: All (AK, AL, AR, AZ, CA, CO, CT, DC, DE, FL, GA, HI, IL, IN, IA, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, MT, NC, ND, NE, NH, NJ, NM, NV, NY, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY, U.S. Territories)

Region Note: Central air conditioners manufactured prior to January 1, 2015 are eligible to be installed in all regions until June 30, 2016. Beginning July 1, 2016 central air conditioners can only be installed in region(s) for which they meet the regional efficiency requirement.

The manufacturer of this CARRIER product is responsible for the rating of this system combination.

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2017 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A2) - Single or High Stage (95F), btuh : 58000
 SEER : 16.00
 EER (A2) - Single or High Stage (95F) : 12.50

Rated as follows in accordance with the latest edition of AHRI 210/240 - 2023, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (A1+H) - Single or High Stage (95F), btuh : 58000
 SEER2 : 16.00
 EER2 (A1+H) - Single or High Stage (95F) : 12.20

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Active Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale. OR new models that are being marketed but are not yet being produced. *Production Stopped* Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale.

Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

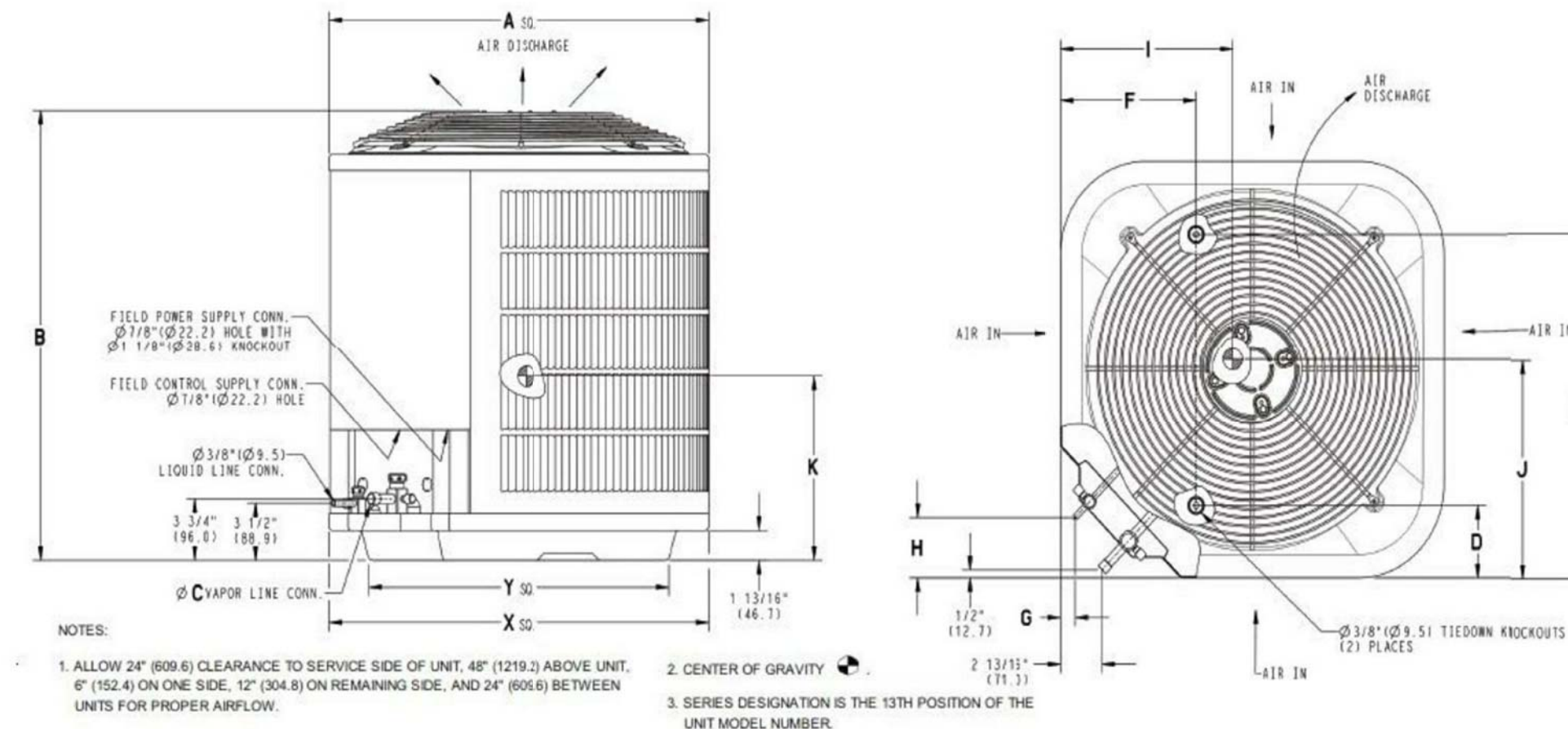
The Department of Energy has published updated energy efficiency metrics for central air conditioners and heat pumps. This publication reflects both the 1987 metric (SEER) and the 2023 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRI.net for more information about updated energy efficiency metrics.

DISCLAIMER
 AHRI does not endorse the products listed on this Certificate and makes no representations, warranties or guarantees as to, and assumes no responsibility for, the products listed on this Certificate. AHRI expressly disclaims all liability for damages of any kind arising out of the use or performance of the products, or the unauthorized alteration of data listed on this Certificate. Certified ratings are valid only for models and configurations listed in the directory at www.ahridirectory.org.

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CERTIFICATE VERIFICATION
 The information for the model cited on this certificate can be verified at www.ahridirectory.org, click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

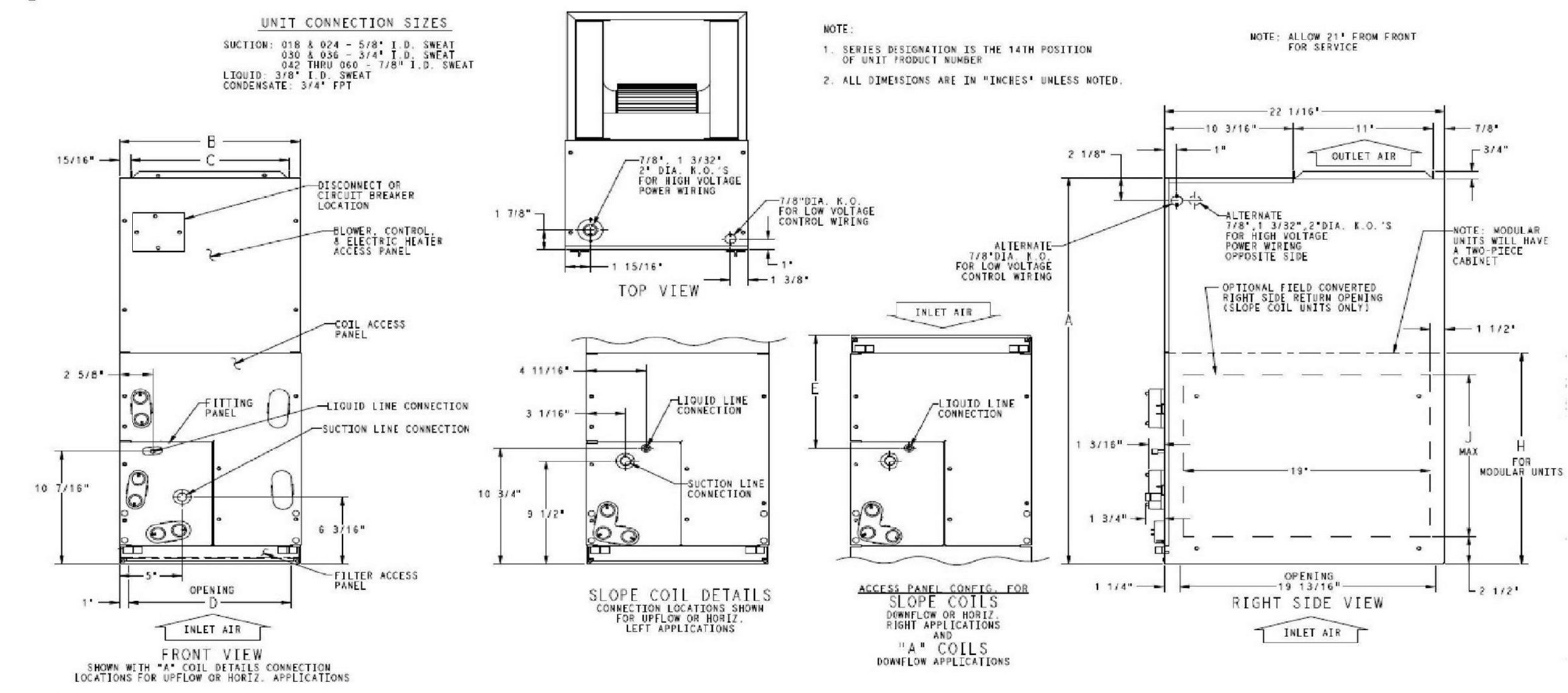
©2023 Air-Conditioning, Heating, and Refrigeration Institute **CERTIFICATE NO.:** 133174851032184039



Outdoor Model
 Unit Model: 24TPA
 Unit Size: 5 Tons (Size 60)
 Voltage: 208/230-1-60 V-Ph-Hz
 SEER: 17
 Part Number: 24TPA760WC03

Shipping Dimensions and Weights		Outdoor Unit
Height		44.13 in
Width		37.81 in
Length		37.81 in
Operating Weight		256. lb
Shipping Weight		284. lb

Dimensions										
A	B	C	D	E	F	G	H	I	J	K
35.00 in	38.88 in	0.88 in	6.56 in	28.44 in	9.13 in	0.31 in	3.00 in	17.00 in	17.50 in	19.00 in



Indoor Coil
 Unit Model: FV4C
 Unit Size: Size 006 (30 - 60,000 Btu/h)
 Voltage: 208-1-60 V-Ph-Hz
 Cabinet Insulation: Modular with 1-in. super thick insulation
 Part Number: FV4CNB006L00

Dimensions and Weights		Indoor Coil
Height		59.19 in
Width		24.69 in
Length		22.06 in
Shipping Weight		207. lb

Dimensions									
A	B	C	D	E	F	G	H	J	
59.19 in	24.69 in	22.75 in	22.69 in	25.25 in	--	--	34.06 in	--	--

① 3. AIR CONDITIONER 5 TON
1/2" = 1'-0"

② 3. AIR HANDLER 5 TON
1/4" = 1'-0"

DESCRIPTION

REV DATE

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 www.#####.com
 #####-##### ext. 1

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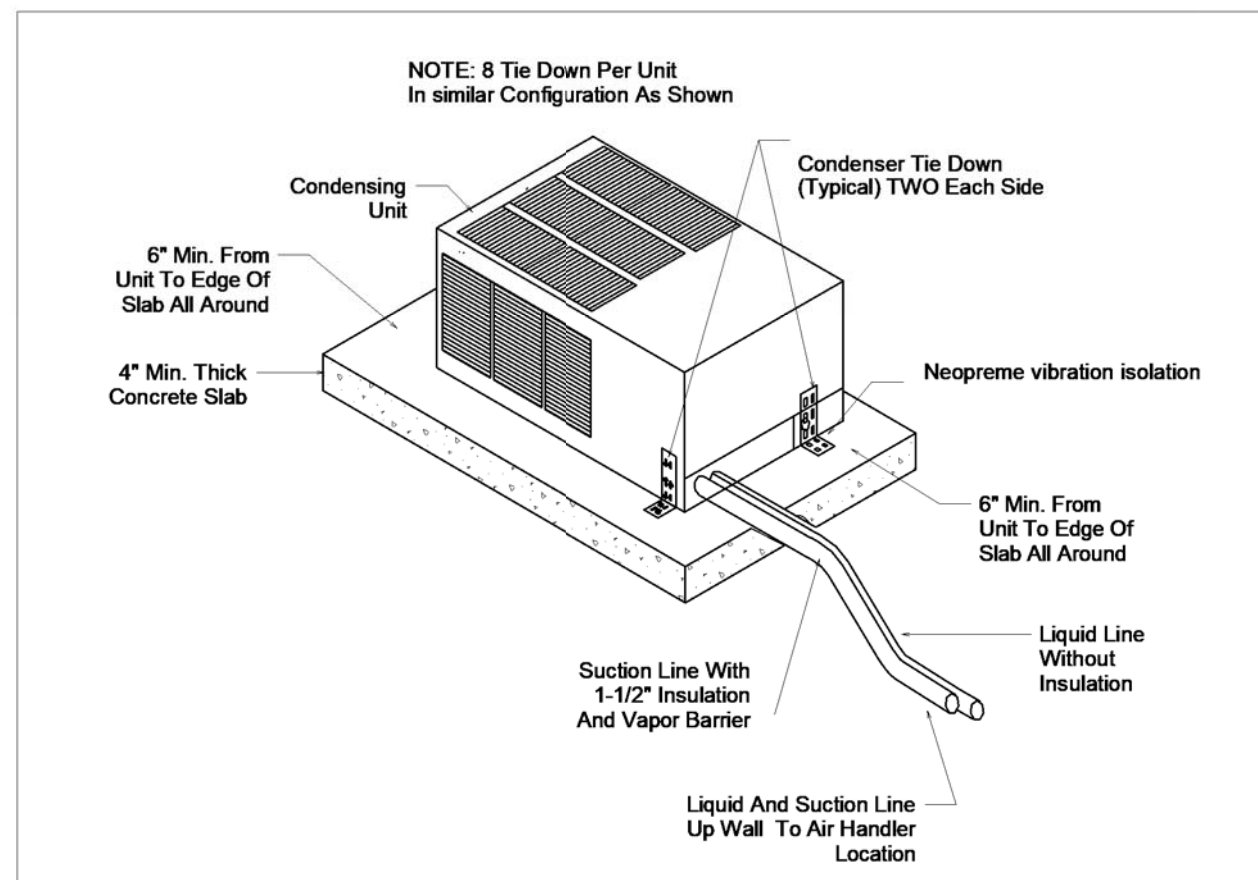
FOLIO: #####
 OWNERS:
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HVAC DETAILS 2

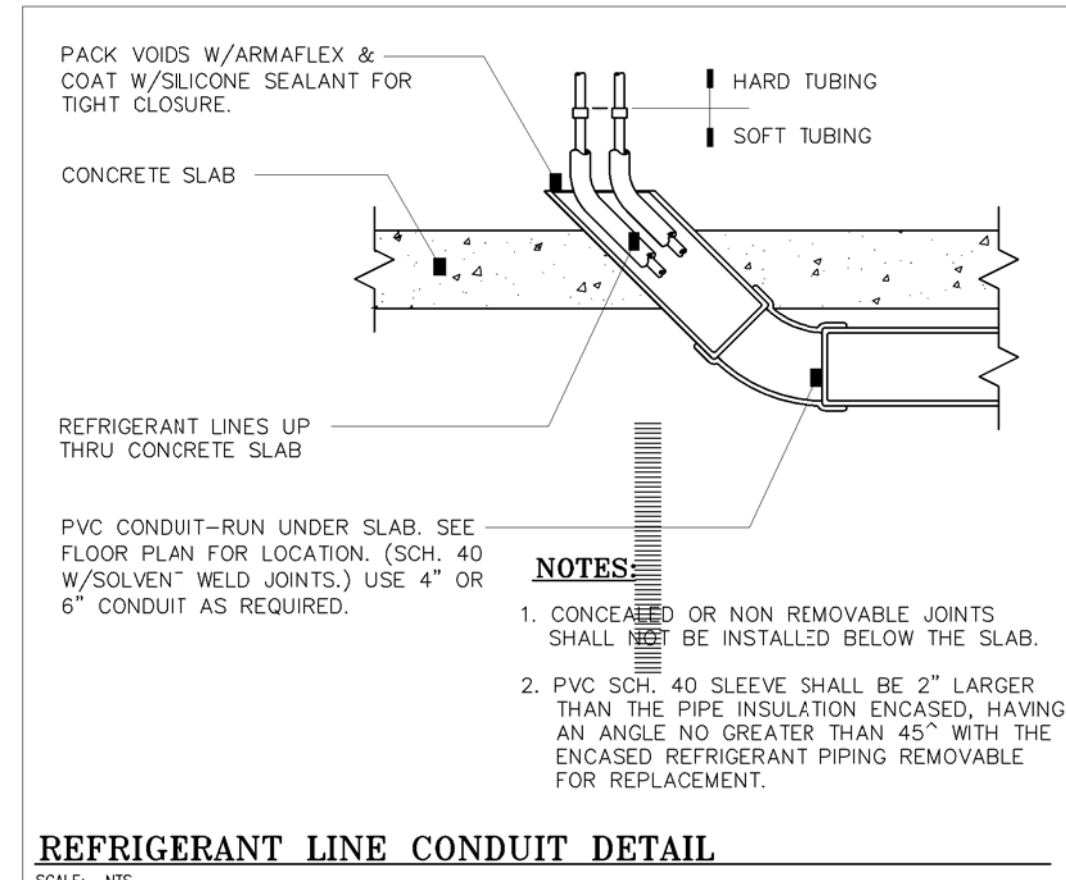
04/14/2023 Scale As Indicated

M-06

NOTE: THE ACCU SLAB MUST BE EQUAL TO OR ABOVE THE FLOOD PLAIN PER FBC 301.14



2 CONDENSING UNIT MOUNTING DETAIL
NOT TO SCALE

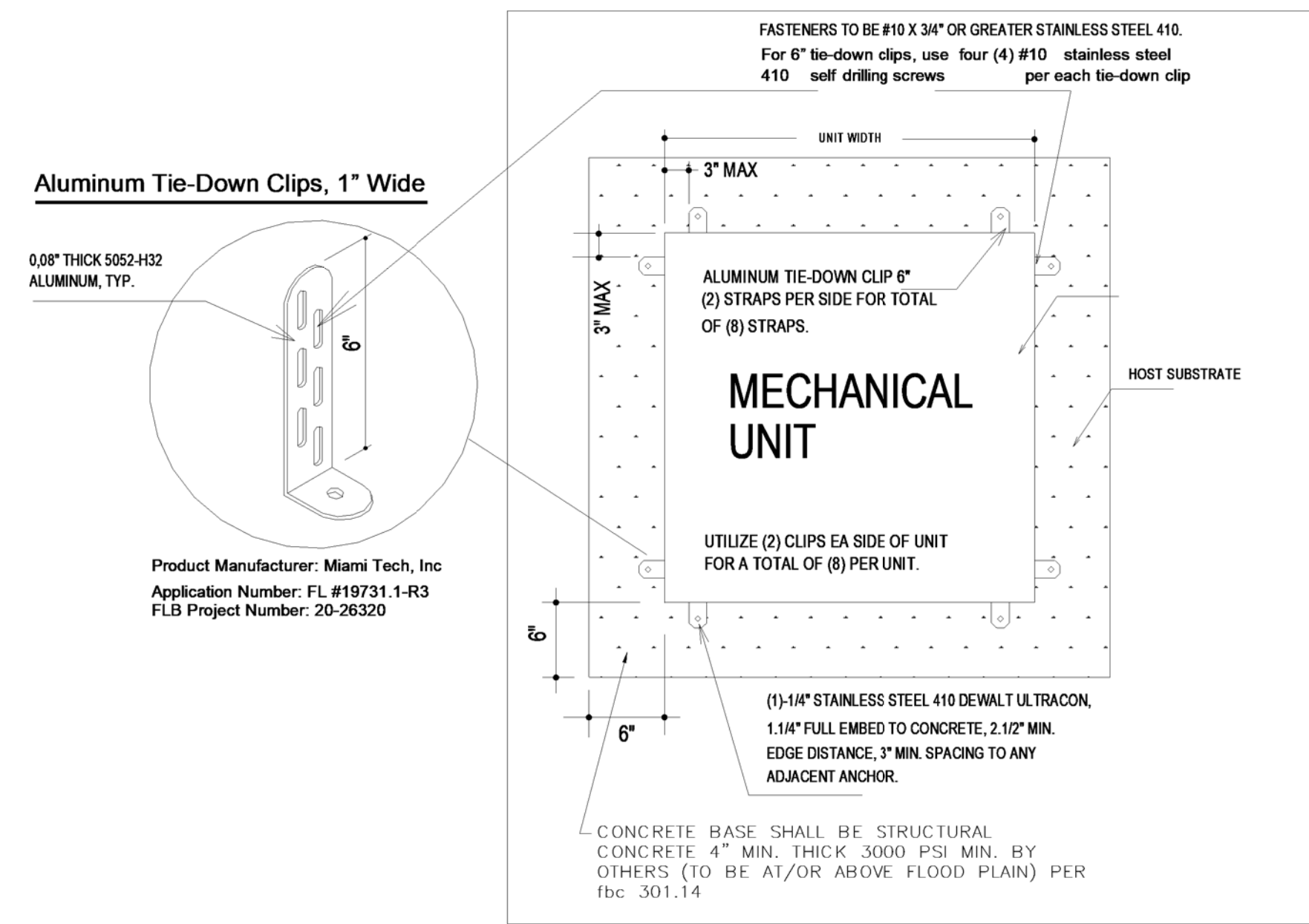


REFRIGERANT LINE CONDUIT DETAIL
SCALE: NTS

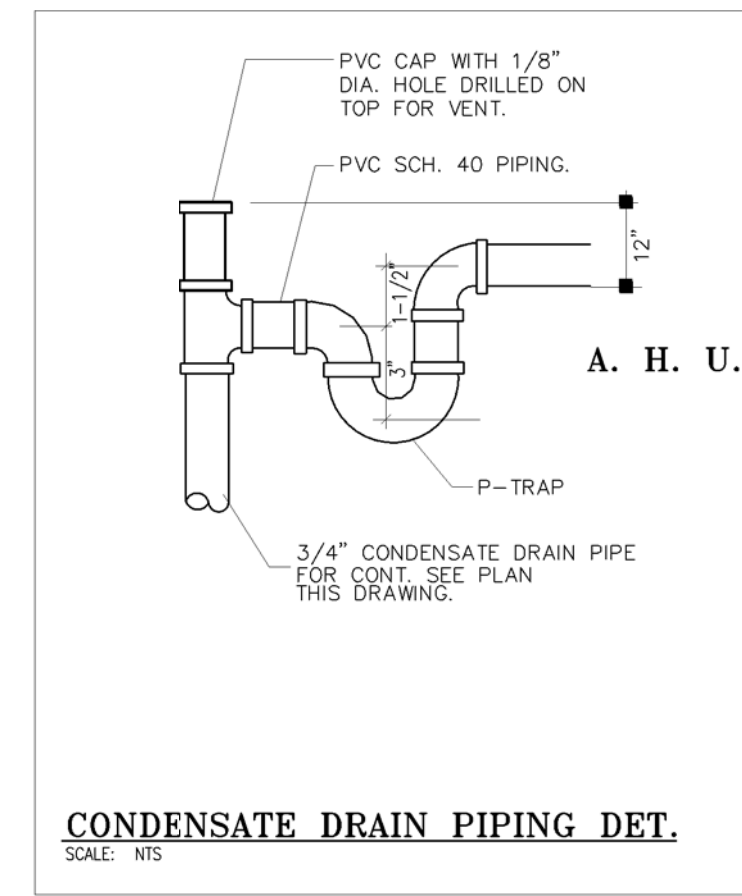
HVAC PLAN NOTES:

1. CONDENSATE DRAINS SHALL BE TRAPPED AS REQUIRED BY EQUIPMENT / APPLIANCE MANUFACTURER. (FMC 307.2.4)
2. ALL HORIZONTAL PRIMARY CONDENSATE DRAINS WITHIN UNCONDITIONED AREAS SHALL BE INSULATED TO PREVENT CONDENSATION FROM FORMING ON DRAIN PIPE EXTERIOR. (FMC 307.2.5)
3. PROVIDE 3/4" DIA. CONDENSATE LINE CLEANOUTS ADJACENT TO AIR HANDLERS W/ STANDARD 3/4" THREADED HOSE FITTING & PVC SHUT-OFF VALVE ON EQUIPMENT SIDE OF CLEANOUTS.

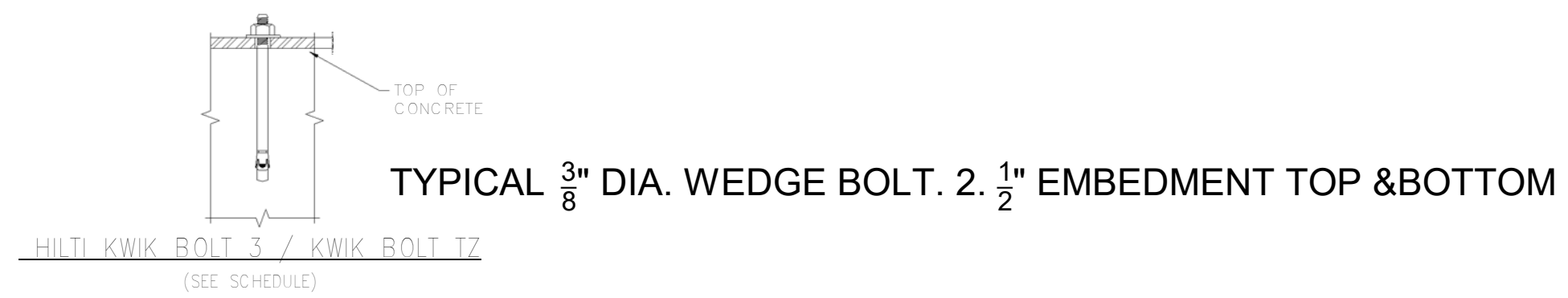
3 HVAC PLAN NOTES
3/8" = 1'-0"



6 MECHANICAL UNIT MOUNTING DETAIL
NOT TO SCALE

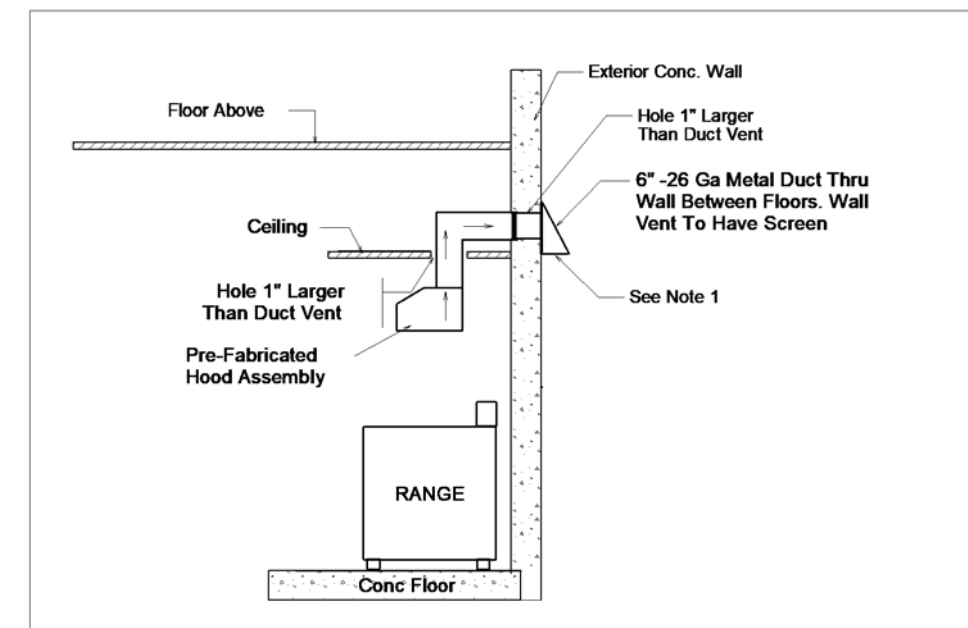


CONDENSATE DRAIN PIPING DET.
SCALE: NTS



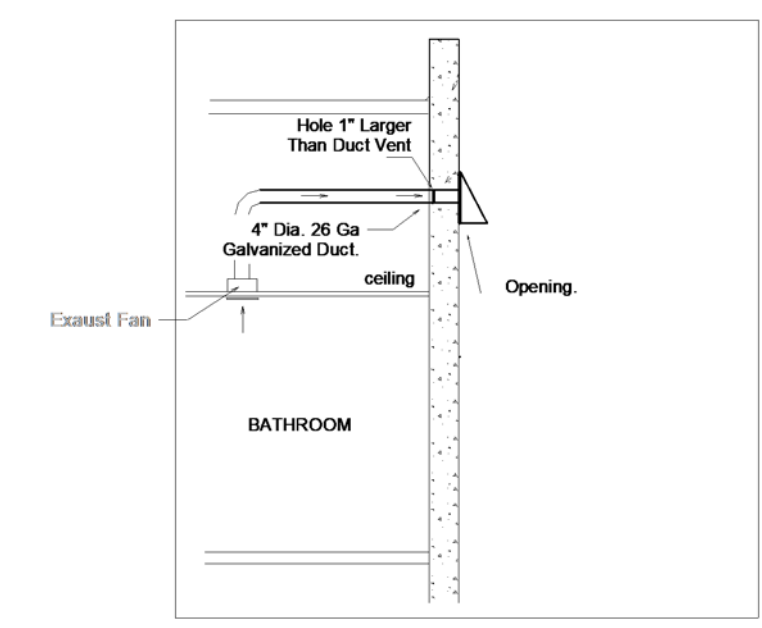
USE ONLY HILTI KWIK BOLT 3. ALL BOLTS SHALL BE STAINLESS STEEL. EDGE DISTANCE SHALL BE A MIN. 1.25 TIMES THE EMBEDMENT, ALL BOLTS SHALL BE INSTALLED WITH THEIR STANDARD WASHERS.

4 TYPICAL WEDGE BOLT DETAIL
1/2" = 1'-0"

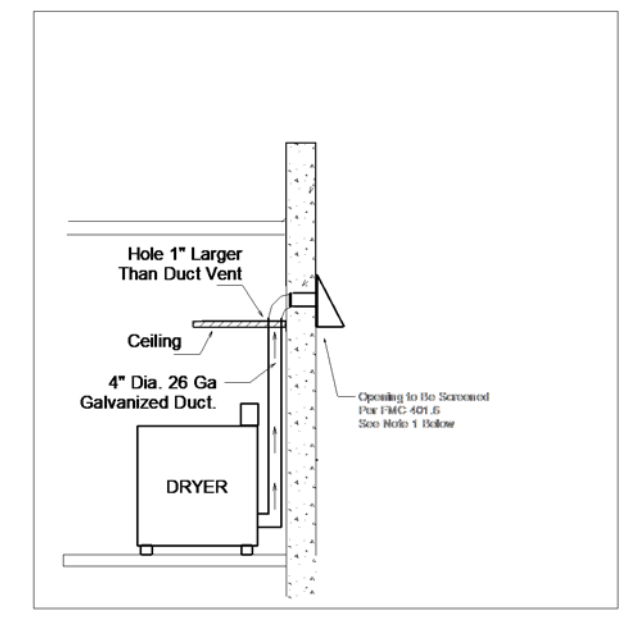


6 RANGE EXHAUST DETAIL
NOT TO SCALE

NOTE 1:
Opening Screened With Non Corrosion Resistant Material Having Mesh Size not Larger Than 1/2". And Shall Be Equipped With Backdraft Damper and Hood To Prevent Water Infiltration. Install Flashing And Storm Collar At Base Of Stack.



5 BATHROOM EXHAUST VENT DETAIL
NOT TO SCALE



5 CLOTHES DRYER EXHAUST DETAIL
NOT TO SCALE

NOTE 1:
Opening Shall Be Equipped With Backdraft Damper and Hood To Prevent Water Infiltration. Install Flashing And Storm Collar At Base Of Stack. (No Screens To Be Installed At Roof Opening)

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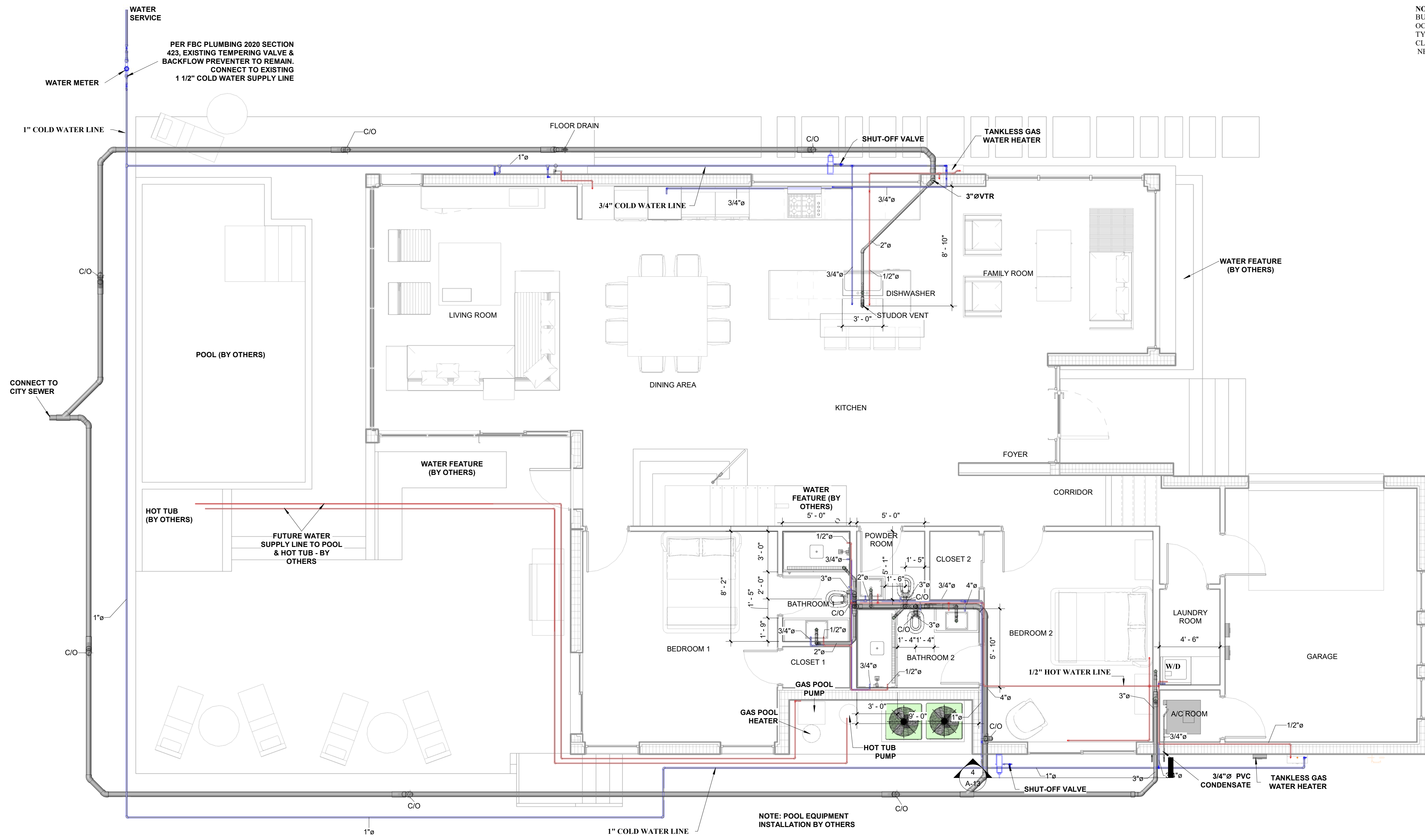
ADDRESS:
#, MIAMI
BEACH, FL #####

FOLIO: #####
OWNERS:

#####

HVAC DETAILS 3

04/14/2023 Scale As Indicated



NOTE:
 BUILDING CODE: FBC 2020 7TH
 OCCUPANCY TYPE: R-3
 TYPE OF CONSTRUCTION: III-B
 CLASSIFICATION OF WORK:
 NEW CONSTRUCTION

NOTE:
 NO CELLULAR CORE PVC PIPING ALLOWED
 BELOW THE STRUCTURE,
 UNSTABLE SOIL CONDITIONS, FBC 2020,
 PLUMBING SECTION 303.2

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NOTE:
 "Electrical systems, equipment and components; Heating, ventilation, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment (water heaters, generators, electrical panels, etc.) shall be elevated at or above Design Flood Elevation". (ASCE 24-14 Ch. 7.0) – FBCR Sect. R322.1.6.

- PLUMBING GENERAL NOTES:**
- REFERENCE THE SPECIFICATIONS FOR MATERIAL AND EQUIPMENT INSTALLATION STANDARDS.
 - THE PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
 - UTILITIES AND SERVICES INDICATED ARE TAKEN FROM VARIOUS OLD AND NEW SURVEYS, ASBUILT RECORDS AND FIELD INVESTIGATIONS. UNFORSEEN CONDITIONS PROBABLY EXIST AND NEW WORK MAY NOT BE FIELD LOCATED EXACTLY AS SHOWN ON DRAWINGS. COOPERATION WITH OTHER TRADES IN ROUTING AND BURIAL DEPTHS, AS DETERMINED DURING CONSTRUCTION, WILL BE NECESSARY.
 - FIELD VERIFY EXISTING INSTALLATIONS. MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
 - NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INS TO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NONNORMAL CONTRACTOR WORKING HOURS.
 - PLANS ARE NOT COMPLETELY TO SCALE. PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
 - PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
 - CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
 - PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NONACCESSIBLE CEILINGS.
 - SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH U/L LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES.
 - FLASH AND COUNTER-FLASH ROOF PENETRATIONS.
 - WHEN BEAM SLEEVE PENETRATIONS ARE NECESSARY, COORDINATE PENETRATIONS WITH ALL TRADES, THE ARCHITECT AND THE STRUCTURAL ENGINEER.

- PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.
- SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
- PROVIDE AN AIR GAP, WHEN REQUIRED BY CODE, SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
- ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
- MOUNT WALL HYDRANTS 24" ABOVE FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS. MOUNT HOSE BIBBS 24" ABOVE FINISHED FLOOR UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE CLEANOUTS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. INSTALL CLEANOUT WITH COVER FLUSH TO FINISH SURFACE.
- COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
- COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE RE-ROUTED AT NO ADDITIONAL COST.
- ALL WALL MOUNTED LAVATORIES SHALL BE ATTACHED TO FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
- PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
- NSF-61-G COMPLIANCE: PRODUCTS IN CONTACT WITH DOMESTIC WATER FOR HUMAN CONSUMPTION SHALL MEET NSF-61-G AND CONTAIN LESS THAN 0.25% (WEIGHTED AVERAGE) OF LEAD. ALL PRODUCTS SHALL BE LABELED WITH THE CERTIFICATION MARK NSF-61-G.

WATER SYSTEM DESIGN:

- HOT AND COLD WATER LINES SHALL BE RUN WITHIN WALLS, ABOVE DROP CEILINGS, AND ALONG BOTTOM OF JOISTS UNLESS OTHERWISE NOTED
- WATER SUPPLY SERVICE TO COMPLY PER FBC TABLE 603.1 & 604.5 FOR MIN. SIZE OF FIXTURE SUPPLY
- PROVIDE ANTI-SCALD VALVES AT SHOWER PER FBC 424.4. ALL PLUMBING FIXTURES COMPLY WITH TABLE 604.4 THE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.
- SHOCK ABSORBERS & SHUTOFF VALVES SHALL BE PROVIDED PER FBC 602.2
- PROVIDE WATERHAMMER ARRESTORS PER FBC 604.9
- HOT WATER LINES SHALL BE INSULATED
- SANITARY LINES SLOPE: LESS THAN 3": 1/8" /LF, 3" AND GREATER: 1/4" /LF
- ALL CONNECTIONS MUST BE VERIFIED IN THE FIELD BEFORE COMMENCING WORK

MATERIALS NOTES:

- INTERIOR DOMESTIC WATER PIPING SHALL BE PEX (UNDERGROUND NOT PERMITTED). EXTERIOR DOMESTIC WATER PIPING SHALL BE HARD COPPER PIPE "L" ANSI/ASTM B-88 WITH WROUGHT-COPPER SOLDER-JOINTS FITTINGS ASTM B-16.22. BELOW GRADE PIPING SHALL BE TYPE "K" ANSI/ASTM SOFT COPPER WITH NO JOINTS OR FITTINGS BELOW GRADE.
- SANITARY AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
- INSULATE ALL HOT WATER, LINES AS FOLLOWS: HW SUPPLY 1" THICK PREFORMED ARMAFLEX PIPE INSULATION.

② 1ST FLOOR PLUMBING PLAN - SANITARY
 1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE							
PLUMBING FIXTURES TO BE SELECTED BY OWNER IN ACCORDANCE WITH FBC PLUMBING TABLE 604.4.							
1ST FLOOR:							
DESCRIPTION	FU	QTY	TOTAL FU	MIN FEED	HW CONN.	MIN DRAIN	FLOW AND WATER CONSUMPTION
WATER CLOSET	3	3	9	1/2"	-	3"	1.6 GPM AT 20 PSI
LAVATORY	1	3	3	1/2"	1/2"	1 1/4"	.8 GPM AT 8 PSI
KITCHEN SINK	2	1	2	1/2"	1/2"	1 1/2"	2.2 GPM AT 8 PSI
SHOWER	2	2	4	1/2"	1/2"	1 1/2"	2.5 GPM AT 20 PSI
WASHING MACHINE	3	1	3	1/2"	1/2"	1 1/2"	4 GPM AT 8 PSI*
DISHWASHER	2	1	2	-	1/2"	1 1/2"	2.75 GPM AT 8 PSI
HOSE BIB	2	2	4	1/2"	1/2"	1 1/2"	2 GPM AT 8 PSI
SUBTOTAL 1ST FLOOR:			27				
2ND FLOOR:							
DESCRIPTION	FU	QTY	TOTAL FU	MIN FEED	HW CONN.	MIN DRAIN	FLOW AND WATER CONSUMPTION
WATER CLOSET	3	3	9	1/2"	-	3"	1.6 GPM AT 20 PSI
LAVATORY	1	4	4	1/2"	1/2"	1 1/4"	.8 GPM AT 8 PSI
BATH TUB	2	1	2	1/2"	1/2"	1 1/2"	4 GPM AT 20 PSI*
SHOWER	2	3	6	1/2"	1/2"	1 1/2"	2.5 GPM AT 20 PSI
SUBTOTAL 2ND FLOOR:			21				
TOTAL 1ST AND 2ND FLOOR:			48	FIXTURE UNITS			

- NOTES:**
- *MINIMUM DESIGN CRITERIA AS PER FBC-PLUMBING 604.3
 - *MINIMUM SIZE OF TRAP CRITERIA AS PER FBC-PLUMBING 709.1
 - *REFER TO PLUMBING PLAN FOR ACTUAL PIPE SIZES
 - *ALL FIXTURES SHALL COMPLY WITH REFERENCE STANDARDS FBC-PLUMBING 406-427 (AS APPLICABLE).

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ADDRESS:
 ##### #, MIAMI
 BEACH, FL #####

FOLIO: #####
 OWNERS:
 #####

**1ST FLOOR
 PLUMBING PLAN -
 WATER &
 SANITARY**

04/14/2023 Scale 1/4" = 1'-0"

P-01

PLUMBING GENERAL NOTES:

- REFERENCE THE SPECIFICATIONS FOR MATERIAL AND EQUIPMENT INSTALLATION STANDARDS.
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- ALL WALL MOUNTED LAVATORIES SHALL BE ATTACHED TO FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
- PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
- NSF-61-G COMPLIANCE: PRODUCTS IN CONTACT WITH DOMESTIC WATER FOR HUMAN CONSUMPTION SHALL MEET NSF-61-G AND CONTAIN LESS THAN 0.25% (WEIGHTED AVERAGE) OF LEAD. ALL PRODUCTS SHALL BE LABELED WITH THE CERTIFICATION MARK NSF-61-G.

WATER SYSTEM DESIGN:

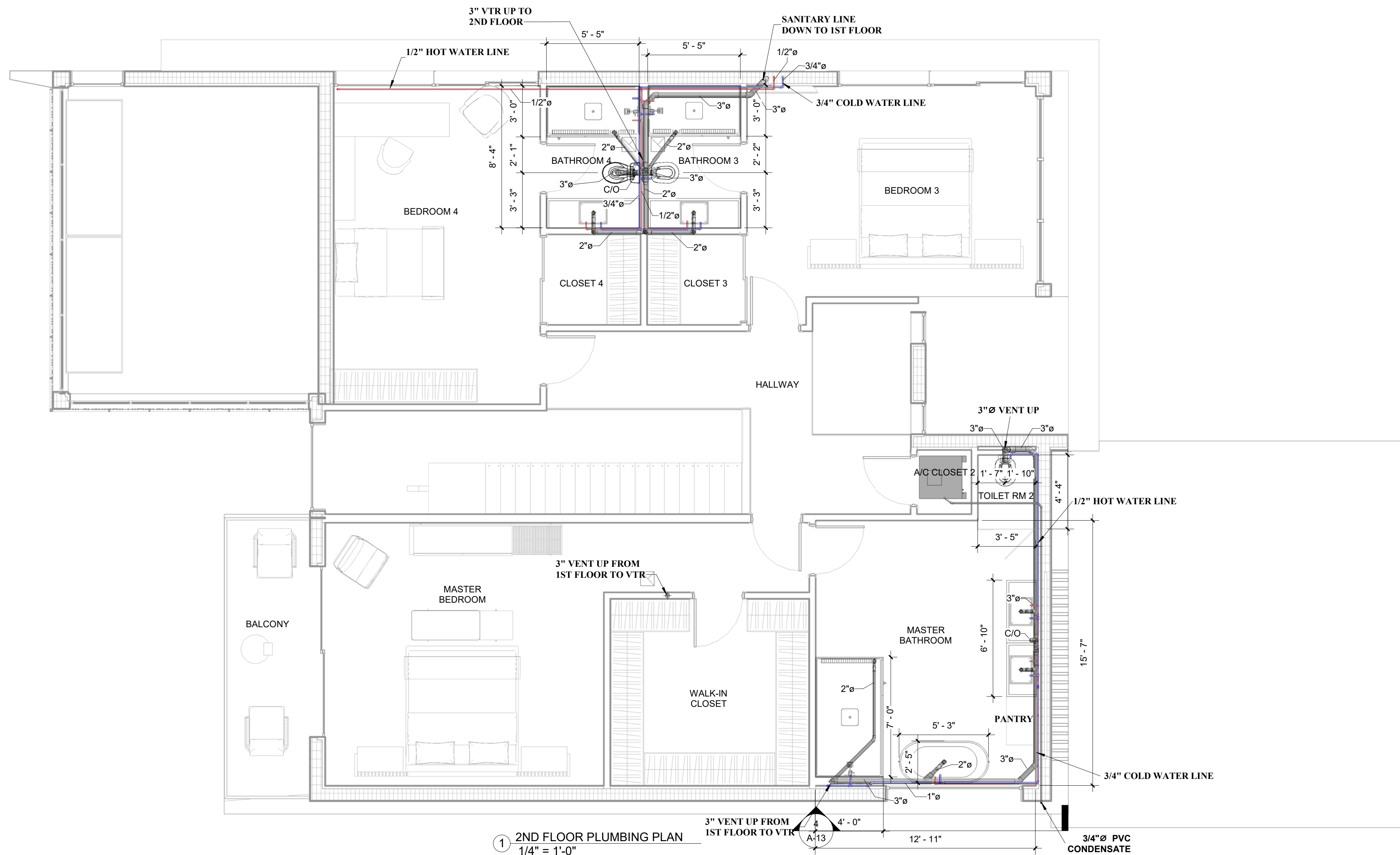
- HOT AND COLD WATER LINES SHALL BE RUN WITHIN WALLS, ABOVE DROP CEILINGS, AND ALONG BOTTOM OF JOISTS UNLESS OTHERWISE NOTED
- WATER SUPPLY SERVICE TO COMPLY PER FBC TABLE 603.1 & 604.5 FOR MIN. SIZE OF FIXTURE SUPPLY
- PROVIDE ANTI-SCALD VALVES AT SHOWER PER FBC 424.4. ALL PLUMBING FIXTURES COMPLY WITH TABLE 604.4 THE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.
- SHOCK ABSORBERS & SHUTOFF VALVES SHALL BE PROVIDED PER FBC 602.2
- PROVIDE WATERHAMMER ARRESTORS PER FBC 604.9
- HOT WATER LINES SHALL BE INSULATED
- SANITARY LINES SLOPE: LESS THAN 3/8" /LF, 3/8" /LF, 3/4" /LF AND GREATER: 1/4" /LF
- ALL CONNECTIONS MUST BE VERIFIED IN THE FIELD BEFORE COMMENCING WORK

PLUMBING FIXTURE SCHEDULE							
PLUMBING FIXTURES TO BE SELECTED BY OWNER IN ACCORDANCE WITH FBC PLUMBING TABLE 604.4.							
1ST FLOOR:							
DESCRIPTION	FU	QTY	TOTAL FU	MIN FEED	HW CONN.	MIN DRAIN	FLOW AND WATER CONSUMPTION
WATER CLOSET	3	3	9	1/2"	-	3"	1.6 GPM AT 20 PSI
LAVATORY	1	3	3	1/2"	1/2"	1 1/4"	.8 GPM AT 8 PSI
KITCHEN SINK	2	1	2	1/2"	1/2"	1 1/2"	2.2 GPM AT 8 PSI
SHOWER	2	2	4	1/2"	1/2"	1 1/2"	2.5 GPM AT 20 PSI
WASHING MACHINE	3	1	3	1/2"	1/2"	1 1/2"	4 GPM AT 8 PSI*
DISHWASHER	2	1	2	-	1/2"	1 1/2"	2.75 GPM AT 8 PSI
HOSE BIB	2	2	4	1/2"	1/2"	1 1/2"	2 GPM AT 8 PSI
SUBTOTAL 1ST FLOOR:			27				
2ND FLOOR:							
DESCRIPTION	FU	QTY	TOTAL FU	MIN FEED	HW CONN.	MIN DRAIN	FLOW AND WATER CONSUMPTION
WATER CLOSET	3	3	9	1/2"	-	3"	1.6 GPM AT 20 PSI
LAVATORY	1	4	4	1/2"	1/2"	1 1/4"	.8 GPM AT 8 PSI
BATH TUB	2	1	2	1/2"	1/2"	1 1/2"	4 GPM AT 20 PSI*
SHOWER	2	3	6	1/2"	1/2"	1 1/2"	2.5 GPM AT 20 PSI
SUBTOTAL 2ND FLOOR:			21				
TOTAL 1ST AND 2ND FLOOR:			48	FIXTURE UNITS			

- NOTES:**
- *MINIMUM DESIGN CRITERIA AS PER FBC-PLUMBING 604.3
 - *MINIMUM SIZE OF TRAP CRITERIA AS PER FBC-PLUMBING 709.1
 - *REFER TO PLUMBING PLAN FOR ACTUAL PIPE SIZES
 - *ALL FIXTURES SHALL COMPLY WITH REFERENCE STANDARDS FBC-PLUMBING 406-427 (AS APPLICABLE).

MATERIALS NOTES:

- INTERIOR DOMESTIC WATER PIPING SHALL BE PEX (UNDERGROUND NOT PERMITTED). EXTERIOR DOMESTIC WATER PIPING SHALL BE HARD COPPER PIPE "L" ANSI/ASTM B-88 WITH WROUGHT-COPPER SOLDER-JOINTS FITTINGS ASTM B-16.22. BELOW GRADE PIPING SHALL BE TYPE "K" ANSI/ASTM SOFT COPPER WITH NO JOINTS OR FITTINGS BELOW GRADE.
- SANITARY AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
- INSULATE ALL HOT WATER LINES AS FOLLOWS: HW SUPPLY 1" THICK PREFORMED ARMAFLEX PIPE INSULATION.



NOTE:
BUILDING CODE: FBC 2020 7TH
OCCUPANCY TYPE: R-3
TYPE OF CONSTRUCTION: III-B
CLASSIFICATION OF WORK:
NEW CONSTRUCTION

NOTE:
NO CELLULAR CORE PVC PIPING ALLOWED
BELOW THE STRUCTURE.
UNSTABLE SOIL CONDITIONS, FBC 2020,
PLUMBING SECTION 303.2

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**2ND FLOOR
PLUMBING PLAN -
WATER &
SANITARY**

04/14/2023 Scale As Indicated

WALL HUNG TOILET INSTALLATION DETAILS

TOTO CWT437117MFG
MH® Wall-Hung Toilet, 1.28GPF & 0.9GPF

FEATURES

- MH Bowl**
- 3D Tornado Flush™ system, high efficiency (1.28GPF @ 0.9GPF)
 - CEFIONTECT® ceramic glaze minimizes waste from sticking to porous ceramic surfaces
 - Universal Height
 - D-shape front bowl
- SoftClose® Seat**
- D-shape closed front toilet seat and cover with SoftClose hinge system
 - Mounting hardware included
 - Made from urea-resin
 - Quick release hinges for easier cleaning
- DuoFix™ In-Wall Tank**
- Dual-Max® flushing system, high efficiency (1.28GPF @ 0.9GPF & 0.9GPF @ 3.4LFP) Avg. flush 1.03GPF
 - Adjustable 15" - 19" mounting height
 - Saves up to 9" of floor space compared to standard floor-mounted toilet
 - Supports up to 880lbs
 - Commercial 2" x 6" or optional residential installation with 2" x 4" wall studs with waste outlet kit
 - Supply line



- 3D Tornado Flush
- Skirted Design
- CEFIONTECT

CODES/STANDARDS

- Meets and exceeds:
 - Bowl: ASME A112.19.2/CSA B45.1, ASME A112.19.14
 - Carrier System: ASME A112.6.2
 - Tank Trim: IAPMO P550, CSA B125.3, ASSE1002
- Certifications: IAPMO (ULPC), EPA WaterSense State of Massachusetts, City of Los Angeles and others
- Legislative compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance
- Code Compliance: UPC, IPC, NSPC, NPC Canada, and others
- Complies with CA Prop 65 warning requirements

KIT COMPONENTS

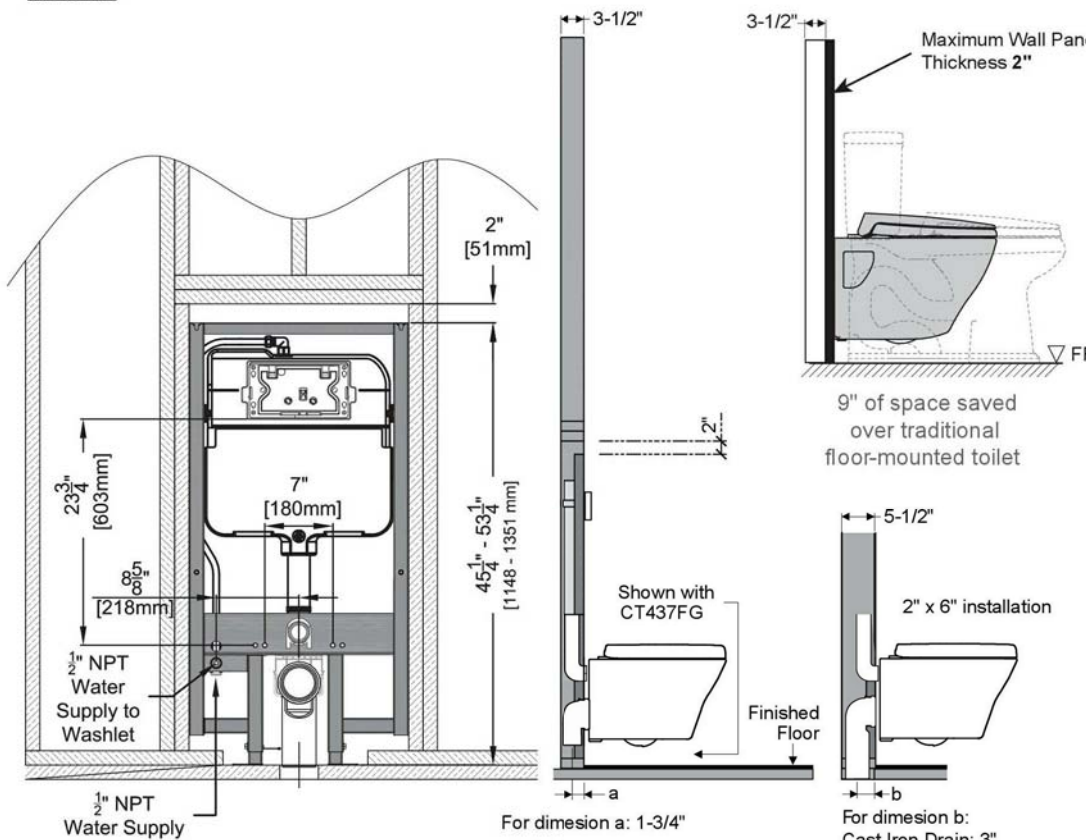
- CT437FG#01 MH Wall-Hung Toilet
 - WT172M#01 In-Wall Tank System (Copper Pipe)
 - SS117#01 SoftClose® Seat
 - YT920WH White Matte Plastic Push Plate
- Available Options**
- YT920WH Basic Square Push Plate - White Matte
 - YT920MS Basic Square Push Plate - Matte Silver
 - YT920HS Wall Round Push Plate - Brushed Stainless Steel
 - YT980#SS Wall Square Push Plate - Brushed Stainless Steel

COLORS/FINISHES

- Standard
- #01 Cotton

CWT437117MFG

WT172M



TOTO

PH: (888) 295-8134 | Fax: (800) 499-4889 | www.totousa.com | © TOTO USA

CWT437117MFG

PRODUCT SPECIFICATIONS

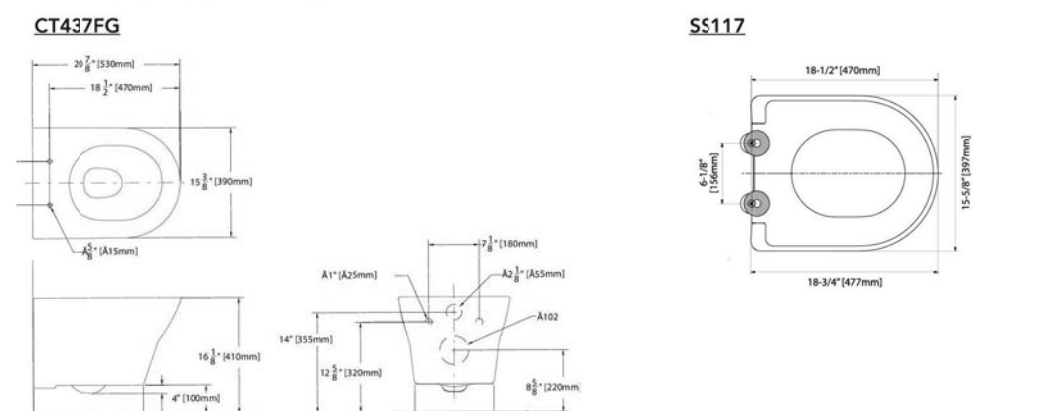
MH Wall-Hung Toilet, 1.28GPF & 0.9GPF

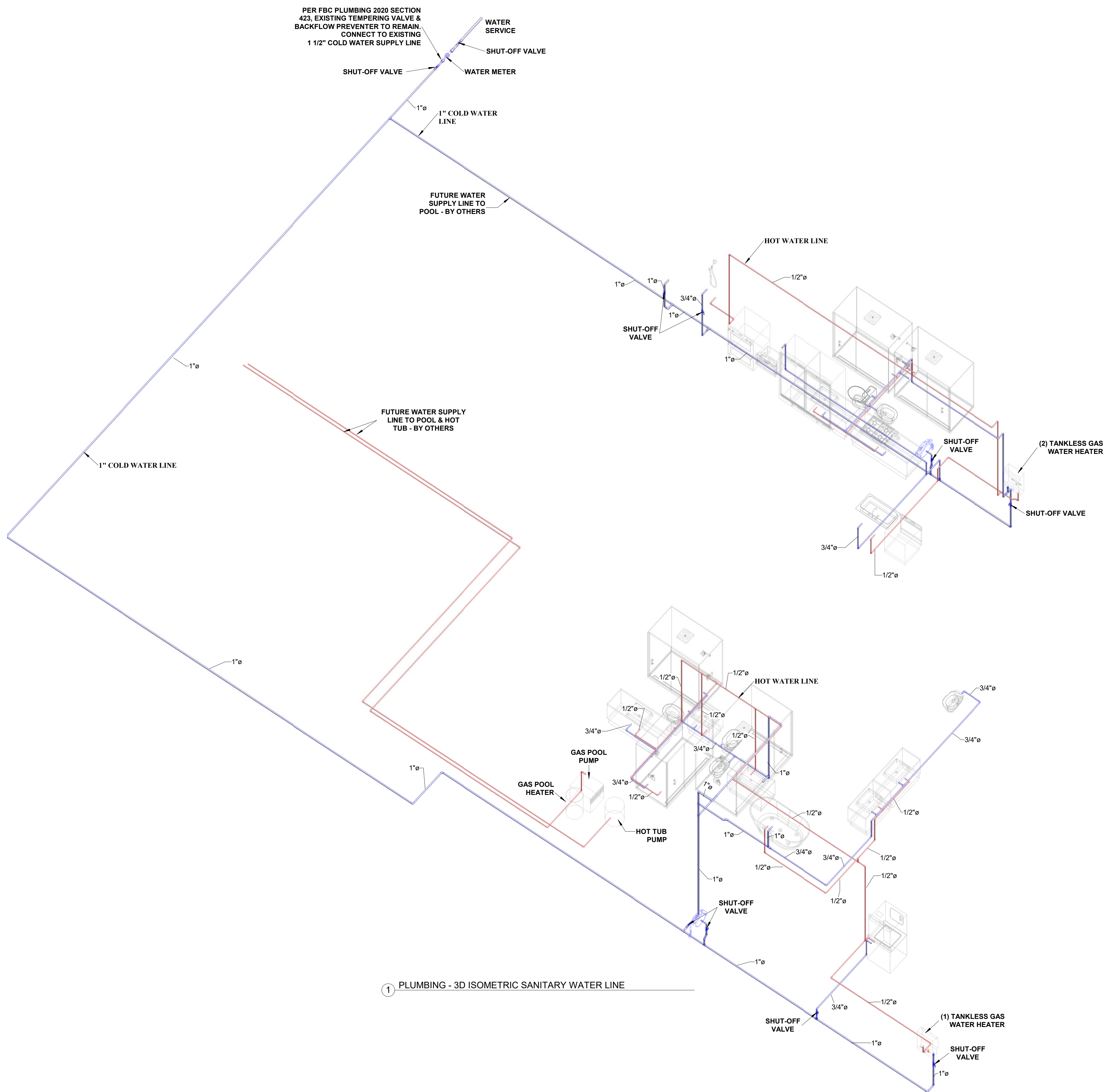
	CT437FG	SS117	WT172M	CT437EG
Water Use	1.28GPF @ 0.9GPF (4.8LFP & 3.4LFP)		1.28GPF & 0.9GPF (4.8LFP & 3.4LFP)	1.28GPF & 0.9GPF
Flush System	Dual-Max®		Dual-Max®	3D Tornado flushing system toilet shall be .28GPF & 0.9GPF. Toilet shall have CefionTECT ceramic glaze. Toilet shall be mounted to in-wall tank system, D-shape front bowl and wall-mounted push-button type trip lever. Toilet shall be TOTO Model CT437FG#01.
Min. Water Pressure	8 psi (static)		8 psi (static)	
Wear Surface	5 1/2" X 4 1/8"			
Trap Diameter	2 1/8"		1 1/2" to 1 3/4"	
Installation Height	15" to 19"		15" to 19"	
Trap Seal	2 1/8"			
Warranty	One Year Limited Warranty	One Year Limited Warranty	One Year Limited Warranty	One Year Limited Warranty
Material	Urea-resin China	Urea-resin	Urea-resin	Urea-resin
Shipping Weight	68 lbs	9 lbs	38 lbs	
Shipping Dimensions	22" L x 14 1/2" W x 16 3/4" H	20 5/8" x 19 1/8" x 3 3/4" H	48" L x 26 1/2" W x 4 1/2" H	

INSTALLATION NOTES

- WT172M Adequate structural bracing is required

PRODUCT DIMENSIONS





1 PLUMBING - 3D ISOMETRIC SANITARY WATER LINE

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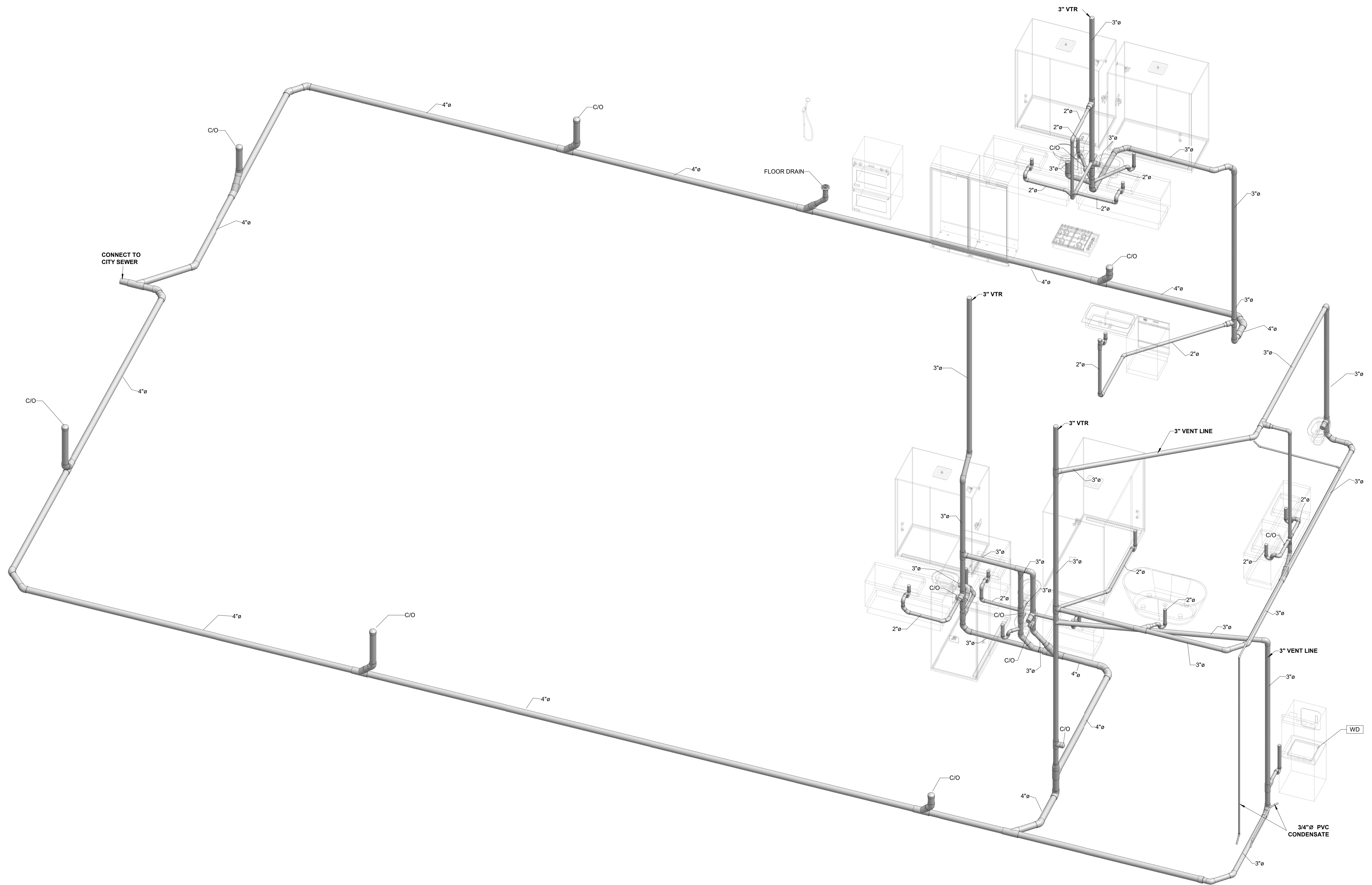
ADDRESS:
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 OWNERS:
 #####
 #####

PLUMBING - 3D ISOMETRIC WATER

04/14/2023 Scale

P-04



1 PLUMBING - 3D ISOMETRIC SANITARY

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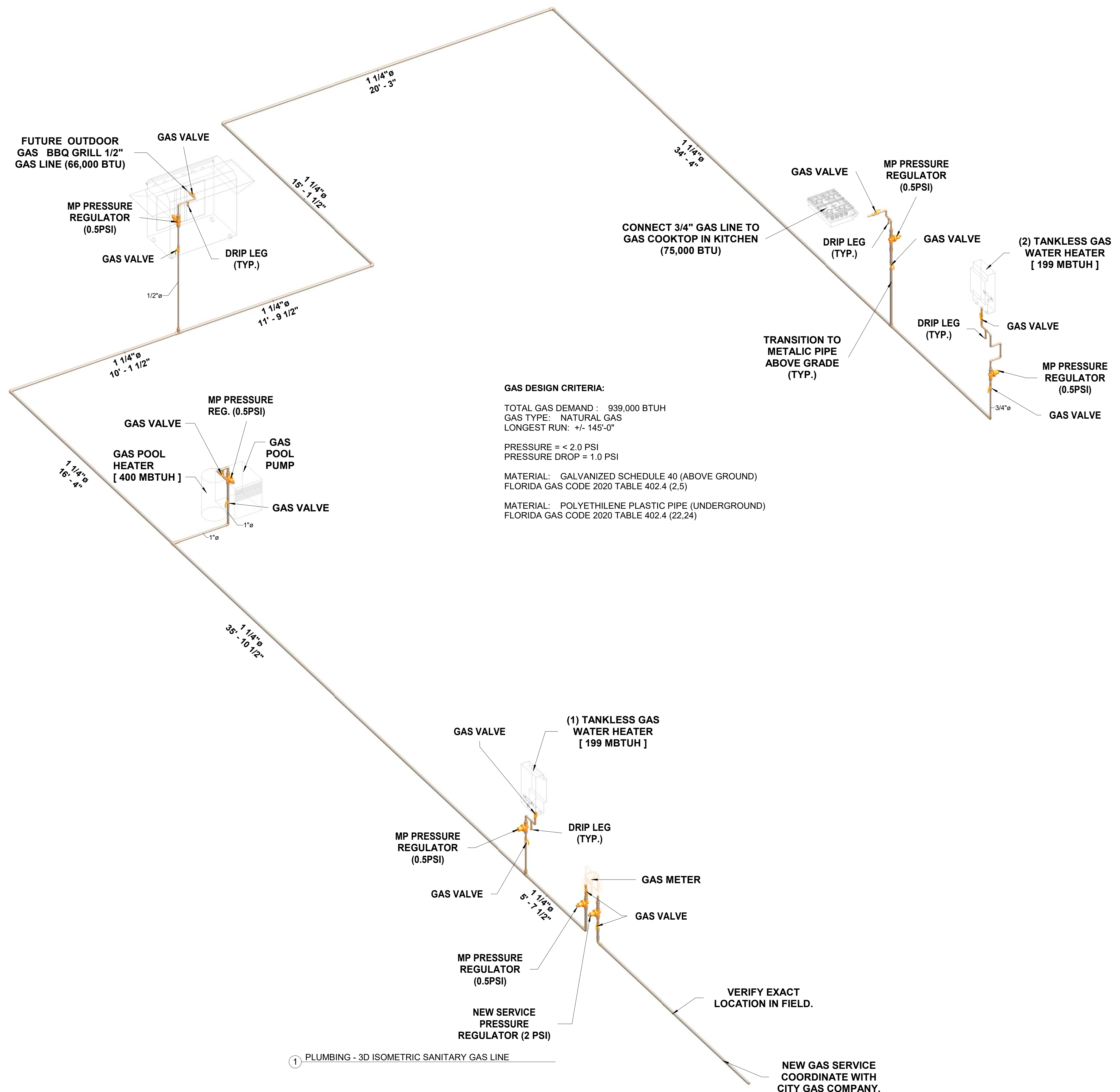
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PLUMBING - 3D ISOMETRIC SANITARY

04/14/2023 Scale

P-05



GAS DESIGN CRITERIA:

TOTAL GAS DEMAND : 939,000 BTUH
 GAS TYPE: NATURAL GAS
 LONGEST RUN: +/- 145'-0"

PRESSURE = < 2.0 PSI
 PRESSURE DROP = 1.0 PSI

MATERIAL: GALVANIZED SCHEDULE 40 (ABOVE GROUND)
 FLORIDA GAS CODE 2020 TABLE 402.4 (2,5)

MATERIAL: POLYETHYLENE PLASTIC PIPE (UNDERGROUND)
 FLORIDA GAS CODE 2020 TABLE 402.4 (22,24)

① PLUMBING - 3D ISOMETRIC SANITARY GAS LINE

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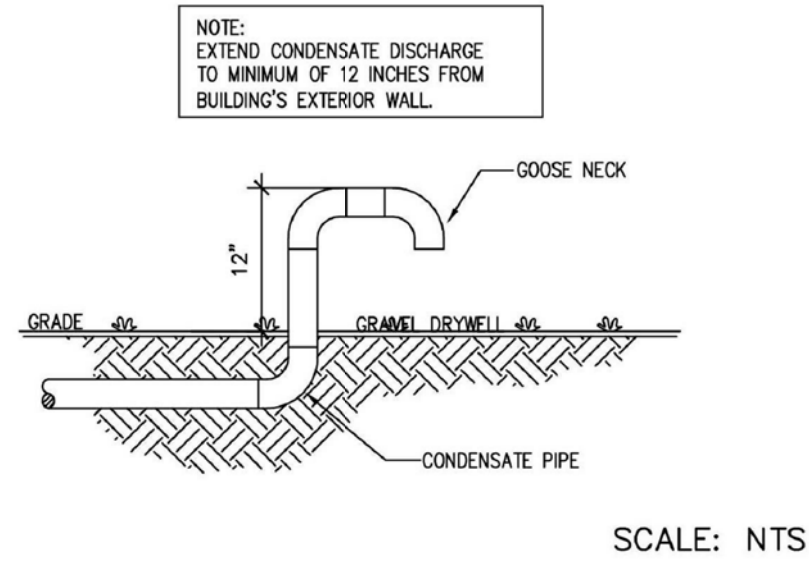
FOLIO: # #####
 OWNERS:
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PLUMBING - 3D ISOMETRIC GAS

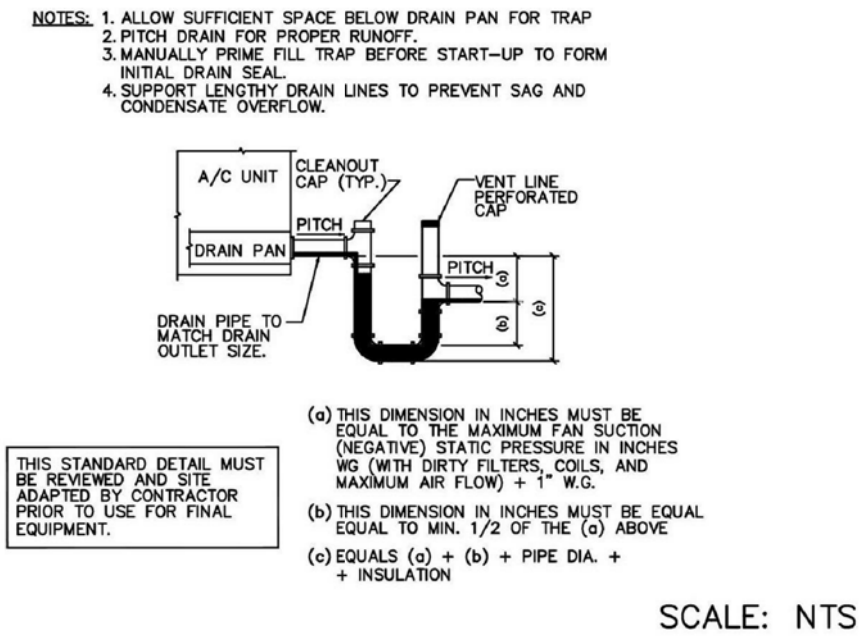
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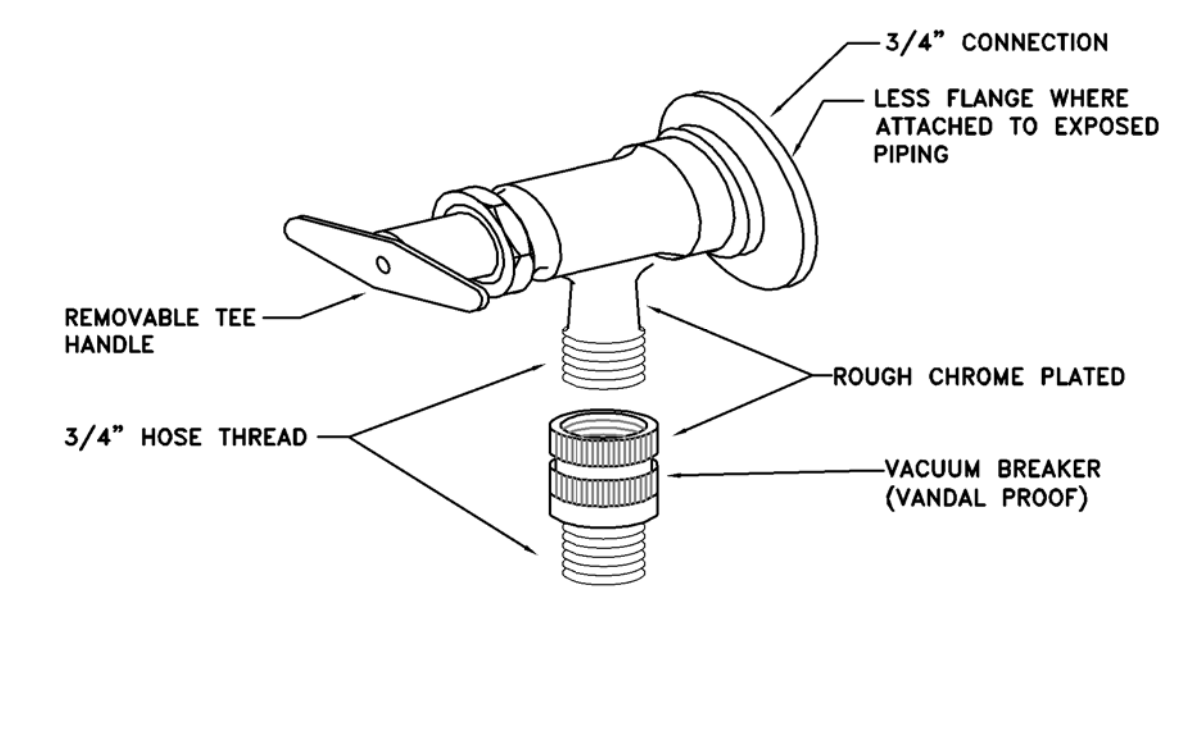
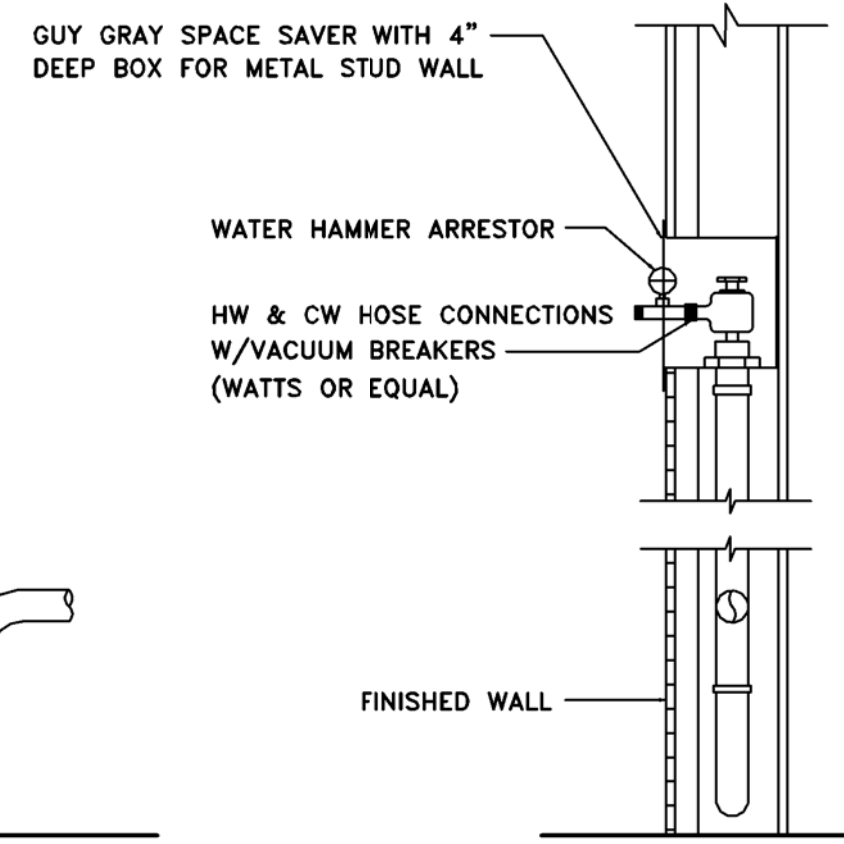
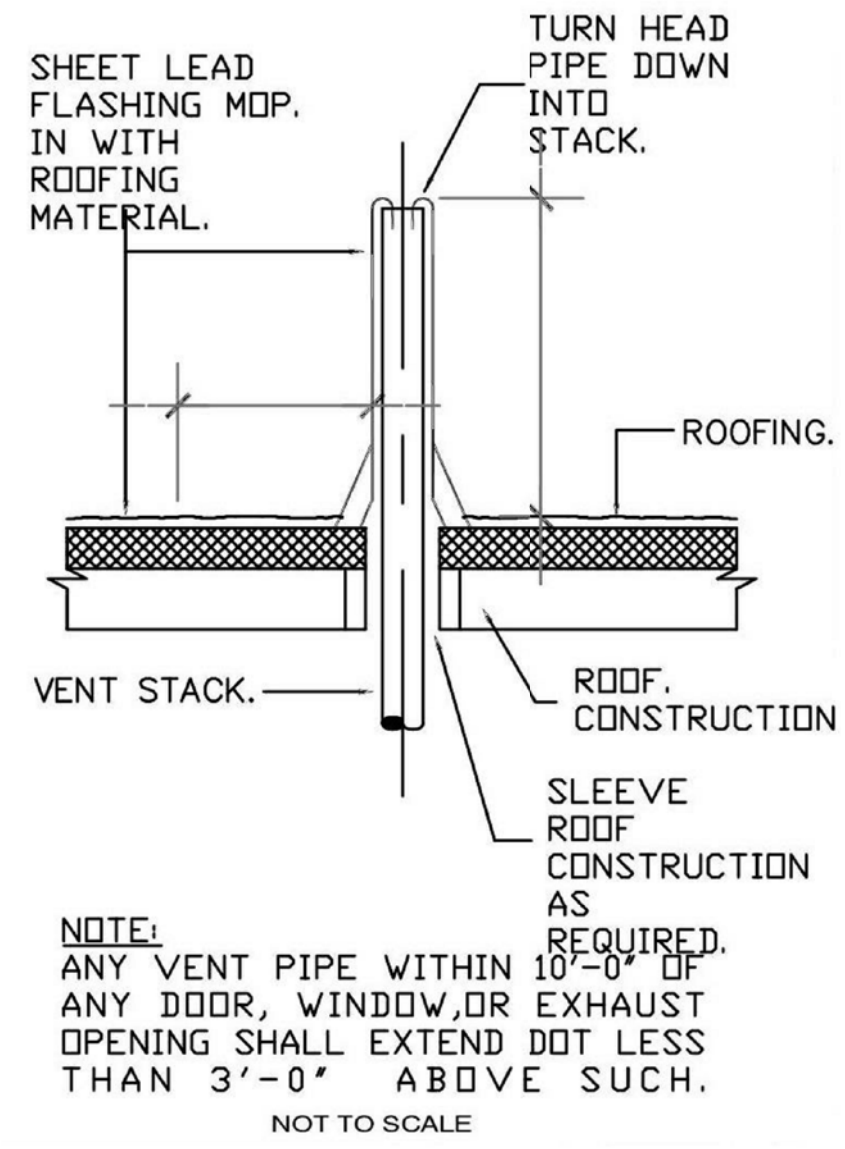
CONDENSATE DISCHARGE DETAIL



CONDENSATE DISCHARGE DETAIL



VENT THRU ROOF DETAIL



WASHING MACHINE CONN. DETAIL

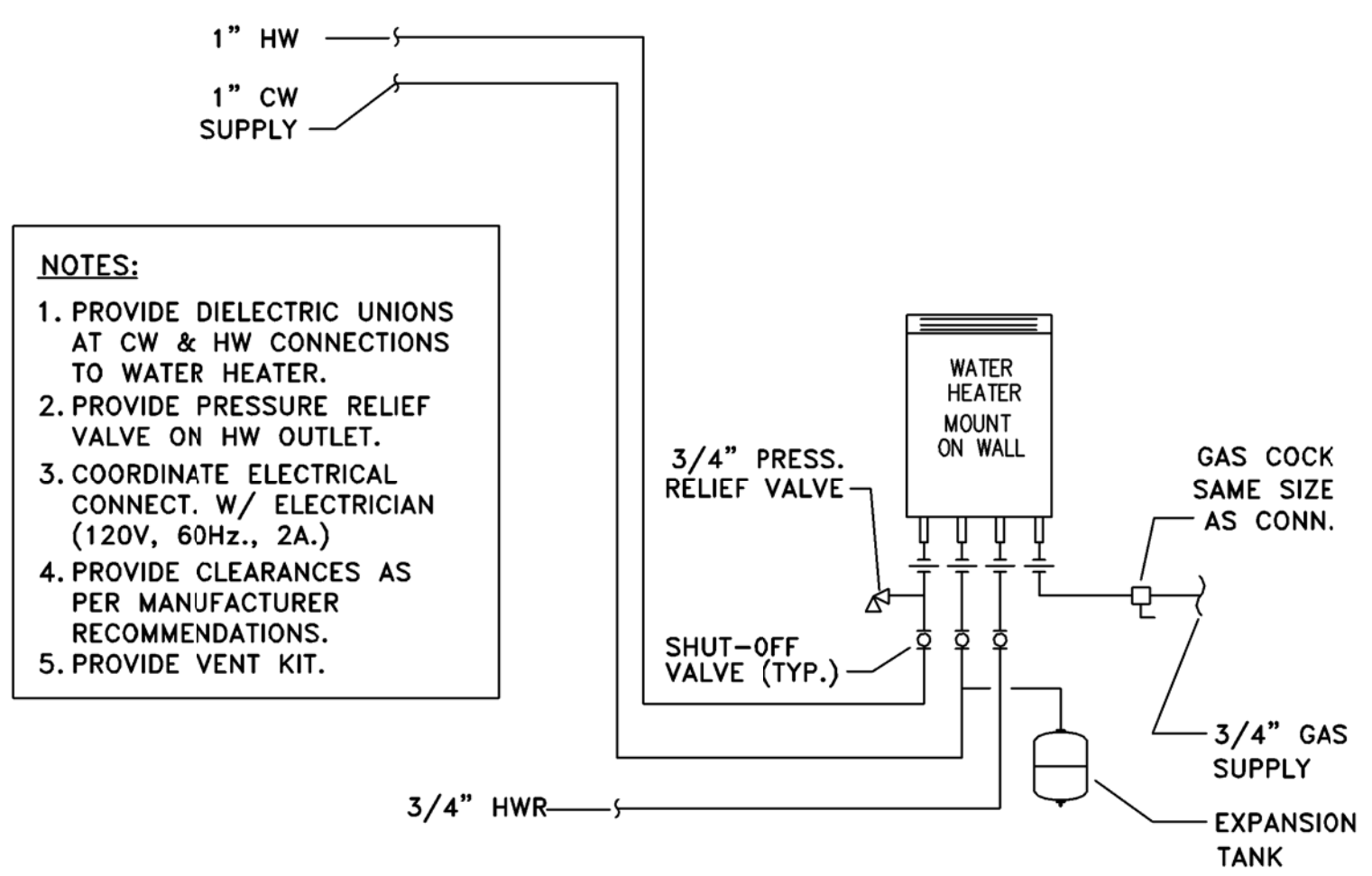
N.T.S.

HOSE BIBB DETAIL

N.T.S.

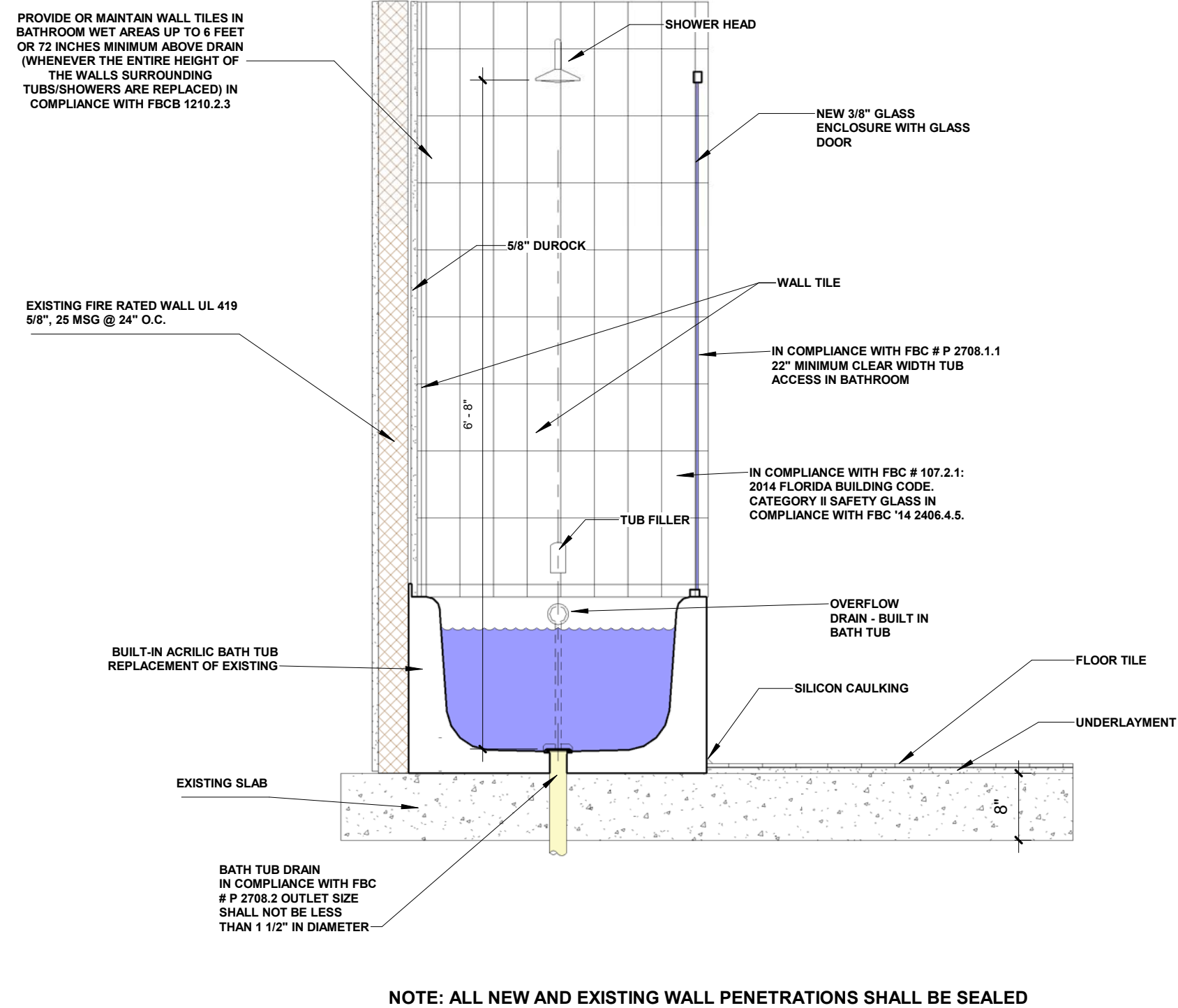
MANUFACTURER	MODEL	GALS.	BTUH	REMARKS
NAVIENT	NPE240-A	TANKLESS	199,000	WALL MOUNTED/OUTSIDE
--	--	--	--	--

TWH: 8.7 GPM @ 45 °F RISE



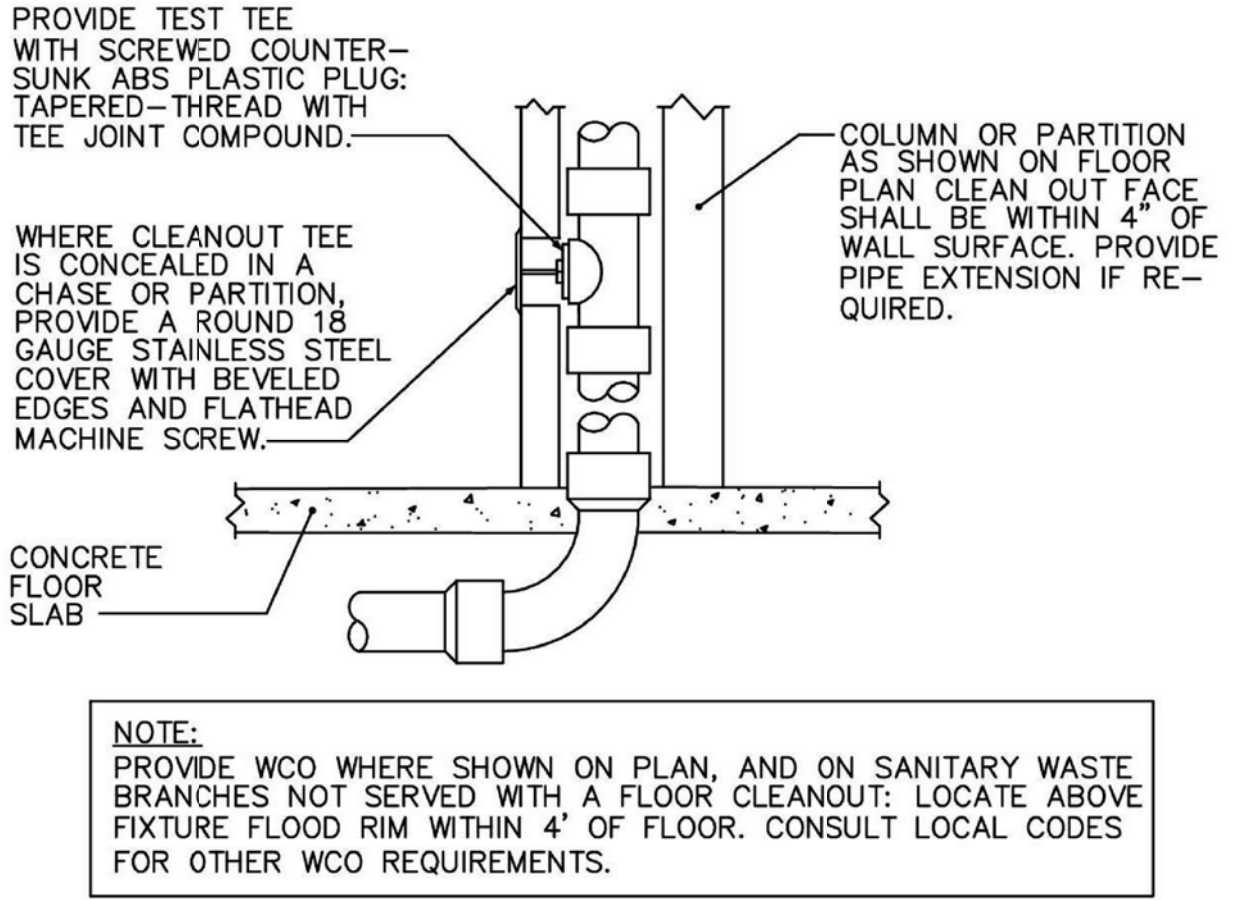
- NOTES:
1. PROVIDE DIELECTRIC UNIONS AT CW & HW CONNECTIONS TO WATER HEATER.
 2. PROVIDE PRESSURE RELIEF VALVE ON HW OUTLET.
 3. COORDINATE ELECTRICAL CONNECT. W/ ELECTRICIAN (120V, 60Hz., 2A.)
 4. PROVIDE CLEARANCES AS PER MANUFACTURER RECOMMENDATIONS.
 5. PROVIDE VENT KIT.

BATH TUB WALL AND FLOOR DETAIL



1. BATH TUB INSTALLATION DETAILS..
3/4" = 1'-0"

WALL CLEAN OUT DETAIL



SCALE: NTS

1. WALL CLEAN OUT DETAIL..
1/4" = 1'-0"

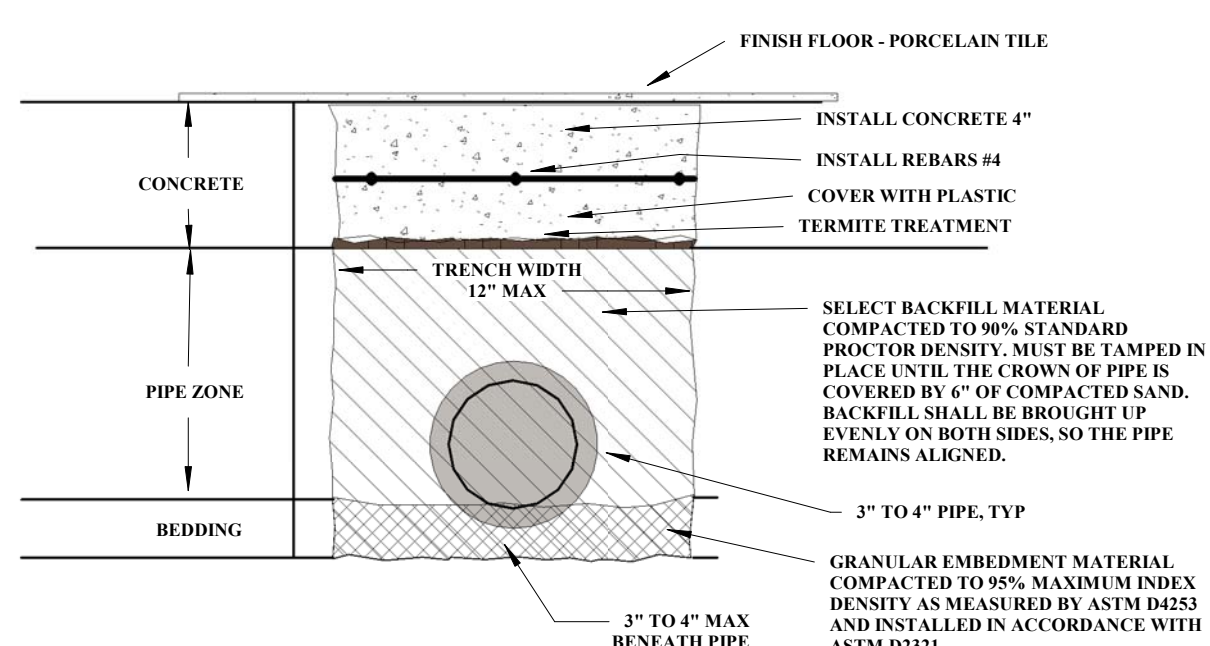
NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 3".
5. BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D221, LATEST EDITION.
6. INSTALLATION OF MATERIALS: ALL MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE STANDARDS UNDER WHICH THE MATERIALS ARE ACCEPTED AND APPROVED. NO CELLULAR CORE PVC PIPING ALLOWED BELOW ANY STRUCTURE. THE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED. (UNSTABLE SOIL) FIC 2017, PLUMBING, 303.2
7. RODENT PROOFING: PLUMBING SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 304.2 THROUGH 304.4 TO PREVENT RODENTS FROM ENTERING STRUCTURES.
8. CORROSION: PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE LINE AND ACID OR CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.010 INCH @ 25 MM.
9. PENETRATION: PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVES SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE. PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT. HANGERS SHALL BE INSTALLED (ANTI CORROSIIVE TYPE) AND ATTACHED TO THE SLAB REPAIR. FIC 2017, PLUMBING, 303.2

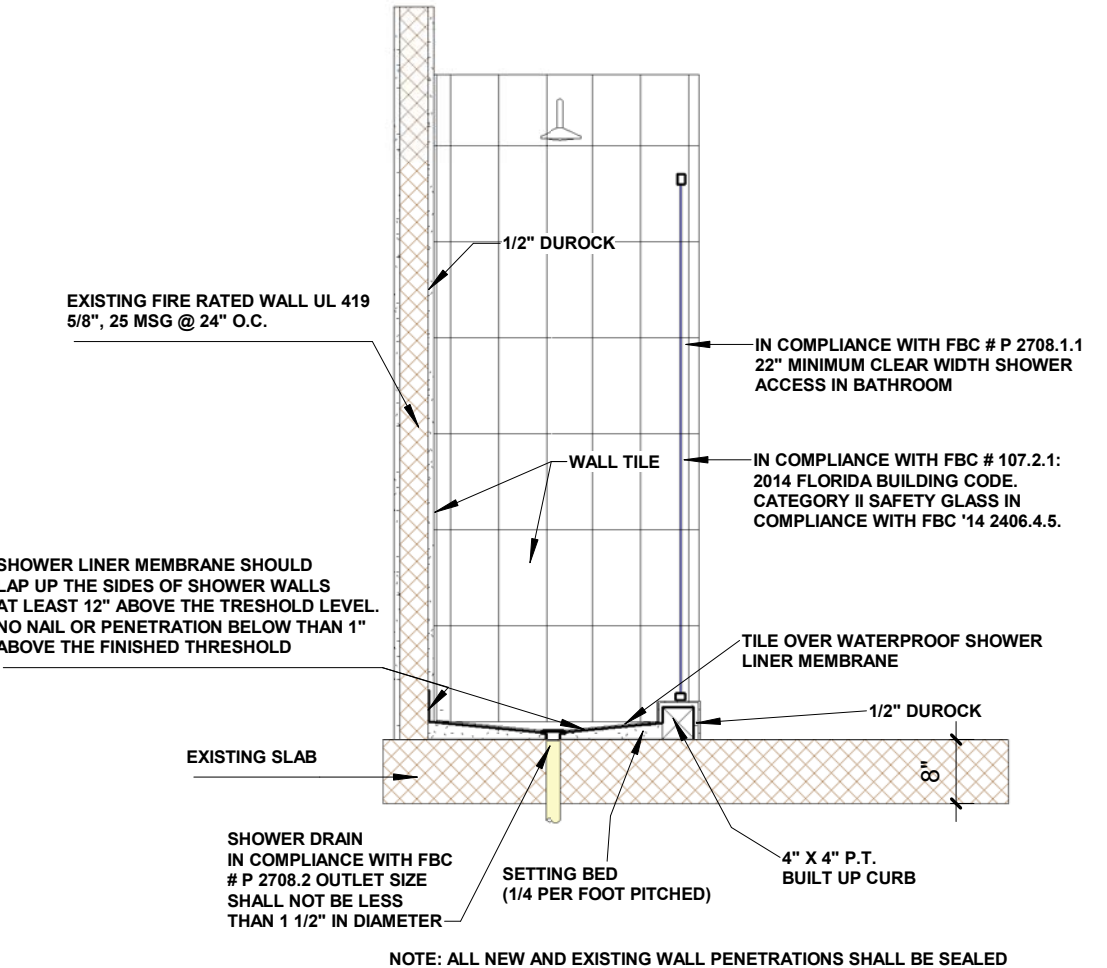
1. SLAB REPAIR DETAILS..
1/2" = 1'-0"

SLAB REPAIR, PIPE BEDDING AND TRENCH BACKFILL FOR SEWERS DETAILS

STANDARD INSTALLATION

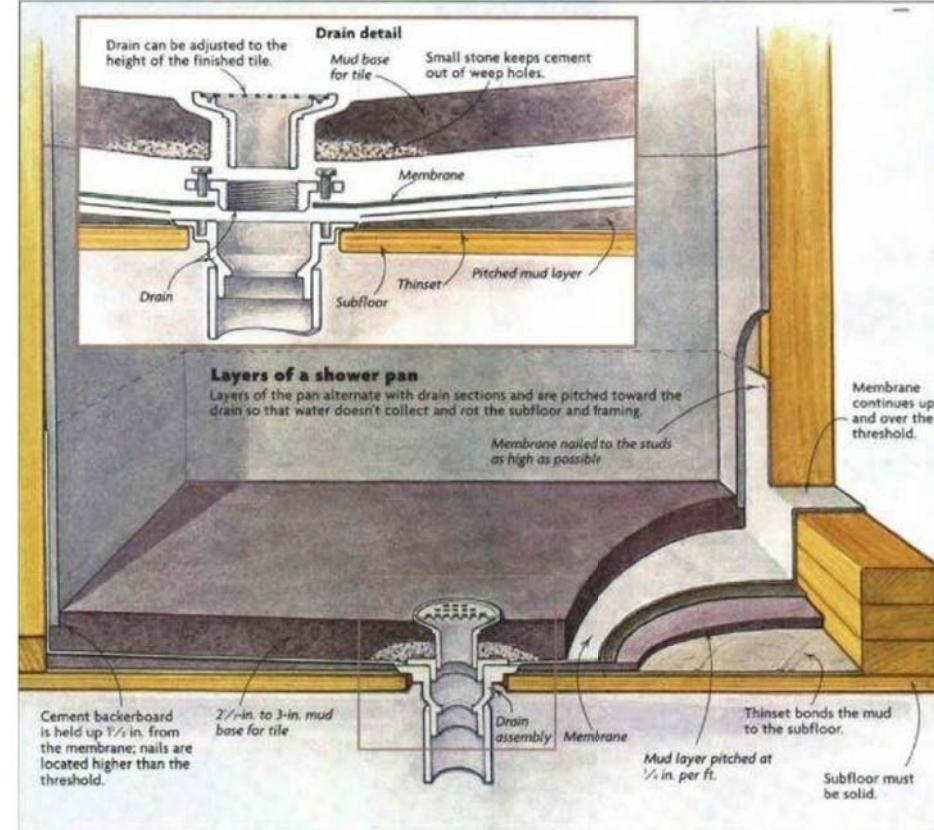


SHOWER/WALL DETAIL

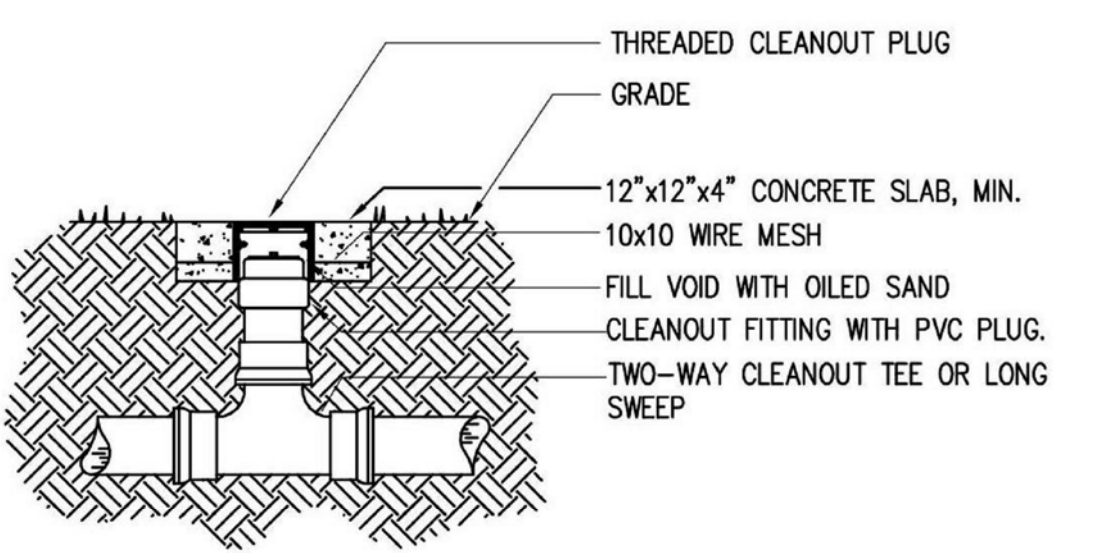


1. SHOWER INSTALLATION DETAILS..
1/2" = 1'-0"

SCHEMATIC REPRESENTATION OF SHOWER FLOOR ASSEMBLY



CLEANOUT TO GRADE DETAIL



SCALE: NTS

1. GRADE CLEANOUT DETAIL..
3/16" = 1'-0"

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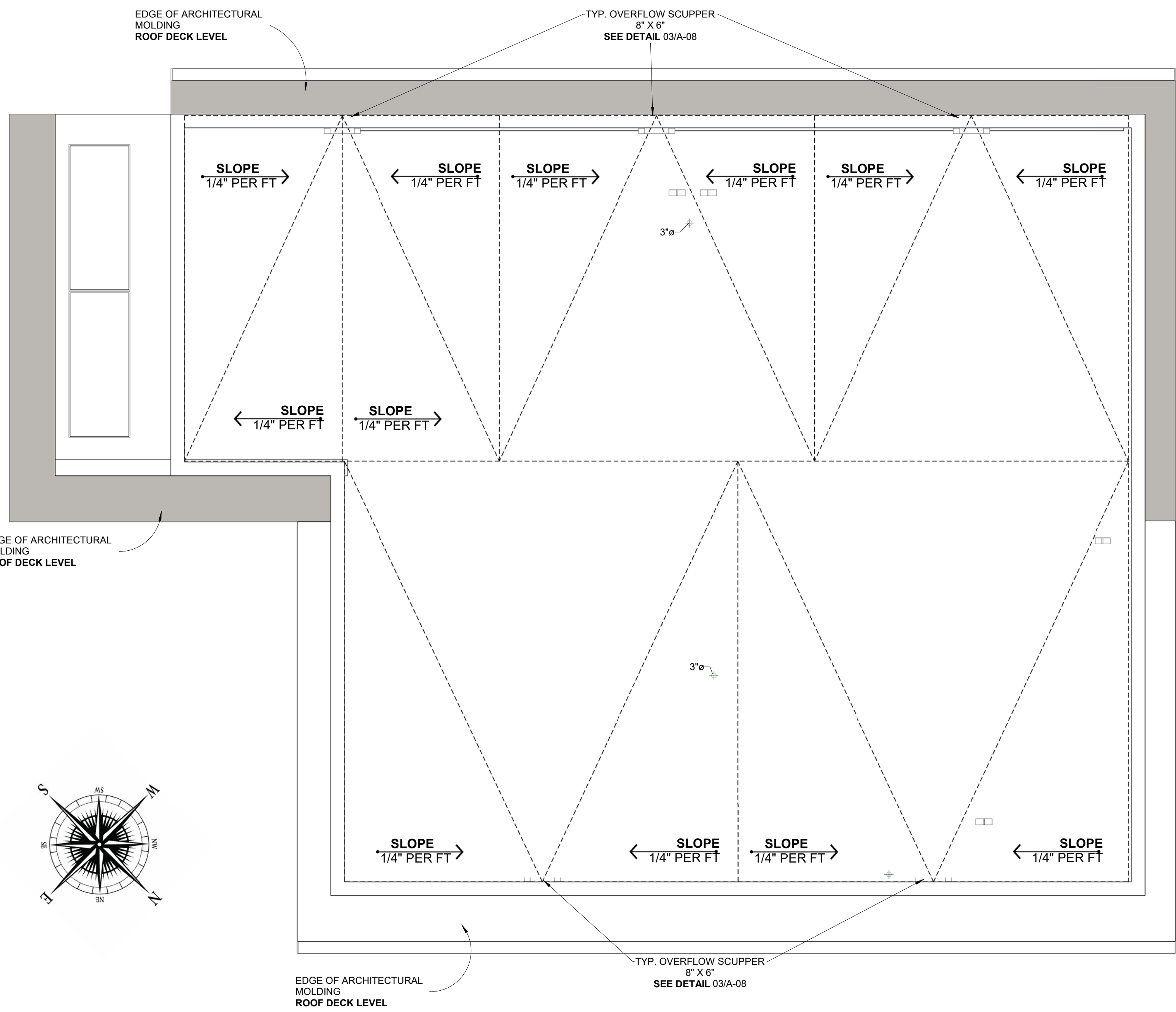
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PLUMBING
DETAILS

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P-07



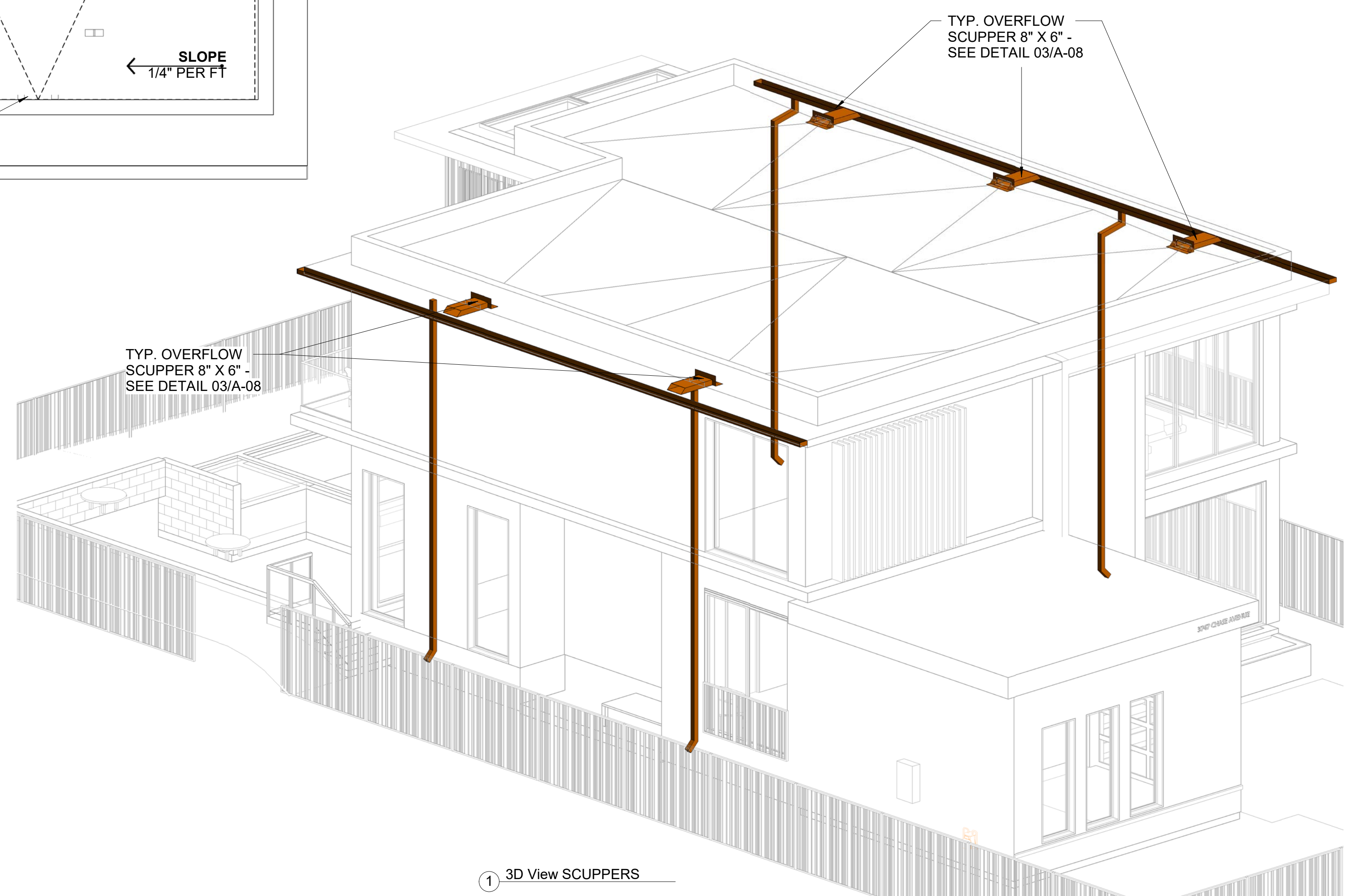
**TABLE 1106.3
SIZE OF HORIZONTAL STORM DRAINAGE PIPING**

SIZE OF HORIZONTAL PIPING (inches)	HORIZONTALLY PROJECTED ROOF AREA (square feet)					
	Rainfall rate (inches per hour)					
	1	2	3	4	5	6
<i>1/8</i> unit vertical in 12 units horizontal (1-percent slope)						
3	3,288	1,644	1,096	822	657	548
4	7,520	3,760	2,506	1,800	1,504	1,253
5	13,360	6,680	4,453	3,340	2,672	2,227
6	21,400	10,700	7,133	5,350	4,280	3,566
8	46,000	23,000	15,330	11,500	9,200	7,600
10	82,800	41,400	27,600	20,700	16,580	13,800
12	133,200	66,600	44,400	33,300	26,650	22,200
15	218,000	109,000	72,800	59,500	47,600	39,650
<i>1/4</i> unit vertical in 12 units horizontal (2-percent slope)						
3	4,640	2,320	1,546	1,160	928	773
4	10,600	5,300	3,533	2,650	2,120	1,766
5	18,880	9,440	6,293	4,720	3,776	3,146
6	30,200	15,100	10,066	7,550	6,040	5,033
8	65,200	32,600	21,733	16,300	13,040	10,866
10	116,800	58,400	38,950	29,200	23,350	19,450
12	188,000	94,000	62,600	47,000	37,600	31,350
15	336,000	168,000	112,000	84,000	67,250	56,000

SCUPPER SIZE CALCULATIONS

Miami Dade Rainfall data (inches per hour)	1.25"			
Roof area for each drain: Roof SF/# of Drains	2425 SF	/ 6 drains = 404 SF		
Size of Horizontal piping per Table 1106.3	3"	1/4 unit vertical in 12 units horizontal (2% slope)		
Circumference of Roof Drain Pipe (3.14 x 3")	9.42			
*Scupper opening shall not be less than 4"	4"			
Scupper Size Determination:	6" x 8"			

NOTE:
OVERFLOW SCUPPERS SHALL BE PLACED BETWEEN 2 TO 4 INCHES ABOVE ROOF SURFACE, AND SHALL BE SIZED AS PER FBCP 2020.



2 PROPOSED ROOF DECK LEVEL PLUMBING FLOOR PLAN
1/4" = 1'-0"

1 3D View SCUPPERS

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**ROOF DRAIN
PLAN & 3D
ISOMETRIC**

04/14/2023 Scale 1/4" = 1'-0"