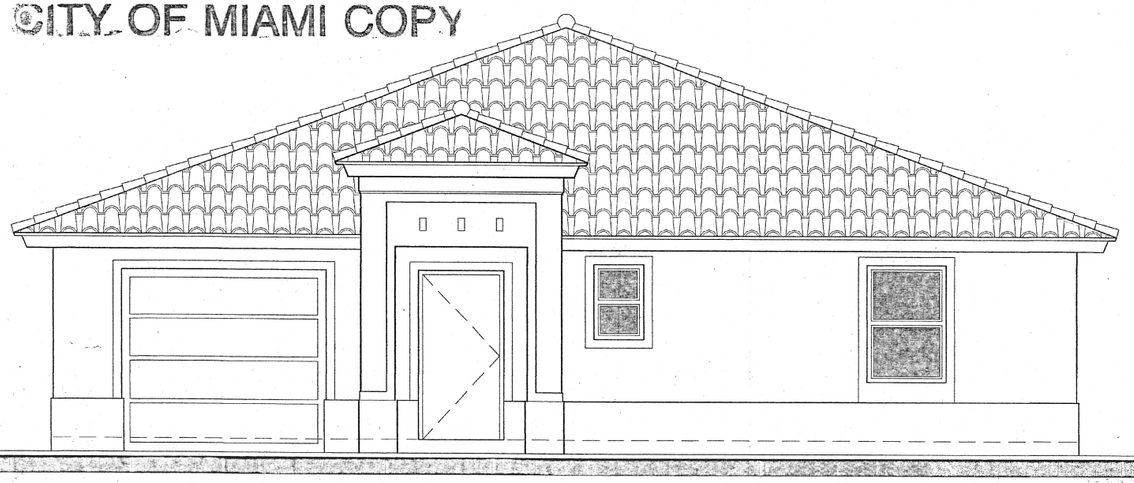
SINGLE-FAMILY INFILL PROJECT FOR:

CITY OF MIAMI

RFP 09-10-009
1544 N.W. 58th TERR.
MIAMI, FL

MODEL 'D'

CITY OF MIAMI COPY



DERM
PLAN REVIEW
FINAL
APPROVAL
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT
CORE REVIEWER (PRINT): Miguel De Armas
SIGNATURE: [signature] DATE 3-17-2016

SPECIAL INSPECTOR
REQUIRED FOR ALL WORK
CMMA

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date
Public Works [signature] 6/8/2016
Fire Prev.
Planning
Zoning [signature] 5-11-16
Building [signature] 5-21-16
Structural [signature] 10/19/16
Mechanical
Plumbing [signature] 9-29-16
Recon.
Water
Sewer
Traffic

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7168 SW 47 ST, SUITE B-4,
MIAMI, FL 33155
PH: (305) 661-6918 CA 9135
FX: (305) 675-2350

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF RODRIGUEZ PEREIRA ARCHITECTS, IN, AND SHALL NOT BE USED, REPRODUCED, OR ALTERED IN ANY WAY WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES, DELETIONS OR ADDITIONS TO THESE DRAWINGS WITHOUT THE ARCHITECT'S CONSENT IS STRICTLY PROHIBITED.
2. ANY AND ALL ITEMS REQUIRED TO FURNISH A COMPLETE CONSTRUCTION, BUT NO SPECIFICALLY SHOWN OR SPECIFIED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE TO THE FLORIDA BUILDING CODE AND LOCAL ORDINANCES AND IN GOOD WORKMANLIKE MANNER.
3. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE EXISTING BUILDING, BUILDING UTILITIES OR WORK NOT SPECIFICALLY SHOWN OR SPECIFIED ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BUILDING PERMITS, INSURANCE, LICENSES, TAXES, ETC. REQUIRED TO PERFORM THE WORK OUTLINED IN THE DRAWINGS.
6. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
7. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE ALL THE WORK PERFORMED BY HIS FORCES AND BY SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND VERIFICATION WITH OTHER TRADES TO ASSURE COMPLIANCE WITH THE APPROVED DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PRIOR TO COMMENCING THE WORK.
9. THE CONTRACTOR SHALL COORDINATE ALL PARKING, STORAGE, TRASH REMOVAL, ETC. WITH THE OWNER OR BUILDING MANAGER.
10. ABBREVIATIONS NOTED IN THE DRAWINGS OR SPECIFICATIONS ARE THOSE COMMONLY USED. THE ARCHITECT WILL DEFINE ANY ABBREVIATION QUESTIONED UPON REQUEST.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, BRACING, SHORING, FIRE PREVENTION AND OTHER EQUIPMENT NECESSARY TO PROTECT THE SAFETY AND SECURITY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING FINISHES AND/OR ANY ITEMS DAMAGED DURING CONSTRUCTION TO MATCH THE ADJACENT EXISTING.
13. THE PLANS ARE NOT TO BE SCALED. THE PLANS AND DIAGRAMS SHOW RELATIVE LOCATIONS AND ACTUAL EXISTING LOCATIONS MAY VARY IN THE FIELD.
14. THE CONTRACTOR SHALL REVIEW EXISTING BUILDING SYSTEMS AND UTILITIES AS TO THEIR COMPLIANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND NOTIFY THE ARCHITECT OF ANY NON-CONFORMING ITEMS FOUND.
15. SECTIONS AND DETAILS SHOWN TYPICAL ON THE PLANS MAY NOT BE SPECIFICALLY NOTED AT EACH APPLICABLE LOCATION. HOWEVER, THESE DETAILS MAY BE APPLICABLE OR MAY BE REQUIRED IN MORE THAN ONE LOCATION.
16. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION SCHEDULES, PLANNED POWER OUTAGS, NIGHTTIME WORK, WEEKEND WORK WITH THE OWNER PRIOR TO PERFORMING THE WORK.
17. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH ALL EQUIPMENT MANUALS AND WARRANTIES.
18. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL AT HIS OWN COST REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY THE WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE. THE TERM OF THE GUARANTEE AND OTHER SPECIFIC REQUIREMENTS MAY BE MODIFIED OR EXTENDED BY THE OWNER/CONTRACTOR AGREEMENT
19. WHERE DISSIMILAR METALS COME IN CONTACT, THE CONTRACTOR SHALL PROVIDE PROPER INSULATION TO PREVENT GALVANIC OR ELECTROLYTIC ACTION AS WELL AS VIBRATION OR NOISE TRANSMISSION.
20. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS BUILT DRAWINGS INDICATING ALL FILED CHANGES, ADDITIONS OR DELETIONS MADE DURING CONSTRUCTION.
21. ALL DEMOLITION SHALL BE COORDINATED WITH THE OWNER PRIOR TO PERFORMING THE WORK.
22. ALL NEW MATERIALS/EQUIPMENT SHALL HAVE UL (UNDERWRITER'S LABORATORY) APPROVED LABEL AS ACCEPTED BY LOCAL AUTHORITY.
23. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH THE UTILITY COMPANIES TO ASSURE THAT IT COMPLIES WITH THEIR REQUIREMENTS.
24. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODES HAVING JURISDICTION AND WITH ALL REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE USED.
25. ANY SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO FABRICATION OR PURCHASING.
26. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED OR DEVIATIONS FROM THE APPROVED PLANS REQ. BEFORE PROCEEDING WITH THE WORK INVOLVED. COMMENCEMENT OF THE WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
27. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS TO THE TRUE MEANING OF ANY PART OF THESE CONSTRUCTION DRAWINGS, BIDDER MUST REQUEST THE INFORMATION IN WRITING FROM THE ARCHITECT IMMEDIATELY PRIOR TO SUBMITTING BID.
28. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
29. ALL MATERIALS SHALL HAVE A MINIMUM CLASS 'C' FLAME SPREAD RATING, UNLESS OTHERWISE NOTED ON PLANS.
30. ALL NEW DRYWALL SHALL BE SMOOTH FINISH UNLESS OTHERWISE NOTED.
31. ALL PRE-MANUFACTURED ITEMS THAT ARE COMPONENTS OF THESE IMPROVEMENTS SHALL COMPLY WITH DADE COUNTY PRODUCT CONTROL APPROVAL, IF APPLICABLE.
32. EXISTING CONDITIONS SHOWN ON THESE PLANS REPRESENT CONDITIONS REFLECTED ON EXISTING PLANS PROVIDED TO OUR OFFICE. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS. RODRIGUEZ PEREIRA ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING CONDITIONS AND ARE SHOWN ONLY FOR REFERENCE.
33. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE PROMPTLY REPORTED TO THE ARCHITECT. THE CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
34. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALKTHRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR HIS STORAGE.
35. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
36. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECH, AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
37. FIRESTOPPING ASSEMBLIES SHALL MEET OR EXCEED THE FIRE RESISTANCE REQUIREMENTS FOR BOTH F-RATING AND T-RATING, IN ACCORDANCE TO THE APPLICABLE CODES.

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Corp. Lic. # AA-C001984

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
08-31-15	

AUG 31 2015

ADALBERTO S. PEREIRA
NOT ADA@18656.com
UNLESS SIGNED & SEALED IN THIS BOX, ALL BUILDING DEPARTMENT APPROVALS ARE DATINGS AND COMMENTS INCORPORATED INTO THESE DWGS.

Date	10-17-14
Scale	
Drawn	
Job	14-058
Sheet	A-1
Of	Sheets

Sunshine State One Call of Florida, Inc. 811

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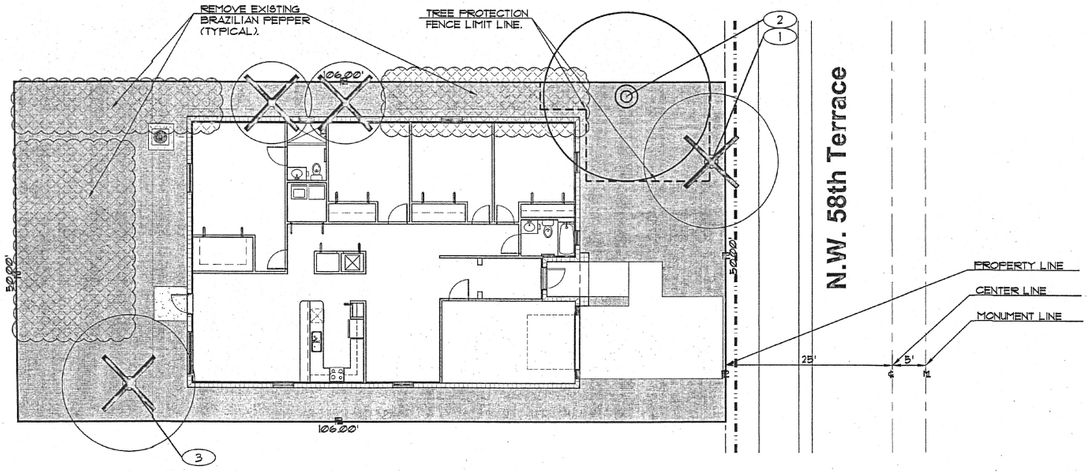

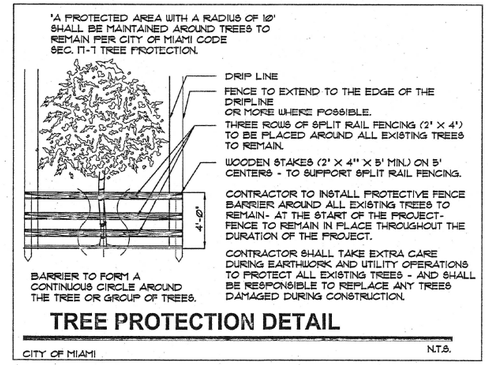

TREE PROTECTION DETAIL

CITY OF MIAMI N.T.S.

NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
3. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (THE CITY OF MIAMI). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
5. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

SINGLE FAMILY RESIDENCE - 1544 NW 58 TER., MIAMI, FL. 33142

6/9/2016

TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH Inches	STATUS	CANOPY	CANOPY LOSS	DBH LOSS	PALM LOSS	REMARKS
1	NIP	NORFOLK ISLAND PINE	*Araucaria heterophylla*	60	20	20	REMOVE			20		
2	BAU	HONG KONG ORCHID	*Bauhinia variegata*	30	25	20	REMAIN					
3	PLU	FRANGIPANI	*Plumeria rubra*	18	20	5,6	REMOVE					NOT REGULATED BY CODE
4	DMF	DRACAENA	*Dracaena fragrans*	20	12	M						NOT A TREE
5	DMF	DRACAENA	*Dracaena fragrans*	20	12	M						NOT A TREE
										20		
		TOTALS										

PLANNING & ZONING DEPARTMENT
ENVIRONMENTAL RESOURCES

DATE 6/15/2016 PLAN/PROCESS # 00150019390001

APPROVED

APPROVED WITH CONDITIONS

DENIED/VOID- REVISE AS INDICATED, BY NOTATIONS AND CORRECTIONS, AND RESUBMIT

THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY OF MIAMI FROM REQUIRING CORRECTION FOR ERRORS IN PLANS, FIELD CONDITIONS OR CONSTRUCTION. A SET OF THESE APPROVED PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT THE CITY OF MIAMI'S PERMISSION.

SIGNATURE [signature] PRINTED NAME [illegible]

north

0' 10' 20'

SCALE: 1" = 10'

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

TREE DISPOSITION PLAN

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER -
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1. Per City Staff Review comments on 6-09-16 (DJ)	

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN RED INK & ALL BUILDING DEPARTMENT APPROVALS AUTHORIZED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date: 06-06-16
Scale
Drawn
Job
Sheet TD-1
Of Sheets

16-59

Sunshine State One Call 811 of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
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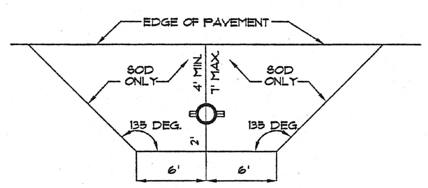
jimmy@jfsdesignfl.com



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2

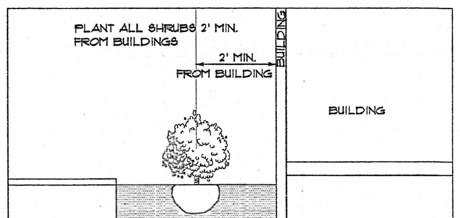
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

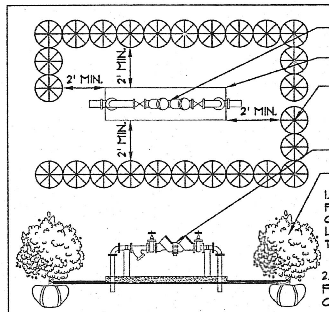
FIRE HYDRANT CLEAR ZONE

N.T.S.



SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.

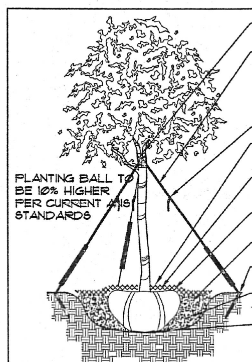
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

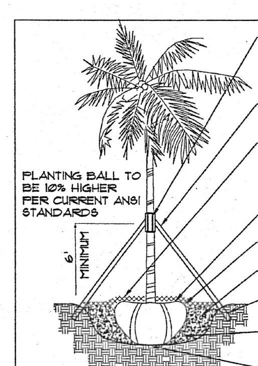
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 1.5 LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 7216) RATE: 1.5 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 1.5 OZ/ FT. OF HEIGHT



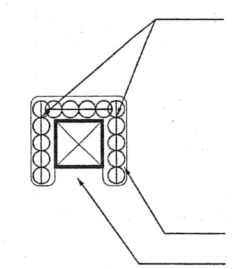
TREE PLANTING DETAIL

N.T.S.



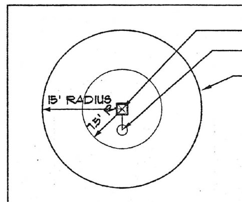
PALM PLANTING DETAIL

N.T.S.



TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



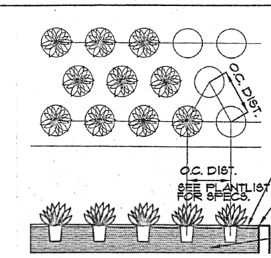
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM 7.5' CLEARANCE FROM ALL SMALL TREES AND PALMS

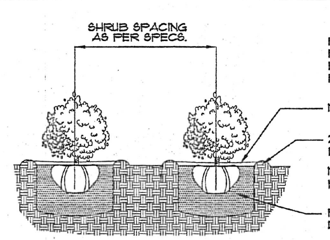
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVER DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS. ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS. I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK,, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.

LANDSCAPE DETALS, SPECIFICATIONS, ETC.

Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984

Rodriguez Pereira Architects, Inc.
8000 NW 7th. Street - Suite 103 - Miami, Fl. 33126
Phone: (305) 592-8045 FAX: (305) 592-5756
WWW.RODRIGUEZPEREIRA.COM

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER -
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1. Per City Staff Review comments on 6-08-16 (DJ).	

6/9/16

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date: 06-06-16
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Drawn
Job
Sheet
L-2
Of Sheets

16-59

Sunshine State 811 One Call of Florida, Inc.

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
TEL: (954) 447-1882
FAX: (954) 442-8225
jimmy@jfsdesignfl.com

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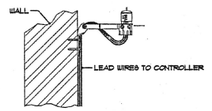
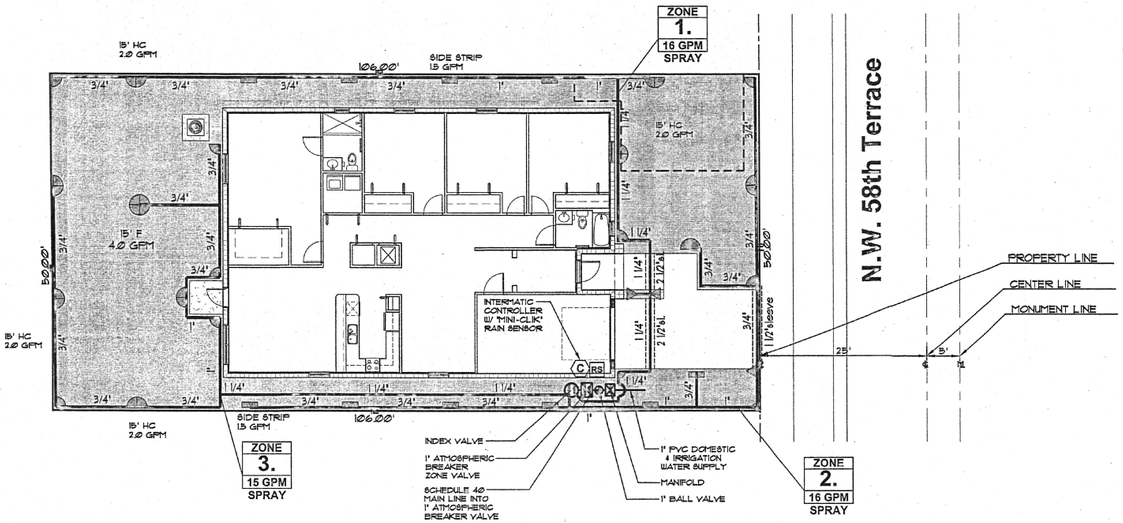


NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

RAIN SENSOR DETAIL

N.T.S.



IRRIGATION LEGEND

- MANIFOLD
- 1" BALL VALVE
- SCHEDULE 40 MAIN LINE INTO 1" ATMOSPHERIC ZONE VALVE
- 1" ATMOSPHERIC ZONE VALVE
- INDEX VALVE
- INTERMATIC CONTROLLER W/ MINI-CLICK RAIN SENSOR
- LATERAL LINE (Sch. 160)
- PIPE in SLEEVE (See Sizing Chart)
- PIPE CONNECTION
- PIPE CROSSING
- ZONE 4 / 26 GPM — ZONE DESIGNATION
- RAINBIRD 5000 PLUS STD., ANGLE RAIN CURTAIN, 3.0 NOZZLE, 3.0 GPM
- 15' radius / 9' — RAINBIRD 1800- U SERIES-PRS 6', 12' POP-UP - HALF, QUARTER, FULL 10', 12', 15' RADIUS AS SHOWN
- 12' radius / 9'
- 10' radius / 9'
- RAINBIRD 1800 SERIES STRIP-TYPE 15FDT (END STRIP), 15 CST (CENTER STRIP)
- RAINBIRD -5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI FOR REMOVAL OR RELOCATION OF ANY NON-EXEMPT TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

north

0' 10' 20'

SCALE: 1" = 10'

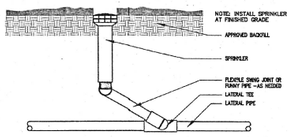
GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.
   - SODDED-LAWN AREAS: 2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - GROUNDCOVER PLANTING BEDS: 12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - SHRUB AND HEDGE PLANTING AREAS: 24" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - TREES, PALMS, SPECIMEN PLANT MATERIAL: 24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR- TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.
   - LANDSCAPE ISLANDS: 24" DEPTH PLANTING SOIL SPREAD IN PLACE EXCAVATE AND REMOVE ALL ROCKS, DEBRIS, ETC. IN ISLAND
   - BUILDING FOUNDATIONS: 24" DEPTH PLANTING SOIL SPREAD IN PLACE EXCAVATE AND REMOVE ALL ROCKS, DEBRIS, ETC. ALONG BUILDING FOUNDATION TO A WIDTH OF 36".

4.B ALL MATERIAL TO BE USED AS BACKFILL, LANDSCAPE BERMS BASE MATERIAL OR SIMILAR SHALL BE FREE OF ANY DEBRIS, ROCKS (GREATER THAN 1" DIA.) AND THE CONTRACTOR SHALL PROVIDE A SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR ALL BED PREPARATION INCLUDING LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS.

5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH. THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINENTS.
7. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
9. ALL TREES, PALMS SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, SPECIFICATIONS AND DETAILS HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION WITH THE PRESIDING GOVERNING AGENCY.
11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.
17. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS NUISANCE TREES MAY BE EXEMPT FROM THE PERMIT.



POP-UP SPRAY - ROTOR DETAIL

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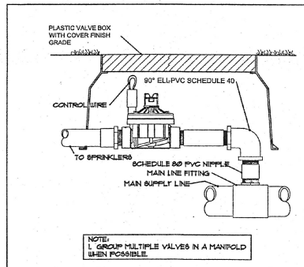

NOTE:
1. GROUP MULTIPLE VALVES IN A MANIFOLD WHEN POSSIBLE.

VALVE DETAIL

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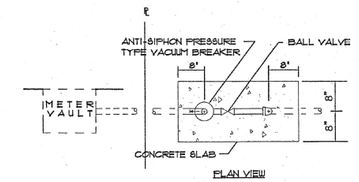

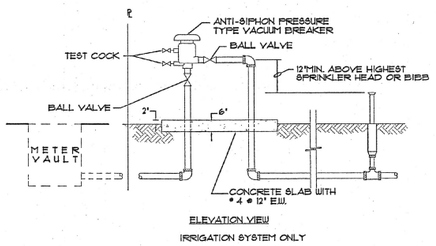

IRRIGATION SYSTEM ONLY

PRESSURE VACUUM BREAKER DETAIL

N.T.S.

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER -
15441 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1. Per City Staff Review comments on 6-28-16 (DJ)	

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

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Job
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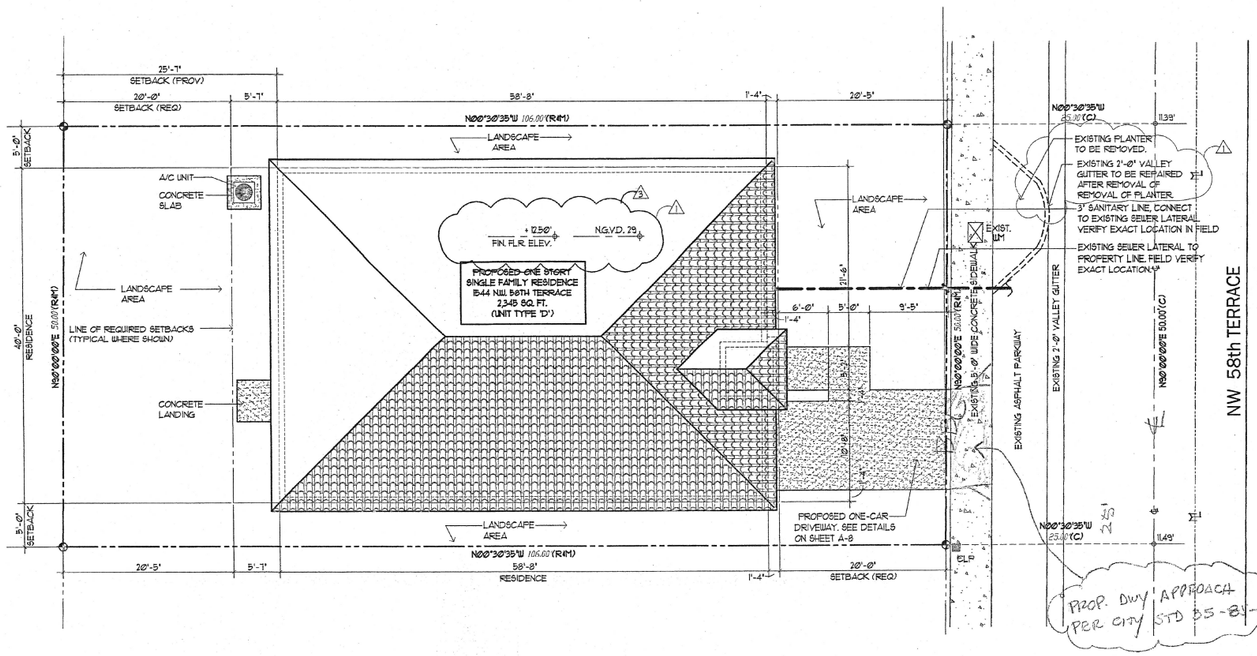
Of Sheets

IRRIGATION PLAN

16-59



Site Plan 1/8"

1544 N.W. 58TH TERRACE
(UNIT TYPE 'D')

NORTH

MIAMI 21 ZONING DATA - ZONE T3-O

BUILDING DISPOSITION

	REQUIRED	PROVIDED
LOT OCCUPATION:		
A. LOT AREA	5,000 S.F. MIN.	5,300 S.F.
B. LOT WIDTH	50'-0" MIN.	50'-0"
C. LOT COVERAGE		
FIRST FLOOR	50% MAX.	44.25%
SECOND FLOOR	30% MAX.	N/A
D. FLOOR LOT RATIO (FLR)	N/A	N/A
E. FRONTAGE AT FRONT SETBACK	N/A	N/A
F. GREEN SPACE REQUIREMENTS	25% LOT AREA MIN.	45.49%
G. DENSITY	18 DU/ACRE MAX.	N/A
BUILDING SETBACK:		
A. PRINCIPAL FRONT	20'-0" MIN.	21'-4"
B. SECONDARY FRONT	10'-0" MIN.	N/A
C. SIDE	5'-0" MIN. (20% LOT WIDTH MIN.)	5'-0"
D. REAR	20'-0" MIN.	25'-7"
OUTBUILDING SETBACK:		
A. PRINCIPAL FRONT	20'-0" MIN.	N/A
B. SECONDARY FRONT	10'-0" MIN.	N/A
C. SIDED	5'-0" MIN.	N/A
D. REAR	5'-0" MIN.	N/A

TERMITE PROTECTION NOTE

1816.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

LEGAL DESCRIPTION:

LOT 13, BLOCK 15, OF "ORANGE HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

CODES UNDER EFFECT — FLORIDA BUILDING CODE 2010 EDITION
FLORIDA FIRE PREVENTION CODE NFPA 101 (2007 EDITION)

NOTES:

1.- CONTRACTOR SHALL COORDINATE W/ FP&L THE RELOCATION OF EXISTING POWER POLES, O.H. ELECTRICAL SERVICE LINES, TELEPHONE & CABLE LINES, PRIOR TO BEGINNING WITH CONSTRUCTION OF THE NEW BUILDINGS.

2.- LOCATION OF POWER POLES SHOWN ARE PER SURVEY PREPARED BY ZURWELLE-WHITTAKER, INC. (FIELD VERIFY EXACT LOCATION OF POWER POLES.) RELOCATION OR REMOVAL OF O.H. LINES AND POWER POLES IS UNKNOWN AT THIS TIME. (WORK TO BE COORDINATED WITH FP&L.)

NOTE:
1. CONTRACTOR SHALL OBTAIN SERVICES OF A LAND SURVEYOR TO LAY-OUT BUILDING ON SITE (NOTIFY ARCHITECT OF ANY DISCREPANCY THAT MAY OCCUR WITH PROPOSED LAYOUT.

Reviewed for CODE COMPLIANCE
City of Miami
Signature — Date 6/8/2016

P.Works	
Fire Prev.	
Planning	
Zoning	5-27-16
Building	5-27-16
Structural	
Electrical	
Plumbing	
Mech	
S. Waste	
Elevator	

Rodriguez Pereira Architects, Inc.
8000 NW 7th Street - Suite 103 - Miami, Fl. 33126
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Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 08-31-15	
2 03-16-16	

MAR 16 2016

ADALBERTO S. PEREIRA
AR NO 8714

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Date	10-17-14
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Job	14-058
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Of	Sheets

SITE DRAINAGE CONTAINMENT PLAN

SCALE: 1" = 10'

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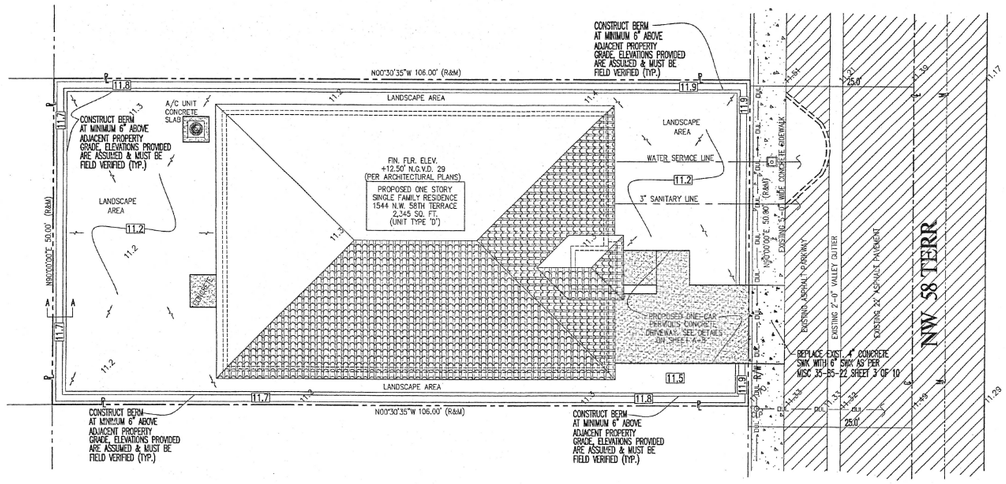


LEGEND

- EXISTING WATER METER
- CLP — EXISTING CONCRETE POWER POLE
- EXISTING GUY WIRE
- OHL — EXISTING OVERHEAD UTILITY LINE
- 11.83 EXISTING ELEVATION
- ℄ DENOTES CENTER LINE
- ℞ DENOTES PROPERTY LINE
- Ⓜ DENOTES MONUMENT LINE
- SWK DENOTES SIDEWALK
- R/W DENOTES RIGHT OF WAY
- EXIST. DENOTES EXISTING
- PROP. DENOTES PROPOSED
- EXISTING PAVEMENT
- PROPOSED PERVIOUS CONCRETE
- PROPOSED STORM FLOW DIRECTION

SCOPE OF WORK:
1. CONSTRUCT BERM TO RETAIN STORM WATER WITHIN BOUNDARIES OF PROERTY.
2. GRADE YARD AREAS TO ELEVATIONS SHOWN.

FEMA ELEVATION REQUIREMENTS
LOWEST FINISHED FLOOR ELEVATION

ZONE	AE	VE**	(X)
REQUIRED			
EXISTING	Crown of Rd	+11.49'	
PROPOSED	Min. 18.2" F.F.	+12.50'	

ELEVATION MEASUREMENT IS TAKEN FROM THE BOTTOM OF THE LOWEST STRUCTURAL MEMBER

ALL ELEVATIONS REFERENCED FROM NGVD 1929
SURVEY WITH ELEVATION AND SETBACK REQUIRED AS APPLICABLE
FEMA ELEVATION CERTIFICATE REQUIRED PRIOR TO TIE-BEAM INSPECTION AND AT TIME OF FINAL INSPECTION.
MAP NUMBER: 12086C0332 MAP REVISED: 09/11/09

03/21/2016

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date

R.Works	/	/
Fire Prev.	/	/
Planning	/	/
Zoning	/	/
Building	/	/
Structural	/	/
Electrical	/	/
Plumbing	/	/
Mech.	/	/
S. Waste	/	/
Elevator	/	/

LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION

LOT 13, IN BLOCK 15, OF "ORANGE HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

ENGINEER'S NOTES:

1.) All work shall be done in accordance with the Miami Dade County Public works manual and Dade County specifications and applicable City Of Miami Standards.

2.) All sections indicated herein refer to the public works manual of Miami Dade County and applicable City of Miami Standards.

3.) All underground information shall be verified with the different utility companies before the start of any construction or excavation, neither the engineer or owner/developer shall be responsible for this item.

4.) All underground installations shall be protected at all times during construction and excavation.

5.) October High Water Table = 3.0' NGVD

7.) Flood criteria = 7.0' N.G.V.D.

8.) All elevations refer TO N.G.V.D.

9.) **Contractor shall field verify all utilities i.e. utility poles, water meters, sewer lateral invert and fire hydrants. Should conflict exist contact engineer immediately.**

10.) For location of driveway and material specifications see Architectural plans.

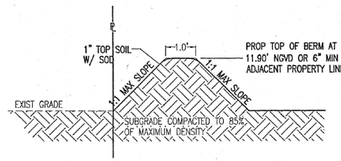
11.) FEMA: Community #120650; Mar #0303 Suffix L; ZONE N/A ELEV. X; Date 9/11/09

12.) Existing elevations and right of way information were obtained from a survey prepared by HADONNE PROFESSIONAL LAND SURVEYORS & MAPPERS.

13.) Total Acreage = 0.12±AC

16.) Highest crown 11.49' N.G.V.D

17.) Section – Township – Range 14-53-41



BERM DETAIL 'A-A'
SCALE: NTS

Proposed Berm is required to be constructed of suitable fill material, no muck or open graded silica, compacted to 98% density and Sodded or stabilized to an approved method to prevent erosion.

FOLIO: 1544 N.W. 58TH TERRACE
ADDRESS: 1544 N.W. 58TH TERRACE
(UNIT TYPE 'D')

CARLAB, INC.
ENGINEER AND PLANNERS
CERTIFICATE OF AUTHORIZATION 6419
8730 S.W. 25 ST., MIAMI, FL 33165 TEL: 305 283-3512; FAX: 305 226-0438

Sunshine811.com

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY

SERGIO LABISTE, PE 61733
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3/15/16

Date	3-15-16
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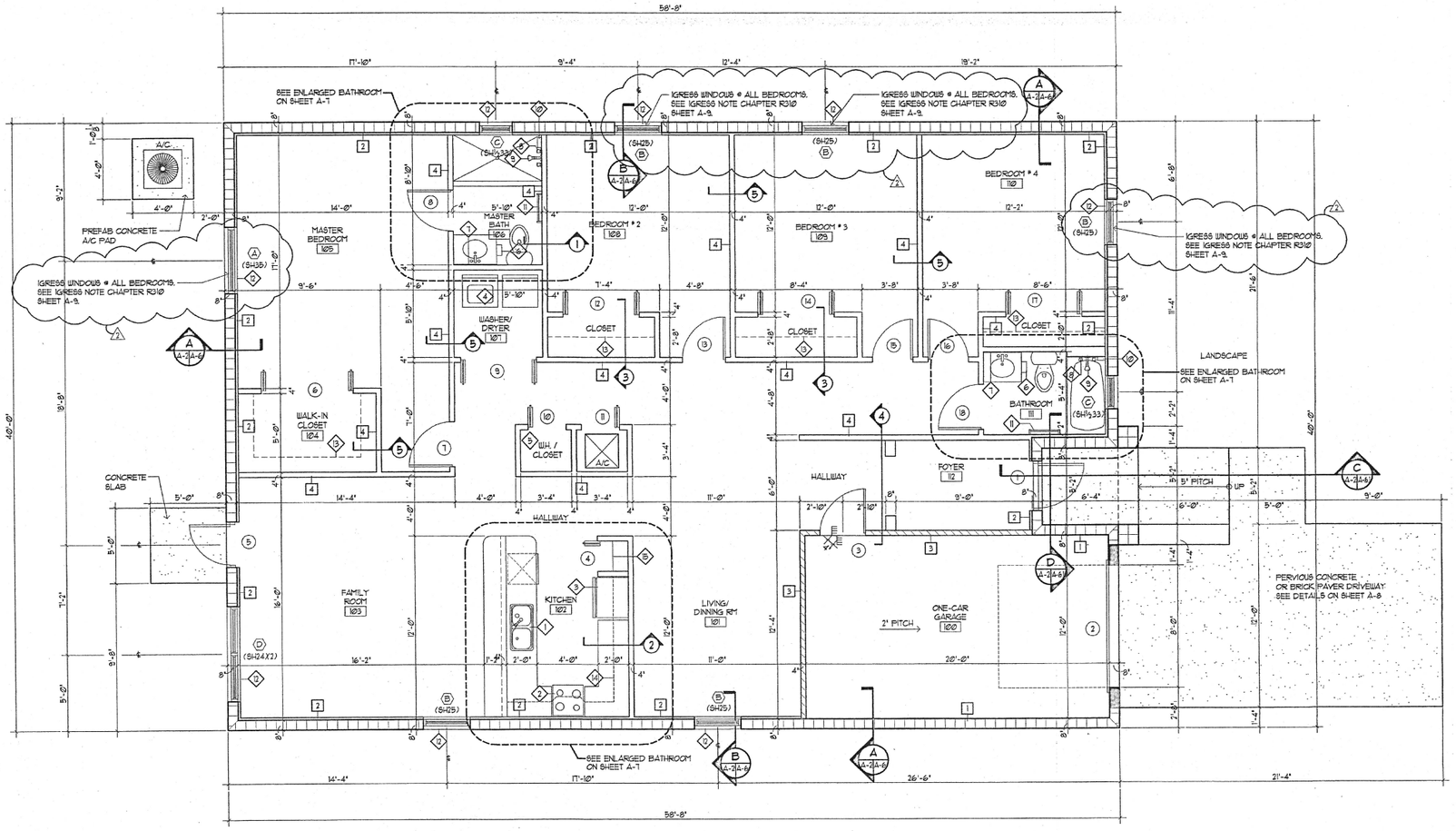
Sheet	C-1



Floor Plan Unit Type 'D' 1/4"

WALL LEGEND					
TYPE	SECTION	DESCRIPTION	FIRE RATING	UL #	REMARKS
1		8" MASONRY WALL	N/A	N/A	SEE STRUCTURAL DRAWINGS FOR REINFORCING
2		8" MASONRY WALL W/ ½" DRYWALL OVER 3/4" FURRING CHANNELS W/ R41 FOIL BACK INSULATION	N/A	N/A	
3		ONE HOUR RATED ⅝" TYPE 'X' DRYWALL OVER 3⅝" (25 GAUGE) METALS STUDS @ 16" O/C	1 HR	UL 495	
4		NON-RATED PARTITION CONSISTING OF 1/2" DRYWALL BOTH SIDES OVER 3⅝" (25 GAUGE) METAL STUDS @ 16" O/C	N/A	N/A	

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date
P. Works
Fire Prev.
Planning
Zoning
Building
Structural
Electrical
Plumbing
Mech.
S. Waste
Elevator

KEY NOTES

1. DOUBLE SINK. (SEE SCHEDULE) W/ DISPOSAL
2. RANGE (ELECTRIC) (SEE SCHEDULE)
3. REFRIGERATOR. (SEE SCHEDULE)
4. WASHING MACHINE / DRYER (PROVIDED BY OWNER)
5. WATER HEATER (SEE SCHEDULE)
6. TOILET PAPER HOLDER
7. MIRROR
8. SHOWER CONTROL
9. SHOWER HEAD 6'-6"
10. SOAP DISH
11. WIDE TOWEL BAR (30" WIDE)
12. MARBLE SILL ON ALL WINDOWS (TYP.)
13. CLOSET MAIN SHELF @ 6'-0" AFF.
14. LINE OF KITCHEN CABINET ABOVE
15. CLOSET MAIN SHELVING (4 ROWS HIGH)

CABINET NOTE

ALL COUNTER TOPS AS WELL AS ALL BASE CABINETS SHOULD BE CONSTRUCTED OF PLASTIC LAMINATE. BASE CABINETS SHOULD BE INSTALLED ON PRESSURE TREATED BASES AT THE SLAB.

RANGE NOTE

RANGE HOODS SHALL NOT BE DUCTED. RECYCLE EXHAUST ONLY.

AREA SUMARY (TYP. UNIT 'A')

TOTAL AREA 2345 sqf

LEGEND:

- DENOTES WALL TYPES - SEE WALL LEGEND THIS SHEET
- DENOTES DOOR TYPES - SEE SCHEDULE A-9
- DENOTES WINDOW TYPES - SEE SCHEDULE A-9
- DENOTES KEY NOTES

NOTE:
PROVIDE ½" HIGH ALUMN. THRESHOLD AT ALL EXTERIOR DOORS.

PARTITION SUPPORT NOTE:

ALL PARTITIONS SUPPORTING WALL-HUNG CABINETS OR PLUMBING FIXTURES SHALL COMPLY W/ F.B.C. 2318.15 & 2517.5.1.

F.B.C. 2318.15 - NON-BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4, @ 16" O.C. MAX. OR NOT LESS THAN 2X6 @ 24" O.C. MAX.
F.B.C. 2318.15.1 - A MINIMUM 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND/ OR CABINET.

F.B.C. 2517.5.11 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN⁴ (360 MM⁴).

F.B.C. 2517.5.12 SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTON TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.

F.B.C. 2517.5.13 A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 08-31-15	
2 11-10-15	

MAR 10 2016

ADALBERTO S. PEREIRA
AR-0012214

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Date	10-17-14
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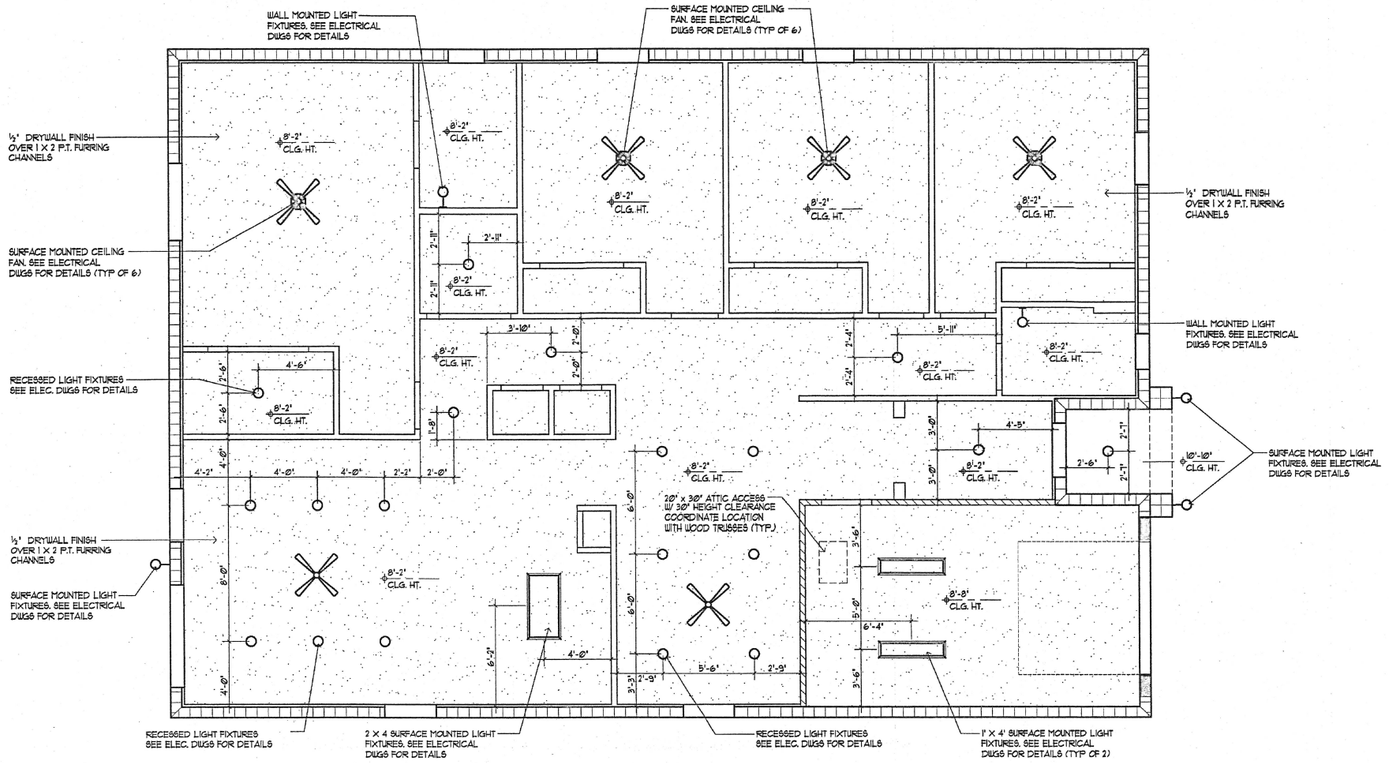
Job	14-058
Sheet	A-2
Of	Sheets



Ceiling Plan (Unit Type 'D') 1/4"

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City of Miami

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zonning		
Building		3-22-16
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		
Elevator		

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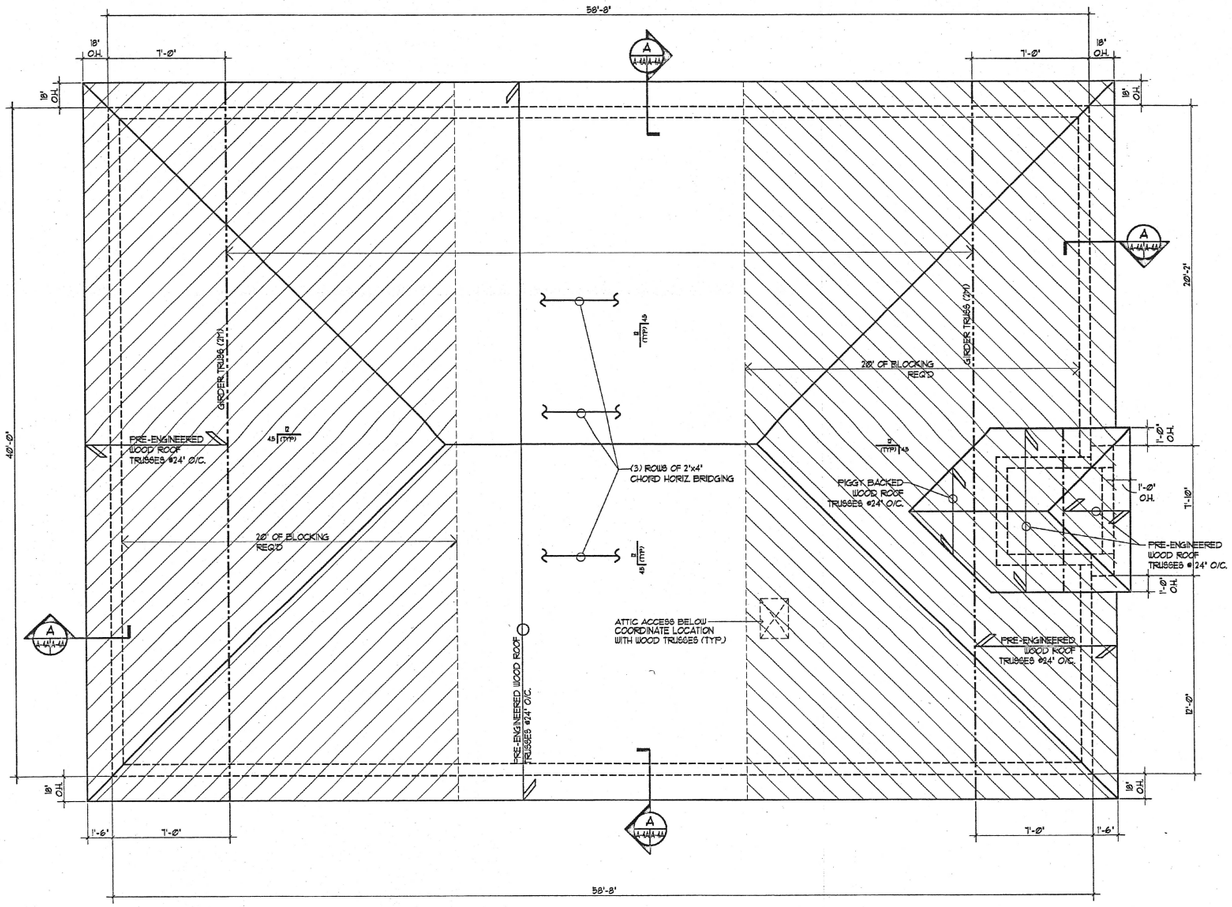
ALBERTO S. PEREIRA

THESE SIGNED & SEAL PLANS SHOW ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date	
Scale	10-17-14
Drawn	
Job	14-058
Sheet	A-3
Of	Sheets



Roof Plan For Unit Type 'D' 1/4"

TYPICAL ROOF NOTES

1.- TRUSS MANUF. SHALL SUBMIT SHOP DWGS. FOR REVIEW FOR ALL WOOD TRUSSES.

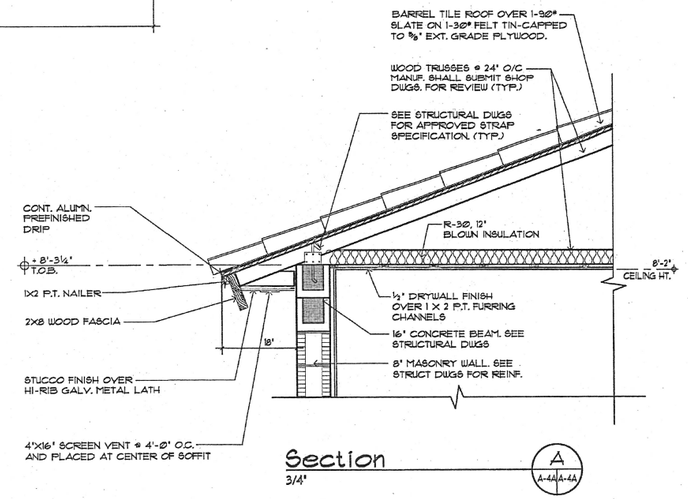
2.- BARREL TILE ROOF OVER 1-90# SLATE ON 1-30# FELT TIN-CAPPED TO 5/8" EXT. GRADE PLYWOOD.

3.- FASCIA COMPOSITION CONSIST OF 2X8 P.T. WOOD MEMBER

4.- PLYWOOD SHEATHING SHALL BE NEW (FORM PLYWOOD IS NOT ACCEPTABLE)

5.- ROOF NOA # 12-0222.02 1

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR ALL TRUSS BRACING & GIRDER TRUSS LOCATION SHEETS: S-3A, S-3B, & S-3C



Section A A-4A/A-4A
3/4"

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Planning		
Zoning		
Building		2-21-16
Structural		
Electrical		
Plumbing		
Mech.		
S. Waste		
Elevator		

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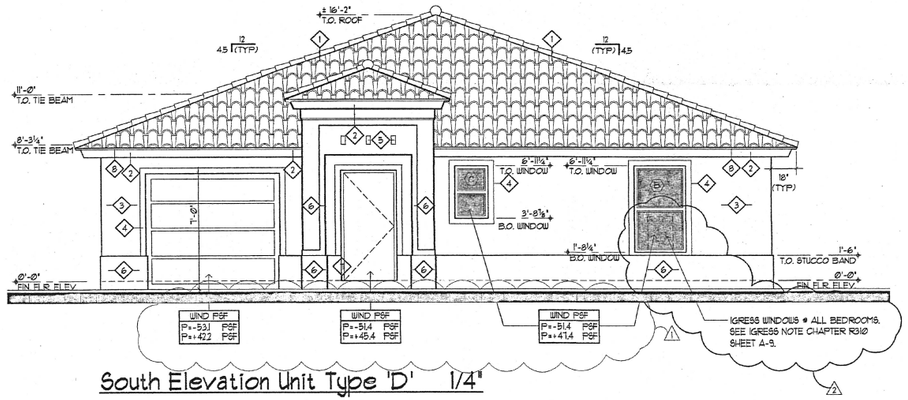
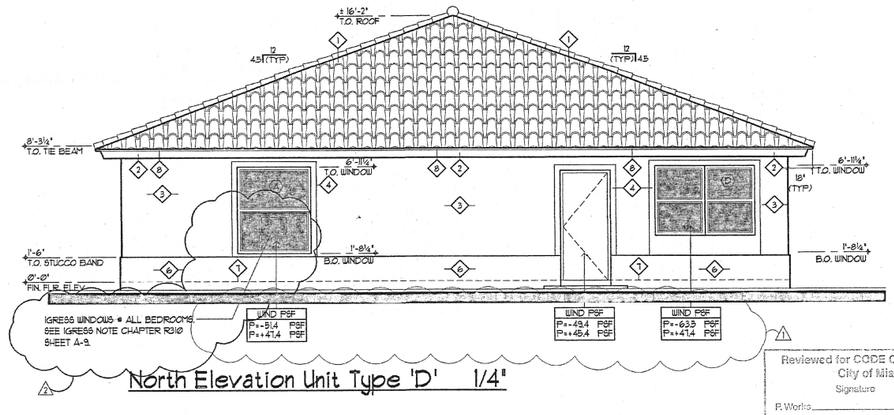
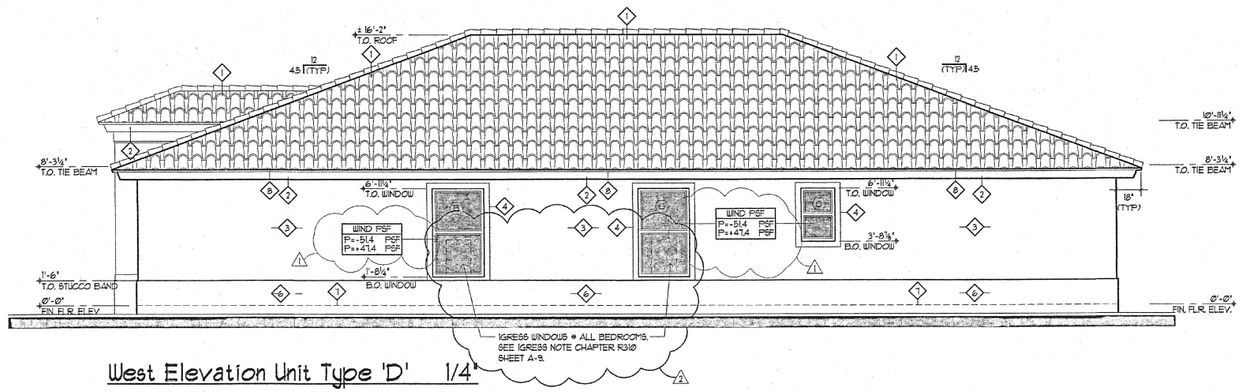


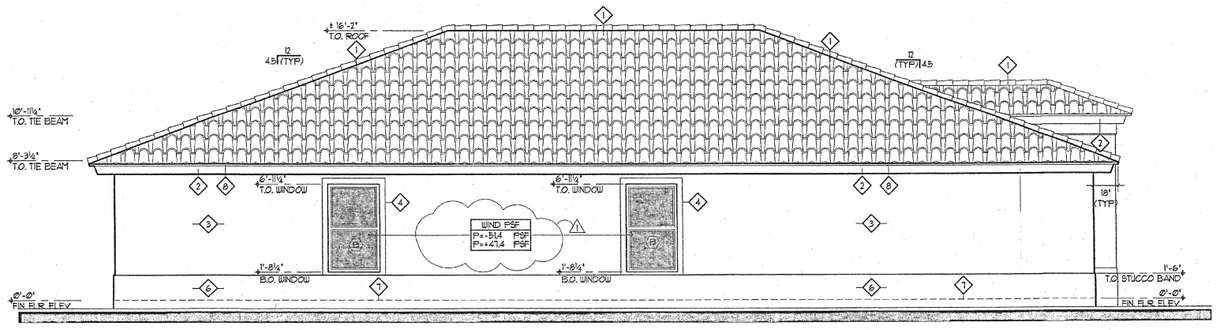
South Elevation Unit Type 'D' 1/4"



North Elevation Unit Type 'D' 1/4"



West Elevation Unit Type 'D' 1/4"



East Elevation Unit Type 'D' 1/4"

ELEVATION KEY NOTES

1. BARREL TILE ROOF OVER 1-ø2" SLATE ON 1-1ø" FELT TIN-CAPPED TO ⅝" EXT. GRADE PLYWOOD.
2. 2x8 P.T. WOOD FASCIA
3. LIGHT TEXTURED STUCCO
4. 4" RAISED SMOOTH STUCCO BAND
5. DECORATIVE MOTIF
6. ¾" RAISED SMOOTH STUCCO BAND
7. LINE OF FINISH FLOOR
8. CONTINUOUS ALUM'N PREFINISHED DRIP FLASHING TYP

NOTE:
CONTINUOS CAULKING SEALANT AROUND PERIMETER OF ALL WINDOWS & EXTERIOR (APPLIED ON INTERIOR & EXTERIOR SIDE OF WINDOWS & DOOR FRAMES) TYP.

NOTES:

1.- EXTEND STUCCO FINISH MIN. OF 2" BELOW SURROUNDING GRADE ELEVATION.

2.- ALL STUCCO SURFACES SHALL BE PRIMED & SEALED PRIOR TO RECEIVING TWO COATS (ROLLER APPLICATION) OF EXTERIOR LATEX PAINT.

3.- CONTRACTOR SHALL USE GALV. METAL NAILS ON FASCIA INSTALLATION. (NAILS SHALL BE COUNTERSUNK & PLUGGED)

4.- METAL DOOR FRAMES SHALL BE SHOP-PRIMED & FIELD PAINTED W/2 COATS OF OIL BASED PAINT.

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Planning		/ /
Zoning		/ /
Building		3-21-16
Structural		/ /
Electrical		/ /
Plumbing		/ /
Mech.		/ /
S. Waste		/ /
Elevator		/ /

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

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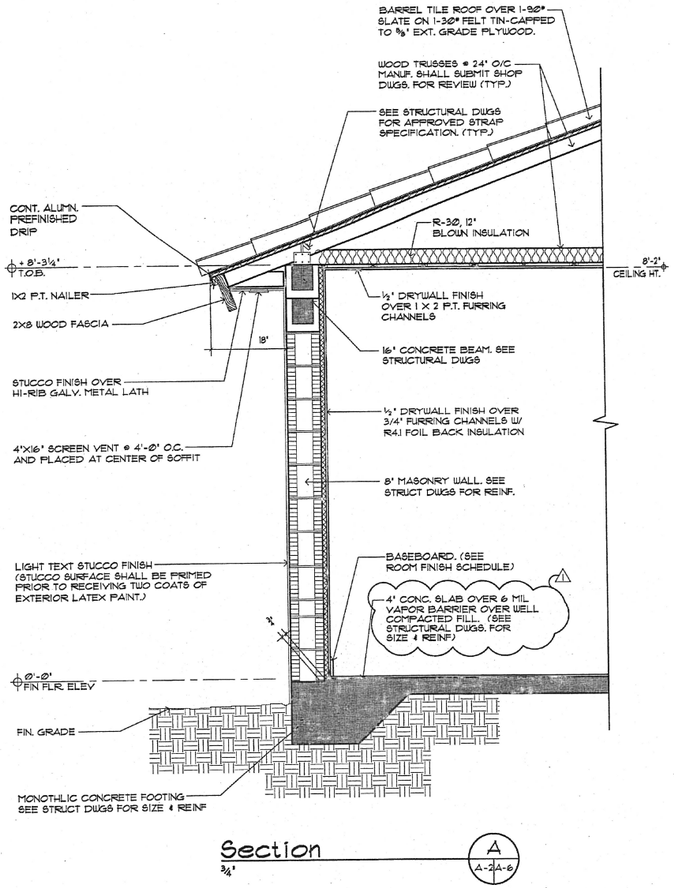
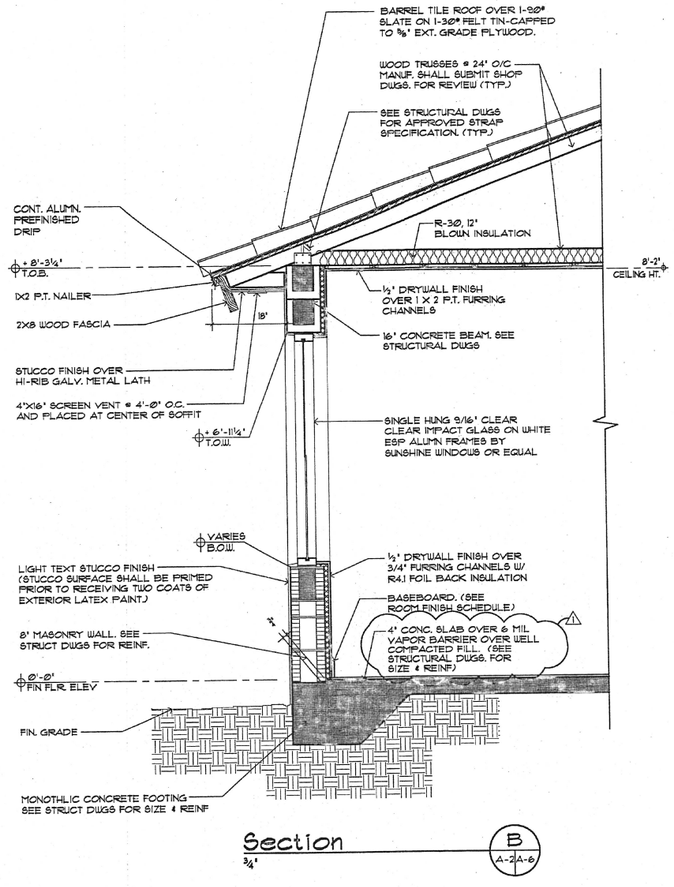
Of	Sheets



Section A A-2 A-6
¾"



Section B A-2 A-6
¾"

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Zonning		/ /
Building	[signature]	3-21-16
Structural		/ /
Electrical		/ /
Plumbing		/ /
Mech.		/ /
S. Waste		/ /
Elevator		/ /

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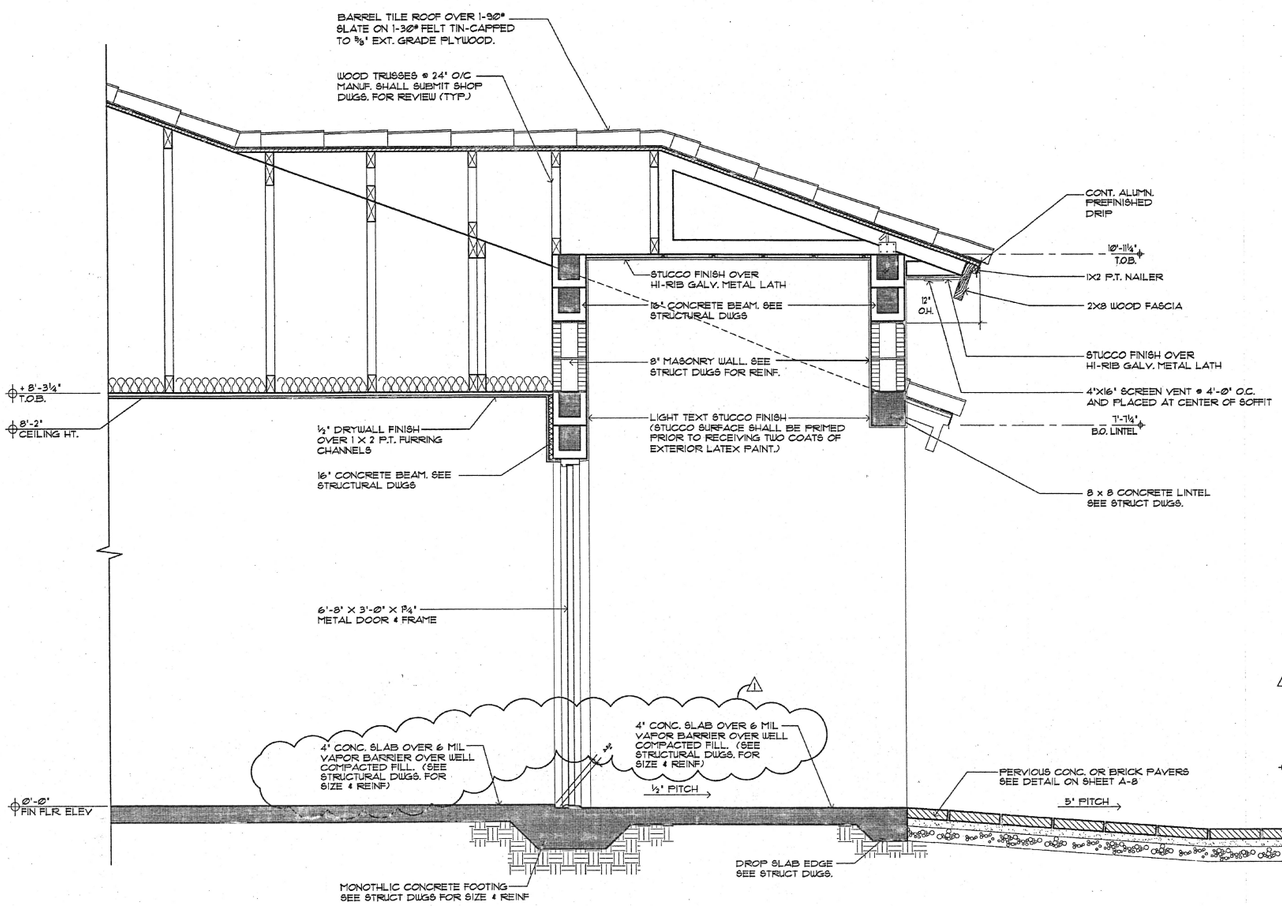
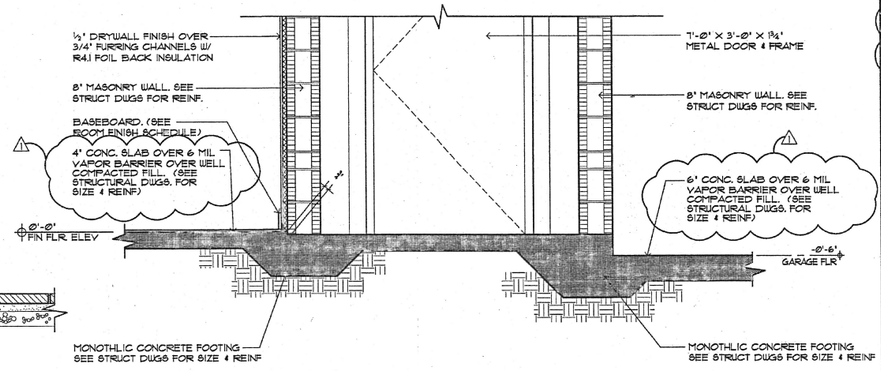


Section C
¾" A-2A-6.1



Section D
¾" A-2A-6.1

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Plumbing		
Mech.		
S. Waste		
Elevator		

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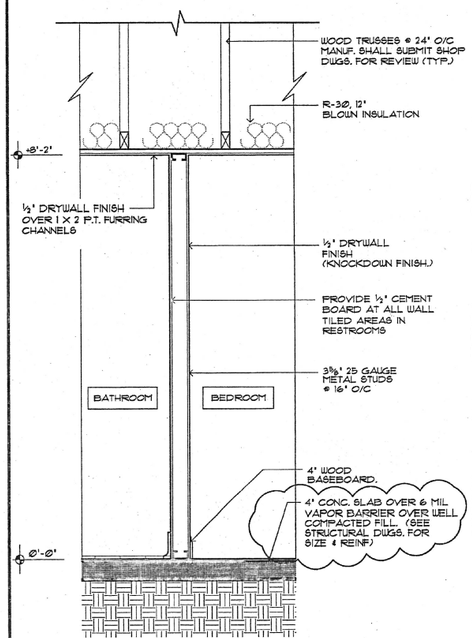
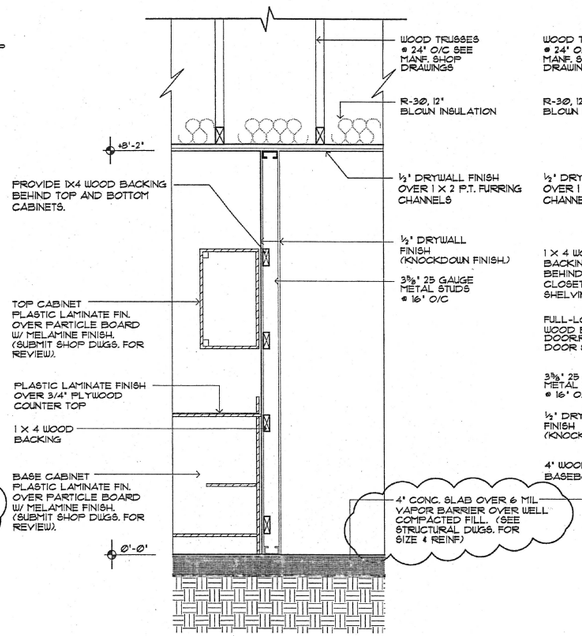


Section 1 / 3/4" / A-2



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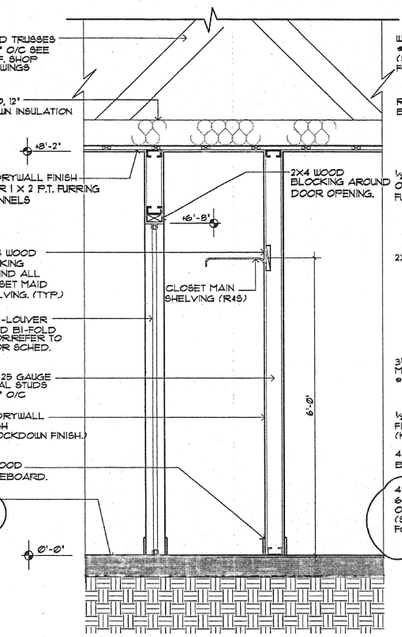

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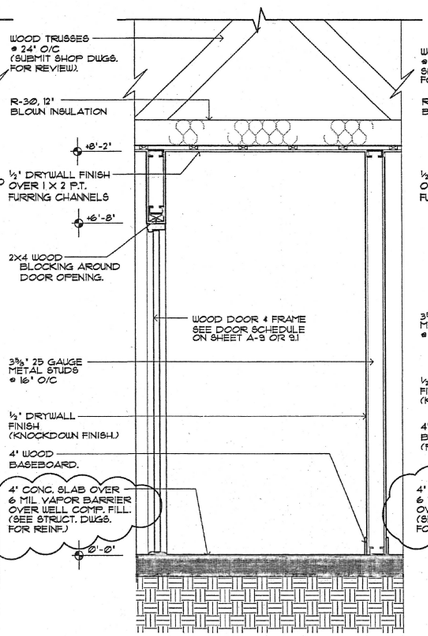

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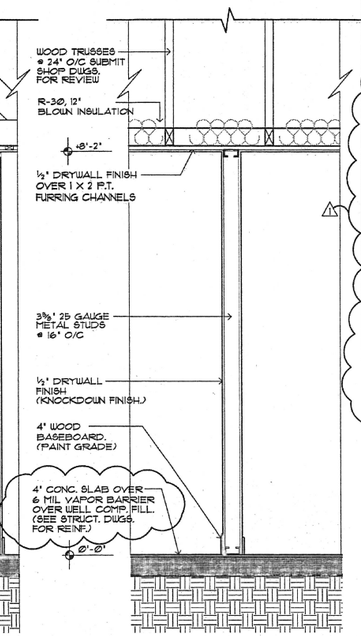

Section 5 / 3/4" / A-2

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City of Miami
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Fire Prev.
Planning
Zoning
Building
Structural 8-21-16
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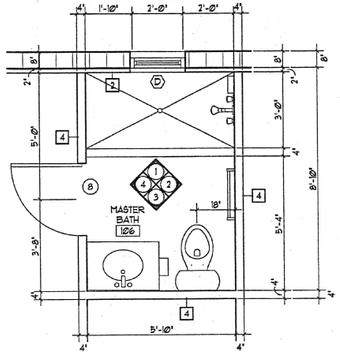
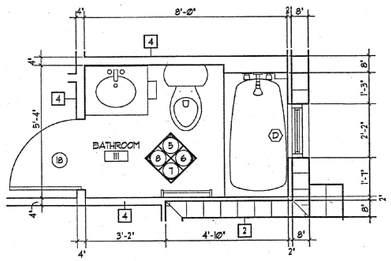
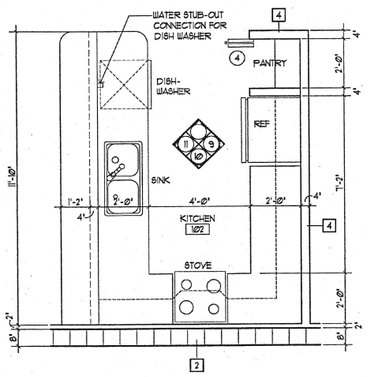
Of	Sheets



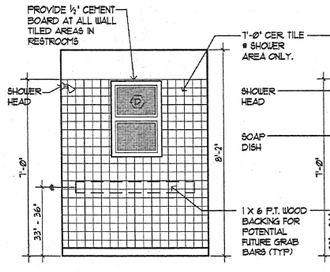
Master Bathroom 3/8"



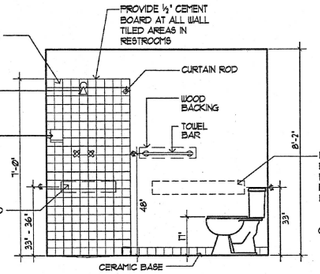
Bathroom 3/8'



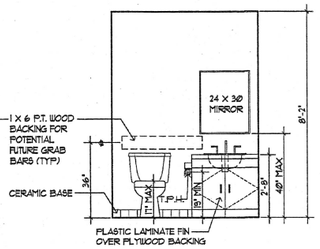
Kitchen 3/8'



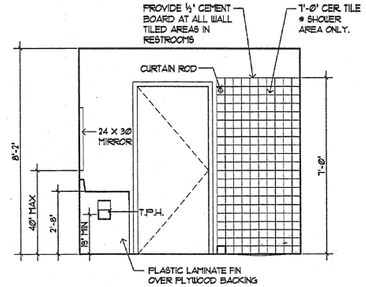
1 Elevation 3/8"
MASTER BATH



2 Elevation 3/8"
MASTER BATH



3 Elevation 3/8"
MASTER BATH



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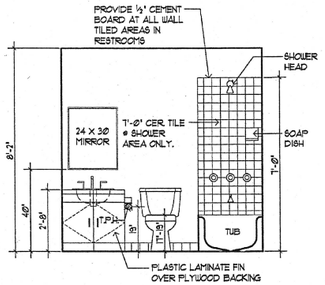
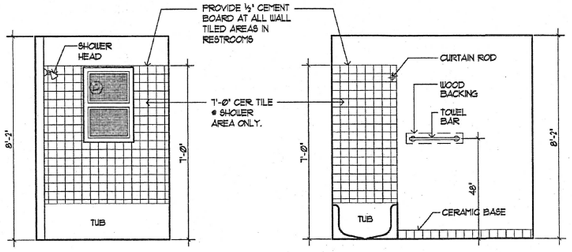
MASTER BATH

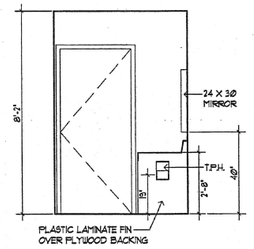


5 Elevation 3/8"
BATHROOM

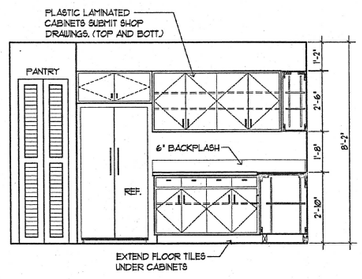


6 Elevation 3/8"
BATHROOM

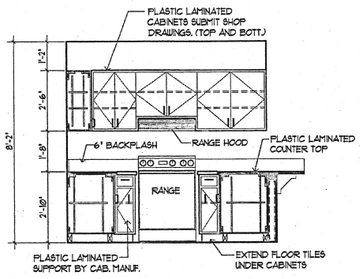
7 Elevation 3/8"
BATHROOM



8 Elevation 3/8"
BATHROOM



9 Elevation 3/8"
KITCHEN



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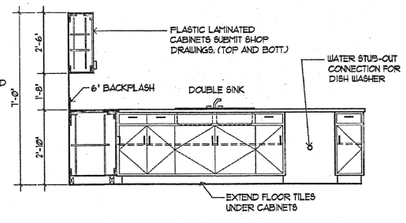
KITCHEN



11 Elevation 3/8"
KITCHEN

NOTE:
CONTRACTOR SHALL PROVIDE HARDWARE SCHEDULE FOR ARCHITECTS REVIEW

NOTE:
1.- CONTRACTOR SHALL PROVIDE & INSTALL ALL APPLIANCES BATHROOM FIXTURES AND ACCESSORIES FOR ALL UNITS.
2.- ALL BATHROOM ACCESSORIES SHALL BE CERAMIC TO MATCH BATHROOM FIXTURES.
3.- PROVIDE THE FOLLOWING ACCESSORIES PER BATHROOM.
1.- SOAP DISH (RECESSED)
2.- 30" TOWEL BARS
3.- TOILET PAPER HOLDER
4.- LEVER TYPE HARDWARE REQUIRED THROUGHOUT THE UNITS.

APPLIANCES	ALL APPLIANCES ARE FURNISHED & INSTALLED BY GEN. CONTRACTOR.
REFRIGERATOR:	ENERGY STAR RATED SIDE BY SIDE REF/FREEZER - 16/20 CB FT
RANGE	ENERGY STAR RATED RANGE
RANGE HOOD	ENERGY STAR RATED RANGE HOOD
GARBAGE DISPOSAL	IN SINK GARBAGE DISPOSAL
WATER HEATER	INSTA HOT WATER HEATER

NOTE:
ALL CABINET CONSTRUCTION SHALL BE PLASTIC LAMINATE FINISH OVER PLYWOOD BACKING W/ MELAMINE FINISH ON INSIDE OF CABINETS. COUNTER TOP & BACKSPLASH SHALL BE ¾' PLYWOOD W/PLASTIC LAMINATE FINISH. PROVIDE PLASTIC FINGER PULLS ON ALL DOORS. PROVIDE BLUM DOOR HINGES. PROVIDE WHITE VINYL WRAPPED ON ALL DRAWERS W/ WHITE EUROPEAN DRAWER SLIDES.

CABINET NOTE
ALL COUNTER TOPS AS WELL AS ALL BASE CABINETS SHOULD BE CONSTRUCTED OF WATER RESISTANT PLYWOOD SUBSTRATE. BASE CABINETS SHOULD BE INSTALLED ON PRESSURE TREATED BASES AT THE SLAB.

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date
P. Works
Fire Prev.
Plumbing
Zoning
Building 3-21-16
Structural
Electrical
Plumbing
Mech.
S. Waste
Elevator

Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-0001984

Rodriguez Pereira Architects, Inc.
8000 NW 7th Street - Suite 103 - Miami, FL 33126
Phone: (305) 592-8045 FAX: (305) 592-5756
WWW.RODRIGUEZPEREIRA.COM

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-0009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

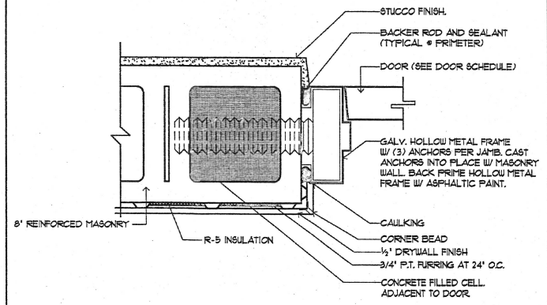
REVISIONS	BY
1 08-31-15	

AUG 31 2015

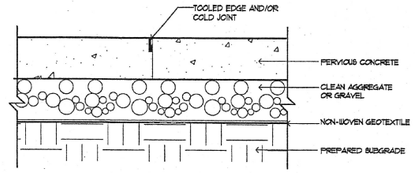
ALBERTO S. PEREIRA
AR NO. 8714

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date	10-17-14
Scale	
Drawn	
Job	14-058
Sheet	A-7
Of	Sheets



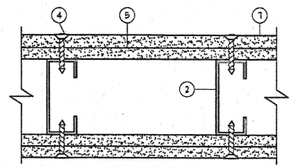
Metal Door Jamb Detail 3" — 6 / A-8



Pervious Concrete Detail 3" — 7 / A-8

Design No. U495

Nonbearing Wall Rating -- 1 or 2 HR
(See Items 5 and 7)



HORIZONTAL SECTION

1. Floor and Ceiling Runners -- (Not Shown) -- Channel-shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from No. 25 MSG (min) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC, max.

2. Steel Studs-- Channel-shaped 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from No. 25 MSG (min) galv steel, spaced 24 in. O/C max.

3. Batts and Blankets* -- (Optional, not shown) -- Mineral wool or glass fiber batts partially or completely filling stud cavity.
See Batts and Blankets (BZJZ) category for names of Classified companies.

4. Screws-- Type S self-tapping screws, 1-1/4 or 2 in. long, (1 Hr) and 2-1/2 in. long (2 hrs).

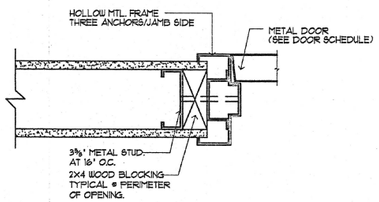
5. Building Units* --For 1 Hr Rating -- Nom 5/8 or 3/4 in. thick, 4 ft wide, faced gypsum wallboard panels with the faced side on the interior wall cavity. Panels attached to studs and floor and ceiling runners with screws spaced 8 in. OC along the edges of the panel and 12 in. OC in the field of the panel. Joints oriented vertically and staggered on opposite sides of the assembly.
GENERAL ELECTRIC CO
SILICONE PRODUCTS DIV--Type CoreGuard.
NATIONAL GYPSUM CO --Type Gold Bond Fire-Shield Type X
Hi-Impact Wallboard or Gold Bond Fire-Shield Type X Kal-Kore
Hi-Impact Plaster Base.

6. Joint Tape and Compound -- (not shown) -- Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints.

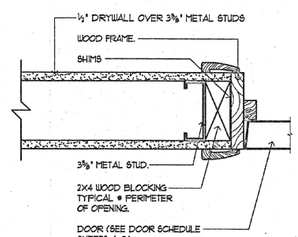
7. Wallboard, Gypsum-- for 2 Hr Rating -- any Classified 5/8 in. thick (minimum), 4 ft wide, wallboard applied over exterior face of Building Unit (Item 5). Wallboard to be applied vertically with joints staggered 24 in. from Building Unit (Item 5) and attached to studs and floor and ceiling runners with screws spaced 8 in. OC.
See Wallboard, Gypsum (CKNX) Category for names of manufacturers.

*Bearing the UL Classification Marking

UL #U495 Assembly Detail N.T.S. — 3 / A-8



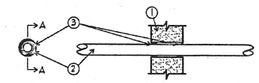
Interior Metal Door Jamb Detail 3" — 4 / A-8



Interior Wood Door Jamb Detail 3" — 5 / A-8

System No. W-J-2035

F Rating - 2 Hr
T Rating - 0 Hr



SECTION A-A

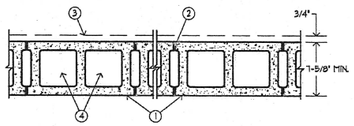
1. Wall Assembly -- Min 5 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 3 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. Through Penetrants -- One nonmetallic pipe or tube to be centered within the firestop system with a nom 5/16 in. annular space. Pipe or tube to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems,

B. Acrylonitrile Butadiene Styrene (ABS) Pipe -- Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. A nom annular space of 5/16 in. is required in the firestop systems.
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe-- Nom 2 in. diam (or smaller) SDR 11 CPVC pipe for use in closed (process or supply) piping systems.

D. Crosslinked Polyethylene (PEX) Tubing -- Nom 1 in. diam (or smaller) SDR 9 PEX tube for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* -- Wrap Strip -- Nom 1/4 in. thick by 1 in. wide intumescent wrap strip. The wrap strip is continuously wrapped around the outer circumference of the pipe once and slid into annular space such that the ends are flush with the surface of the wall. Wrap strips are installed on each surface of the wall.
RECTORSEAL*--Bioseal Wrap Strip
*Bearing the UL Classification Marking

Through-Penetration Firestop System — 1 / A-8



Design No. U305
Bearing Wall Rating -- 2 HR
Nonbearing Wall Rating -- 2 HR

1. Concrete Blocks* -- Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers
2. Mortar-- Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less
than 2-1 /4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster-- Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. Loose Masonry Fill--If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add
2 hr to classification.
5. Foamed Plastic -- (Optional-Not Shown) --1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
CELOTEX CORP --Type Thermax
*Bearing the UL Classification Marking

I Insulation add

UL #U305 Assembly Detail N.T.S. — 2 / A-8

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date
P. Works
Fire Prev.
Planning
Zoning
Building 3-25-16
Structural
Electrical
Plumbing
Mech.
S. Waste
Elevator

Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001894

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WWW.RODRIGUEZPEREIRA.COM

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 08-31-15	

AUG 31 2015

ADALBERTO S. PEREIRA
AR NO.8714

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Date 10-17-14
Scale
Drawn
Job 14-058
Sheet A-8
Of Sheets

ROOM FINISH SCHEDULE FOR UNIT TYPE 'D'

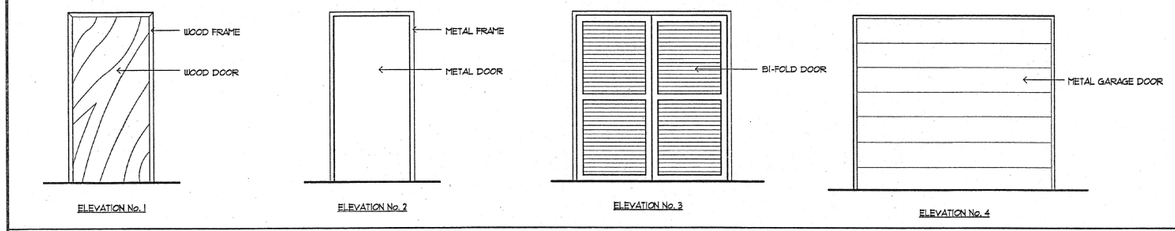
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	WAINSCOT	REMARKS
100	ONE-CAR GARAGE	EXPOSED CONCRETE	——	EXPOSED CONCRETE	DRYWALL	8'-8"		PROVIDE KNOCKDOWN FINISH ON WALLS
101	LIVING / DINNING ROOM	CERAMIC TILE	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
102	KITCHEN	CERAMIC TILE	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
103	FAMILY ROOM	CERAMIC TILE	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
104	WALK-IN CLOSET	CARPET	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
105	MASTER BEDROOM	CARPET	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
106	MASTER BATH	CERAMIC TILE	CERAMIC TILE	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
107	WASHER / DRYER	CERAMIC TILE	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
108	BEDROOM # 2	CARPET	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
109	BEDROOM # 3	CARPET	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
110	BEDROOM # 4	CARPET	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
111	BATHROOM	CERAMIC TILE	CERAMIC TILE	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS
112	FOYER	CERAMIC TILE	WOOD	DRYWALL	DRYWALL	8'-2"		PROVIDE KNOCKDOWN FINISH ON WALLS

DOOR SCHEDULE FOR UNIT TYPE 'D'

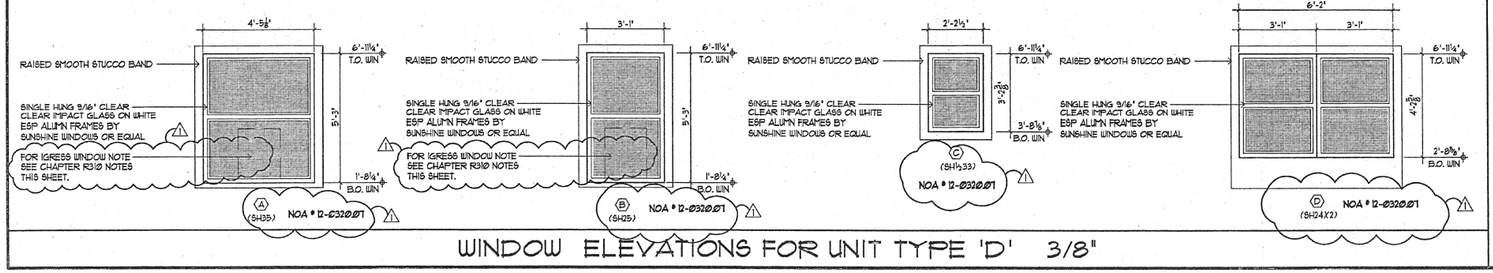
MARK	WIDTH	HEIGHT	THICKNESS	H.C.	S.C.	DOOR DESCRIPTION	MATERIAL	DOOR FINISH	FRAME	FRAME FINISH	DOOR ELEV.	SILL TYP.	LOCK: KEY	LOCK: PRIVACY	LOCK: PASSAGE	REMARKS
1	3'-0"	6'-8"	1 3/4"			SWING	METAL	PAINT	METAL	PAINT	2					FL 7091-R4
2	8'-0"	7'-0"	——			GARAGE DOOR	METAL	PAINT	——	——	4					NOA # 12-0110.06
3	3'-0"	6'-8"	1 3/4"			SWING	METAL	PAINT	METAL	PAINT	2					'C' LABEL, 45 MIN W/ CLOSER.
4	2'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
5	3'-0"	6'-8"	1 3/4"			SWING	METAL	PAINT	METAL	PAINT	2					FL 7091-R4
6	6'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
7	2'-10"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					
8	2'-10"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					
9	5'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
10	2'-6"	6'-8"	——			BI-FOLD	METAL	PAINT	——	——	3					
11	2'-6"	6'-8"	——			BI-FOLD	METAL	PAINT	——	——	3					
12	5'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
13	2'-10"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					
14	5'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
15	2'-8"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					
16	2'-8"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					
17	5'-0"	6'-8"	——			BI-FOLD	WOOD	PAINT	——	——	3					
18	2'-10"	6'-8"	1 3/8"	/		SWING	WOOD	PAINT	WOOD	PAINT	1					

WINDOW SCHEDULE FOR UNIT TYPE 'A'

TYPE	WIDTH	HEIGHT	GLASS THICKNESS	GLASS DESCRIPTION	FRAME	FRAME FINISH	PRODUCT ACCEPTANCE	DESIGN PRESSURES + PSF	DESIGN PRESSURES - PSF	REMARKS
A	4'-5 1/8"	5'-3"	9/16"	IMPACT	ALUM	WHITE ESP.	NOA # 12-0320.07	+ 47.4	- 51.4	
B	3'-1"	5'-3"	9/16"	IMPACT	ALUM	WHITE ESP.	NOA # 12-0320.07	+ 47.4	- 51.4	
C	2'-2 1/2"	3'-2 3/8"	9/16"	IMPACT	ALUM	WHITE ESP.	NOA # 12-0320.07	+ 47.4	- 51.4	
D	6'-2"	4'-2 3/8"	9/16"	IMPACT	ALUM	WHITE ESP.	NOA # 12-0320.07	+ 47.4	- 63.5	



DOOR ELEVATIONS FOR UNIT TYPE 'D' 3/8"



WINDOW ELEVATIONS FOR UNIT TYPE 'D' 3/8"

NOTES:

1.- CONTRACTOR SHALL PROVIDE SAMPLES OF STUCCO FINISH FOR ARCHITECTS REVIEW & APPROVAL.
2.- CONTRACTOR SHALL PROVIDE DUROCK BACKING FOR ALL CERAMIC TILE IN TUB AREA (FRONT, SIDE & REAR WALLS.) SEE ELEVATIONS.
3.- DRYWALL FINISH ON ALL CEILINGS SHALL BE KNOCKDOWN FINISH.
4.- WOOD BASEBOARD SHALL BE STOCK 4" (PAINT GRADE) TO RECEIVE TWO COATS OF INTERIOR LATEX PAINT FINISH.
5.- ALL WALLS & CEILINGS SHALL BE PRIMED BEFORE RECEIVING TWO COATS OF INTERIOR LATEX PAINT (BENJAMIN MOORE) MOOREGUARD. (SATIN FINISH.) COLOR AS SELECTED BY OWNER.
6.- PROVIDE MARBLE THRESHOLD AT ALL BATHROOM DOORS SEE DETAIL BELOW.
7.- PROVIDE WHITE PLASTIC COATED SHELVING BY CLOSET MAID ON ALL CLOSETS. (12" DEEP) ONE PER BEDROOM AND COAT CLOSET. (4 PER LINEN AND HALLWAY CLOSET.) 3 INSIDE E.A. STORAGE ROOM.
8.- PROVIDE 2X4 WOOD BLOCKING AROUND PERIMETER OF ALL INTERIOR DOOR FRAMES.
9.- CONTRACTOR SHALL CAULK PERIMETER OF ALL METAL DOOR FRAMES ABUTTING DRYWALL FINISH.
10.- CONTRACTOR SHALL CAULK PERIMETER OF ALL WINDOW FRAMES. BOTH INTERIOR AND EXTERIOR SIDE OF WINDOWS.
11.- CONTRACTOR SHALL PROVIDE CONTINUOUS ONE-PIECE MARBLE SILLS ON ALL WINDOWS.
12.- ALL INTERIOR DOORS SHALL BE HOLLOW CORE PAINT GRADE
13.- PROVIDE ALUMN. THRESHOLDS (1/2" HIGH) BY PEMKO MODEL # 2005 BS (EXTRUDED ALUMINUM) ON ALL EXTERIOR DOORS. (DOOR ¶ AND #2 .)
14.- PROVIDE PEEP HOLES ON DOORS # 1 W/ DOOR KNOCKER
15.- DOORS AND FRAMES WILL BE REINFORCED FOR SURFACE MOUNTED HARDWARE AS REQUIRED.HARDWARE WILL BE DRILLED AND TAPPED AT THE FACTORY.
16.- ALL FRAMES IN MASONRY CONSTRUCTION TO BE FILLED WITH GROUT.
17.- ALL HARDWARE LOCATIONS ON THE DOOR AND FRAME ARE TO BE STANDARD LOCATION FOR HARDWARE.
18.- DOORS AND HARDWARE SHALL COMPLY WITH HANDICAP REQUIREMENTS. (ie: LEVER HANDLES.)
19.- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL DOORS AND FRAMES.

CHAPTER R 310: EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRE.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR.

R310.1.1 MINIMUM OPENING AREA.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 SQUARE FEET.

R310.1.2 MINIMUM OPENING HEIGHT

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

R310.1.3 MINIMUM OPENING WIDTH.

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

R310.1.4 OPERATIONAL CONSTRAINTS.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

CHAPTER R 311: MEANS OF EGRESS

R311.4 DOORS.

R311.4.1 EXIT DOOR REQUIRED.

NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS SECTION SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE REQUIRED EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE.

R311.4.2 DOOR TYPE AND SIZE

THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

R311.4.3 LANDINGS AT DOORS

THERE SHALL BE A FLOOR OR A LANDING ON EACH SIDE OF EACH EXTERIOR DOOR.
THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

R311.4.4 TYPE OF LOCK OR LATCH.

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DOOR NOTES

1.- DOORS AND FRAMES SHALL BE REINFORCED FOR SURFACE MOUNTED HARDWARE AS REQUIRED. DOORS SHALL BE DRILLED AND TAPPED AT THE FACTORY.
2.- ALL WOOD SWING DOORS SHALL BE FLUSH TYPE WITH PAINT GRADE FINISH. BI-FOLD DOORS SHALL RECEIVE PAINT GRADE FINISH. COLORS SELECTED BY OWNER.
3.- PROVIDE UNDERCUT ON DOORS INDICATED ON MECHANICAL DRAWINGS.
4.- PROVIDE 2x4 WOOD BLOCKING AT PERIMETER OF ALL DOOR OPENINGS.
5.- ALL DOORS AND HARDWARE SHALL FULLY COMPLY WITH HANDICAP REQUIREMENTS. (I. E. CLEARANCE AND LEVER HANDLES.)
6.- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL DOORS AND FRAMES FOR ARCHITECTS REVIEW.
7.- ALL HARDWARE LOCATIONS AT DOORS AND FRAMES TO BE STANDARD.
8.-PROVIDE APPLICABLE WALL/FLOOR STOPS AT ALL DOORS.
9.-CONTRACTOR SHALL DETERMINE APPLICABLE HARDWARE REQUIREMENTS BASED UPON, BUT NOT LIMITED TO, ITEMS INCLUDED IN THE 'HARDWARE GUIDELINES' AND DOOR SCHEDULE ON THIS SHEET, PROJECT DESIGN CONDITIONS AND LAYOUT, AND PREPARE AND SUBMIT A COMPLETE HARDWARE SCHEDULE, GROUPS AND PRODUCT DATA FOR ARCHITECTS REVIEW. RECOGNIZED EQUAL HARDWARE ITEMS AND MANUFACTURERS WILL BE CONSIDERED.

NOTES:

DOOR OPERATION SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1008.1.2- EGRESS DOOR SHALL BE SIDE-HINGED SWINGING.

1008.1.8- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

11-4.13.9- HARDWARE SHALL BE LEVER TYPE, PUSH TYPE AND U SHAPE HANDLES.

11-4.13.10- CLOSER TO BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 10° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3' FROM THE LATCH, MEASURED EDGE OF DOOR.

11.4.13.11- DOOR OPENING FORCE:

A.- EXTERIOR HINGED DOOR 8.5 lbf (37.8 N)
B.- INTERIOR HINGED DOOR 5 lbf (22.2 N)
C.- SLIDING OR FOLDING 5 lbf (22.2 N)

Reviewed for CODE COMPLIANCE
City of Miami
Signature Date
P. Works
Fire Prev.
Planning
Zoning
Building 3-21-14
Structural
Electrical
Plumbing
Mech.
S. Waste
Elevator

Architecture
Planning &
Urban Design
Space Planning
Interior Design
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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 08-31-15	

AUG 13 2015

ADALBERTO S. PEREIRA

Date 10-17-14
Scale
Drawn
Job 14-058
Sheet A-9
Of Sheets

STRUCTURAL NOTES:

COORDINATION:
-COORDINATE ALL DIMENSIONS, ELEVATIONS & OPENINGS WITH ARCHITECTURAL DRAWINGS. REPORT ANY DISCREPANCIES TO OUR OFFICE.
-CONTRACTOR MUST VERIFY THE ACCURACY OF ALL EXISTING CONDITIONS WHICH MAY IMPACT THE AMOUNT AND SEQUENCE OF THE WORK.

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

BUILDING PAD PREPARATION:
-TREES, BRUSH, ROOTS, TOPSOIL, RUBBLE, ORGANICALLY CONTAMINATED OR OTHERWISE OBJECTIONABLE MATERIALS ENCOUNTERED ARE TO BE REMOVED FROM STRUCTURAL AREAS OF THE SITE. FOR A MINIMUM DISTANCE OF FIVE FEET OUTSIDE STRUCTURE PERIPHERY.
-EXISTING GROUND BENEATH STRUCTURE FOUNDATION SHALL PROOF ROLLED. AREAS EXHIBITING INSTABILITY ARE TO BE UNDERCUT AND BACKFIELD AND COMPACTED.
-THE PROPOSED ENGINEERED FILL MATERIALS ARE TO BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES LOOSE MEASURED THICKNESS IN UNCONFINED LIFTS OR 6" IN CONFINED AREAS. EACH LIFT IS TO BE COMPACTED AS FOLLOWS:
1.- SLAB ON GRADE: MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D1557.
2.- FOOTING BEARING: MINIMUM OF 95% MAXIMUM DENSITY BY ASTM D1557.

TERMITE PROTECTION:
AS PER F.B.C. 105.11 BUILDING COMPONENTS AND BUILDING SURROUNDINGS REQUIRED TO BE
-PROTECTED FROM TERMITE DAMAGE IN ACCORDANCE WITH 1503.4.4, 1804.6.2.7, 1916.7.5, 2304 OR 26033, OR REQUIRED TO HAVE
CHEMICAL SOIL TREATMENT IN ACCORDANCE WITH 1816 SHALL NOT BE COVERED OR CONCEALED UNTIL THE RELEASE FROM THE BUILDING OFFICIALHAS BEEN RECEIVED.

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST
- SUBTERRANEAN TERMITES AS PER F.B.C. 1816.1.7. 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 THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

CONCRETE:
-COMPRESSIVE STRENGTH AT 28 DAYS:
SLAB ON FILL: ______ 3000 PSI
ALL OTHER POURED-IN-PLACE CONCRETE: ______ 3000 PSI
GROUT: ______ 3000 PSI
-TEST:
A MIN. OF 5 CONCRETE SPECIMENS SHALL BE TAKEN FROM EACH 50 CU. YD. OR PORTION THEREOF SPECIMENS SHALL BE TESTED ACCORDING TO A.S.T.M. C-39, ONE AT 3, ONE AT 7, AND 3 AT 28 DAYS.
-COVER:
CONCRETE DEPOSITED AGAINST THE GROUND: ______ 3"
FORMED CONCRETE IN CONTACT WITH THE GROUND: ______ 2"
BEAMS AND COLUMNS: ______ 1-1/2"
INTERIOR SLABS: ______ 3/4"
EXTERIOR SLABS: ______ 1-1/2"

SLAB ON FILL: (PLACED ACCORDING TO ACI 302)
-JOINTS:
ISOLATION JOINTS MUST BE USED AT JUNCTIONS WITH WALLS AND COLUMNS, USE 1/2" THICK PREMOLDED JOINTS FULL DEPTH OF SLAB.
CONTROL JOINTS PLACED AT CENTERLINE OF COLUMN LINES PROVIDE INTERMEDIATE JOINTS IF COLUMN SPACING IS GREATER THAN 30'. IN SIDEWALKS PROVIDE TOOLED JOINTS SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB.
4" & 5" SLABS: ______ 1" DEEP TOOLED
JOINTS MUST BE SAWED BEFORE 24 HOURS AFTER CONCRETING.
CONSTRUCTION JOINTS MUST BE PLACED IN THE SLAB WHERE BUILDING EXPANSION JOINTS ARE SHOWN AND WHERE CONTROL JOINTS ARE SHOWN.
WHEN CONCRETING AND OPERATING ARE CONCLUDED FOR THE DAY, CONSTRUCTION JOINTS SHALL BE FORMED WITH BURKE KEYED KOLD METAL JOINT FORM OR APPROVED EQUAL.
-VAPOR BARRIERS:
WATERPROOF MEMBRANES (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 03% PERMS IN ACCORDANCE WITH A.S.T.M. E-98 SHALL BE PROVIDED UNDER INTERIOR SLAB. WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.
-ANY STRUCTURAL MEMBER PENETRATING SLAB ON FILL IS TO BE 1/2" PRE-MOLDED JOINT FILLER COMPLYING WITH A.S.T.M. D-1752, TYPE I.
-FINISHING:
NO PREMATURE FINISHING SHALL BE ALLOWED. IMMEDIATE FOLLOWING FLOATING TROWELING WITH STEEL TROWELS SHOULD BE COMMENCED IF REQUIRED BROOMING SHALL BE AFTER THE STEEL TROWELING OPERATION.
-SLAB FINISHES: (UNLESS OTHERWISE NOTED BY THE ARCHITECT)
BUILDING: ______ STEEL TROWELED
OUTSIDE SLAB: ______ BROOMED

REINFORCING STEEL:
-REINFORCING BARS CONFORMING TO A.S.T.M. A-615 GRADE 60, INCLUDING COLUMN AND BEAM TIES.
-WELDED FIRE FABRIC CONFORMING TO A.S.T.M. A-185 AND SUPPORTED ON SLAB BOLSTERS SPACED AT 3'-0" O/C.
-FABRICATION AND DETAILING ACCORDING TO A.C.I.-315.
-ALL ACCESSORIES TO HAVE UPTURNED LEGS AND BE PLASTIC DIPPED AFTER FABRICATION.

PRE-FABRICATED WOOD TRUSSES :
-SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (T.P.I.), LATEST EDITION. TRUSSES TO BE ERECTED FOLLOWING THE GUIDELINES OF THE T.P.I. PUBLICATION BWT-76. SUBMIT LAYOUT PLAN AND INDIVIDUAL DRAWINGS FOR EACH DIFFERENT TRUSS, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, FOR APPROVAL BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.
-GENERAL CONTRACTOR TO PROVIDE PERMANENT LATERAL BRACING OF THE BOTTOM CHORD AND THE WEB MEMBERS IN ACCORDANCE WITH RECOMMENDATIONS OF T.P.I. BWT-76 AND THE REQUIREMENTS OF THE INDIVIDUAL TRUSS DESIGNS. SUBMIT PERMANENT BRACING PLAN FOR APPROVAL BY ENGINEER PRIOR TO ERECTION. GIRDER TRUSSES TO BE BOLTED TOGETHER WITH 1/2" DIA. BOLTS AT 24" C/C AT TOP CHORD, BOTTOM CHORD, AND WEB MEMBERS.
-CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY A DELEGATED SPECIALTY ENGINEER FOR ALL TRUSS TO TRUSS CONNECTIONS. TRUSS MANUFACTURER TO VERIFY UPLIFT AND GRAVITY TRUSS REACTIONS SHOWN ON FRAMING PLANS.
-ALL TRUSSES AND/OR JOIST SHALL BE SECURED TO THE BEARING PARTITIONS OR THE BEAMS WITH HURRICANE STRAPS AS INDICATED ON PLANS. STAGGER TRUSSED AS REQUIRED TO ACHIEVE PROPER BEARING (4" MIN.).
-PROVIDE AN 18 GAGE METAL STRAP TO TIE DOWN ALL THE "PIGGY BACK" TRUSSES TO THE MAIN TRUSSES AT ALL THE BEARING POINTS.

MASONRY WALLS:
-BEARING MASONRY SHOWN THUS [symbol] IN PLAN SHALL BE ERECTED PRIOR TO THE STRUCTURE ABOVE HAS BEEN POURED.
-NON-BEARING MASONRY SHOWN THUS [symbol] IN PLAN SHALL BE ERECTED AFTER THE STRUCTURE ABOVE HAS BEEN POURED.
-MORTAR CONFORMING TO A.S.T.M. C-270 TYPE "M" (2500 PSI).
-PROVIDE 9 GAGE LADDER TYPE HORIZONTAL REINFORCEMENT AT 16" O/C (FOR REINFORCED WALLS).
-PROVIDE 9 GAGE TRUSS TYPE HORIZONTAL REINFORCEMENT AT 16" O/C (FOR NON-REINFORCED WALLS)
-WHENEVER ANCHORS BOLTS ARE TO BE SET IN MASONRY. TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE.
-GROUT FOR MASONRY UNITS SHALL CONFORM TO ASTM C476
-PRIMS STRENGTH OF MASONRY UNITS SHALL BE MINIMUM OF f'm = 1500 PSI. (f'c = 1900 PSI)
-MAXIMUM POUR LIFT FOR MASONRY UNITS AND GROUT POUR HEIGHT SHALL BE 4'-0".
-GROUT FOR FILLED CELLS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 PSI WITH A SLUMP OF 9" TO 11".
-CONCRETE BLOCKS SHALL BE C-90 TYPE, PLACED IN A RUNNING BOND PATTERN.

OWNER, ARCHITECT, AND CONTRACTOR NOTE:
-CHECK FOR SHOP DRAWINGS AND INSPECTIONS OF REINFORCEMENT IN THE FIELD ARE REQUIRED IF THIS OFFICE IS TO BE HELD RESPONSIBLE FOR THE STRUCTURAL ADEQUACY OF THE CONSTRUCTED BUILDING.

DESIGN CRITERIA:
(SUPERIMPOSED LOADS)
-LIVE LOAD: ______ 30 PSF (ROOF)
-DEAD LOAD: ______ 20 PSF
-WIND LOAD: ______ PER A.S.C.E. 7-10
RISK CATEGORY: II
EXPOSURE - "C"
WIND VELOCITY: 175 MPH
MEAN ROOF HEIGHT: 12'-1"
GcPI: 0.18 (ENCLOSED)
0.55 (PARTIALY ENCLOSED)

SHORING, RE-SHORING, AND TEMPORARY BRACING:
-ALL SHORING, RE-SHORING AND TEMPORARY BRACING REQUIRED IN THIS PROJECT IS TO BE DESIGNED BY FLORIDA PROFESSIONAL ENGINEER WHO SPECIALIZES IN FORM WORK/TEMPORARY BRACING DESIGN. AND WHO HAS BEEN HIRED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS THE ULTIMATE RESPONSIBLE PARTY FOR SHORING, RE-SHORING, AND TEMPORARY BRACING REQUIRED ON THIS PROJECT AND MUST SATISFY HIMSELF WITH THE ADEQUACY OF THE INSTALLATION OF THESE ITEMS AT ALL TIMES.

SAFETY OSHA AND LABOR LAWS.
-THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECCESARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
-THE STRUCTURAL ENGINEER OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER OF RECORD SPECIALIZES IN STRUCTURAL DESIGN ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM FROM ASSUMING RESPONSIBILITY OUTSIDE HIS AREA OF EXPERTISE

APPLICABLE CODES:
IN MY PROFESSIONAL JUDGEMENT AND THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.
-ALTHOUGH THE ENGINEER OF RECORD HAS STRIVED TO MEET ALL APPLICABLE CODES AND LOCAL ORDINANCE REQUIREMENTS, THE CONTRACTOR IS STILL RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES IN THE EVENT OF CONFLICT OR OVERSIGHT IN THESE DRAWINGS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONFLICT OR DISCREPANCY ENCOUNTERED SO THAT APPROPRIATE REMEDIES MAY BE UNDERTAKEN.
-THE APPLICABLE CODES ARE:
FLORIDA BUILDING CODE, LATEST EDITION. (2010)
A.C.I. 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
A.C.I. 530 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. (2005 EDITION)

SHOP DRAWING SUBMITTALS:
-SUBMIT FIVE PRINTS OF ALL SHOP DRAWINGS LISTED BELOW. IF SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED, THEN SUBMIT TWO ADDITIONAL SIGNED AND SEALED PRINTS FOR APPROVAL.
-SHOP DRAWINGS:
REINFORCING STEEL.
CONCRETE MIX DESIGN.
ROOF TRUSSES

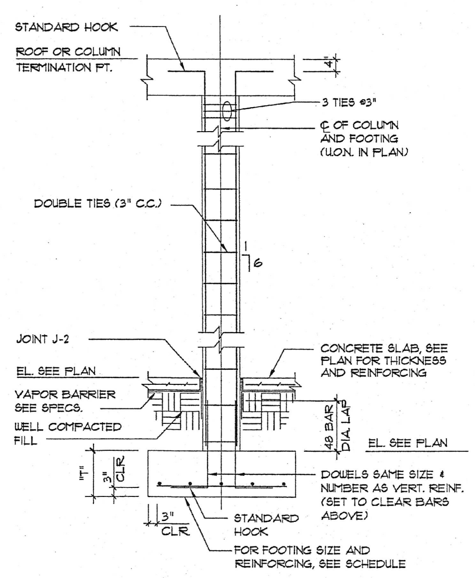
ELECTRICAL CONDUITS
-WHERE REINFORCING STEEL CONGESTION PERMITS, CONDUIT AND PIPES UP TO 1" DIAMETER MAY BE EMBEDDED IN CONCRETE PER ACI 318, SECTION 6.3. SPACE AT 3 DIAMETERS O.C. PLACE BETWEEN OUTER LAYERS OF REINFORCING IF CONDUITS ARE SIGNIFICANTLY CONGESTED, ADDITIONAL REINFORCING PERPENDICULAR TO PIPING MAY BE REQUIRED. REQUESTS TO EMBED LARGER PIPES SHOULD BE ACCOMPANIED BY A DETAILED DESCRIPTION AND BE SUBMITTED TO THE ARCHITECT FOR EVALUATION.

C.M.U. WALL LINTEL SCHEDULE

PRECAST LINTEL.
PROVIDE PRECAST, LINTELS OVER OPENINGS IN MASONRY WALLS ACCORDING TO THE FOLLOWING SCHEDULE.

WALL SIZE (NOMINAL INCH)	OPENING SIZE TO 4'-11"	OPENING SIZE 5'-0" TO 7'-11"
8"	8 U8	8 F8 - 1B

NOTE:
1.- PRECAST LINTELS TO BE SET IN CEMENT GROUT.
2.- ALL LINTELS BY "CAST-CRETE" OR EQUAL APPROVED.
3.- CAST-CRETE LINTELS APPROVED UNDER N.O.A. - 11-0121.04



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

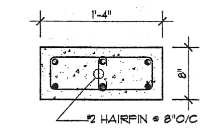
TYPICAL CONCRETE COLUMN SPLICE DETAIL
N.T.S.

FOOTING SCHEDULE				
MARK	SIZE W x L x D	REINFORCEMENT LONG.	REINFORCEMENT TRANS.	REMARKS
MWF-16	16" x CONT. x 16"	2 #5	-	-
MWF-24	24" x CONT. x 16"	3 #5		
MF-3040	3'-0" x 4'-0" x 16"	4 #5	5 #5	-

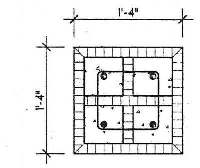
NOTE :
1. CONTRACTOR TO PROVIDE #5 CORNER BARS LAPPED MIN. 30" EACH WAY, FOR EACH BAR IN FOOTING.

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT VERTICALS OR BASE ℙ	REINFORCEMENT TIES OR CAP ℙ	REMARKS
①	8" x 16"	6 #5	#3 @8"	
MC-1	16" x 16"	4 #5	#2 @8"	

NOTE :
⊗ DENOTES COLUMN START
⊗ DENOTES COLUMN END

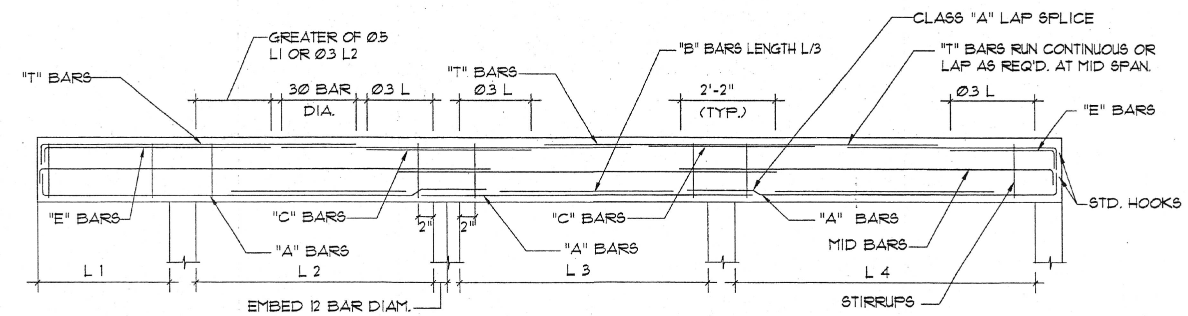


COL. ① DET.



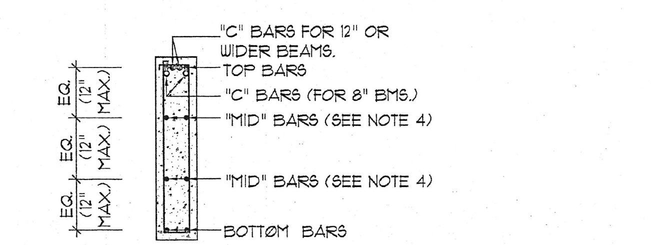
MC-1 DET.

BEAM SCHEDULE											
MARK	TOP ELEV.	SIZE (INCHES) W	SIZE (INCHES) D	BOTTOM. REINF. "A" BARS	BOTTOM. REINF. "B" BARS	TOP REINFORCING "C" BARS	TOP REINFORCING "T" BARS	TOP REINFORCING "E" BARS	STIRRUPS SIZE	STIRRUPS No. & SPACING EACH END	REMARKS
RB-1	+8'-3¼"	8"	21 1/4"	2 #5			2 #5		#3	@10" c/c	



NOTE :
1. "L" IS THE LONGER OF ADJACENT SPAN.
2. 8" WIDE BEAMS TAKE A MAXIMUM OF 2 BARS PER LAYER.
3. STIRRUPS TO BE CLOSED TYPE WITH 135° HOOK.
4. MID BARS TO BE #5 @12" E.F. WHENEVER BEAM DEPTH IS LARGER THAN 2'-0".
5. CONTRACTOR TO PROVIDE 2 #5 CORNER BARS LAPPED MIN. 30" EACH WAY.
6. TOP AND BOTTOM REINFORCEMENT SHALL BE CONTINUOUS FOR ALL TIE BEAMS.
7. AS PER ACI 318-02, SECTION 7.13.2.2 IN EXTERIOR PERIMETER BEAMS PROVIDE ADDITIONAL BOTTOM REINFORCEMENT OVER THE SUPPORTS EQUAL TO AT LEAST 25% OF THE LARGER TOTAL BOTTOM REINFORCEMENT AREA CALLED OUT FOR THE MID-SPAN OF ADJACENT BEAMS, AND IN ADDITION, AT LEAST 20% OF THE TOP REINFORCEMENT, BUT NO LESS THAN TWO BARS, SHALL BE CONTINUOUS OVER ALL SUPPORTS. THIS ADDITIONAL REINFORCEMENT IS TO BE SPLICED WITH A TENSION "CLASS B" SPLICE BEGINNING AT THE FACE OF THE SUPPORT.

TYPICAL BEAM BAR PLACING DIAGRAM
N.T.S.



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

TYPICAL BAR PLACEMENT DETAIL
N.T.S.

SPECIAL INSPECTOR REQUIRED FOR ALL WORK

REVIEWED FOR CODE COMPLIANCE — THE CITY OF MIAMI FLORIDA
BUILDING DEPARTMENT
William R. Hunt, P.E.
STRUCTURAL SECTION
10/19/15

SEP 01 2015

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GENERAL NOTES AND SCHEDULES

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

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Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984

REVISIONS	BY
⚠ B.D.C. 09/01/15	

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date	02-03-15
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Job	P.M.
Sheet	S-1
Of 5 Sheets	

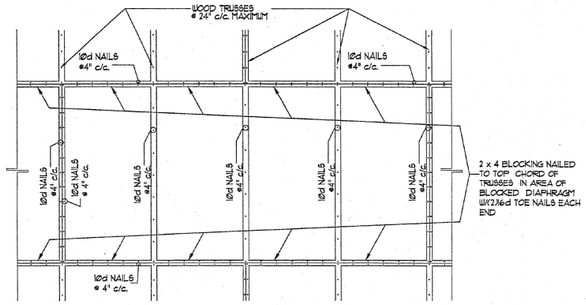
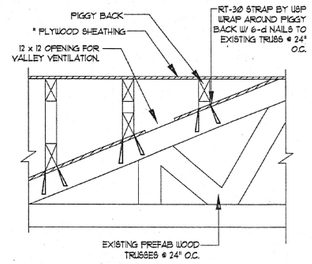


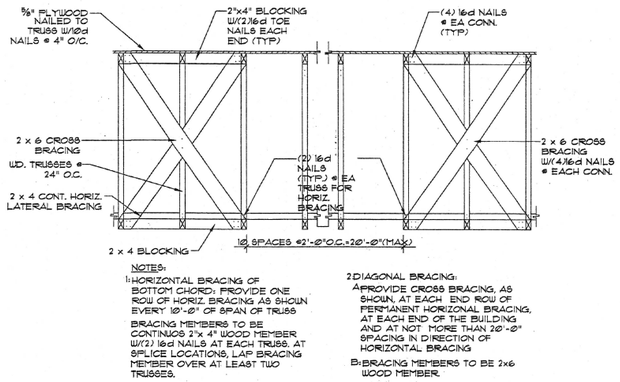
DIAGRAM FOR NAILING OF ROOF SHEATHING BOARDS AT BLOCKING DIAPHRAGM

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



VALLEY TRUSS DETAIL

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



NOTES:

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

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

2. DIAGONAL BRACING:

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

   B. BRACING MEMBERS TO BE 2x6 WOOD MEMBER.

DETAIL OF PERMANENT LATERAL BRACING OF TRUSS

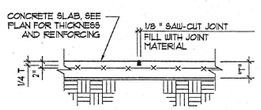
SCALE: 3/4"=1'-0"

LEDGER "A"

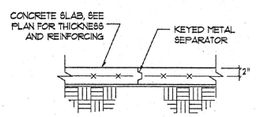
(2)-2x6 P.T. WOOD LEDGER W/ 1/2"ø HILTI KWIK BOLTS @ 24" O.C. & 4½" MIN. EMBEDMENT STAGGERED AS SHOWN.

LEDGER TYPE DETAIL

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

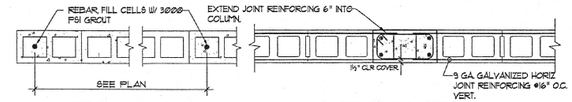


CONTROL JOINT DETAIL (C.J.)

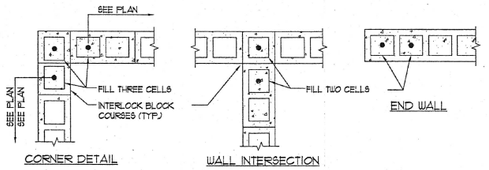


CONSTRUCTION JOINT J-1A (ALTERNATE)

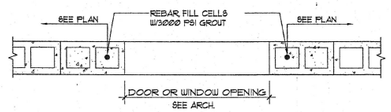
SCALE: 3/4"=1'-0"



TYPICAL WALL — TIE COLUMN DETAIL



CORNER DETAIL — WALL INTERSECTION

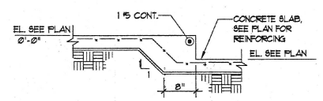


WALL OPENING
FILL TWO END CELLS

NOTE:
- PROVIDE 9 GA. LADER TYPE HORIZ. REINF. AT 16" O.C. MAX. LAP WALL INTERSECTION WITH "T" AND "L" CORNER SECTIONS. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- DETAILS APPLY TO 8" AND 12" THICK CMU WALLS

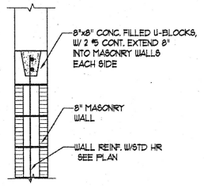
TYPICAL REINFFORCED MASONRY DETAILS

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



TYPICAL SLAB DROP DETAIL

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



TYP WINDOW SILL DETAIL

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

SPECIAL INSPECTOR REQUIRED FOR ALL WORK

BUILDING DEPARTMENT
William R. Hunt
William R. Hunt, P.E.
STRUCTURAL SECTION

10/19/15

SEP 01 2015

PMM CONSULTING ENGINEERS
STRUCTURAL & MECHANICAL ENGINEERING
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PHONE: (305) 665-0660 FAX: (305) 665-0665
CERTIFICATE OF AUTHORIZATION NO. 28000187
PAUL K. MATHEW, P.E.
FLORIDA REG. No. 43030
PMMCE JOB #11035

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 BDC 09/01/15	

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Scale
Drawn Y. SOSA
Job P.M.
Sheet S-1.1
Of 5 Sheets

TYPICAL DETAILS

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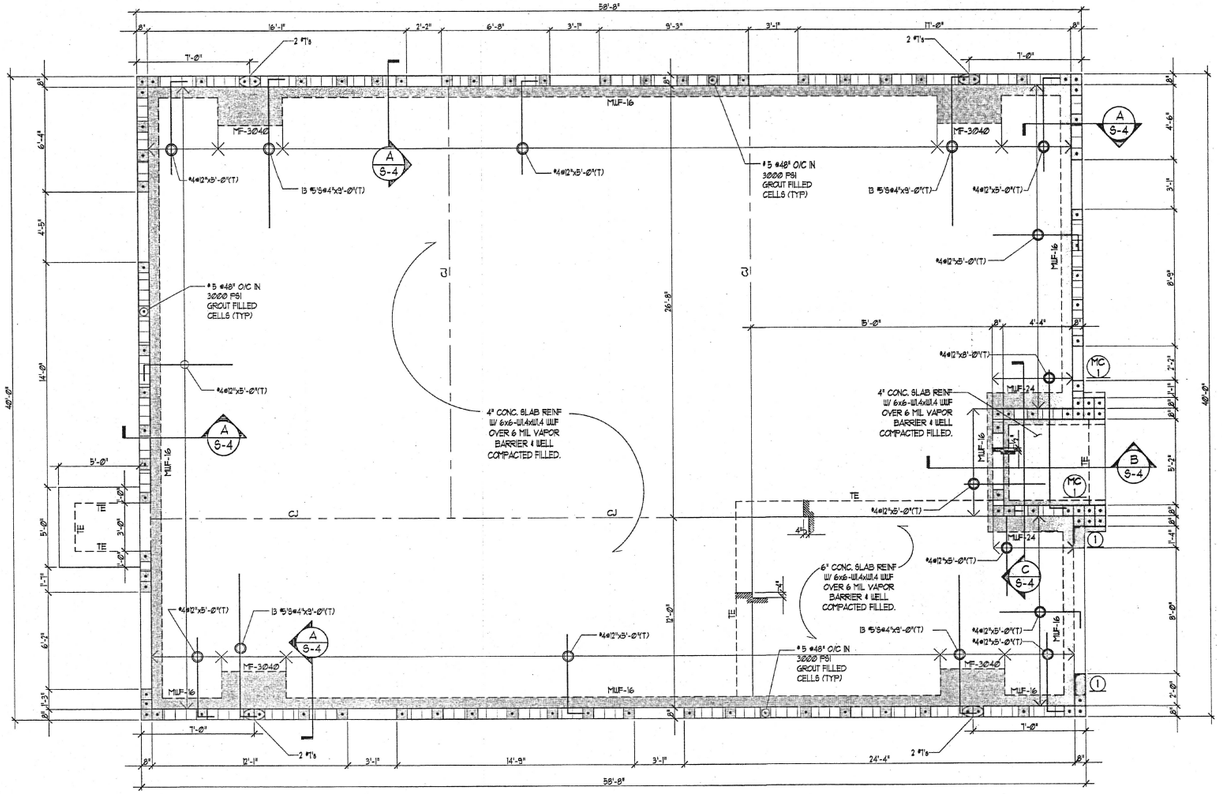

FOUNDATION PLAN

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

NOTES:

1. FOR GENERAL NOTES, REFER TO SHEET S-1.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-11.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW.
4. CENTERLINE OF BEARING WALL OR COLUMN BELOW IS CENTER LINE OF WALL OR COLUMN THIS LEVEL UNLESS OTHERWISE NOTED.
5. COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. GROUND FLOOR SLAB CONSISTS OF A 4" CONCRETE SLAB ON GRADE OVER WELL COMPACTED FILL AND 6 MILL VAPOR BARRIER AND REINFORCED W6XS-W1.4XW1.4WF, LAPPED 6" MIN. WIF SHOULD BE PLACED AT THE TOP 1/3 OF THE SLAB IN ORDER TO BE EFFECTIVE. ADDITIONALLY MESH SHALL BE SUPPORTED USING CHAIR BOLSTERS.

SPECIAL INSPECTOR REQUIRED FOR ALL WORK

REVIEWED FOR CODE COMPLIANCE — BUILDING DEPARTMENT — William R. Hunt, P.E. — STRUCTURAL SECTION — 10/19/15

SEP 01 2015

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LICENSED BUSINESS NO. 29135
STATE OF FLORIDA — PABLO A. MARTINEZ — LICENSED STRUCTURAL ENGINEER — No. 43935
PMM@PMMCONSULTING.COM

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 B.D.C. 09/01/15	

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Date	02-03-15
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Drawn	Y. SOSA
Job	PM.
Sheet	S-2
Of	5 Sheets

FOUNDATION PLAN

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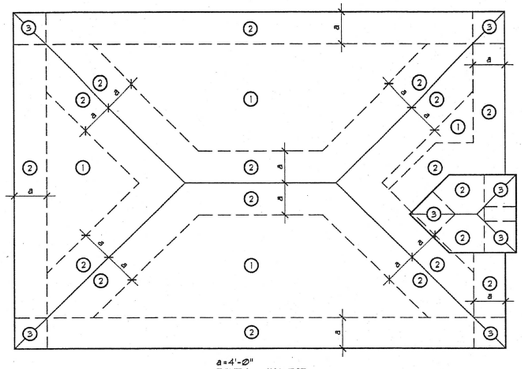
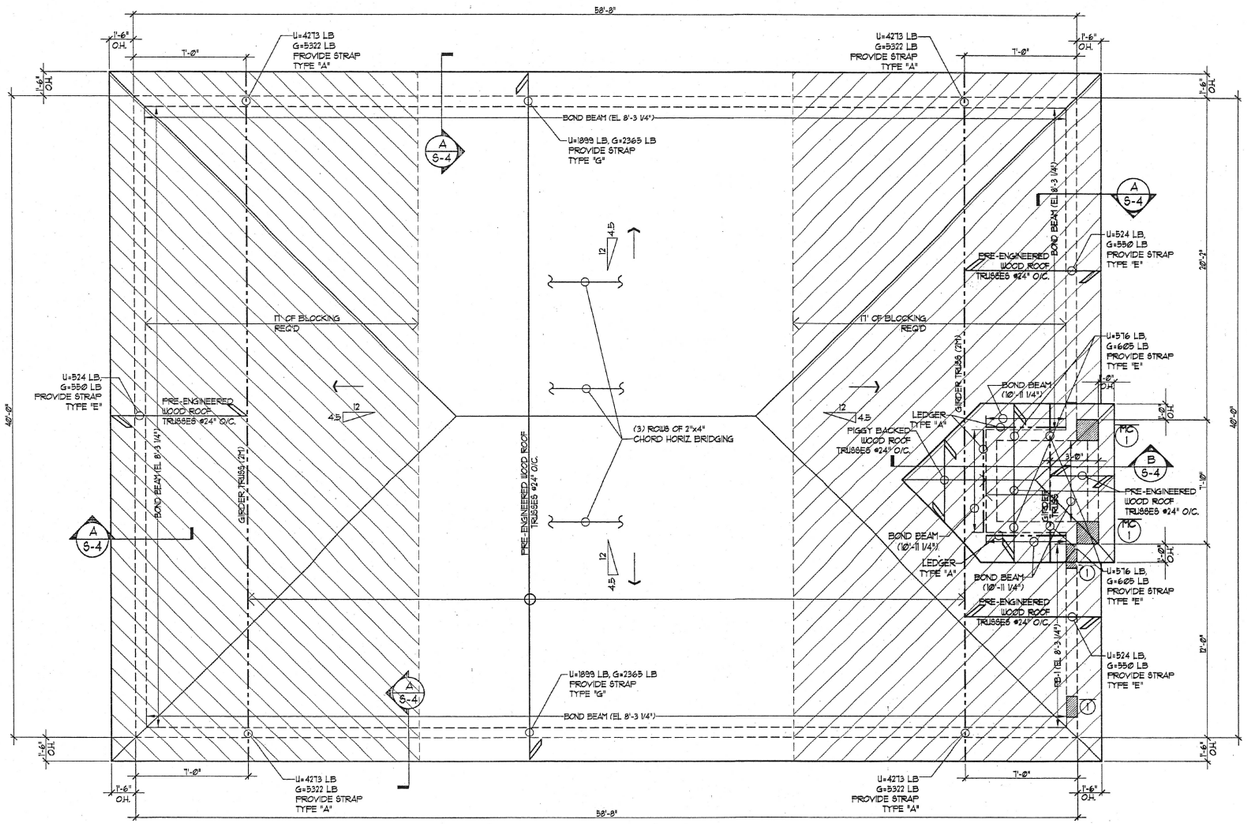
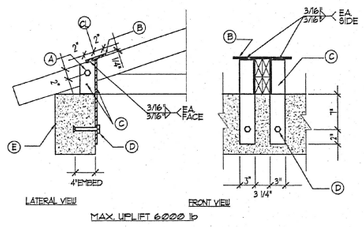


ROOFING UPLIFT PLAN
SCALE: 1/8"=1'-0"



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



SCHEDULE	
	DESCRIPTION
(A)	(1) 5/8"DIAM. THRU BOLTS FOR TWO PLY TRUSS.
(B)	STEEL PLATE 9-3/4"x4"x1/4" FY = 36 KSI
(C)	STEEL ANGLE 3"x3"x1/2" W/ EXTEND LEG FY = 36 KSI
(D)	(2) 3/4" DIAM. ANCHOR BOLTS HILTI KWIK BOLT 3
(E)	CONCRETE TIE BEAM

ANCHOR CONNECTOR TYPE A

TRUSS ANCHOR SCHEDULE					
MARK	TYPE	QUANTITY	NOA No/ FL. APPROVAL	ALLOWABLE LOAD	NAILING
(A)	SEE TYPICAL DETAIL THIS SHEET			U=6000#	SEE DETAIL
(B)	NOT USED				
(C)	NOT USED				
(D)	NOT USED				
(E)	NU-VUE, NV8TA-20	1	13-0206.17	U=1426#	(9)10dx1.5¢ STRAP (6)10dx1.5¢ SEAT
(F)	NOT USED				
(G)	NU-VUE, NVHTA-24	1	12-0130.35	U=2649#	(13)10dx1.5¢ STRAP (6)10dx1.5¢ SEAT

NOTES

1. FOR GENERAL NOTES, REFER TO SHEET S-1.
2. FOR TYPICAL DETAILS, REFER TO SHEET S-1.1.
3. CENTERLINE OF COLUMNS AND/OR WALL SHALL COINCIDE WITH THE CENTERLINE OF BEAMS AND/OR FOUNDATIONS BELOW.
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6. FOR EXACT LOCATION OF ANY OPENING AND/OR EQUIPMENT, COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
7. FOR NON LOAD BEARING MASONRY WALLS AND/OR PARTITIONS, REFER TO ARCHITECTURAL DRAWINGS.
8. FLOOR/ROOF SYSTEM CONSIST OF A ⅜" CDX PLYWOOD SHEATHING NAILED W/8d RING SHANK NAILS AT 6"O/C, 12" AT PERIMETER) OVER PRE-ENGINEERED WOOD TRUSSES.
9. SUPERIMPOSED ROOF LOADS:
   LIVE LOAD: ----------30 PSF
   DEAD LOAD----------20 PSF

SPECIAL INSPECTOR
REQUIRED FOR ALL WORK

REVIEWED FOR CODE COMPLIANCE
BUILDING DEPARTMENT
William R. Hunt
William R. Hunt, P.E.
STRUCTURAL SECTION
10/19/15

SEP 01 2015

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Architecture Planning & Urban Design Space Planning Interior Design
Corp. Lic. # AA-C001984

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 P.D.C. Ø3/Ø1/15	

ROOF FRAMING PLAN

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6262 BIRD RD, SUITE 2D,
MIAMI, FL 33155
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STATE OF FLORIDA
PAOLA M. MARTINEZ
PROFESSIONAL ENGINEER
FLORIDA REG. NO. 68880
PMMCE JOB # 11035

Date	Ø2-Ø3-15
Scale	
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Job	P.M.
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	Of 5 Sheets

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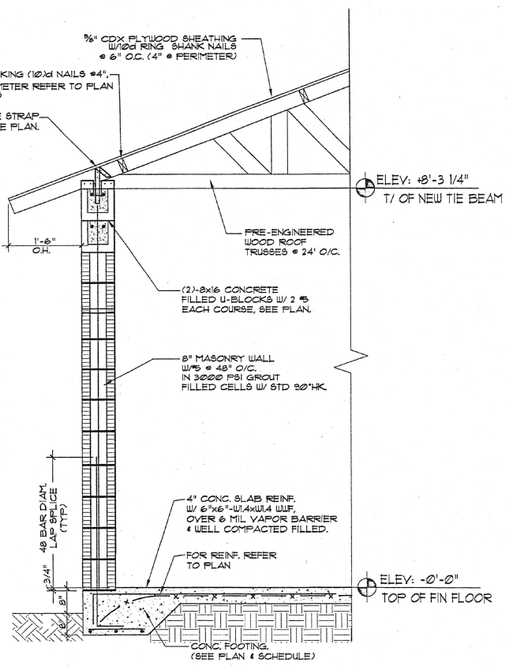

SECTION (A) S-4
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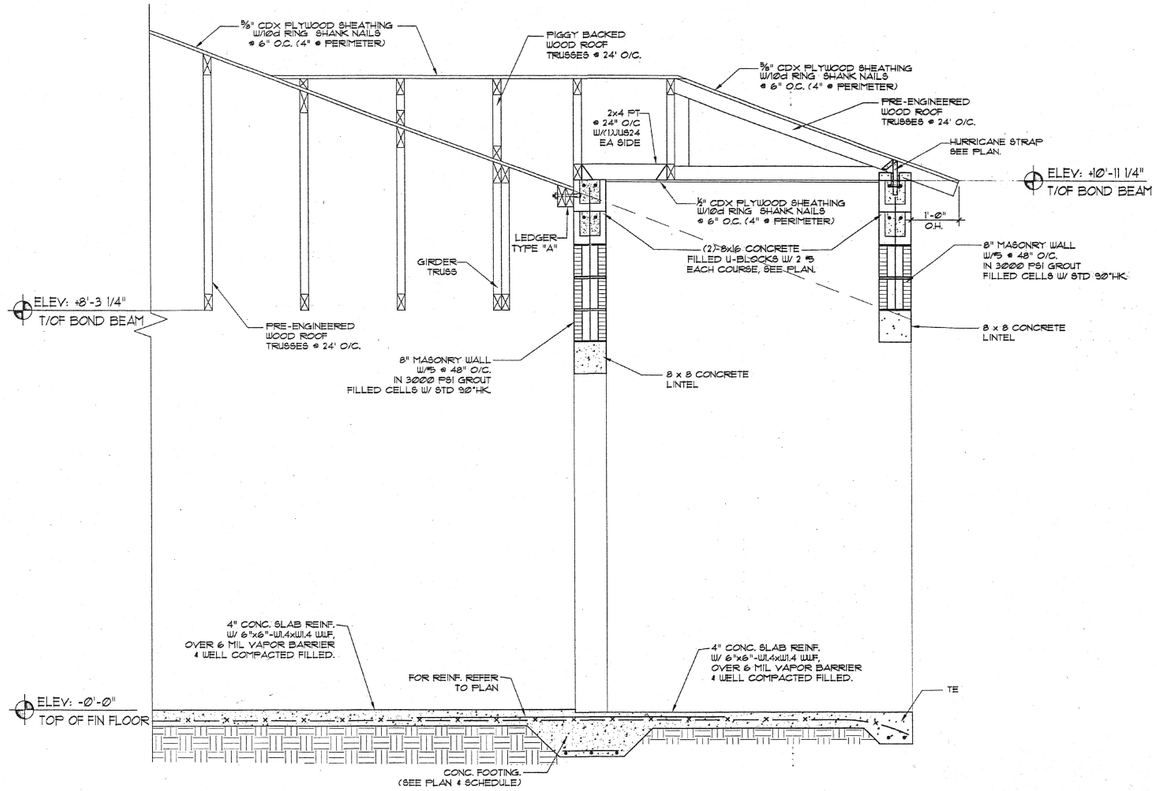

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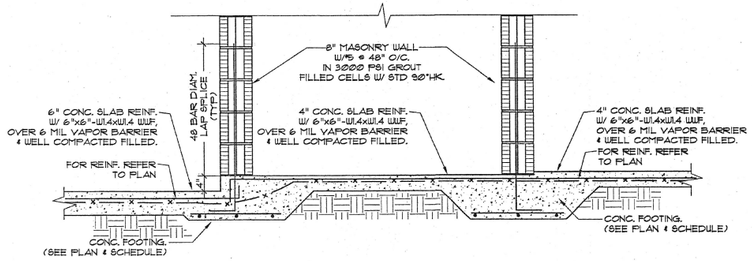

SECTION (C) S-4
SCALE: 3/4"=1'-0"

SPECIAL INSPECTOR REQUIRED FOR ALL WORK

REVIEWED FOR CODE COMPLIANCE
BUILDING DEPARTMENT
William R. Hunt, P.E.
STRUCTURAL SECTION
10/19/15

SEP 01 2015

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MIAMI, FLORIDA 33155
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FX: (305) 666-2527
PAUL MATHEW, P.E.
FLORIDA REG. NO. 41435
PMMCE JOB # 15035

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Comp. Lic. # AA-C001984

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REVISIONS	BY
1 B.D.C. 09/01/15	

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Job P.M.
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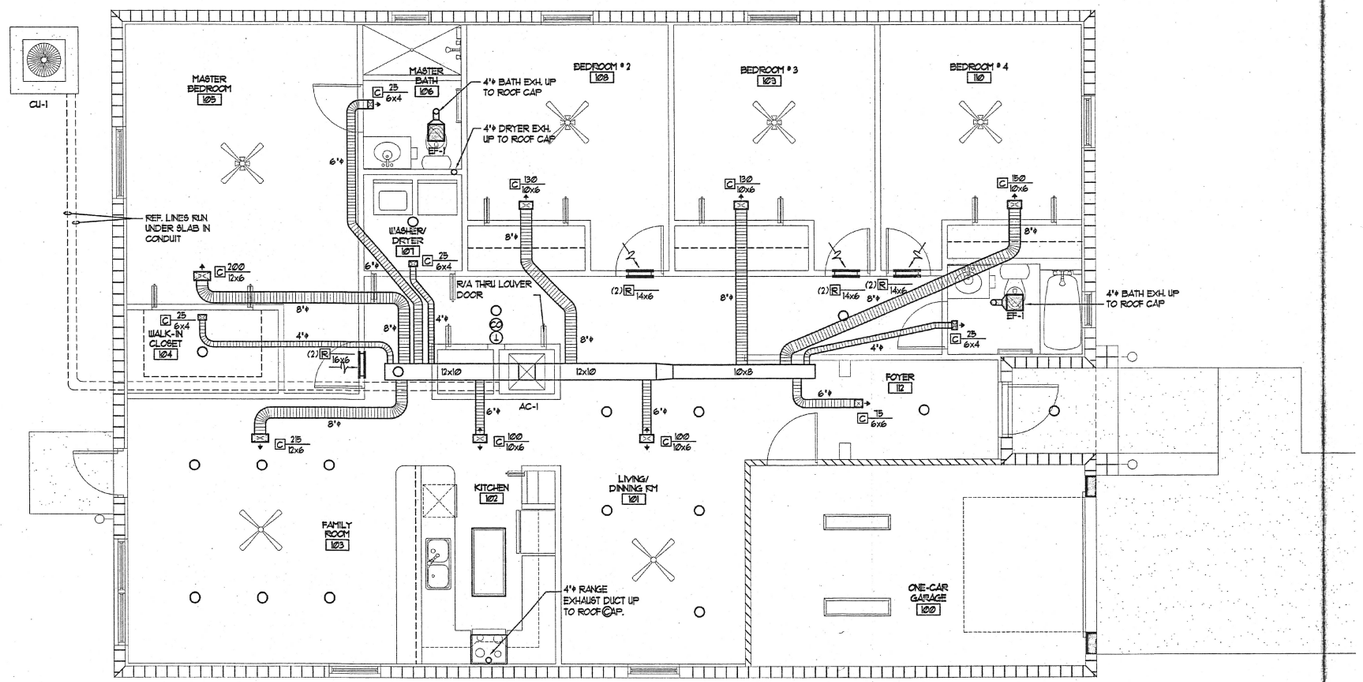

HVAC Unit Type 'D' 1/4"

HVAC LEGEND & SYMBOLS

- VOLUME DAMPER
- THERMOSTAT
- CARBON MONOXIDE DETECTOR
- LOCAL AUDIO/VISUAL ALARM W/ TROUBLE INDICATOR LIGHT FOR DUCT SMOKE DETECTOR
- MODULAR R/A GRILLE
- CEILING DIFFUSER (SUPPLY AIR)
- R/A TRHU 1" CLEAR UNDERCUT
- DENOTES SIDE WALL GRILLE NECK SIZE AND CFM
- DENOTES CLG DIFFUSER, NECK SIZE AND CFM
- INSULATED GLASSFIBER SQUARE DUCT
- INSULATED FLEXIBLE DUCT

HVAC PLAN NOTES

1.- COORDINATE ALL FINAL THERMOSTAT LOCATIONS WITH ARCHITECT/ENGINEERS.

2.- CONSULT A/E ON ANY CHANGES TO THERMOSTAT LOCATIONS AS SHOWN ON THESE PLANS.

3.- RETURN AIR FLOW THROUGH DOOR UNDERCUTS SHALL BE PROVIDED THROUGH A 1" MIN. NET OPENING AFTER FLOOR FINISHES ARE INSTALLED. (ONLY WHERE SHOWN)

4.- RETURN AIR FLOW THROUGH DOOR LOUVER SHALL BE PROVIDED WHERE APPLICABLE

5.- COORDINATE EXH. FAN AND A/C UNITS ROOF OPENINGS W/ STRUCTURAL DWGS. AND MANUF. SPECIF. & RECOMENDATIONS.

6.- ALL SANITARY AND EXH. VENT SHALL BE 10' MIN. AWAY FROM ANY AIR COND. O/A INTAKE.

Reviewed for CODE COMPLIANCE
City of Miami

	Signature	Date
P. Works		/ /
Fire Prev.		/ /
Planning		/ /
Zonning		/ /
Building		/ /
Structural		/ /
Electrical		/ /
Plumbing		/ /
Mech.		3/21/16
S. Waste		/ /
Elevator		/ /

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY

ALEJANDRO FRANYIE
LICENSE
No. 73089
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/30/2015

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Date

Job

Sheet

M-1

FRANYIE ENGINEERS INC.
ANTONIO FRANYIE PE #11640 MECH
VIVIANA FRANYIE PE #49985 ME
Certificate of Authorization # 00002906
10610 NW 27 Street, Miami Fl. 33172
TEL: (305) 592-1360 FAX: (305) 594-9279
www.franyieengineers.com

DESIGN	DRAWN	DATE
		--

JOB NUMBER 14-199

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

AIR CONDITIONING NOTES

1.0 GENERAL

1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL AIR CONDITIONING, HEATING AND VENTILATING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010, ASHRAE, SMACNE, NFPA, AND LOCAL ORDINANCES.

1.2 SCOPE OF WORK :

PROVIDE THE FOLLOWING COMPLETE SYSTEMS :

A. SUPPLY AND RETURN DUCT SYSTEM.

B. EXHAUST SYSTEM FOR BATHROOMS

C. AIR CONDITIONING UNIT WITH REFRIGERANT PIPING AND CONTROLS.

1.3 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

1.4 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS AND EQUIPMENT SIZES PRIOR TO DUCT FABRICATION INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.

2.0 MATERIALS

2.1 DUCTWORK

2.1.1 GENERAL. ALL DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.

2.1.2 MATERIAL. 5 POUNDS DENSITY 1-1/2"(R-6) THICK GLASSFIBER DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMANCNA'S LOW PRESSURE DUCT MANUAL. ALL DUCT JOINTS SHALL BE SEALED AND TAPED.

ROUND INSULATED FLEXIBLE DUCT WITH R-6 INSULATION EQUIVALENT. PROVIDE WIREMOLD # WCK OR EQUAL WITH 1½" INSULATION & REINFORCED ALUM. VAPOR.

2.2 REFRIGERANT PIPING. SEAMLESS COPPER TYPE 'L' AND HARD OR SOFT DRAWN ON ACR COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT FITTINGS, SOLDER SHALL BE 95/5 APPLIED WITH SUITABLE FLUX.

2.3 INSULATE ALL REFRIGERANT SUCTION PIPING WITH 3/4" CLOSED CELL POLYETHYLENE PREMOLDED INSULATION, WITH AN APPROVED PIPE AND SMOKE JACKET. PAINT ALL EXPOSED INSULATION WITH TWO COATS OF WHITE LATEX PAINT.

2.4 PROVIDE AIR CONDITIONING UNIT WITH MATCHING LOW VOLTAGE HEAT-COOL THERMOSTATS WITH ON-OFF AUTO SUB-BASE SWITCH, FURNISHED BY THE EQUIPMENT MANUFACTURER.

2.5 AIR CONDITIONING COMPRESSOR SHALL WARRANTED FOR A MINIMUM OF FIVE YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.

2.6 AIR DISTRIBUTION PRODUCTS :

2.7.1 PROVIDE SUPPLY AND RETURN GRILLES AND DIFFUSERS AS INDICATED ON THE DRAWINGS.

2.7.2 PROVIDE PLASTIC AIR DISTRIBUTION PRODUCTS.

2.7.3 PROVIDE FINISHES AND TYPES WITH THE CEILING TYPES AS SHOWN ON ARCHITECTURAL DRAWINGS.

2.7.4 PROVIDE OPPOSED BLADE, BEHIND ALL AIR SUPPLY OUTLETS.

3.0 INSTALLATION

3.1 INSTALL ALL EQUIPMENT IN ACCORDANCE TO THE MANUFACTURER'S MANUAL AND RECOMMENDATIONS PAYING SPECIAL ATTENTION TO REQUIRED FOR INSTALLATION, OPERATION AND SERVICE.

3.2 BALANCE THE SYSTEM TO PROVIDE AIR QUANTITIES CAPACITIES. INDICATED ON DRAWINGS. SUBMIT FINAL AND BALANCE REPORT TO ARCHITECT / ENGINEER FOR ACCEPTANCE.

AIR CONDITIONING SCHEDULE– RESIDENTIAL

UNIT DESIGNATION	AC-1			
AREA OR UNIT SERVED	MODEL A, B, C			
UNIT TYPE	DX SPLIT/ HEAT PUMP			
MANUFACTURER	RHEEM			
AIR HANDLING UNIT MODEL (2)	RHPL-HM3621			
COOLING COIL MODEL	RCSM-H3621			
DIMENSIONS ICH. WxLxH	21x22x42½			
CONDENSING UNIT MODEL	RPRL-036JEC			
ELECTRICAL SERVICE AVAILABLE (1)	240-1-60			
COMPRESSOR, RLA	16.7			
MINIMUM CIRCUIT AMPACITY, COND.UNIT	23			
MAX. OVERCURRENT PROTECTION, COND.UNIT	35			
SYSTEM MINIMUM SEER	16.5			
TOTAL COOLING CAPACITY, BTU/H (ARI)	35,400			
TOTAL SENSIBLE CAPACITY, BTU/H (ARI)	25,700			
SENSIBLE HEAT RATIO	0.73			
SUPPLY AIR (CFM)	1,200			
EXTERNAL STATIC PRESSURE, " WG (W/O FILTERS)	0.5			
FAN MOTOR H.P.	½			
HEATING SYSTEM TYPE	HEAT PUMP			
HSPF	9.4			
TOTAL HEATING CAPACITY @ 47/43, BTU/H	32,000			
AUXILARY HEATER RATING	7.5 KW			
GENERAL				
REFRIGERANT PIPE LENGTH	R410A			
REFRIGERANT PIPE LENGTH	(*)			
REFR. LINE SIZES O.D. SUCTION/LIQUID	(*)			

ACCESSORIES: (1) PROVIDE SINGLE POINT ELECTRICAL CONNECTION WITH FACTORY PRE–WIRED ELECTRIC HEATER
(2) PROVIDE AIR HANDLING UNIT WITHFACTORY INSTALLED CIRCUIT BREAKER
(3) INSTALL REFRIGERANT PIPING SIZE AND ACCESSORIES PER FACTORY SPECIFICATIONS FOR DESIGN SUCTION LIFT REQUIREMENTS.

DESIGN CRITERIA

COOLING & HEATING LOAD METHOD ASHRAE FUNDAMENTALS CHAPTER 28 –2001

INSIDE & OUTSIDE DESIGN TEMPERATURES :

INSIDE	SUMMER : 75	OUTSIDE	SUMMER :	95°F
	WINTER : 72		WINTER :	45

OTHER DESIGN PARAMETERS (SEE ENERGY CALCULATIONS):

GLASS TYPE	GREY U= 1.13 SHGC=0.53 VT=0.42
GLASS INTERIOR SHADING	VERTICAL OR HORIZONTAL LIGHT COLOR BLINDS
MIN. WALL INSULATION	R - 4.1
MINIMUM ROOF INSULATION	R - 19

(*) SEE MANUFACTURER RECOM. & SPECS.
1. PROVIDE THERMOGUARD, HELISITE OR EQUIVALENT COIL COATING FOR CONDENSING COIL (MIN. 5,000 HRS., PER ASTM B117-97, FACTORY APPLIED AND CERTIFIED) WHEN IT IS INSTALLED IN CORROSIVE CONDITIONS.
2. CABINET COATING (MIN. 1,000 HRS. FACTORY APPLIED AND CERTIFIED)

AIR DISTRIBUTION SCHEDULE

DESIGNATION	C	R	
USE	SUPPLY	RETURN	
CONSTRUCTION	ALUMINIUM	ALUMINIUM	
CAPACITY (C.F.M.)	SHOWN ON PLANS	SHOWN ON PLANS	
SIZE	SHOWN ON PLANS	SHOWN ON PLANS	
TYPE	SQUARE CLG. DIFF.	RETURN GRILLE	
COMMENTS :	ADJUSTABLE CEILING CURVED BLADE	ALUMINUM RETURN GRILLE ¾" BLADE SPACING	
FINISH	ALL ALUM/ WHITE	ALL ALUMINIUM	
MOUNTING TYPE	DUCT	DUCT	
NOISE CRITERIA	30 MAX	30 MAX	
MANUFACTURER	TITUS	TITUS	
MODEL	250-AA	350 FS / FL	
ACCESSORIES			
VOLUME CONTROL DAMPER	OBD	-	
CONNECTION SIZE	SHOWN ON PLANS	SHOWN ON PLANS	
BACKDRAFT DAMPER	-	-	
MOTORIZED DAMPER	-	-	
LINED METAL PLENUM BOX	-	-	
RADIANT DAMPER	SHOWN ON PLANS		

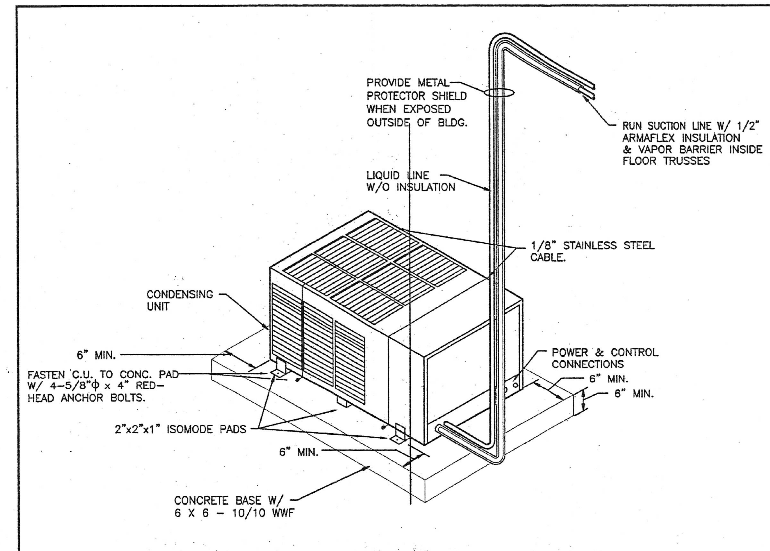
NOTES :
1. FINISHES AND TYPES OF MOUNTS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
2. PROVIDE BACKDRAFT DAMPER TO LOUVER SERVING TOILET DISCHARGE ONLY
3. PROVIDE O.B. DAMPER AT ALL SUPPLY OUTLETS.
4. AIR PATTERN AND DIFFUSER FACE SHOWN ON PLANS.

VENTILATION EQUIPMENT SCHEDULE

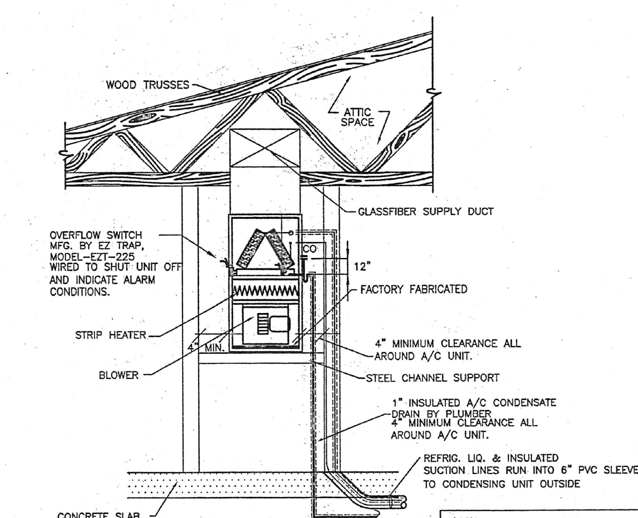
DESIGNATION	EF-1
QUANTITY (VERIFY)	SEE PLAN
USE	EXHAUST
LOCATION	CEILING
AREA SERVED	BATH ROOM
MANUFACTURER (OR EQUAL ACCEPTED)	AIR KING
MODEL NO.	AK80LS
FAN	ENERGY STAR QUALIFIED
TYPE	CENT.
AIR FLOW (C.F.M.)	80
EXTERNAL STATIC PRESSURE (" H_2O)	0.1
FAN SPEED (R.P.M.)	1,000
FAN SOUND RATINGS, SONES	0.6
MOTOR	
TYPE	-
HORSEPOWER	26 WATTS
FULL LOAD AMPS.	-
ELECTRICAL SERVICE AVAILABLE	115-1-60
STARTER TYPE	LIGHT SWITCH
STARTER FURNISHED BY	ELECT. CONTR.
GENERAL DATA	
LOCATION	CEILING
MASONRY OPENING REQUIRED. SEE NOTE 1	SEE PLAN
OPERATING WEIGHT	11 LB
ACCESSORIES	
FACTORY CURB	N/A
SERVICE SWITCH	NO
BACKDRAFT DAMPER	YES
BIRD SCREEN	YES
DISCHARGE LOUVER	ROOF-JACK

HVAC DESIGN REQUIRES:

	YES	NO	Remarks
DUCT SMOKE DETECTOR			-
FIRE DAMPER(S)	-	✓	-
SMOKE DAMPER(S)	-	✓	-
FIRE RATED ENCLOSURE	-	✓	-
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY	-	✓	-
FIRE STOPPING	-	✓	-
SMOKE CONTROL	-	✓	

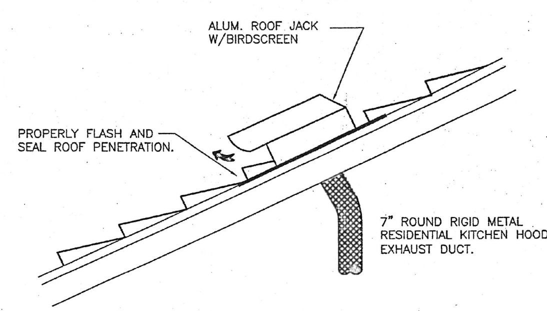


CONDENSING UNIT MOUNTING DETAIL
N.T.S.

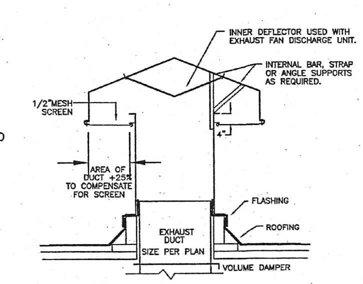


A/C EQUIPMENT CLOSET
NO SCALE

NOTE :
ALL MATERIALS IN CLOSET SHALL BE NON-COMBUSTIBLE.
PROVIDE METAL R/A LOUVER DOOR & COPPER COND. WITH F/R INSULATION.



RANGE EXHAUST ROOF JACK
N.T.S.



ROOF VENT DETAIL
NO SCALE

Reviewed for CODE COMPLIANCE
City of Miami

	Signature	Date
P. Works		/ /
Fire Prev.		/ /
Planning		/ /
Zonning		/ /
Building		/ /
Structural		/ /
Electrical		/ /
Plumbing		/ /
Mech.	[signature]	3 21 ...
S. Waste		
Elevator		

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

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DESIGN	DRAWN	DATE
		--
JOB NUMBER		14-199

ALEJANDRO FRANYIE LICENSE No. 73089 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/30/2015

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

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Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984

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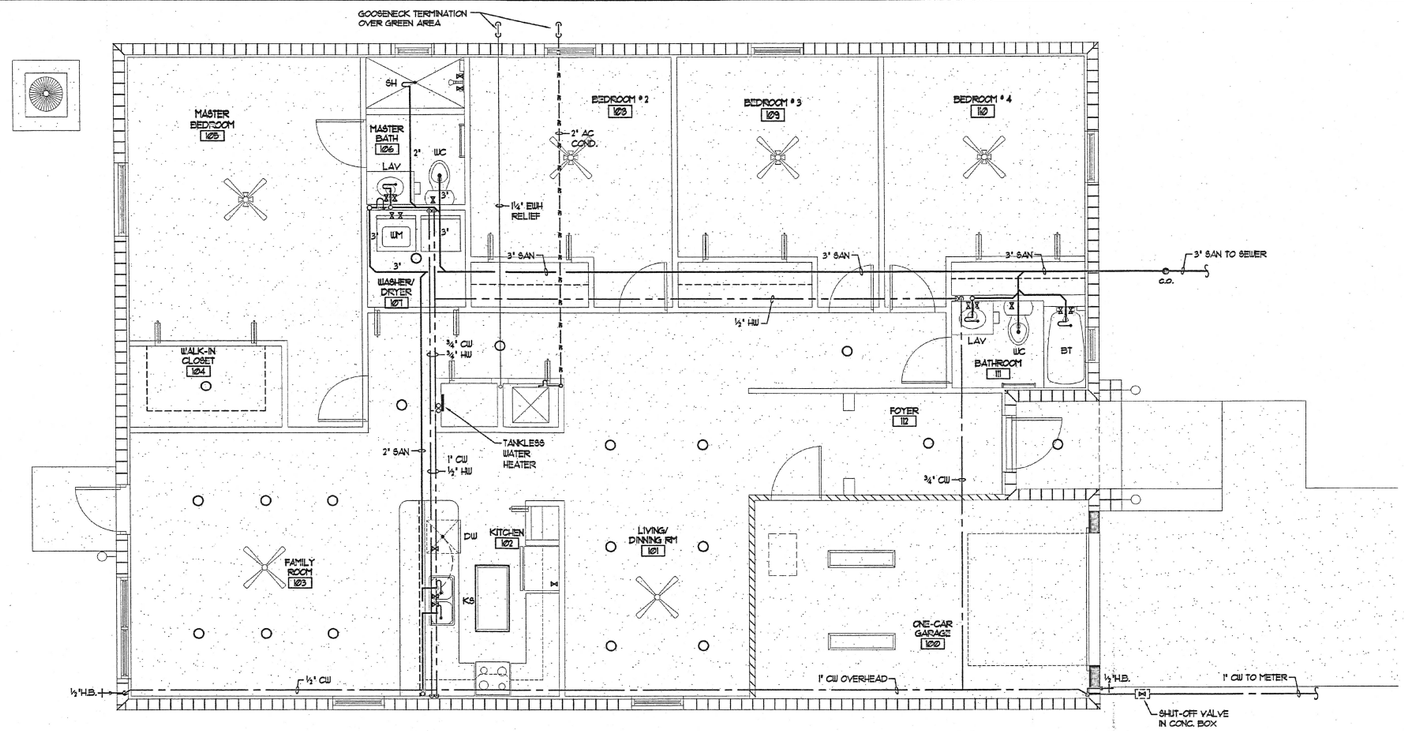
PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY

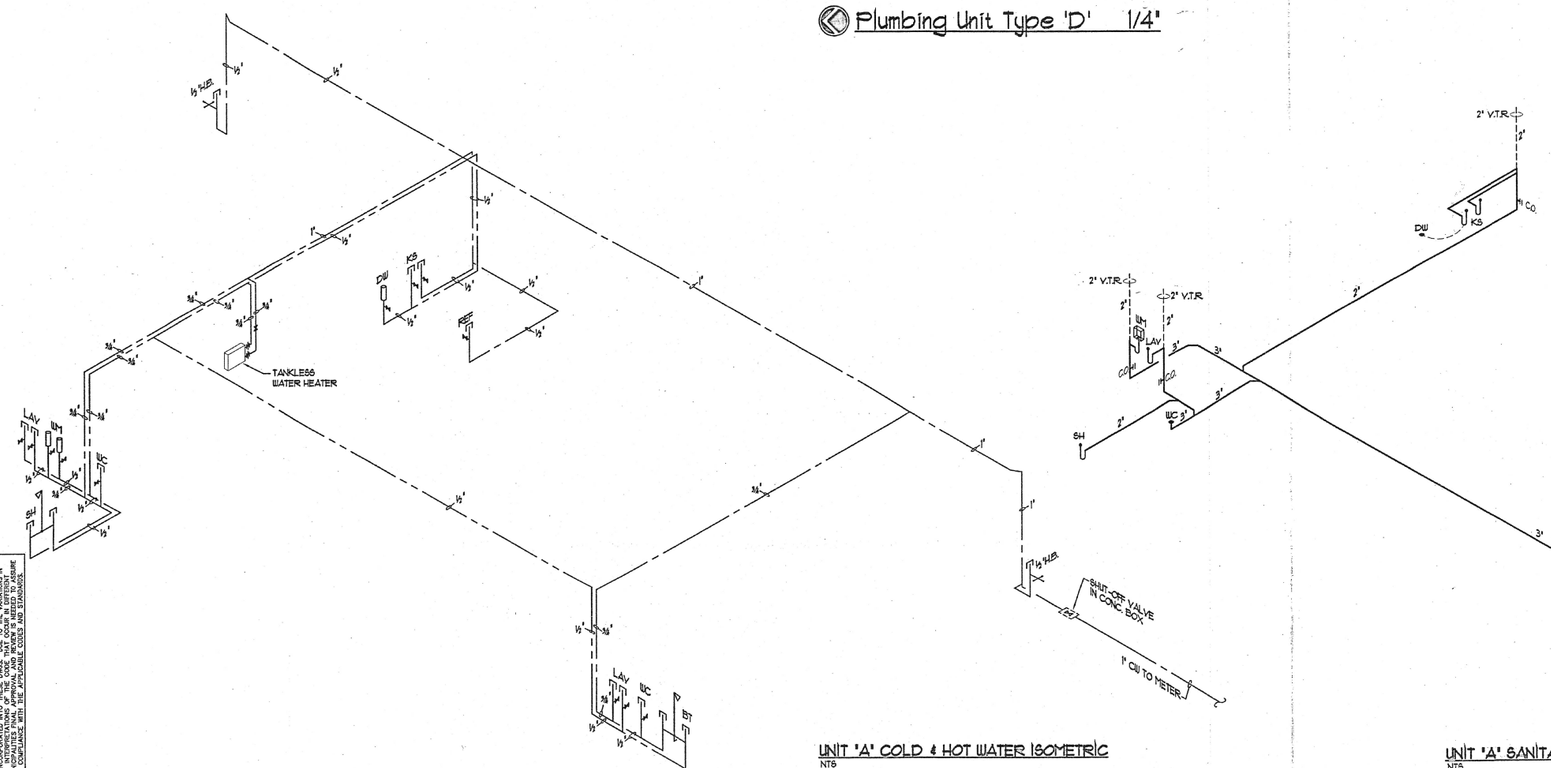
Date

Job

Sheet
M-2



Plumbing Unit Type 'D' 1/4"



UNIT 'A' COLD & HOT WATER ISOMETRIC
NTS

UNIT 'A' SANITARY ISOMETRIC
NTS

PLUMBING FIXTURE SCHEDULE					
SYMBOL	FIXTURE TYPE	TRAP SIZE	C.W.	H.W.	DESCRIPTION
WC	WATER CLOSET	3"	½"	-	TANK TYPE
LAV	LAVATORY	1½"	½"	½"	
SH	SHOWER	2"	½"	½"	W/ ANTI-SCALD VALVE
SK	SINK	1½"	½"	½"	
KS	KITCHEN SINK	1½"	½"	½"	
BT W/ SH	BATH TUB W/ SHOWER HEAD	1½"	½"	½"	W/ ANTI-SCALD VALVE
BT	BATH TUB	1½"	½"	½"	

ELECTRIC WATER HEATER SCHEDULE	
UNIT DESIGNATION	EWH-1
MANUFACTURER	RHEEM
MODEL No.	RTE 27
GALLONS CAPACITY (STORAGE)	TANKLESS
SERVICE TEMPERATURE	120°F
ELECTRICAL SERVICE	240-1-60
HEATING ELEMENT RATING @ 240/1	27 KW
FLOWRATE (GPM) @ DELTA. TEMP.	4.61 GPM @ 40°F
REQ. BREAKERS	(2) 60A
LOCATION	ALL UNITS

PLUMBING NOTES

1.0 GENERAL

1.1 PROVIDE (FURNISH AND INSTALL) ALL NECESSARY MATERIALS AND LABOR FOR A COMPLETELY OPERATIONAL PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED. INSTALL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 AND LOCAL ORDINANCES.

1.2 SCOPE OF WORK :

PROVIDE THE FOLLOWING COMPLETE SYSTEMS :
A. SANITARY COLLECTION.
B. DOMESTIC HOT AND COLD WATER.
C. AIR CONDITIONING CONDENSATE.

1.3 PAY FOR ALL FEES, INSPECTIONS AND CONNECTION CHARGES REQUIRED

1.4 VERIFY AT JOB SITE ALL SPACE CONDITIONS, DIMENSIONS WITH PIPE, FIXTURES, AND EQUIPMENT SIZES PRIOR TO FABRICATION OR INSTALLATION. COORDINATE REQUIREMENTS TO AVOID INTERFERENCE WITH OTHER TRADES.

1.5 SUBMIT SHOP DRAWINGS FOR ARCHITECT / ENGINEER APPROVAL BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF EQUIPMENT AND MATERIALS.

1.6 GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.

2.0 MATERIALS

2.1 PROVIDE SHUT-OFF VALVES FOR EACH FIXTURE AND WATER HAMMER ARRESTORS WHERE REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.

2.2 PROVIDE DIELECTRIC FITTINGS TO CONNECT PIPING TO EQUIPMENT OF DISSIMILAR METALS. USE CLAMPS AND FASTENERS OF SIMILAR METALS OR ISOLATE THEM FROM PIPING AND SLABS TO PREVENT CORROSION.

2.3 PIPING

2.3.1 DOMESTIC
"K" OR "L" WITH SOLDER JOINTS. WOG BRONZE VALVES 125 P.S.I. MIN. PROVIDE PRE-MOLDED INSULATION FOR HOT WATER LINES.
EXPOSED WATER LINES WHERE APPLICABLE SHALL BE GALVANIZED STEEL TO PREVENT DAMAGE

2.3.2 SANITARY WASTE AND VENT: CAST IRON PIPING UNDER SLABS, CAST IRON NO-HUB OR COPPER D.W.V. ABOVE P.V.C. DRAIN PIPE AND FITTINGS MAY BE USED ALLOWED BY THE LOCAL JURISDICTION.

2.3.3 A/C CONDENSATE: PVC SCEDULE 40 PIPE AND FITTINGS.

2.4 WATER HAMMER ARRESTOR ZURM MODEL 1250 OR EQUAL CONFORMING TO ASSE – 1010.

GENERAL

2" BACKFLOW PREVENTOR ASSEMBLY SHALL BE PROVIDED, 1 PER BLDG., AT MAIN SERVICE ENTRANCE AS NOTED ON PLUMBING PLANS.

CITY OF MIAMI
BUILDING DEPARTMENT
PLUMBING SECTION

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE PERMIT HOLDER FROM COMPLYING WITH THE F.B.C.

9-29-14

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW, THEY ARE NOT TO BE USED FOR CONSTRUCTION UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND CHANGES INCORPORATED. ANY DEVIATIONS FROM THESE PLANS DURING INTERPRETATIONS OF THE CODE THAT OCCUR IN EITHER MINOR OR MAJOR APPROVALS SHALL BE REVIEWED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

RFP NUMBER 09-10-009
15444 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY

ANTONIO FRANYE
LICENSE
73089
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED WITH A FLORIDA SEAL AND ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

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DESIGN	DRAWN	DATE
		--

JOB NUMBER 14-155

Date

Job

Sheet

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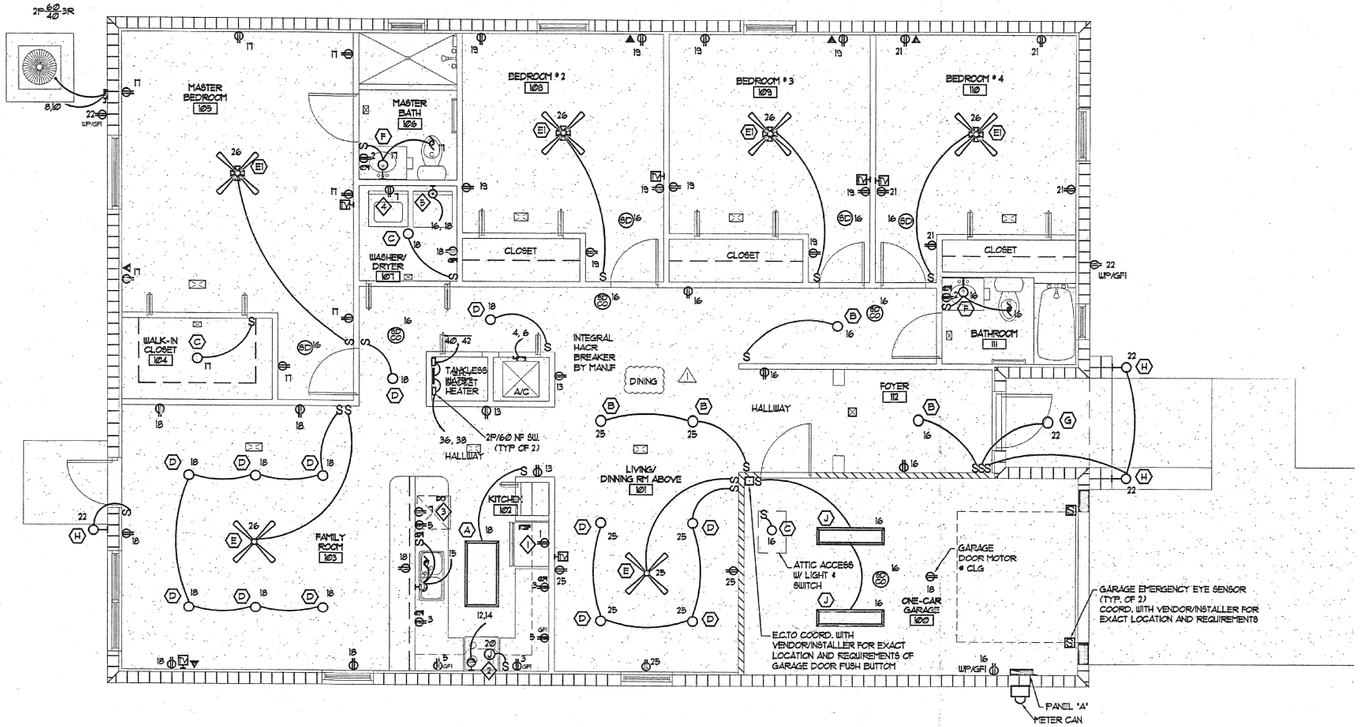

CODED ELECTRICAL NOTES:

1. REFRIGERATOR OUTLET. MOUNT @ 60" AFF
2. MICROWAVE - HOOD
3. DISHWASHER RECEPTACLE CONNECTION.
4. WASHER OUTLET CONNECTION @ 48" AFF
5. DRYER OUTLET CONNECTION @ 48" AFF
6. J.B. FOR COLLECTION OF TELEPHONE, DATA AND TELEVISION WIRING FROM OUTLETS WITHIN THE UNIT. SEE RISER SHEET FOR REQUIREMENTS.

ELECTRICAL NOTES

1. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE G.F.I.
2. ALL OUTSIDE RECEPTACLE OUTLETS SHALL BE G.F.I.
3. ALL KITCHEN 120V RECEPTACLES SHALL BE G.F.I. WHERE INSTALLED TO SERVE COUNTERTOP SURFACES
4. ALL WIRING SHALL BE THHN (COPPER) UNLESS NOTED OTHERWISE.
5. ALL A/C EQUIPMENT SHALL BE AS PER MANUFACTURER'S SPECS.
6. PROVIDE AFCI PROTECTION FOR FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, SUN ROOMS, LIBRARIES, DENS, BEDROOMS, CLOSETS, RECREATION ROOMS, HALLWAYS, AND SIMILAR ROOMS. SEE # SYMBOL AT PANEL
7. ALL FANS SHALL BE PROVIDED WITH LIGHT KITS AND PULL CHAINS. JUNCTION BOXES FOR FANS SHALL BE PROPERLY BRACED & FAN RATED.
8. ALL SMOKE DETECTOR AND/OR COMBINATION CARBON MONOXIDE SENSOR/SMOKE SHALL BE A MIN. OF 3 FT FROM ANY A/C CLOSET, SUPPLY/RETURN GRILLES AND BATHROOMS. THEY SHALL BE CONNECTED AHEAD OF ALL SWITCHING & ALL DEVICES WITHIN THE SAME UNIT SHALL BE INTERCONNECTED SO THAT ALL DETECTORS WITHIN THE SAME UNIT SOUND AT THE SAME TIME.
9. ELECTRICAL BOX NOTES ON RATED WALLS:
   a- ONLY WHERE A 24 IN. SEPARATION IS NOT ATTAINABLE ON THE 2HR. PARTITION BACK TO BACK RECEPTACLES & DEVICES, A FIRE RATED PUTTY SHALL BE USED, EQUAL TO FPP PARTNERS - MPI PUTTY PAD FOR 1-2 HR. FIRE RATED WALLS.
   b - OR PROVIDE 2 HR RATED BACK BOXES AND OFFSET BY THE WIDTH OF A BOX.
10. AS PER NEC SECT. 406.11 ALL 120V, 15 & 20A RECEPTACLES WITHIN DWELLING UNIT AND LISTED UNDER 210.52 MUST BE LISTED AS TAMPER RESISTANT.

ELECTRICAL Unit Type 'D' 1/4"

SEE DWG. E-2 FOR PANEL SCHEDULE, CALCULATIONS & NOTES/LEGENDS

Raviewed for CODE COMPLIANCE
City of Miami

	Signature	Date
P. Works		
Fire Prev.		
Planning		
Zonning		
Building		
Structural		Sep/29/15
Electrical		
Plumbing		
Mech.		
S. Waste		
Elevator		

15-001939-001

CITY OF MIAMI
BUILDING
DEPARTMENT
THIS APPROVAL OF THE ELECTRICAL PLANS SHALL NOT PREVENT THE ELECTRICAL FIELD INSPECTOR FROM REQUIRING THE CORRECTIONS OR ERRORS ON SUCH PLANS WHEN IN VIOLATIONS OF THE F.B.C., N.E.C. OR ANY OTHER REGULATIONS APPLICABLE THERETO
APPROVAL DOES NOT RELIEVE THE PERMIT HOLDER FROM COMPLYING WITH ALL REQUIREMENTS THAT ARE NOT SPECIFICALLY COVERED IN THE PROCESS OF PLANS EXAMINING
Sep/29/15
Date
Fire Plan Examiner

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY BUILDING DEPARTMENT APPROVALS ARE DEEMED AND COMMENTS INCORPORATED INTO THESE DRAWINGS. IN CASE OF CONFLICTS, INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES, THE MORE STRINGENT SHALL BE USED TO INSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

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DESIGN | DRAWN | DATE --
JOB NUMBER 14-199

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PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:

CITY OF MIAMI

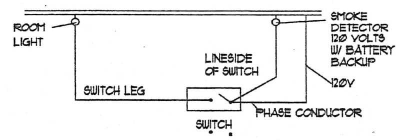
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 1-30-15 BD COMMENT	VF

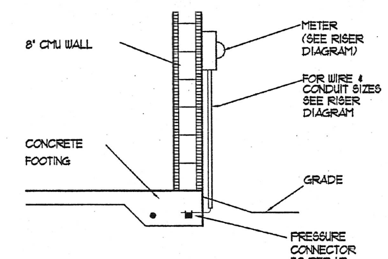
VIVIANA FRANYIE
LICENSE
No. 49985
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/30/2015

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS AND COMMENTS INCORPORATED INTO THESE DRAWINGS

Date
Job
Sheet
E-1



SMOKE DETECTOR CONNECTOR DETAIL
NTS



ELECTRICAL SERVICE GROUNDING DETAIL
N.T.S.

SQ' D LOAD CENTER
PANEL RATING: 200A - 42 SPACES
MAIN: LUGS ONLY

PANEL "A"

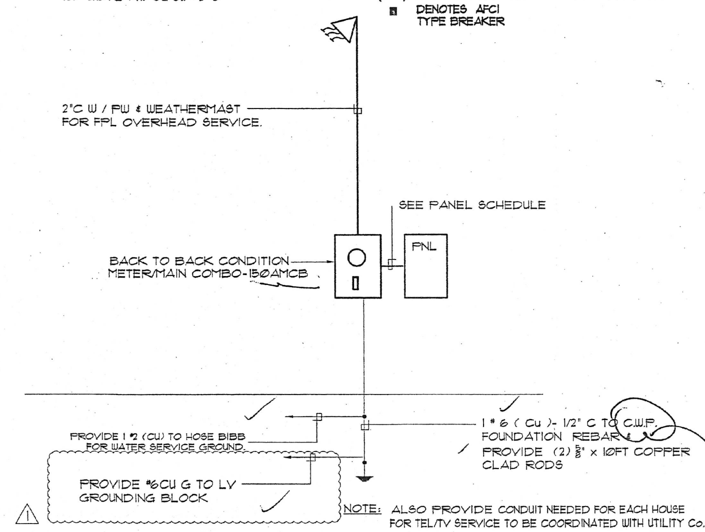
120/ 240V. 1 ø 3 W.
30K AIC
FLUSH

CKT	SERVES	C.B.	P	K.V.A.	WIRE-COND	CKT	SERVES	C.B.	P	K.V.A.	WIRE-COND
1	REFRIGERATOR	20	1	0.8	#12 - ½"	2	BATH RECEPT.	20	1	1.5	#12 - ½"
3	APPLIANCES	20	1	1.5	#12 - ½"	4	A.H.U. (**)	50/	2/	8.3	#10-½
5	APPLIANCES	20	1	1.5	#12 - ½"	6					
7	DISHWASHER	20	1	1.2	#12 - ½"	8	C.U. (**)	40/	2/	5.1	#8 - ¾"
9	DRYER	30/	2/	5.0	#10 - ¾"	10					
11						12	RANGE	50/	2/	12.0	#6 - 1"
13	APPLIANCES (DINING)	20■	1	1.5	#12 - ½"	14					
15	G. DR MOTOR	20	1	1.2	#12 - ½"	16	GEN. LTS. & REC.	15■	1	(*)	#14 - ½"
17	BEDROOM L/R	15■	1	(*)	#14 - ½"	18	GEN. LTS. & REC.	15■	1	(*)	#14 - ½"
19	BEDROOM L/R	15■	1	(*)	#14 - ½"	20	EXH HOOD	20	1	0.8	#12 - ½"
21	BEDROOM L/R	15■	1	(*)	#14 - ½"	22	EXTERIOR L/R	20	1	(*)	#12 - ½"
23	BEDROOM L/R	15■	1	(*)	#14 - ½"	24	CLOTHES WASHER	20	1	1.5	#12 - ½"
25	LIV.RM L/R / DIN. LT	15■	1	(*)	#14 - ½"	26	DEDIC CKT. FAN	20■	1	1.5	#12 - ½"
27	SPACE					28	GARAGE DOOR MOTOR	20	1	1.2	#12 - ½"
29	SPACE					30	SPACE				
31	SPACE					32	SPACE				
33	SPACE					34	SPACE				
35	SPACE					36	TANKLESS WH	60/	2/	13.5	#6 - 1"
37	SPACE					38					
39	SPACE					40	TANKLESS WH	60/	2/	13.5	#6 - 1"
41	SPACE					42					

CONNECTED K.V.A. = (*) TOTAL AMPS = (*)

FEEDER : (3) #1 CU, 1 #6G CU IN 2"C OR (3) #2/0 AL & (1) #6G CU - 2" C

(*) SEE CALCULATIONS
(**) NON CONCURRENT LOADS - SEE TABLE BELOW
■ DENOTES AFCI TYPE BREAKER



ELECTRICAL RISER DIAGRAM NTS

NOTES:
1) ALL EQUIPMENT SHOWN, PANELS, METERS, TAP BOX, CIRCUITS WIRING & ANY. SYSTEM OTHER COMPONENTS NECESSARY TO PROVIDE E COMPLETE IS TO BE PROVIDED BY CONTRACTOR INCLUDING INSTALLATION
2) ALL EXTERIOR EQUIPMENT SHALL BE NEMA 3R
3) ALL WIRING SHALL BE COPPER THWN

Provide at least 10' of water pipe/metal in direct contact to earth.
Nec. 250-52A-1

INDIVIDUAL UNIT CALCULATION FOR PANEL "A"

AREA — 2,347.0 SQ.FT.

ITEM	QTY.		
3 W/SQ.FT.-LTS.& RECEPT.		7.0	K.W.
REFRIGERATOR		0.8	K.W.
APPLIANCES	3	4.5	K.W.
DISHWASHER		1.2	K.W.
CLOTHES WASHER		1.5	K.W.
RANGE/OVEN		12.0	K.W.
TANKLESS WH		27.0	K.W.
G.DR. MOTOR		1.2	K.W.
			K.W.
			K.W.
SUBTOTAL DEMAND LOAD		**55.2**	**K.W.**
FIRST 10KW @ 100%		10.0	K.W.
BALANCE @ 40%		18.1	K.W.
A/C HTG 8.3 KW @ 65 %		5.5	K.W.
		33.6	K.W.
33.6 KW/ 240 V = TOTAL AMPS		140	AMPS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	DESCRIPTION	MANUFACTURER & MODEL DETERMINED BY SUBMITTAL
A	KITCHEN	SURFACE MOUNTED KITCHEN FIXTURE	
B	DOWNLIGHTS INTERIOR	RECESSED DOWNLIGHTS	
C	CLOSET	SURFACE DRUM LIGHT	
D	GENERAL	SURFACE LIGHT OR RECESSED - TBD	
E	FAN	REVERSE CYCLE, ENERGY STAR	
E1	FAN W/ LIGHT	REVERSE CYCLE, ENERGY STAR	
F	BATHROOM	SURFACE VANITY LIGHT	
G	COVERED ENTRY	SURFACE	
H	EXTERIOR WALL MOUNTED	SURFACE	
J	GARAGE	SURFACE	

NOTE: A MIN. OF 50% OF ALL LAMPS SUPPLIED SHALL BE HIGH EFFICACY LAMPS AS PER FBC. (404.1 SECT 202)

ELECTRICAL SYMBOL LIST

- 3 W. GROUNDED DUPLEX RECEPTACLE 20 A. 150 V. M.H. + 15" A.F.F.
- 3 W. GROUNDED DEDICATED RECEPTACLE 20 A. 150 V. M.H. + 15" A.F.F.
- 3 W. GROUNDED SINGLE RECEPTACLE 30 A. 208 V. M.H. + 15" A.F.F.
- JUNCTION BOX CEILING OR FLOOR MOUNTED
- JUNCTION BOX WALL MOUNTED M.H. AS DIRECTED
- TELEPHONE OUTLET M.H. + 15" A.F.F. OR AS INDICATED. (3/4" CONDUIT ONLY TO 6" ABOVE CEILING– NO WIRING)
- DUAL (1)VOICE/ (1) DATA OUTLET M.H. + 15" A.F.F. OR AS INDICATED. (3/4" CONDUIT ONLY TO 6" ABOVE CEILING– NO WIRING)
- (2) VOICE/ (2) DATA OUTLET M.H. + 15" A.F.F. OR AS INDICATED. (3/4" CONDUIT ONLY TO 6" ABOVE CEILING– NO WIRING)
- DATA OUTLET M.H. + 15" A.F.F. OR AS INDICATED. (3/4" CONDUIT ONLY TO 6" ABOVE CEILING– NO WIRING)
- TELEVISION OUTLET M.H. +15" A.F.F.
- THERMOSTAT M.H. + 50" A.F.F.(REFER. TO A/C DWGS FOR LOCATION)
- MOTOR OUTLET
- ELECTRICAL PANEL
- SWITCHBOARD
- FUSED DISCONNECT SWITCH W/DUAL ELEMENT FUSES
- PULL OUT BOX W/ FUSES, FUSED PER EQ. NAME PLATE
- 3 b INCANDESCENT FIXTURE OUTLET CEILING MOUNTED. NUMBER INDICATES CIRCUIT, LETTER INDICATES SWITCHING ARRANGEMENT
- INCANDESCENT FIXTURE OUTLET WALL MOUNTED M.H. AS INDICATED
- FLUORESCENT FIXTURE OUTLET STRIP
- FLUORESCENT FIXTURE OUTLET CEILING MOUNTED STRIP CONNECTED TO EMERGENCY CIRCUIT OR NIGHT LIGHT CIRCUIT
- EMERGENCY LIGHT WITH BATTERY BACK UP
- EXIT LIGHT CEILING MOUNTED ARROW INDICATES DIRECTION OF EGRESS
- EXIT LIGHT WALL MOUNTED ARROW INDICATES DIRECTION OF EGRESS
- S SINGLE POLE TOGGLE SWITCH M.H. + 50" A.F.F.
- S3 THREE–WAY SWITCH M.H. + 50" A.F.F.
- S4 FOUR–WAY SWITCH M.H. + 50" A.F.F.
- SD DIMMER SWITCH M.H. + 50" A.F.F., FOR DIMMER SIZE SEE DIMMER SCHEDULE
- FLEXIBLE CONNECTION.
- HOME RUN TO PANEL. HASH MARKS INDICATE NUMBER OF WIRES. NO MARKS INDICATE TWO WIRES. GROUND WIRE NOT INDICATED.PROVIDE AS REQ'D BY N.E.C.
- A.F.F. ABOVE FINISHED FLOOR.
- G.F.I. GROUND FAULT INTERRUPTER
- W.P. WEATHER PROOF.
- A.G. ABOVE GRADE.
- M.H. MOUNTING HEIGTH.
- EM. CONNECTED TO EMERGENCY SYSTEM.
- N.F. NON–FUSED
- 40/60 60 A. RATING FUSED AT 40 A. DUAL ELEMENT FUSES.
- CEILING FAN – ENERGY STAR WITH LIGHT KIT FOR BEDROOMS ONLY
- TV CABLE/ TELEVISION OUTLET
- SD/CO COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
- SD SMOKE DETECTOR DEVICE. ELECTRICAL

ALL SD AND SD/CO SHALL BE BATTERY BACKUP TYPE AND CONNECTED TO AFCI C.B.

1.0 GENERAL
1.1 WORK INCLUDED UNDER THIS DIVISION CONSISTS OF PROVIDING LABOR MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND SERVICES REQUIRED TO CONSTRUCT AND INSTALL COMPLETE AND PROPER OPERATING ELECTRICAL SYSTEMS AS SPECIFIED, INDICATED, AND ELSEWHERE REQUIRED.
1.2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC-2008), FLORIDA BUILDING CODE (FBC 2010) AND ALL OTHER APPLICABLE CODES IN THEIR LATEST EDITION.
2.0 EXAMINATION OF SITE
2.1 BIDDER IS ADVISED TO VISIT THE SITE AND ACQUAINT HIMSELF WITH WORKING CONDITIONS. CONTRACTOR SHALL ACCEPT CONDITIONS AS THEY EXIST ON BID DATE.
3.0 MATERIALS
3.1 MATERIALS, EQUIPMENT AND APPLIANCES SHALL BE NEW AND OF BEST QUALITY UNLESS OTHERWISE INDICATED.
3.2 DETERMINE THAT PROPOSED EQUIPMENT CAN BE INSTALLED IN SPACE AVAILABLE. INSTALL EQUIPMENT SO PARTS ARE READILY ACCESSIBLE FOR INSPECTION AND MAINTENANCE. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR DISMANTLING EQUIPMENT TO OBTAIN ENTRANCE INTO BUILDING.
3.3 MATERIALS SHALL BEAR UNDERWRITER'S LABEL WHERE SUCH STANDARDS HAVE BEEN ESTABLISHED AND LISTED BY UNDERWRITER'S LABORATORIES, INC.
3.4 MATERIALS, EQUIPMENT AND APPLIANCES SHALL CONFORM TO LATEST STANDARDS OF: AMCA, ANSI, ASTM, NEMA, ARI & NFPA.
3.5 USE EXTREME CARE IN SELECTION AND INSTALLATION OF EQUIPMENT TO INSURE THAT NOISE AND VIBRATION ARE HELD TO ABSOLUTE MINIMUM. CORRECT OBJECTIONABLE NOISE AND VIBRATION. PROVIDE ELIMINATORS REQUIRED FOR PROPER RESULTS.
4.0 PERMITS, FEES AND CODES
4.1 COST FOR FEES, PERMITS, TESTS AND INSPECTIONS SHALL BE PAID FOR BY THIS CONTRACTOR.
4.2 INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AND STATE, COUNTY REGULATIONS INCLUDING: F.B.C., N.E.C., N.F.P.A., O.S.H.A.AND CITY DEPARTMENTS OF HEALTH.
5.0 COOPERATE WITH OTHER TRADES
5.1 MAKE KNOWN ARRANGEMENT OF WORK AND CHECK ARRANGEMENT AND LOCATION OF OTHER TRADES TO AVOID CONFLICTS. EXAMINE DRAWINGS OF OTHER TRADES TO DETERMINE EXACT EQUIPMENT LOCATIONS FOR ROUGH IN.
6.0 OPERATING INSTRUCTIONS
6.1 CONTRACTOR SHALL PROVIDE TO OWNER OPERATION AND MAINTENANCE MANUALS. CONTRACTOR SHALL INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF ALL EQUIPMENT. TYPE WRITTEN LABELS SHALL BE PLACED IN PANEL BOXES DESIGNATING CIRCUIT LAYOUTS.
7.0 INSPECTION
7.1 NOTIFY OWNER TWENTY–FOUR HOURS IN ADVANCE WHEN PIPING OR EQUIPMENT IS TO BE TESTED, BEFORE PIPING IS INSULATED OR CONCEALED, AND BEFORE TRENCHES ARE BACKFILLED.
7.2 FAILING TO COMPLY WITH THE ABOVE, CONTRACTOR SHALL UNCOVER AND RETEST LINES, REPAIRING DAMAGE TO OTHER CONTRACTOR'S WORK, AS WELL AS HIS OWN.
7.3 BEFORE REQUESTING FINAL PAYMENT, INSPECT INSTALLATION TO ASSURE THAT WORK IS COMPLETE AND REQUIREMENTS OF CONTRACT HAVE BEEN FULFILLED.
8.0 CUTTING AND PATCHING
8.1 UNLESS OTHERWISE INDICATED, DO NO MORE CUTTING AND PATCHING THAN REQUIRED FOR INSTALLATION OF WORK.
8.2 CUTTING OF STRUCTURAL MEMBERS OR EXPOSED SURFACE OF CONCRETE BLOCK WILL NOT BE PERMITTED.
9.0 MATERIALS AND EQUIPMENT
9.1 CONDUCTORS & CONDUIT: CONDUCTORS SHALL BE THWN COPPER AS NOTED ON DRAWINGS AND CONDUIT SHALL BE PVC BELOW GRADE AND EMT ABOVE GRADE.
9.2 RECEPTACLES, SWITCHES & TELEPHONE OUTLETS: SHALL BE AS MANUFACURED BY LEVITON, HUBBEL OR APPROVED EQUAL. COLOR AND STYLE SHALL BE WHITE DECORA STYLE OR AS SPECIFIED BY ARCHITECT AND/OR OWNER.
9.3 (NOT USED)
9.4 PANELBOARDS:
A. GENERAL: INTERRUPTING CAPACITY RATINGS SHALL BE VERIFIED AND BASED ON THE AVAILABLE SYMMETRICAL FAULT CURRENT GIVEN BY THE POWER COMPANY UPON LOCATION & INSTALLATION OF TRANSFORMER.
B. DIRECTORY: COMPLETE AT END OF JOB, TYPEWRITTEN.
C. FINISH: ANSI #61 ENAMEL OVER A RUST INHIBITING TREATMENT AFTER FABRICATION AND BEFORE ASSEMBLY. AFTER INSTALLATION, AND BEFORE ACCEPTANCE BY OWNER, ASSEMBLY SHALL BE PAINTED WITH A RUST INHIBITING PAINT (COLOR SELECTED BY ARCHITECT).
D. NAMEPLATES: PROVIDE A LAMACOID NAMEPLATE WITH 5/16" LETTERS ENGRAVED ON FRONT FACE SHOWING PANEL NAME, VOLTAGE AND PANEL RATING. COORDINATE TO GIVE SAME NAME AS SHOWN ON PANELBOARD SCHEDULE.
E. MANUFACTURERS: GENERAL ELECTRIC, WESTINGHOUSE, I–T–E, SQUARE D.
9.5 FIXTURES:
A. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL LIGHTING FIXTURES AS SPECIFIED ON DRAWINGS WITH DEVELOPER AND/OR ARCHITECT APPROVAL. VERIFY BEFORE PURCHASE AND INSTALLATION.
9.6 LAMPS: ALL LAMPS USED ON THIS PROJECT SHALL BE NEW, DELIVERED TO THE JOB SITE IN THE ORIGINAL PACKING CASES AND SLEEVES AND SHALL BE OF THE SAME MANUFACTURER UNLESS OTHERWISE SPECIFIED.
9.7 BALLAST: ALL BALLASTS SHALL BE RATED TO OPERATE AT THE SERVICE VOLTAGE AS SHOWN AND AS SPECIFIED, PLUS OR MINUS THE DEVIATIONS WITH THE ELECTRIC SERVICE COMPANY IS ALLOWED BY FRANCHISE.
10.0 FUSES
10.1 PART 1: GENERAL
A. SUPPLY AND INSTALL ALL FUSES IN EACH FUSED DEVICE.
B. ALL AIR CONDITIONING AND KITCHEN EQUIPMENT SHALL BE FUSED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
C. INSTALL LABELS IN ALL FUSED DEVICES INDICATING PROPER SIZE FUSE TO USE.
11.0 MISCELLANEOUS
11.1 ALL EMPTY CONDUIT TO BE SUPPLIED WITH NYLON PULL WIRE.
11.2 ALL FLEX CONDUIT SHALL HAVE "TITE-BITE" CONNECTORS.
11.3 ELECTRICAL CONTRACTOR TO INSTALL AND WIRE OUTLETS IN FIXTURES WHERE SHOWN ON DRAWINGS – OUTLETS TO BE INSTALLED IN FIXTURES AFTER FIXTURE INSTALLATION.
11.4 ALL DEDICATED CIRCUITS SHALL BE LABELED AS SUCH AT OUTLET.
11.5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND VERIFYING THE TELEPHONE COMPANY REQUIREMENTS FOR INSTALLATION OF SERVICE AND ADVISE THE OWNER AND/OR THE ENGINEER OF ANY ADDITIONAL REQUIREMENTS THAT MAY BE NECESSARY.
11.6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND VERIFYING THE ELECTRICAL COMPANY'S REQUIREMENTS AND SERVICE ENTRANCE FOR THE BUILDING TO MAIN ELECTRICAL ROOM.

Reviewed for CODE COMPLIANCE
City of Miami

	Signature	Date
P. Works		/ /
Fire Prev.		/ /
Planning		/ /
Zonning		/ /
Building		/ /
Structural		/ /
Electrical		Sep/29/15
Plumbing		/ /
Mech.		/ /
S. Waste		/ /
Elevator		/ /

15-001939-001

CITY OF MIAMI
BUILDING
DEPARTMENT
THIS APPROVAL OF THE ELECTRICAL PLANS SHALL NOT PREVENT THE ELECTRICAL FIELD INSPECTOR FROM REQUIRING THE CORRECTIONS OR ERRORS ON SUCH PLANS WHEN IN VIOLATIONS OF THE F.B.C., N.E.C OR ANY OTHER REGULATIONS APPLICABLE THERETO
APPROVAL DOES NOT RELIEVE THE PERMIT HOLDER FROM COMPLYING WITH ALL REQUIREMENTS THAT ARE NOT SPECIFICALLY COVERED IN THE PROCESS OF PLANS EXAMINING.
Sep/29/15
Date Elec. Plan Examiner

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW. THEY ARE NOT TO BE CONSTRUED AS FINAL CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS. DUE TO THE VARIATIONS IN INTERPRETATIONS OF THE CODE THAT OCCUR IN DIFFERENT MUNICIPALITIES FINAL APPROVAL AND REVIEW IS NEEDED TO ASSURE COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.

ANTONIO FRANYIE PE #11640 MECH
VIVIANA FRANYIE PE #49985 ME
FRANYIE ENGINEERS INC.
Certificate of Authorization # 00002906
10610 NW 27 Street, Miami FL 33172
TEL: (305) 592-1360 FAX: (305) 594-9279
www.franyieengineers.com

DESIGN	DRAWN	DATE
		--
JOB NUMBER		14-199

Architecture
Planning &
Urban Design
Space Planning
Interior Design
Corp. Lic. # AA-C001984
Rodriguez Pereira Architects, Inc.
8000 NW 7th. Street - Suite 103 - Miami, Fl. 33126
Phone: (305) 592-8045 FAX: (305) 592-5756
WWW.RODRIGUEZPEREIRA.COM

PROPOSED SINGLE-FAMILY INFILL HOUSING PROJECT FOR:
CITY OF MIAMI
RFP NUMBER 09-10-009
1544 N.W. 58th TERR.
MIAMI, FLORIDA

REVISIONS	BY
1 7-30-15 BD COMMENT	VF

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER 7/30/2015

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEAL IN THIS BOX & ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED AND COMMENTS INCORPORATED INTO THESE DWGS.

Date
Job
Sheet
E-2
4

OWNER COPY
BD15-001939-001
1544 NW 58 TERR

OWNER COPY

WASD NEW CUSTOMER DIVISION
Reviewed by Christian Santos
Initial CS Date 3-17-16
VERIFICATION FORM
Required Not Required
ORD. LETTER 89-95
Required Not Required
Process # M2015007951
VF# 201549230

ROAD ___ FIRE YLB SCHOOL
IMPACT FEE PAID
M2015007951
MAR 17 2016
MIAMI-DADE COUNTY
APPROVED YLB

Keep Judge
x 2141
Dalila Pinkhasov
R2194

M2015007951