

NEW TWO STORY RESIDENCE

ARCHITECT:
BALLI-TRAUTMAN ARCHITECTS
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STRUCTURAL ENGINEER
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1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. ALL MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED, RESULTING FROM REMOVAL, SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS:
EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
9. CODE COMPLIANCE:
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (R) 2023 8TH ED., AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.

1. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION UNDER THE FIRE SAFETY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.
12. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PROVIDED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
13. CLEANUP:
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND NON COMPLIANT LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
14. MATERIALS:
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPLETE AND COMPLETE INSTALLATION, THE MATERIAL, METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
15. FIRE RESISTANCE / UNDERWRITERS LABORATORY RATINGS:
WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATED AND UNDERWRITERS LABORATORY RATINGS, ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
16. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL DISOBER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
17. NOTE: ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION.

IN INSTALLATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 PER ASTM E-84 OR UL 273 PER FBCR 302.10
18. NOTE: FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY 8', AT INTERCONNECTIONS,

BETWEEN STAIR STRINGERS, AT OPENINGS AND AROUND DOOR POCKETS.

NOTE: ALL GLASS IN WET OR HAZARD AREAS TO BE CAT 2 SAFETY GLASS. EXTERIOR DOOR GLAZING SHALL BE CAT 2 SAFETY GLAZING. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANS AND NONSTRUCTURAL IN-FILL PANELS, SHALL BE CAT 2 SAFETY GLAZING
20. NOTE: SHOWER PAN MEMBRANE SHALL SLOPE A MINOF 1/4" PER FOOT TOWARD DRAIN WITH NO PENETRATION LESS THAN 1" ABOVE THRESHOLD FPC 2709.3
21. ALL SHOWERS SHALL HAVE NON-POROUS TILE ON ALL WALLS UP TO A MIN. OF 8'
22. FIBER CEMENT BOARD SHALL BE USED AS BACKERS FOR WALL TILES IN TUB AND SHOWER AREAS FBC 2023 8TH ED. R302
23. NOTE: 1/2" MAX THRESHOLD (FLOOR TRANSITIONS) TO COMPLY WITH FBC 1008.1.7

TERMITE PROTECTION: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED
TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR
USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRAPS, DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MIL VAPOR RETARDER TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCED STEEL, DONE AFTER CHEMICAL TREATMENT UNTIL THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING

TREATED SOIL.
IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE
OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER
SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE
VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PROMPTLY AFTER CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

PROTECTION AGAINST SUBTERRANEAN TERMITES, THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. 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."

PENETRATION. PROTECTIVE SLEEVES AROUND METALLIC PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE-CONTAINING MATERIALS AND SHALL RECEIVE APPLICATION OF A TERMITICIDE IN ANNULAR SPACE BETWEEN SLEEVE AND PIPE.

APPLICABLE ITEMS FBC
RE: INTRUSION AND BURGLARY SECURITY

- 1.) ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.
- 2.) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY
- 3.) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.
- 4.) HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
- 5.) JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- 6.) SINGLE, SWINGING, EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.
- 7.) GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.
- 8.) VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOOKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S- STANDARD 297.1.
- 9.) SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.
- 10.) FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.
- 11.) DOOR AND WINDOWS BY P. G. T. PRODUCTS (OR EQUAL)

NOTE: CONTRACTOR SHALL SUBMIT AN UNDER-CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. FBC B110.3.1.1

NOTE: OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE, PRIOR TO BUILDING FINAL INSPECTION. FBC B110.3.5.1

ACCESORY, SECONDARY PERMITS NOTE:

CONTRACTOR TO PROVIDE SEPARATE PERMITS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS:

- GENERATOR AND GAS TANK
- PRE-FAB CHIMNEY
- EXTERIOR DOORS AND WINDOWS
- RAILINGS AND FENCES
- POOL AND POOL DECK
- ALUM. TRELLIS
- DRIVEWAYS
- ROOF WATERPROOFING
- GLASS RAILINGS
- METAL STAIRS
- EXTERIOR LOUVERS
- SEPTIC TANK
- FOUNTAIN

ARCHITECTURE:

A000	COVER
A100	SITE PLAN & ZONING
A101	FIRST FLOOR PLAN
A101.1	FIRST FLOOR RCP
A102	SECOND FLOOR PLAN
A102.1	SECOND FLOOR RCP
A103	ELEVATIONS E/W
A104	ELEVATIONS S/N
A105	SECTIONS
A106	SECTIONS
A107	WALL SECTIONS
A108	DETAILS
A109	SCHEDULES

STRUCTURAL:	
S-1	FOUNDATION & GROUND FLOOR PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	NOTES & TYP. DETAILS
S-5.1	SECTIONS
S-5.2	SECTIONS
S-6	SECTIONS
S-7	SECTIONS
S-8	SECTIONS
S-9	SECTIONS
S-10	SECTIONS
SWP-1	ROOF FRAMING PLAN
SWP-2	ROOF FRAMING PLAN

MECHANICAL:

M-101	1ST FLOOR PLAN
M-102	2ND FLOOR PLAN
M-103	NOTES AND SCHEDULES
M-104	DETAILS

ELECTRICAL:

E-101	SITE PLAN
E-102	LIGHTING 1ST FLOOR PLAN
E-103	LIGHTING 2ND FLOOR PLAN
E-104	POWER 1ST FLOOR PLAN
E-105	POWER 2ND FLOOR PLAN

PLUMBING:

P-101	SITE PLAN
P-102	SANITARY 1ST FLOOR PLAN
P-103	SANITARY 2ND FLOOR PLAN
P-104	WATER 1ST FLOOR PLAN
P-105	WATER 2ND FLOOR PLAN

LANDSCAPE:
LA-1 LANDSCAPE PLAN
LA-2 NOTES, DETAILS, LEGEND & PLANT LISTS
LA-3 TREE SURVEY/DISPOSITION & PROTECTION PLAN
LA-4 GRADING PLAN

NORTH ARROW

COLUMN REFERENCE GRIDS

DETAIL NO.

WALL SECTION

SHT. ON WHICH DETAIL IS SHOWN OR
SHT. ON WHICH DETAIL IS CALLED OUT

SECTION NO.

BUILDING SECTION

SHT. ON WHICH SECTION SHOWN OR
SHT. ON WHICH SECTION IS CALLED OUT

WALL TYPE

ELEVATION NO.

SHEET ON WHICH
ELEVATION IS SHOWN

DOOR No.

WINDOW TYPE

ROOM NAME

ROOM No.

ELEVATION
NGVD RELATED

NOTE:
ALL SYMBOLS MAY NOT BE USED.

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

[illegible]

BALLI - TRAUTMAN
 ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	11/11/2024
SCALE:	AS NOTED

SHEET TITLE

COVER

SHEET NUMBER

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