DE LA CONCEPCION RESIDENCE

8965 S W 63RD COURT
PINECREST, FL 33156

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Raymond Pacheco

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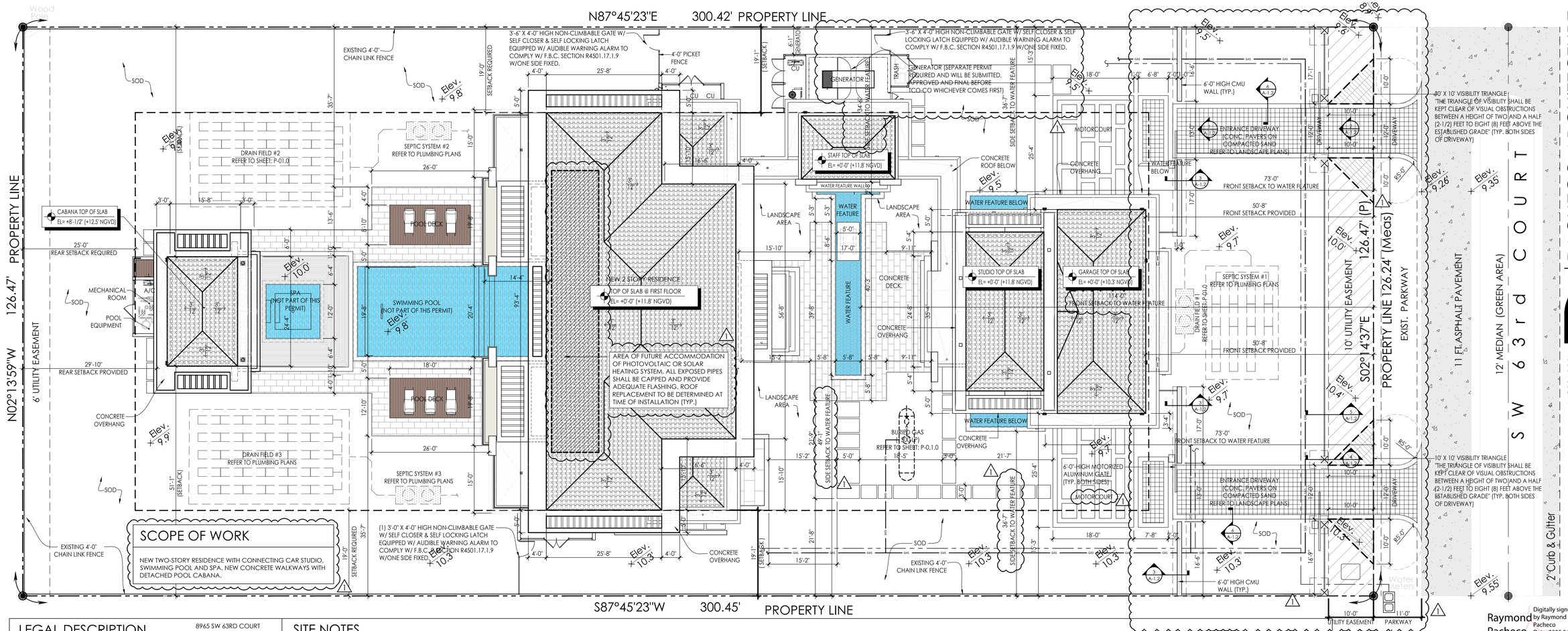

SCOPE OF WORK

NEW TWO-STORY RESIDENCE WITH CONNECTING CAR STUDIO, SWIMMING POOL AND SPA. NEW CONCRETE WALKWAYS WITH DETACHED POOL CABANA.

LEGAL DESCRIPTION

8965 SW 63RD COURT
PINECREST, FLORIDA 33156

LOT 6, BLOCK 2, "STRITTER ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1662, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT SETBACK	50'-0"	50'-8"
REAR SETBACK	25'-0"	30'-1"
SIDE SETBACK	19'-0"	19'-1"
SIDE SETBACK	19'-0"	19'-1"

SITE NOTES

1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2. ALL APPROACHES TO BE COORDINATED WITH RIGHT-OF-WAY CONDITIONS SUCH AS, BUT NOT LIMITED TO: STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC..
3. LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS AS REQUIRED BY THE VILLAGE OF PINECREST.
4. ALL AREAS MARKED "SOD" TO BE SODDED PER LANDSCAPING PLANS.
5. TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT 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
6. 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." CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING SEPTIC TANK & DRAIN
7. FIELD WITHIN THE PROPERTY. IF A SEPTIC TANK & DRAIN FIELD IS PRESENT, IT SHALL BE ABANDONED AS RECOMMENDED PER FBC R 2023 8TH ED AND AS PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO STARTING NEW CONSTRUCTION.
8. APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AS PER FBC R319.1 2023 8TH ED.
9. CONTRACTOR TO INSTALL IRRIGATION WELLS 75 FT FROM NEIGHBOR'S DRAIN FIELD. DRINKING WELLS AT 100 FT FROM NEIGHBOR'S DRAIN FIELD; IF APPLICABLE
10. CONTRACTOR TO INSTALL DRAIN FIELD AT 75 FT FROM NEIGHBOR'S IRRIGATION WELL AND 100 FT FROM NEIGHBOR'S DRINKING WELL; IS APPLICABLE.
11. CONTRACTOR SHALL COORDINATE STREET APPROACH WITH LIGHTS, FIRE HYDRANTS, STREET TREES, ETC..
12. THE MINIMUM FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NOT LESS THAN 16 INCHES ABOVE THE ESTABLISHED GRADE.
13. THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MY AFFECT SYSTEMS INSTALLATION.
14. NO FILL MATERIAL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE THE BUILDING FOOTPRINT.
15. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES FREE OF ANY LOOSE MATERIALS AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIMES.
16. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALES.
17. ENTRY GATES AND FENCES UNDER SEPARATE PERMIT.
18. FOR ALL TREES AND LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS INCLUDED HEREIN.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (U.O.N.).
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DRAWINGS., TO LOCATE OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
8. REMOVAL OF FORM-WORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK."
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. RE-BARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND QUANTITY OF RE-BARS ARE AS PER STRUCTURAL DRAWINGS, SCHEDULES.
11. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12. WINDOW & DOOR MANUFACTURER TO VERIFY ALL WINDOW & DOOR OPENINGS AT ON SITE PRIOR TO PRODUCING SHOP DRAWINGS AND INSTALLATION.
13. ARCHITECT, INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION. SITE VISITS SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, OWNER OR DESIGNER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH ED. ALL LOCAL CODES SHALL PREVAIL.
17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS OR PRODUCT CONTROL APPROVAL BY OTHERS.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER / ARCHITECT / ENGINEER.
22. THE ARCHITECT / INTERIOR DESIGNER / OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL - THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER AND APPROVED BY THE ARCHITECT / ENGINEER.
28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST," INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT / ENGINEER / OWNER.
32. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THESE "GENERAL NOTES" AND OR ARCHITECT'S "SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT / ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS NECESSARY FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE RECEIVE CATEGORY II - SAFETY GLAZING.
35. ALL FIXED GLASS SHALL BE 1/4" THICK, TEMPERED (U.O.N.).
36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
38. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGH THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
39. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION. LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTES AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45. INSURE THAT THERE IS NO DUCT LEAKAGE.
46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
48. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE R 2023 8TH ED.
1.1. BETWEEN WINDOWS AND DOOR JAMBS AND THEIR FRAMES
1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL.
1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES.
1.4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
1.5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING.
1.6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
1.7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.
2. ALL INSULATING MATERIALS SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER A.S.T.M. E-84.
50. ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
51. COORDINATE WITH THE ARCHITECT ALL A/C DUCTWORK LOCATION AND SIZES PRIOR TO FORMING CONCRETE BEAMS. CONSULT ARCHITECT, STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES. SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL & H.V.A.C. ENGINEER FOR REVIEW APPROVAL PRIOR TO TRUSS PERMIT AND FABRICATION. DUE TO TIGHT CONDITIONS AT SOME PORTIONS OF THE ROOF, LINEAR DIFFUSERS MAY BE REPLACED FOR CONVENTIONAL DIFFUSERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DIFFUSERS.
52. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING AND STRUCTURAL ELEMENTS.
53. STONE INSTALLER SHALL PROVIDE AN ANTI-FRACUTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLAB RECEIVING THE STONE / MARBLE FINISH IN ORDER TO AVOID CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

SITE PLAN

SCALE 3/32" = 1'-0"

NOTES

1. NO FILL OF ANY KIND CAN BE BROUGHT ON SITE OR TO THE R.O.W. OUTSIDE OF THE BUILDING FOOTPRINT.
2. NO RUNOFF GENERATED FROM THE DRIVEWAY IS PERMITTED TO DISCHARGE DIRECTLY TO THE R.O.W. OR ADJACENT PROPERTIES.
3. THE R.O.W. SWALE IS TO BE GRADED USING THE VILLAGE OF PINECREST PW STANDARD.
4. NO TREES ARE TO BE PLANTED IN THE R.O.W. BEFORE A CONDITIONAL APPROVAL OF THE ROUGH GADDING OF THE SWALE HAS BEEN APPROVED BY PUBLIC WORKS.
5. NO SHRUBS ARE TO BE PLANTED IN THE R.O.W. AND ANY EXISTING SHRUBS ARE TO BE REMOVED.
6. NO IRRIGATION, LIGHTING, OR ELECTRICAL COMPONENTS OF ANY KIND MAY BE INSTALLED IN THE R.O.W.
7. ALL PROPOSED TREES IN THE R.O.W. WILL BE PLANTED A MINIMUM OF 7" FROM THE EDGE OF THE PAVEMENT TO THE FACE OF THE TREE AND WILL BE OF A TYPE, KIND, AND SPACING AS APPROVED BY THE VILLAGE ARBORIST. ARBORIST CONTACT INFORMATION IS RICK CARR.
8. ANY DECORATIVE D/W IN THE R.O.W. SHALL HAVE AN 8" W X 12" D, 3,000 PSI, FIBER MESH CONCRETE HEADER CURB LOCATED BETWEEN THE ASPHALT AND THE PROPOSED D/W. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR THE EDGE OF THE EXISTING ASPHALT EDGE.
9. NO MATERIALS OF ANY KIND WILL BE STORED FOR ANY LENGTH OF TIME ON THE PUBLIC SWALE.
10. EXISTING SIDEWALKS WILL BE MAINTAINED AT ALL TIMES, FREE OF ANY LOOSE MATERIAL. AND OPEN TO PEDESTRIAN TRAFFIC AT ALL TIMES. NO VEHICLES CAN PARK ON THE SIDEWALK AT ANY TIME.
11. ANY SIDEWALK CROSSED BY A D/W APPROACH MUST BE REPLACED WITH A 6" THICK SIDEWALK AND EXTEND TO THE NEXT ADJACENT WHOLE FLAG ON EITHER SIDE OF THE NEW APPROACH. LONGITUDINAL SLOPE CANNOT EXCEED 5% AND MAXIMUM CROSS SLOP OF 2%. ALL SIDEWALK CONSTRUCTION THAT INTERSECTS WITH THE CROSSWALK MUST BE PARALLEL WITH THAT CROSS WALK AND WILL DETECTABLE WARNING SURFACE PLACED PREEMINENTLY IN CONCRETE - NO SCREW-DOWN DETECTABLE WARNING SURFACE IS PERMITTED. ALL SIDEWALK IN THE R.O.W. WILL BE A MINIMUM OF 10' FROM THE NEAREST EDGE OF PAVEMENT AND MARKED AS SUCH IN THE SIGNED AND SEALED PLANS.
12. ALL WORK CONDUCTED IN THE R.O.W. WILL IMPLEMENT THE APPLICABLE FDOT STANDARD INDEX 600 SERIES FOR MOT.
13. ALL SIDEWALK REPLACEMENT WILL BE OPEN TO TRAFFIC WITHIN 48 HOURS OF THE SIDEWALK BEING CLOSED FOR DEMO. THIS INCLUDES DEMOLITION OF EXISTING SIDEWALK, PLACING FORMS, PLACING AND FINISHING CONCRETE AND STRIPPING FORMS.
14. NO PORTION OF THE PUBLIC ROW CAN BE ENCLOSED BY THE CONTRACTOR'S FENCE AT ANY TIME.
15. ALL SOD IN THE R.O.W. WILL BE SAND GROWN. "ENGRIPE ZOYSIA" - B) RE-VISIT THE D/W PROFILES AS THEY ARE NOT GOING TO WORK WITH A "BELLY" IN THE MIDDLE OF THE SWALE. C) HAVING FRENCH DRAINS ON SITE REQUIRES A COVENANT AND THE DESIGN MUST SHOW THERE IS NO DIRECT DISCHARGE - THE CURRENT DESIGN DOES NOT. D) THE SECTION FOR DRAIN FIELDS GOES COMPLETELY AGAINST WHAT THE FAC REQUIRES FOR WATER COURSE.

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Raymond Pacheco Digitally signed by Raymond Pacheco Date: 2025.04.24 16:55:33 -04'00'

NEW RESIDENCE FOR:
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8965 SW 63RD COURT
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revisions	date
1 05/01/2024 REV.	
2	
3	
4	

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sheet no.
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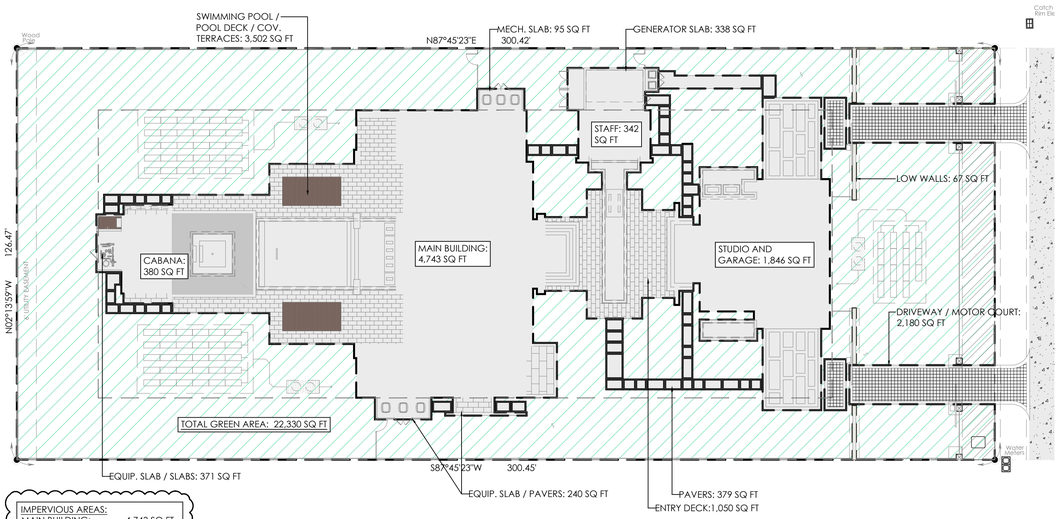


IMPERVIOUS AREAS:	
MAIN BUILDING:	4,743 SQ FT
DRIVEWAY:	2,180 SQ FT
LOW WALLS:	67 SQ FT
WATER FEATURES:	615 SQ FT
STUDIO / GARAGE:	1,846 SQ FT
STAFF:	342 SQ FT
GENERATOR SLAB:	338 SQ FT
MECH. SLAB:	95 SQ FT
ENTRY DECK:	1,050 SQ FT
PAVERS:	379 SQ FT
EQUIP. SLAB / PAVERS:	240 SQ FT
EQUIP. SLAB / PAVERS:	371 SQ FT
POOL / POOL DECK:	3,502 SQ FT
CABANA:	380 SQ FT
PROVIDED =	16,148 SQ FT

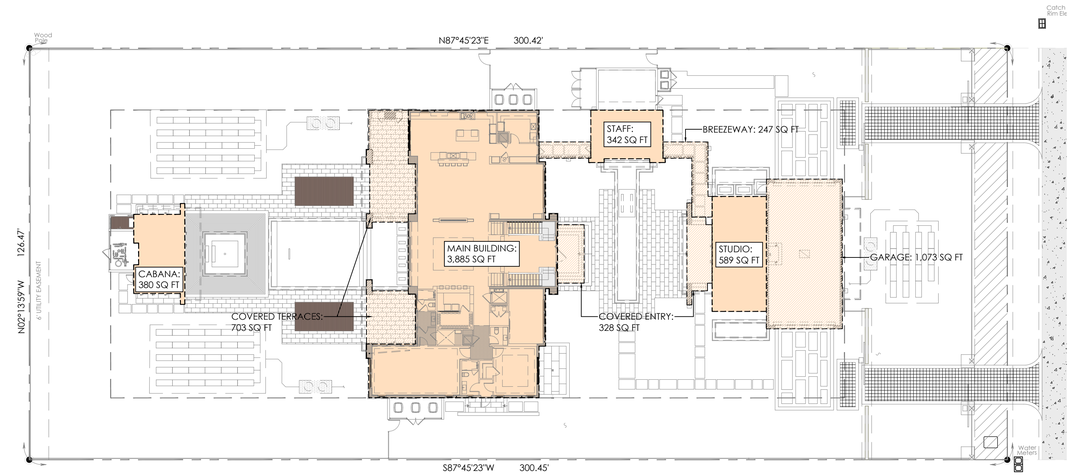
1

IMPERVIOUS AREA

GREEN AREA

PERVIOUS / IMPERVIOUS CALCULATION

SCALE N.T.S.



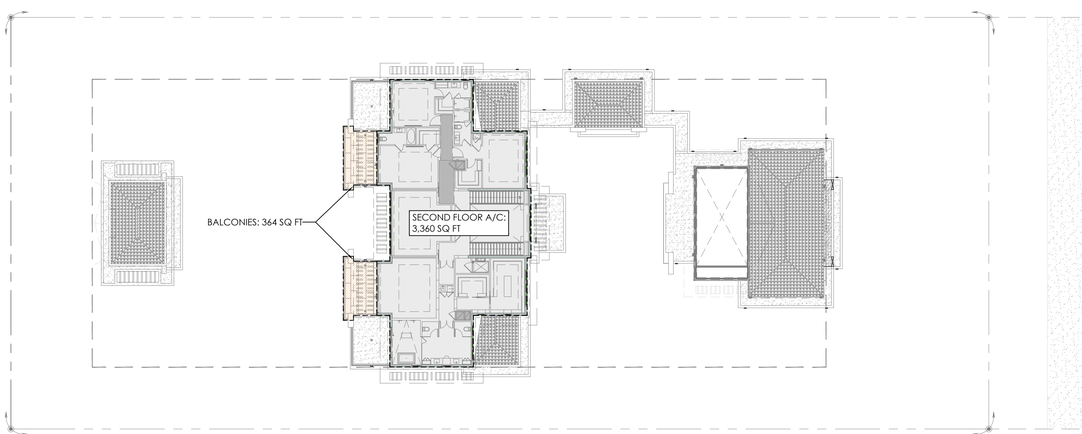
FIRST FLOOR AREAS:	
FIRST FLOOR:	3,885 SQ FT
GARAGE:	1,073 SQ FT
STUDIO:	589 SQ FT
COV. ENTRY:	328 SQ FT
BREEZEWAY:	247 SQ FT
STAFF:	342 SQ FT
COV. TERRACES:	703 SQ FT
CABANA:	380 SQ FT
PROVIDED =	7,547 SQ FT

1

A/C AREA

1ST FLOOR AREA CALCULATION

SCALE N.T.S.



SECOND FLOOR AREAS:	
SECOND FLOOR A/C:	3,360 SQ FT
BALCONIES:	364 SQ FT
F.A.R. PROVIDED =	3,724 SQ FT

1

A/C AREA

2ND FLOOR AREA CALCULATION

SCALE N.T.S.

ZONING AREA ANALYSIS:

(EU-1) ESTATE SINGLE FAMILY DISTRICT

LOT AREA =	37,994	SQ. FT.
LOT COVERAGE		
MAXIMUM BUILDING COVERAGE ALLOWED (.20) =	7,599	SQ. FT.
BUILDING COVERAGE PROVIDED =	7,547	SQ. FT.
MAXIMUM IMPERVIOUS AREA ALLOWED (0.45) =	17,097	SQ. FT.
IMPERVIOUS AREA PROVIDED =	16,148	SQ. FT.
MINIMUM GREEN AREA ALLOWED (0.55) =	20,897	SQ. FT.
GREEN AREA PROVIDED =	22,330	SQ. FT.

1

FLOOR AREA RATIO (F.A.R.)		
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (0.20) =	7,599	SQ. FT.
F.A.R. FIRST FLOOR PROVIDED =	7,547	SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (0.10) =	3,799	SQ. FT.
F.A.R. SECOND FLOOR PROVIDED =	3,724	SQ. FT.

1

CONSTRUCTION AREA ANALYSIS:

1ST FLOOR A/C =	4,813	SQ. FT.
CABANA A/C =	380	SQ. FT.
2ND FLOOR A/C =	3,360	SQ. FT.
TOTAL A/C:	8,553	SQ. FT.
GARAGE =	1,073	SQ. FT.
COVERED ENTRIES =	328	SQ. FT.
BREEZEWAY =	247	SQ. FT.
FIRST FLOOR COVERED TERRACES =	703	SQ. FT.
SECOND FLOOR BALCONIES =	364	SQ. FT.
TOTAL GROSS AREA:	11,268	SQ. FT.

1

Raymond Pacheco

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8965 SW 63RD COURT
PINECREST, FLORIDA 33156

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1	05/01/2024 REV.

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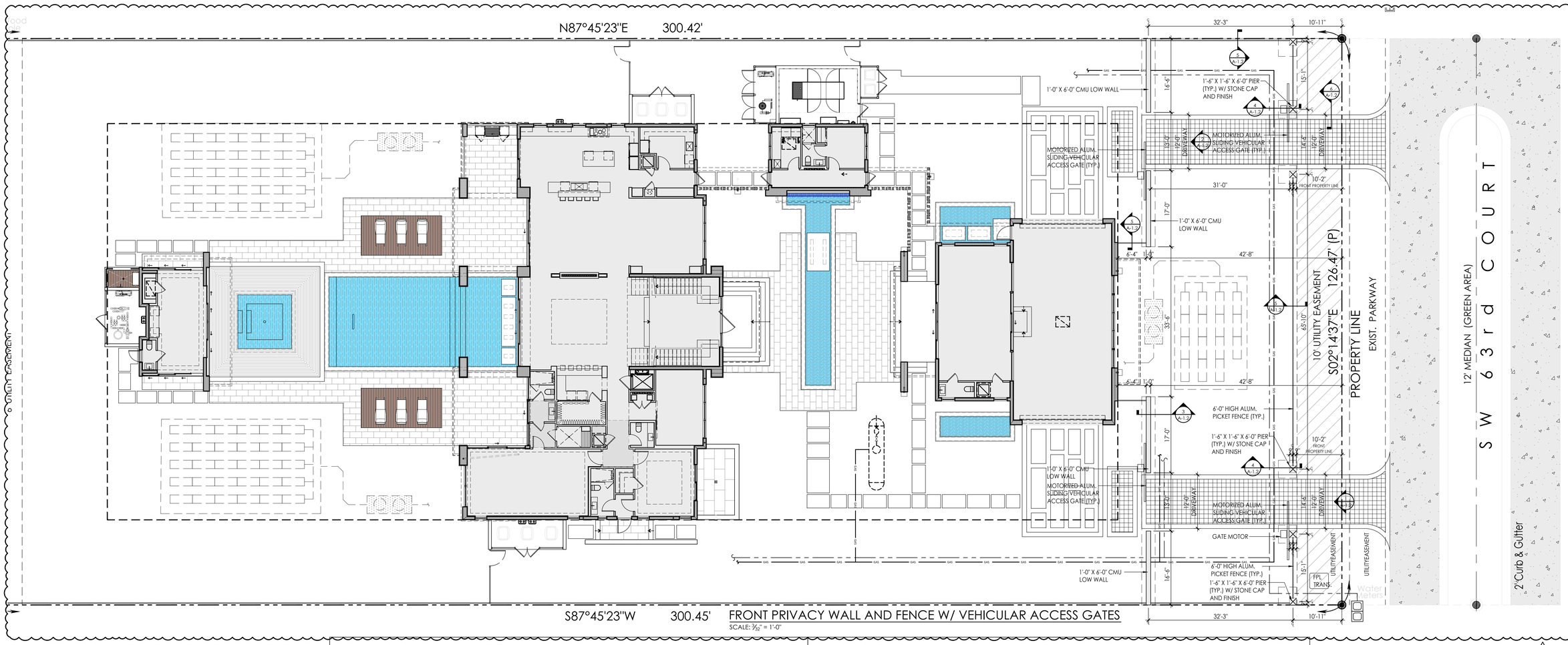
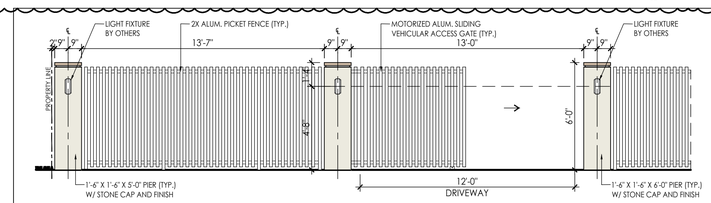
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

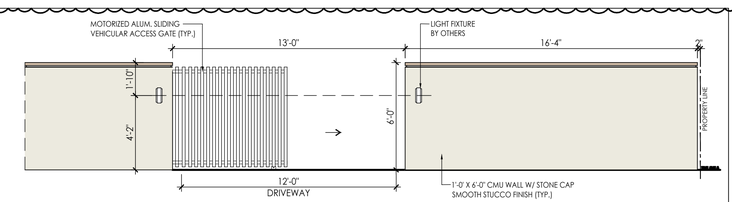
A-1.1



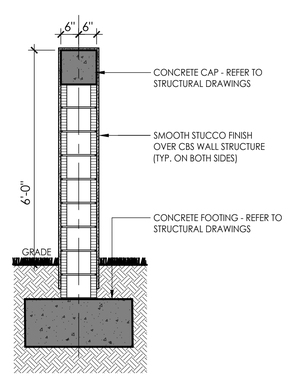
FRONT PRIVACY WALL AND FENCE W/ VEHICULAR ACCESS GATES
SCALE: 3/32" = 1'-0"



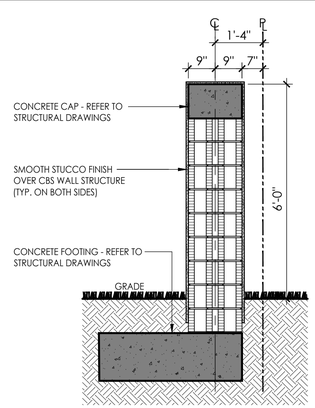
1 PRIVACY FENCE ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



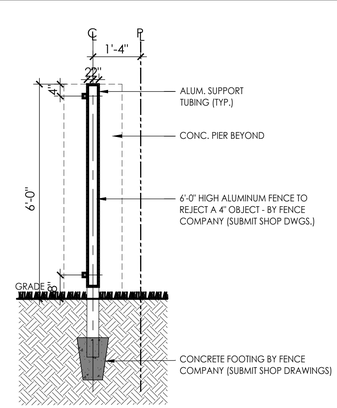
2 PRIVACY WALL ELEVATION W/ VEHICULAR ACCESS GATES
SCALE: 1/4" = 1'-0"



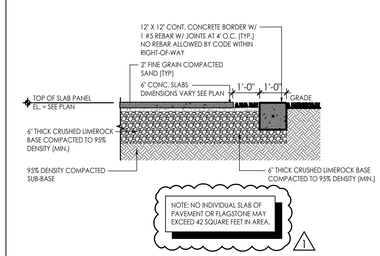
3 LOW WALL
SCALE: 1/2" = 1'-0"



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



5 ALUM. FENCE DETAIL
SCALE: 1/2" = 1'-0"



6 DRIVEWAY BORDER DETAIL
SCALE: 3/8" = 1'-0"

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1 05/01/2024 REV.

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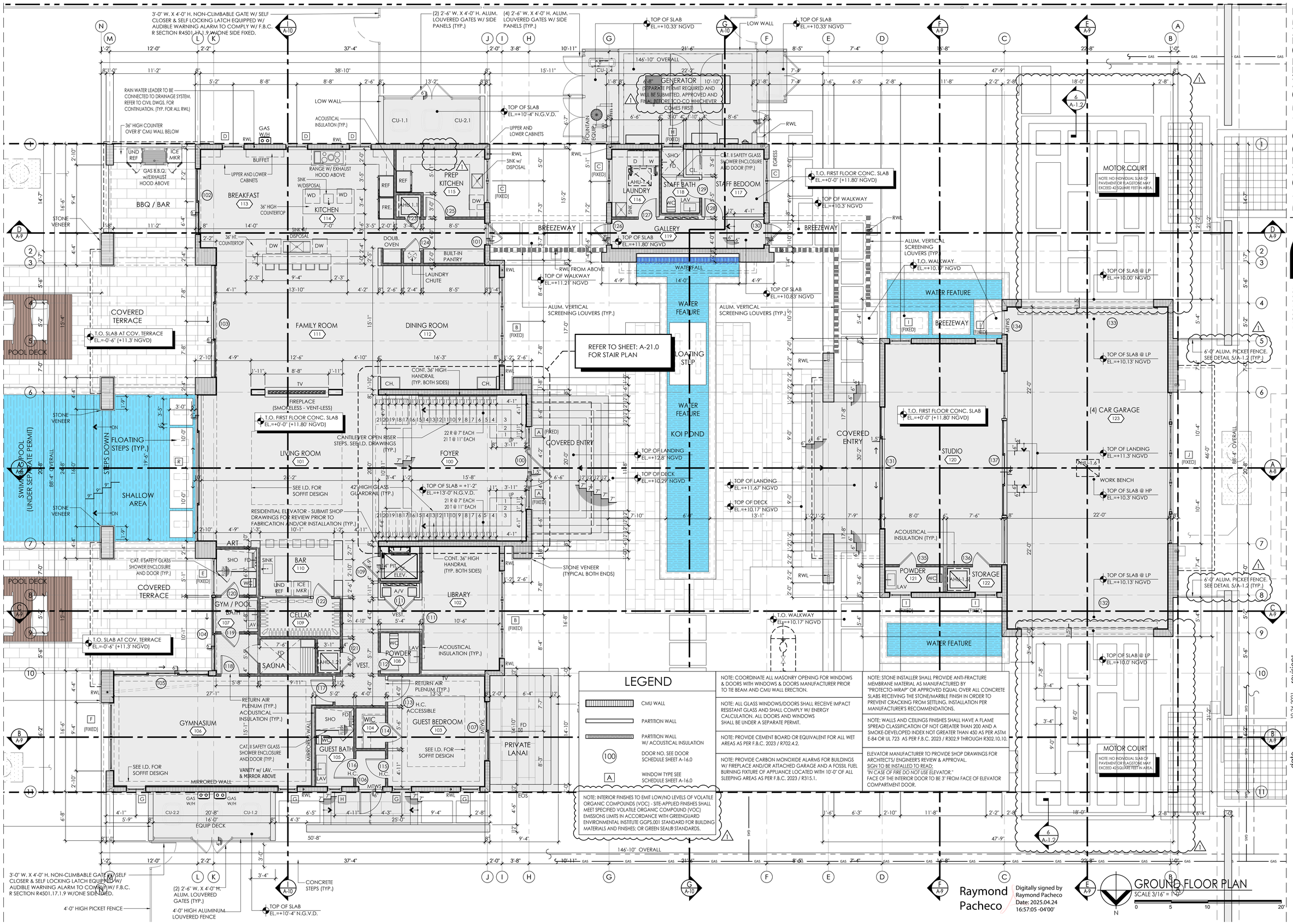

LEGEND

- CMU WALL
- PARTITION WALL
- PARTITION WALL W/ ACOUSTICAL INSULATION
- 100 — DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
- A — WINDOW TYPE SEE SCHEDULE SHEET A-16.0

NOTE: COORDINATE ALL MASONRY OPENING FOR WINDOWS & DOORS WITH WINDOWS & DOORS MANUFACTURER PRIOR TO TIE BEAM AND CMU WALL ERECTION.

NOTE: ALL GLASS WINDOWS/DOORS SHALL RECEIVE IMPACT RESISTANT GLASS AND SHALL COMPLY W/ ENERGY CALCULATION. ALL DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT.

NOTE: PROVIDE CEMENT BOARD OR EQUIVALENT FOR ALL WET AREAS AS PER F.B.C. 2023 / R702.4.2.

NOTE: PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS W/ FIREPLACE AND/OR ATTACHED GARAGE AND A FOSSIL FUEL BURNING FIXTURE OF APPLIANCE LOCATED WITH 10'-0" OF ALL SLEEPING AREAS AS PER F.B.C. 2023 / R315.1.

NOTE: INTERIOR FINISHES TO EMIT LOW/NO LEVELS OF VOLATILE ORGANIC COMPOUNDS (VOC) - SITE-APPLIED FINISHES SHALL MEET SPECIFIED VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS LIMITS IN ACCORDANCE WITH GREENGUARD ENVIRONMENTAL INSTITUTE GGPS.001 STANDARD FOR BUILDING MATERIALS AND FINISHES; OR GREEN SEAL® STANDARDS.

NOTE: STONE INSTALLER SHALL PROVIDE ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL OVER ALL CONCRETE SLABS RECEIVING THE STONE/MARBLE FINISH IN ORDER TO PREVENT CRACKING FROM SETTLING. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C. 2023 / R302.9 THROUGH R302.10.10.

ELEVATOR MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS/ ENGINEER'S REVIEW & APPROVAL. SIGN TO BE INSTALLED TO READ: "IN CASE OF FIRE DO NOT USE ELEVATOR."
FROM FACE OF ELEVATOR COMPARTMENT DOOR.

GROUND FLOOR PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

Raymond Pacheco

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Date: 2025.04.24
16:57:05 -04'00'

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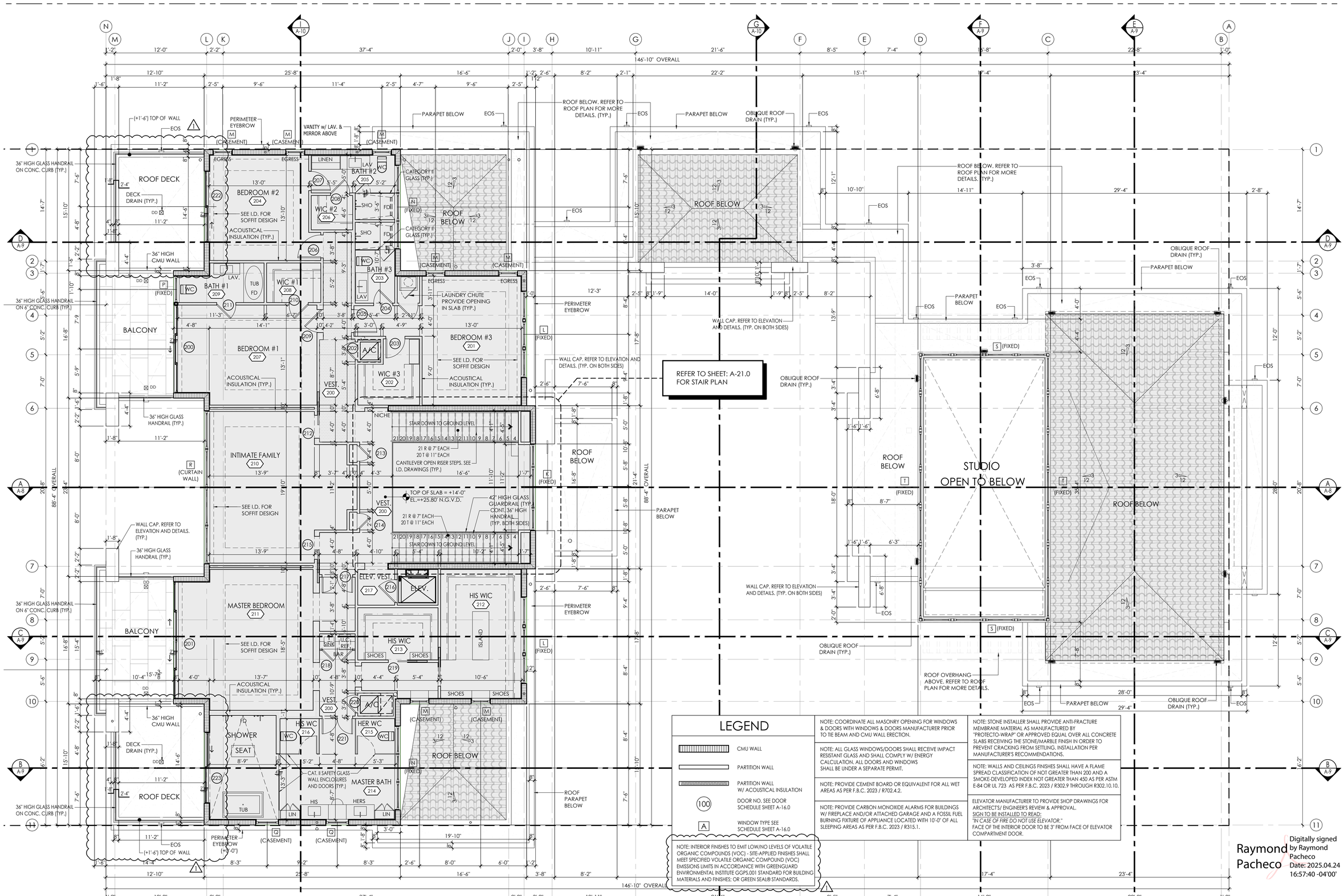

LEGEND

- CMU WALL
- PARTITION WALL
- PARTITION WALL W/ ACOUSTICAL INSULATION
- (100) DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
- (A) WINDOW TYPE SEE SCHEDULE SHEET A-16.0

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SIGN TO BE INSTALLED TO READ:
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FACE OF THE INTERIOR DOOR TO BE 3" FROM FACE OF ELEVATOR COMPARTMENT DOOR.

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SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

0 5 10 20'

sheet no. A-3.0

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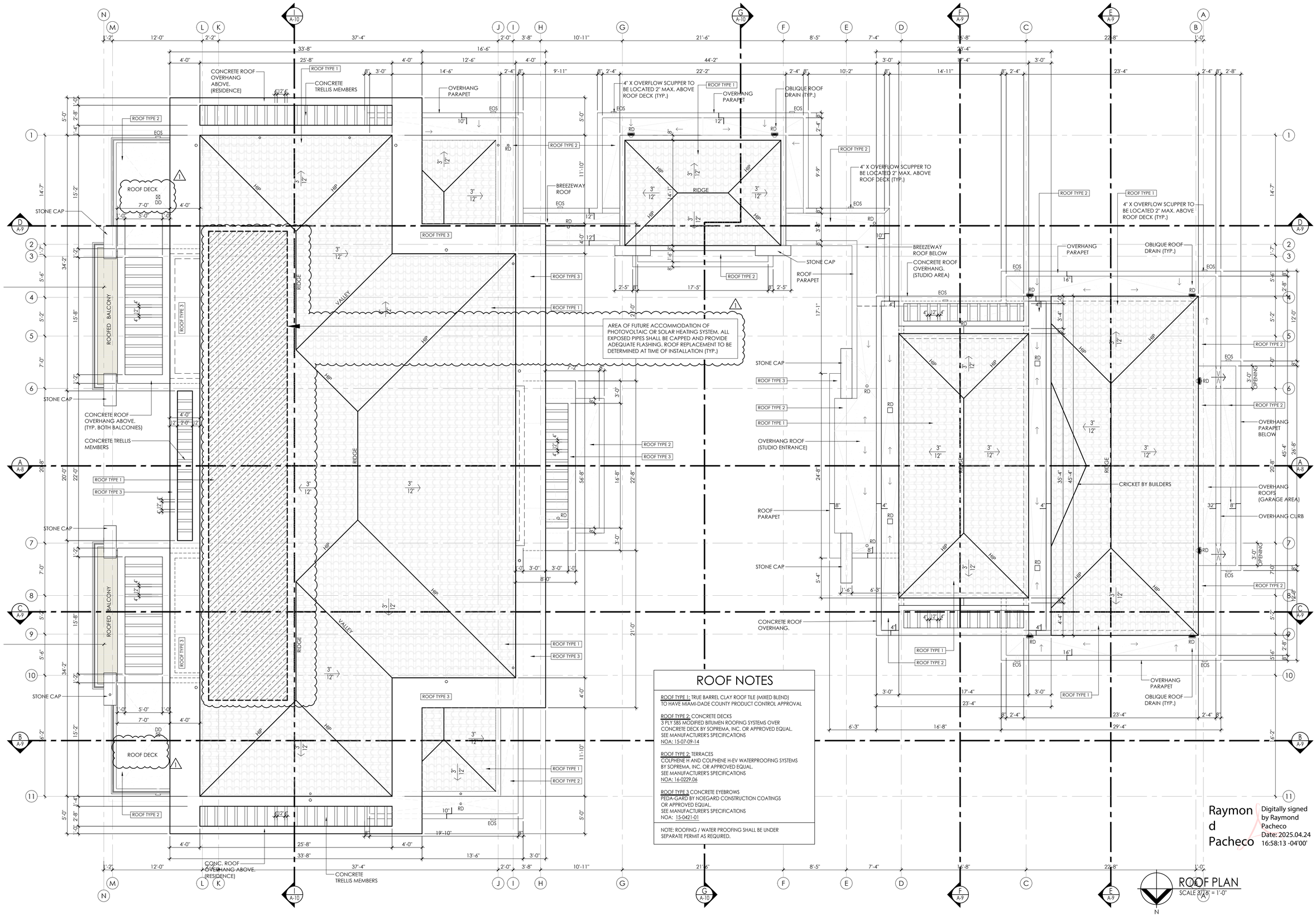

ROOF NOTES

ROOF TYPE 1: TRUE BARREL CLAY ROOF TILE (MIXED BLEND) TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

ROOF TYPE 2: CONCRETE DECKS
3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER CONCRETE DECK BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

ROOF TYPE 2: TERRACES
COLPHENE H AND COLPHENE H-EV WATERPROOFING SYSTEMS BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 16-0229.06

ROOF TYPE 3 CONCRETE EYEBROWS
PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

NOTE: ROOFING / WATER PROOFING SHALL BE UNDER SEPARATE PERMIT AS REQUIRED.

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ROOF NOTES

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TO HAVE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL

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3 PLY SBS MODIFIED BITUMEN ROOFING SYSTEMS OVER
CONCRETE DECK BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-07-09-14

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BY SOPREMA, INC. OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 16-0229.06

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PEDA-GARD BY NOEGARD CONSTRUCTION COATINGS
OR APPROVED EQUAL.
SEE MANUFACTURER'S SPECIFICATIONS
NOA: 15-0421-01

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LEGEND

- CMU WALL
- PARTITION WALL
- PARTITION WALL W/ ACOUSTICAL INSULATION
- (100) DOOR NO. SEE DOOR SCHEDULE SHEET A-16.0
- [A] WINDOW TYPE SEE SCHEDULE SHEET A-16.0

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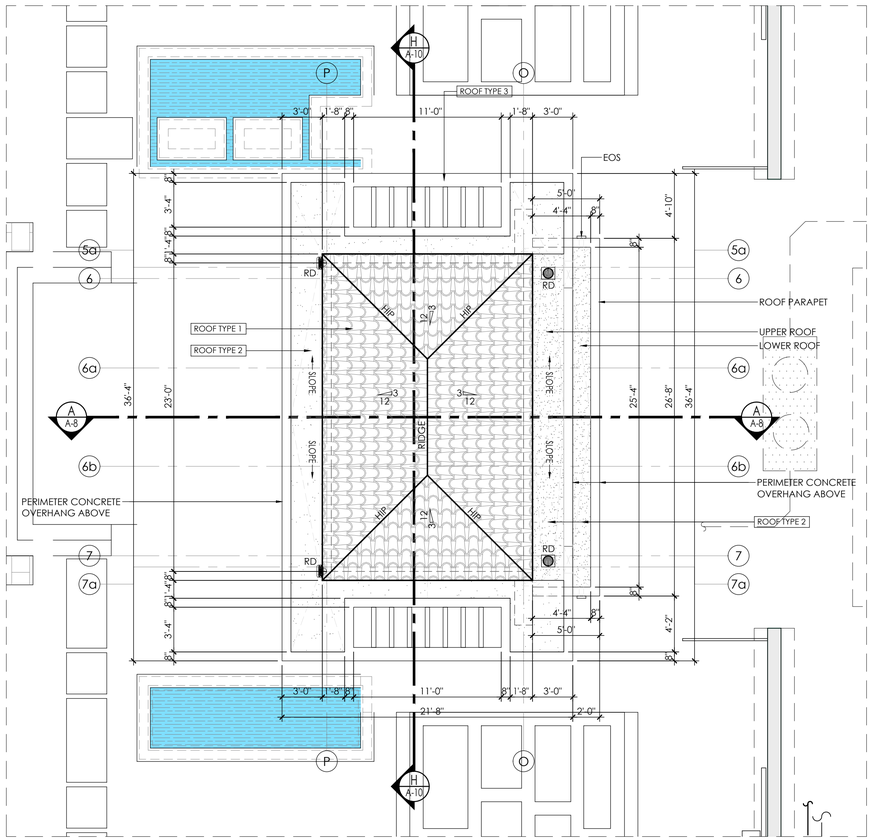
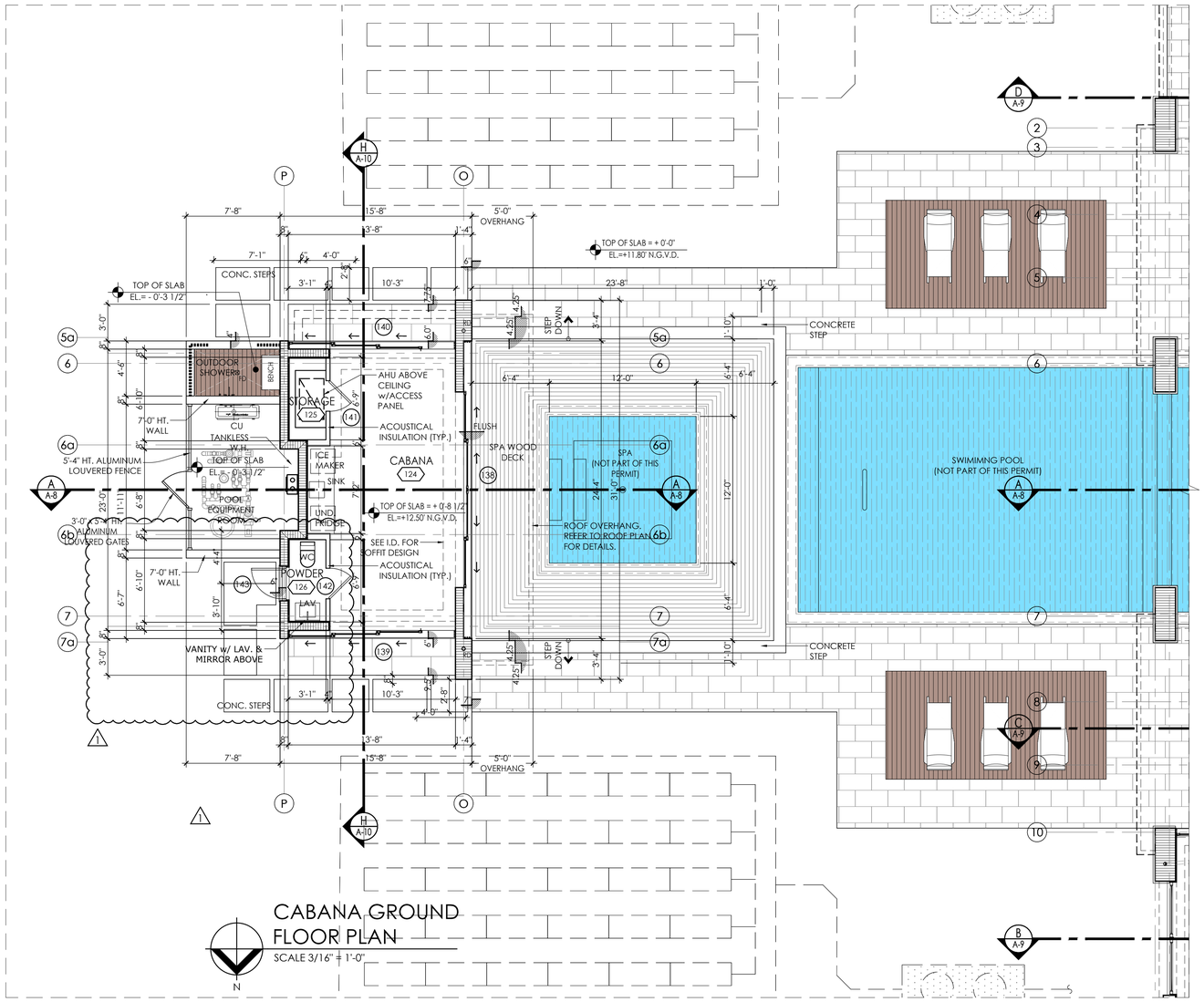


STUDIO - GARAGE ROOF PLAN
SCALE 3/16" = 1'-0"



CABANA GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"

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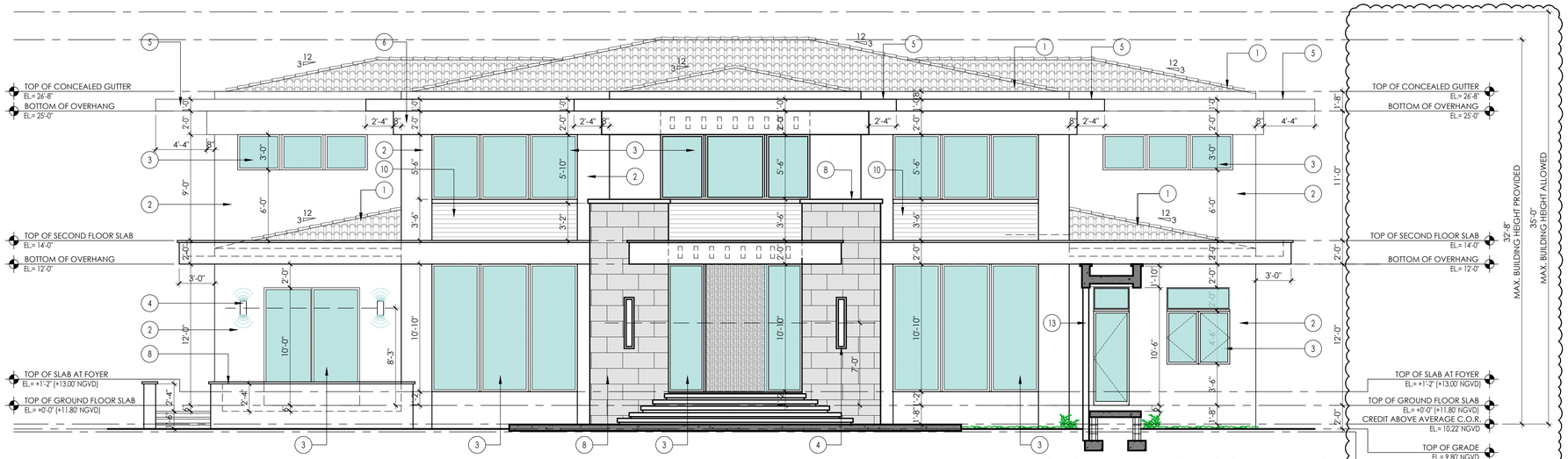
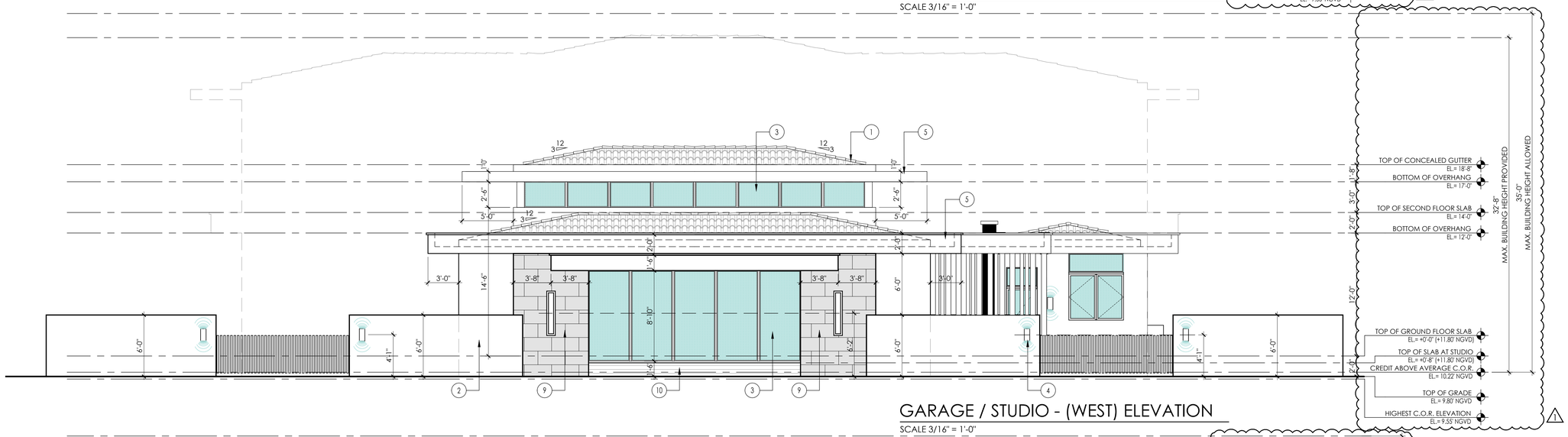


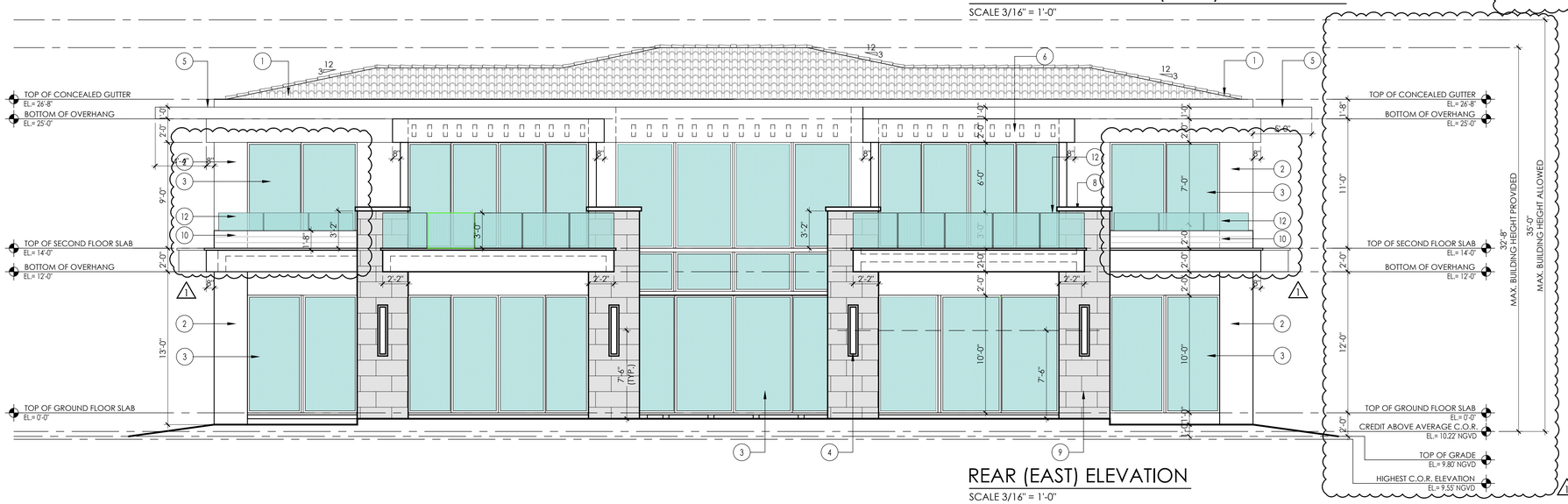
MAIN HOUSE - FRONT (WEST) ELEVATION

SCALE 3/16" = 1'-0"



GARAGE / STUDIO - (WEST) ELEVATION

SCALE 3/16" = 1'-0"



REAR (EAST) ELEVATION

SCALE 3/16" = 1'-0"

Raymond Pacheco
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Date: 2025.04.24 16:59:32 -04'00'

FINISH LEGEND

1. CLAY BARREL ROOF TILE (TYP.)
2. SMOOTH STUCCO FINISH (TYP.)
3. IMPACT RESISTANT WINDOWS / DOORS. UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
4. LIGHT FIXTURE TO BE SELECTED BY OWNER / ARCHITECT
5. SMOOTH STUCCO EYEBROW (TYP.)
6. SMOOTH STUCCO HEADER (TYP.)
7. STONE FINISH (TYP.)
8. STONE CAP FINISH (TYP.)
9. EXPOSED ARCHITECTURAL CONCRETE SURFACE. (TYP.)
10. DECORATIVE VENEER BY "RESYSTA" AS A DECORATIVE ELEMENT ON ITS OWN. PROVIDE WATERPROOFING BEHIND VENEER WALL (TYP.)
11. GARAGE DOORS UNDER A SEPARATE PERMIT (SUBMIT SHOP DRAWINGS FOR REVIEW)
12. GLASS RAILING (TYP.)
13. ALUM. VERTICAL LOUVERS (TYP.) PAINTED TO MATCH WINDOW FRAME
14. WATER FEATURE WALL

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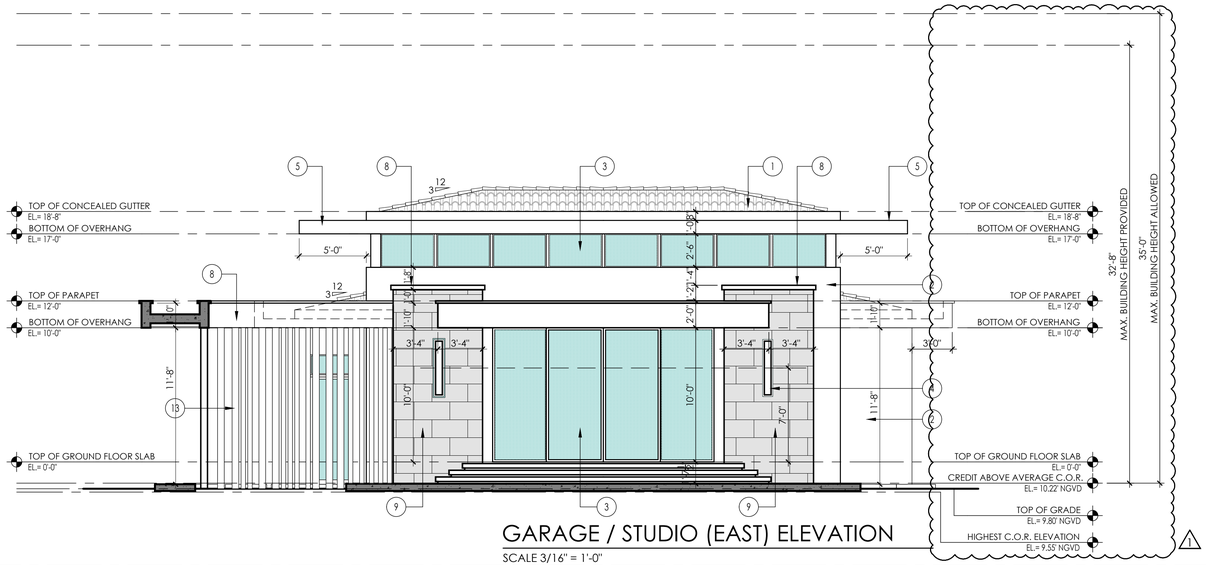

GARAGE / STUDIO (EAST) ELEVATION

SCALE 3/16" = 1'-0"

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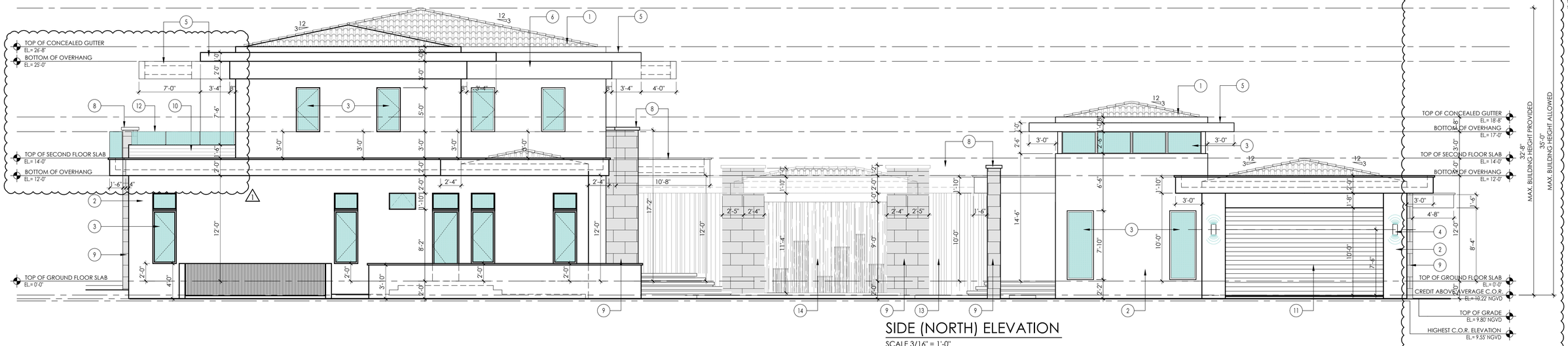
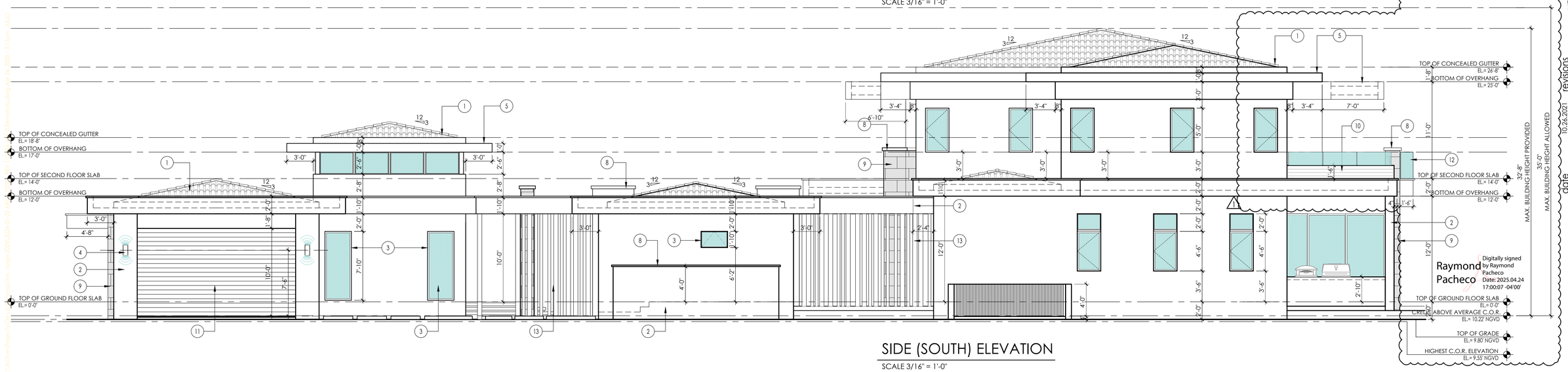


SIDE (NORTH) ELEVATION

SCALE 3/16" = 1'-0"



SIDE (SOUTH) ELEVATION

SCALE 3/16" = 1'-0"

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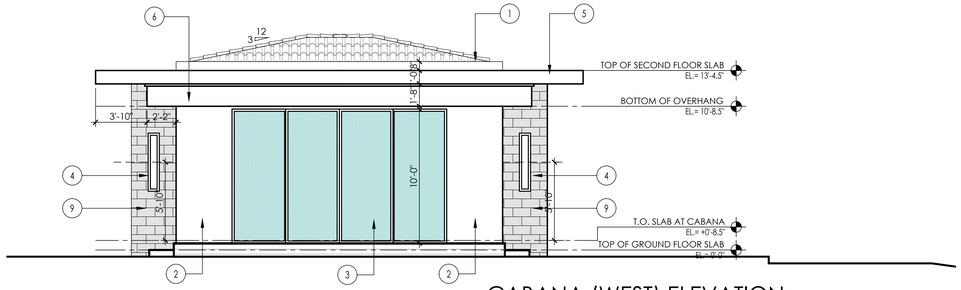
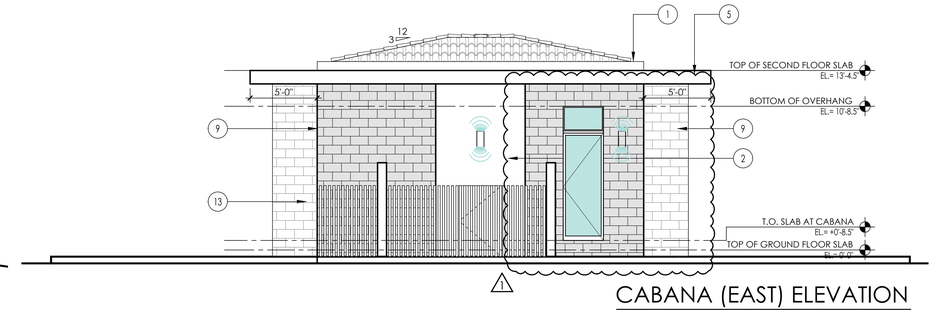


CABANA (WEST) ELEVATION

SCALE 3/16" = 1'-0"



CABANA (EAST) ELEVATION

SCALE 3/16" = 1'-0"

FINISH LEGEND

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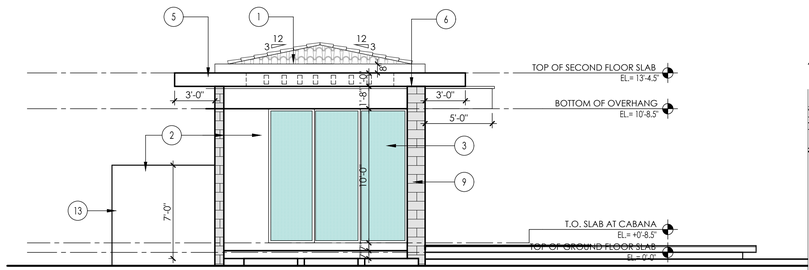
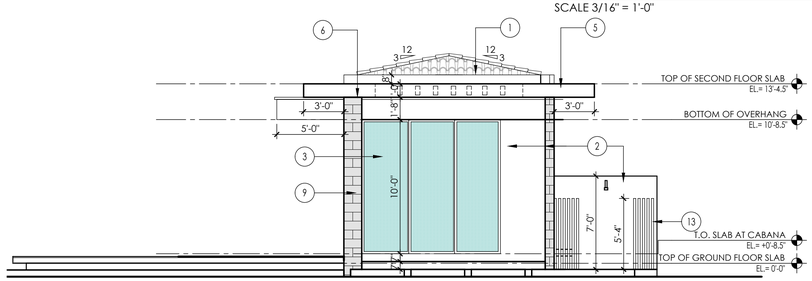
14. WATER FEATURE WALL



CABANA (NORTH) ELEVATION

SCALE 3/16" = 1'-0"



CABANA (SOUTH) ELEVATION

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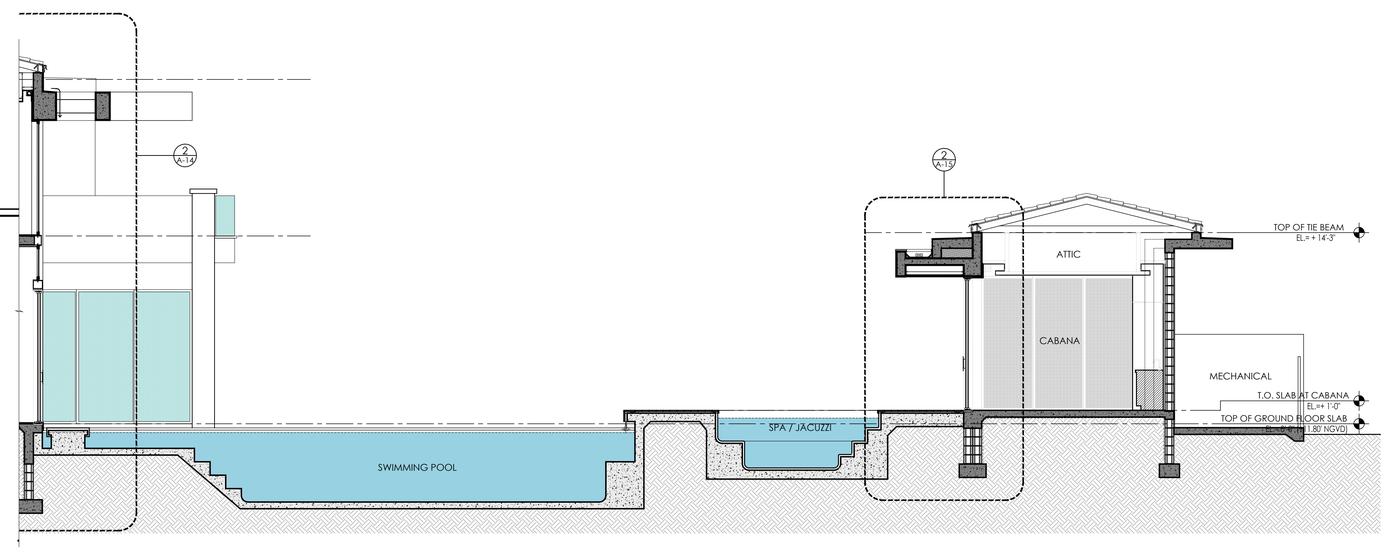
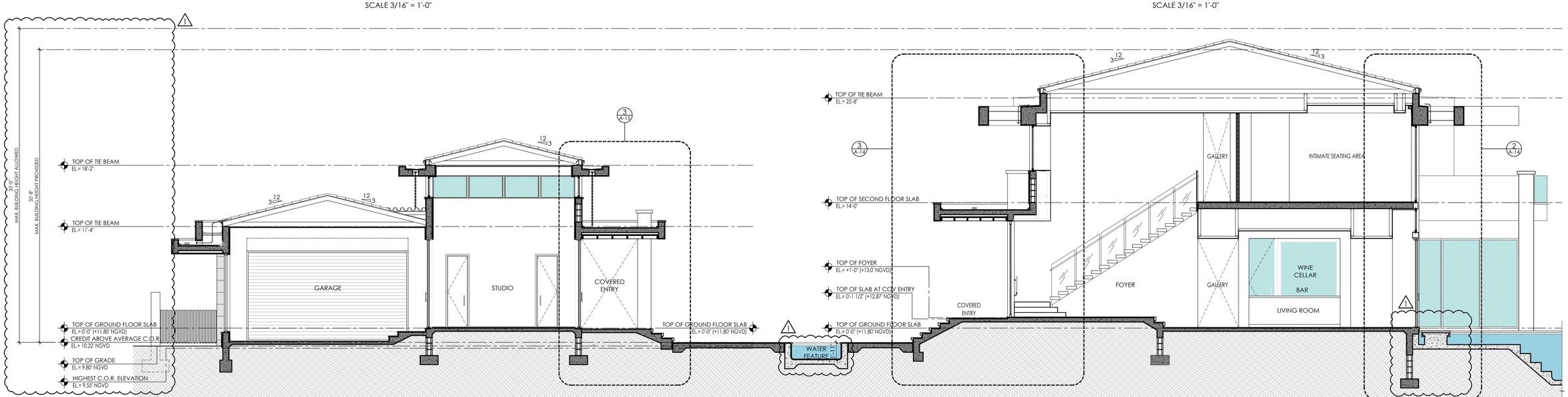


CROSS SECTION "A", CABANA

SCALE 3/16" = 1'-0"



CROSS SECTION "A", MAIN HOUSE

SCALE 3/16" = 1'-0"

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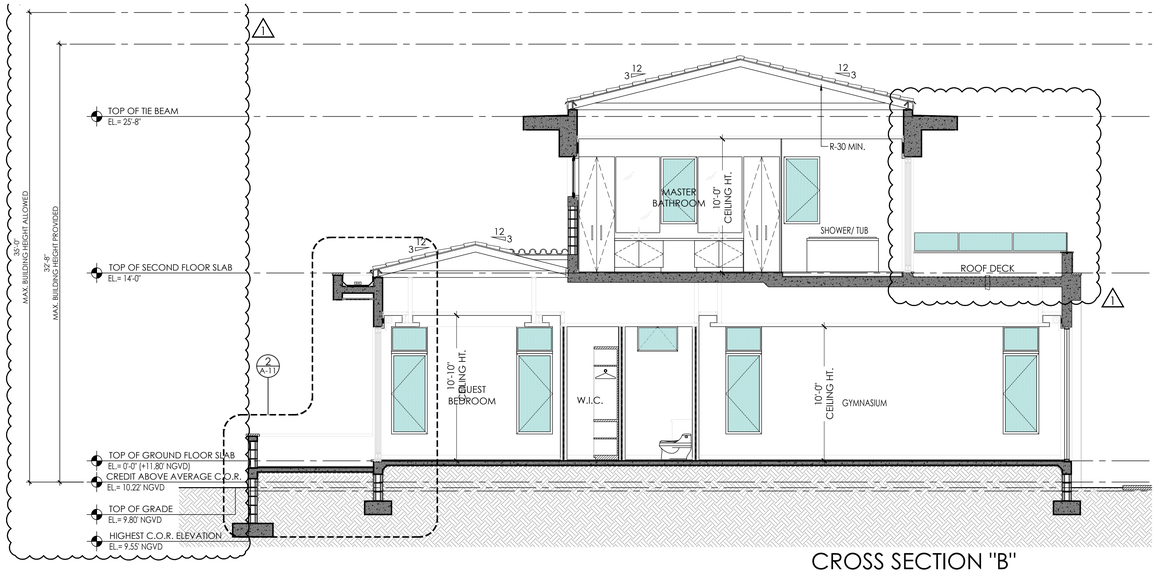

CROSS SECTION "B"

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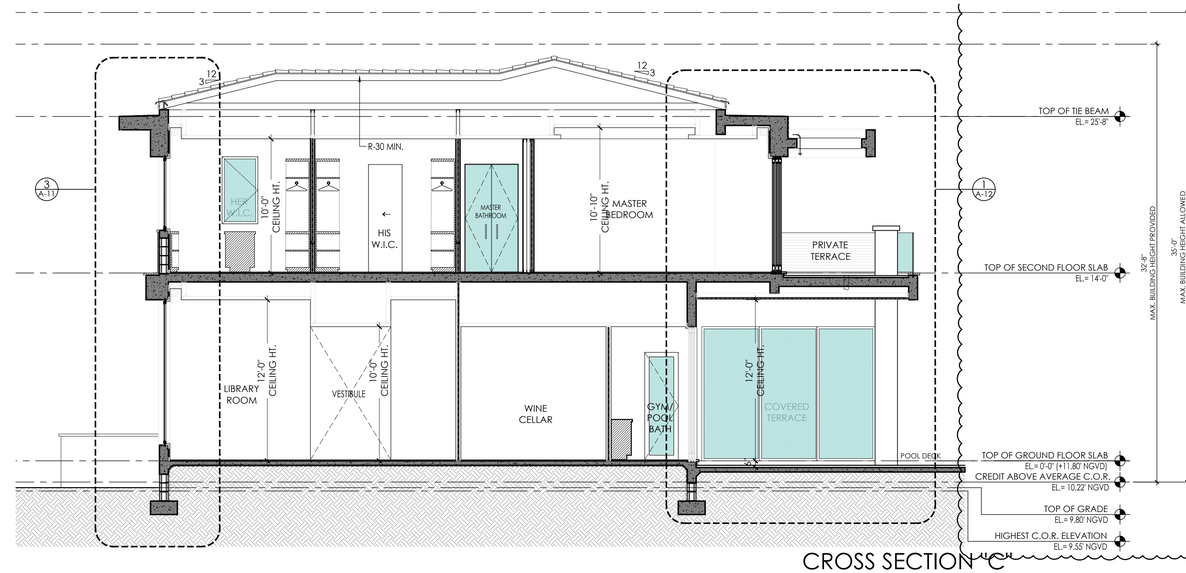

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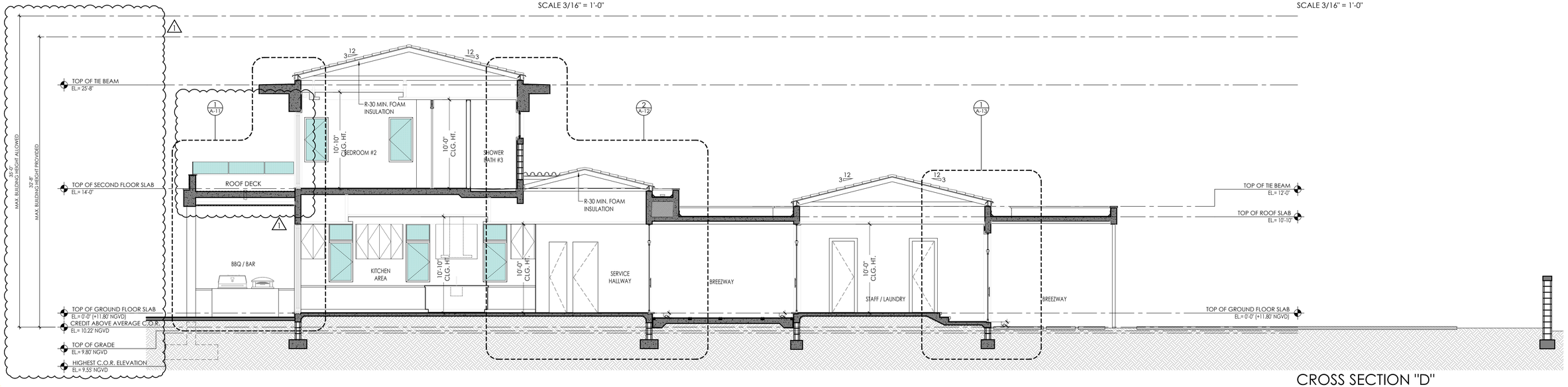

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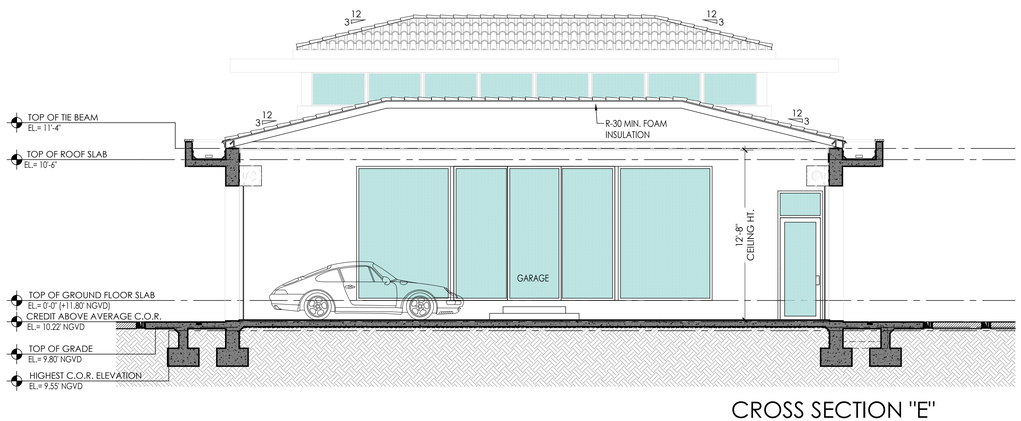
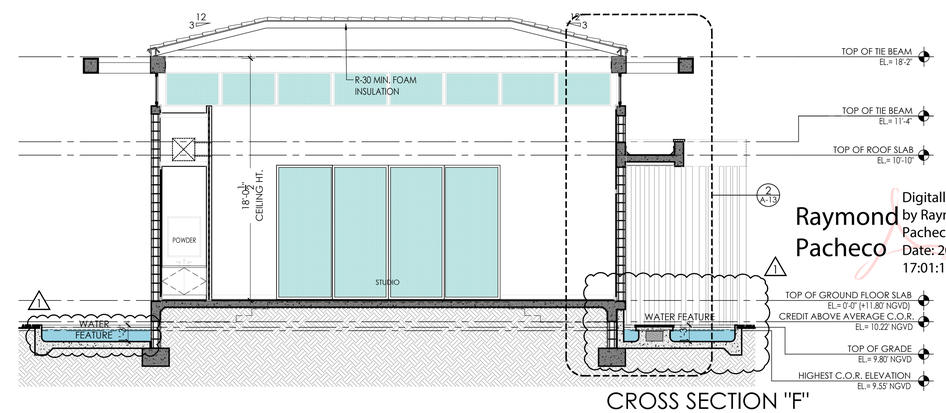


CROSS SECTION "E"

SCALE 3/16" = 1'-0"



CROSS SECTION "F"

SCALE 3/16" = 1'-0"

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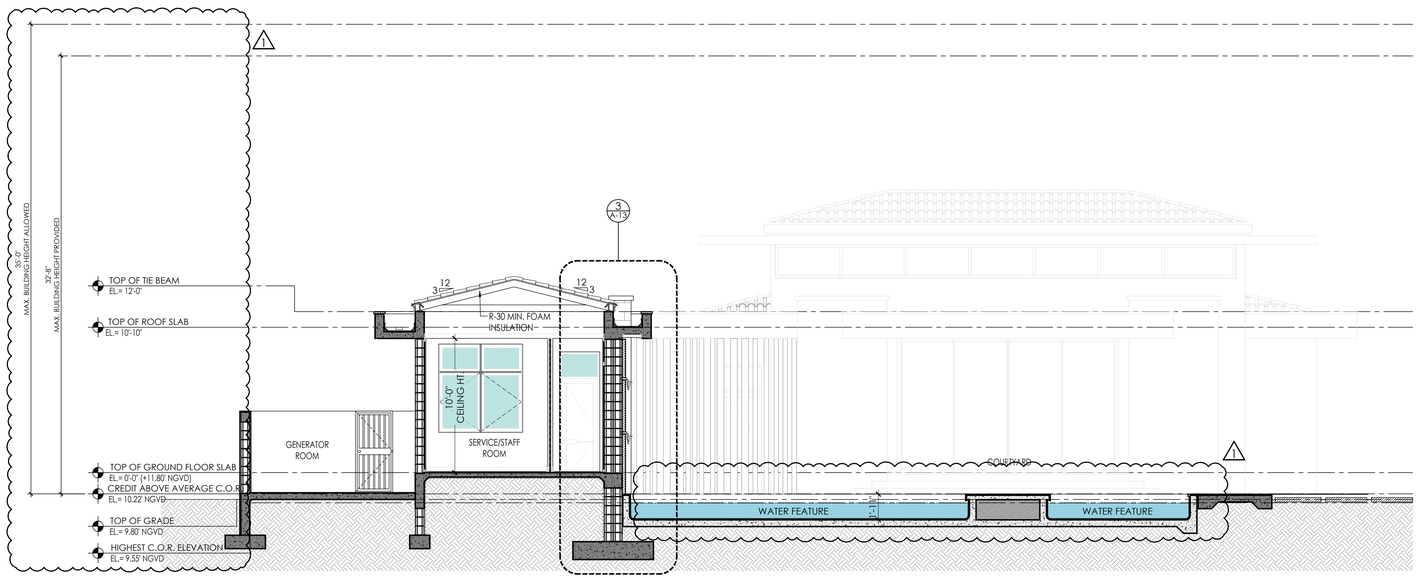

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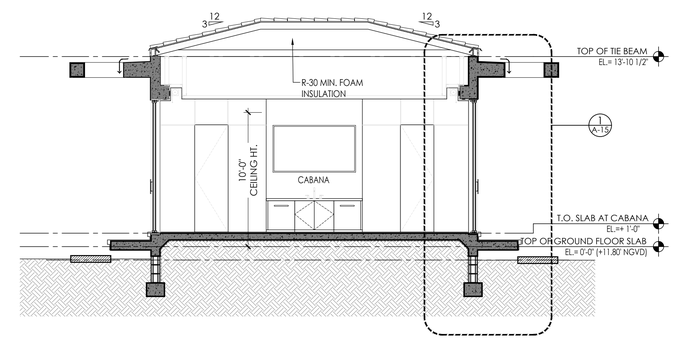

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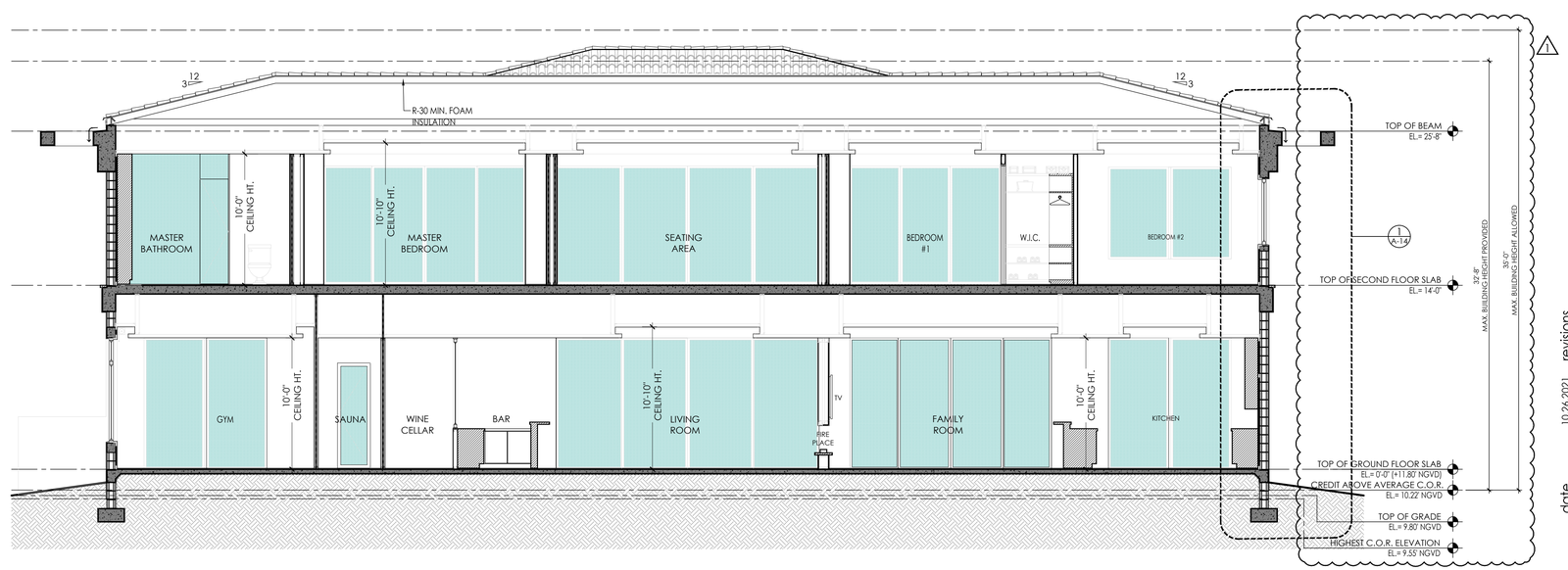

CROSS SECTION "I"

SCALE 3/16" = 1'-0"

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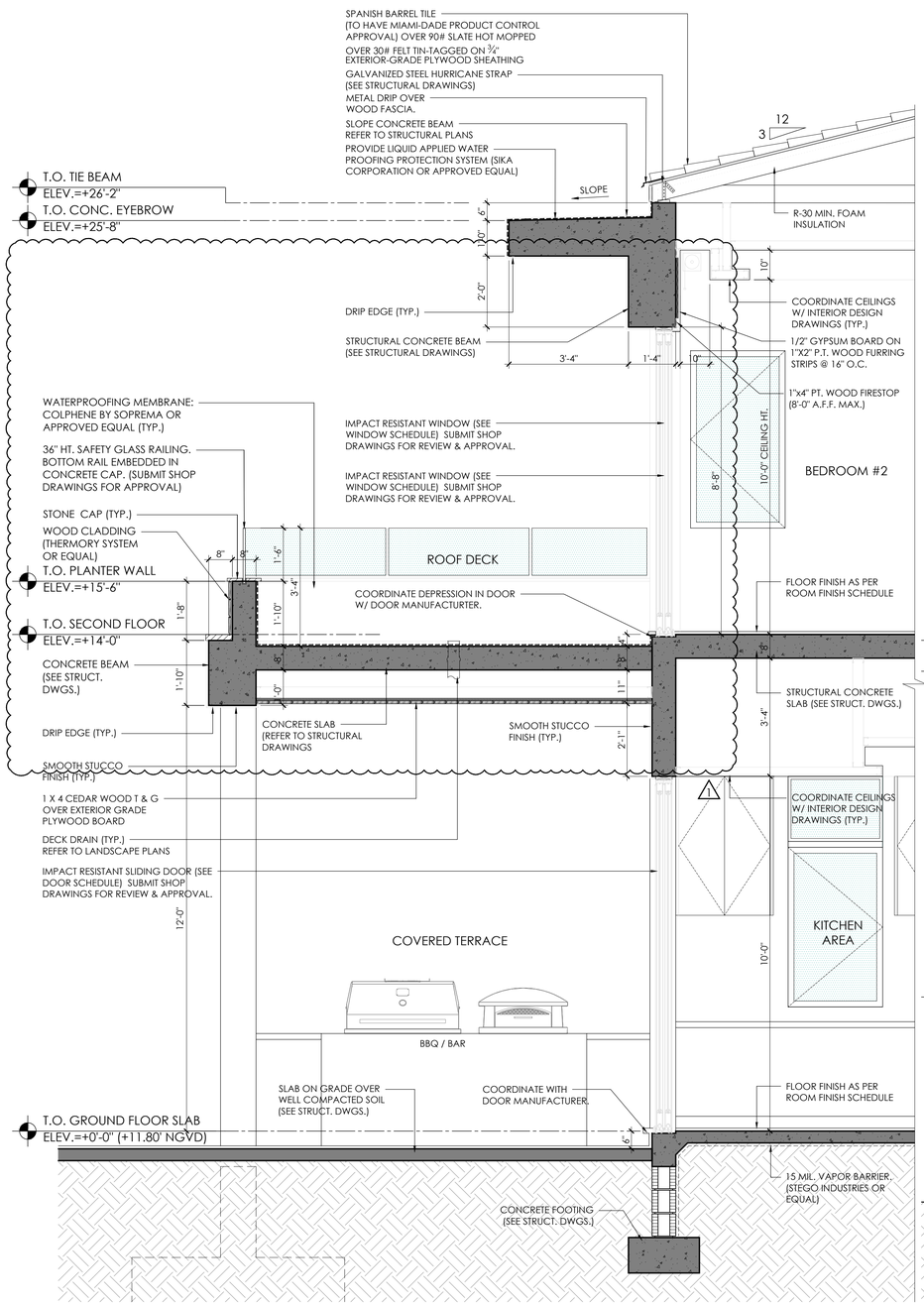
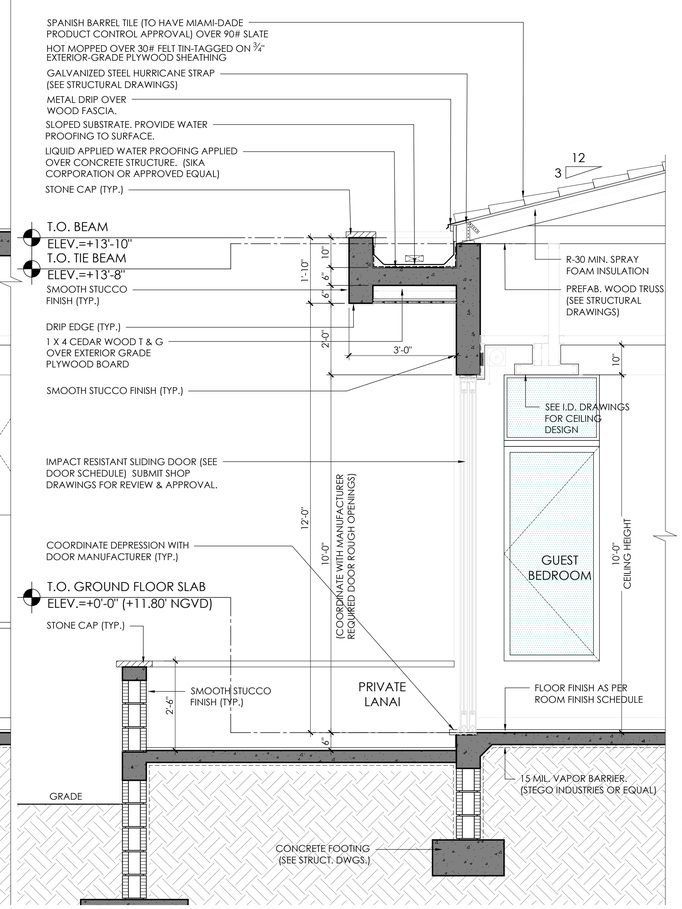


1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
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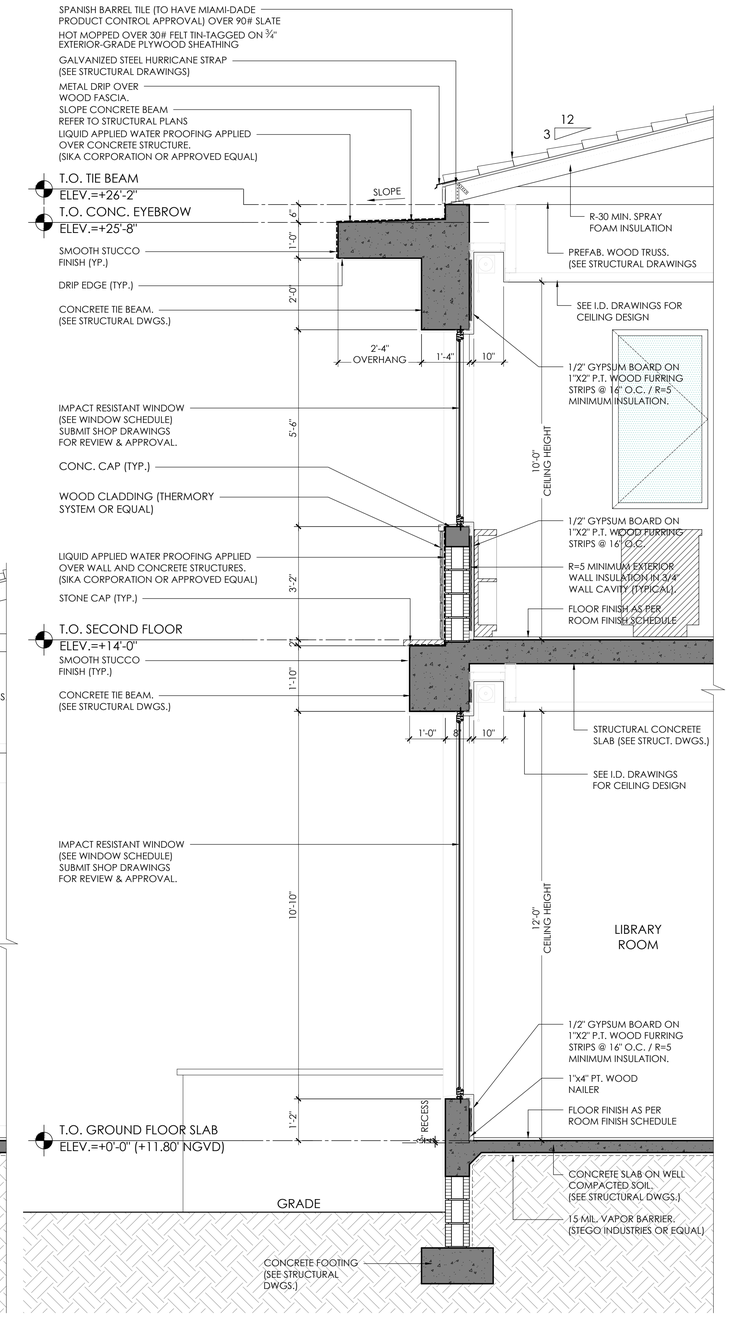

3 WALL SECTION
SCALE 1/2" = 1'-0"

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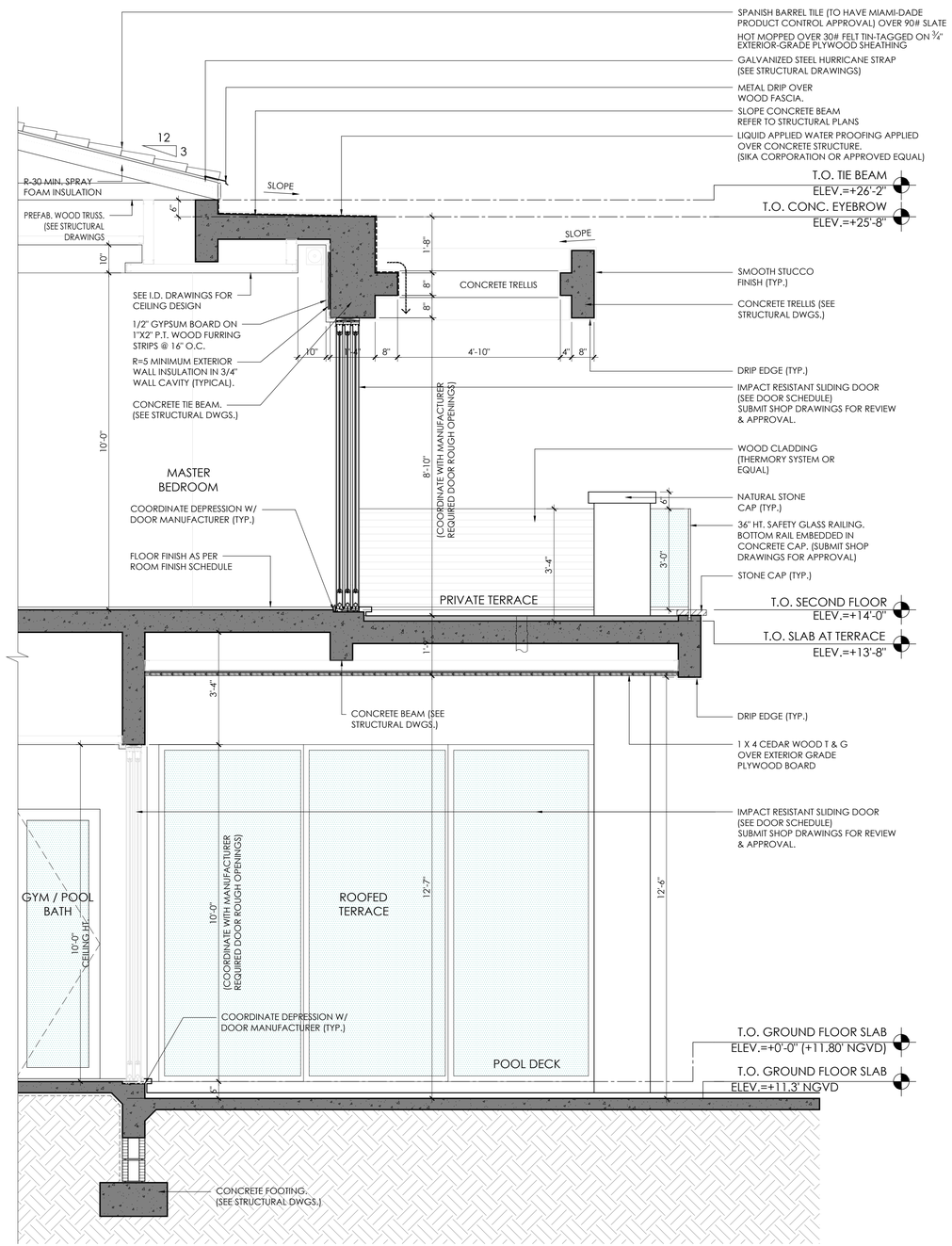

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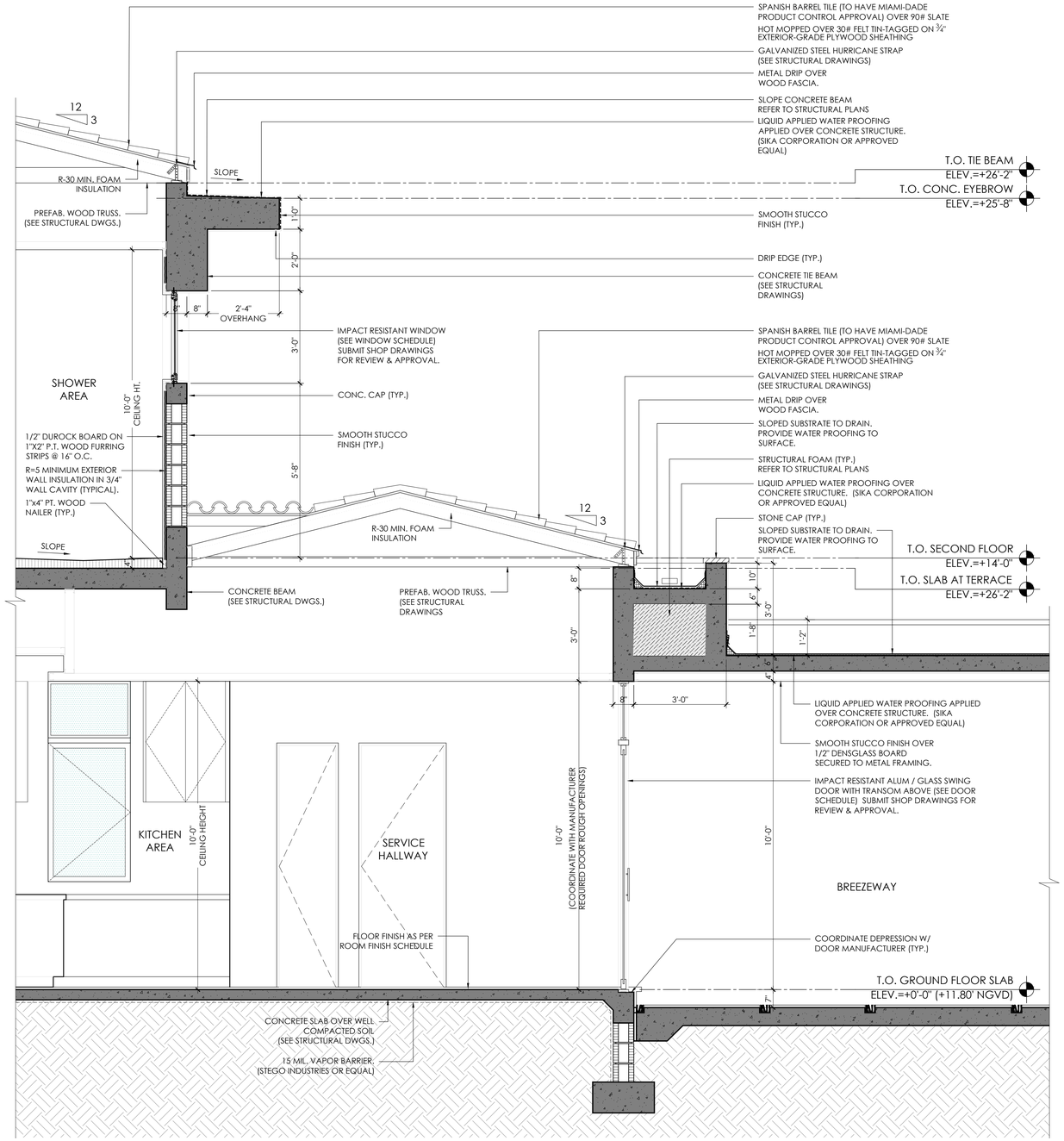

2 WALL SECTION
SCALE 1/2" = 1'-0"

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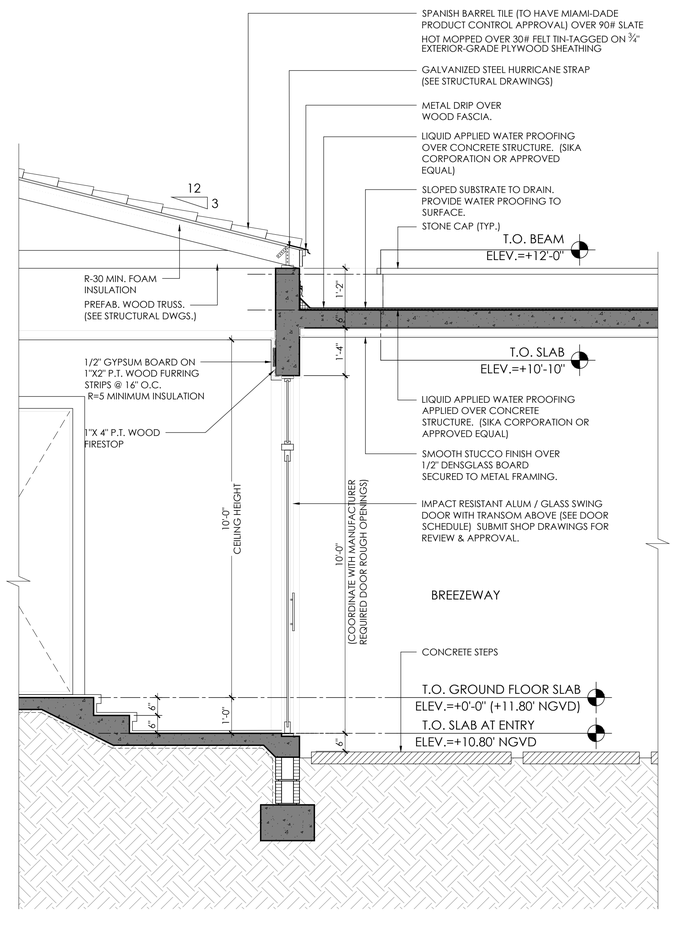
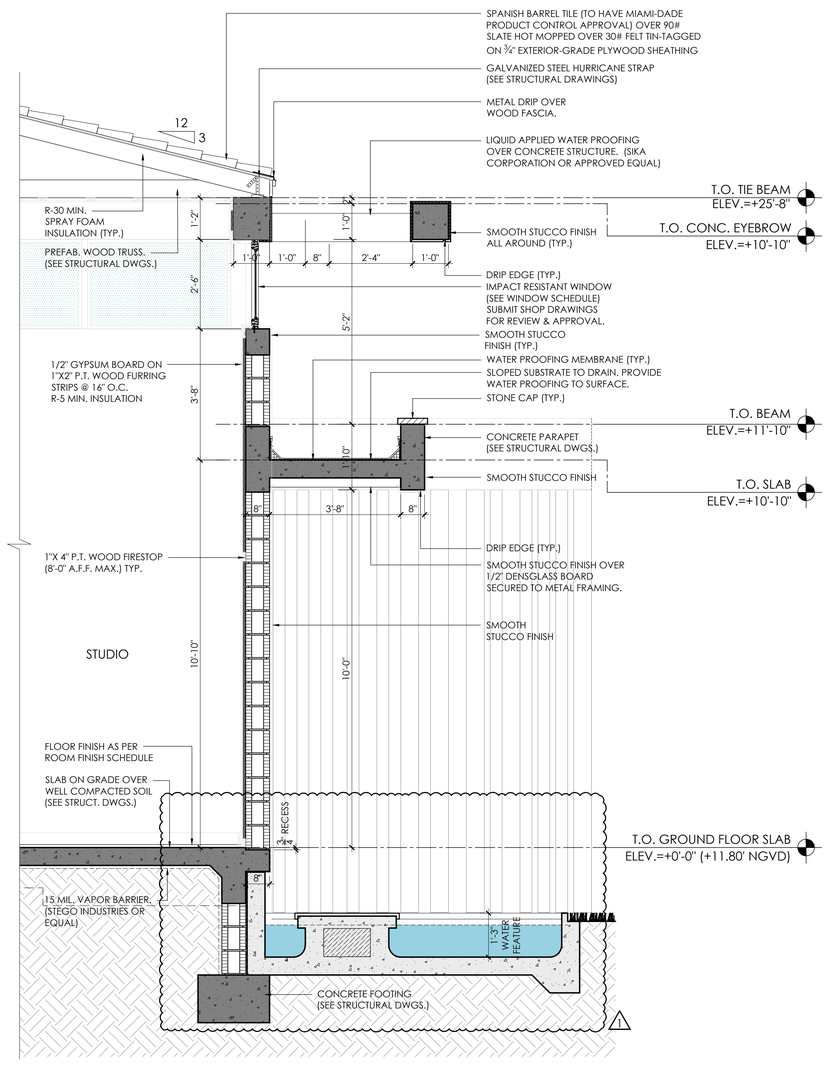


1 WALL SECTION

SCALE 1/2" = 1'-0"



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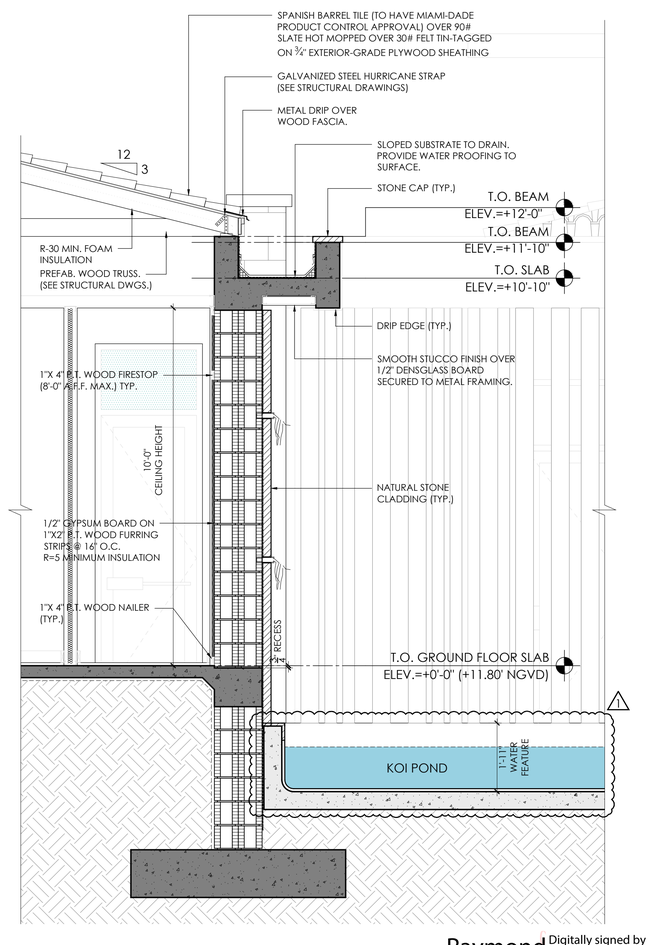

3 WALL SECTION

SCALE 1/2" = 1'-0"

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17:03:50 -04'00'

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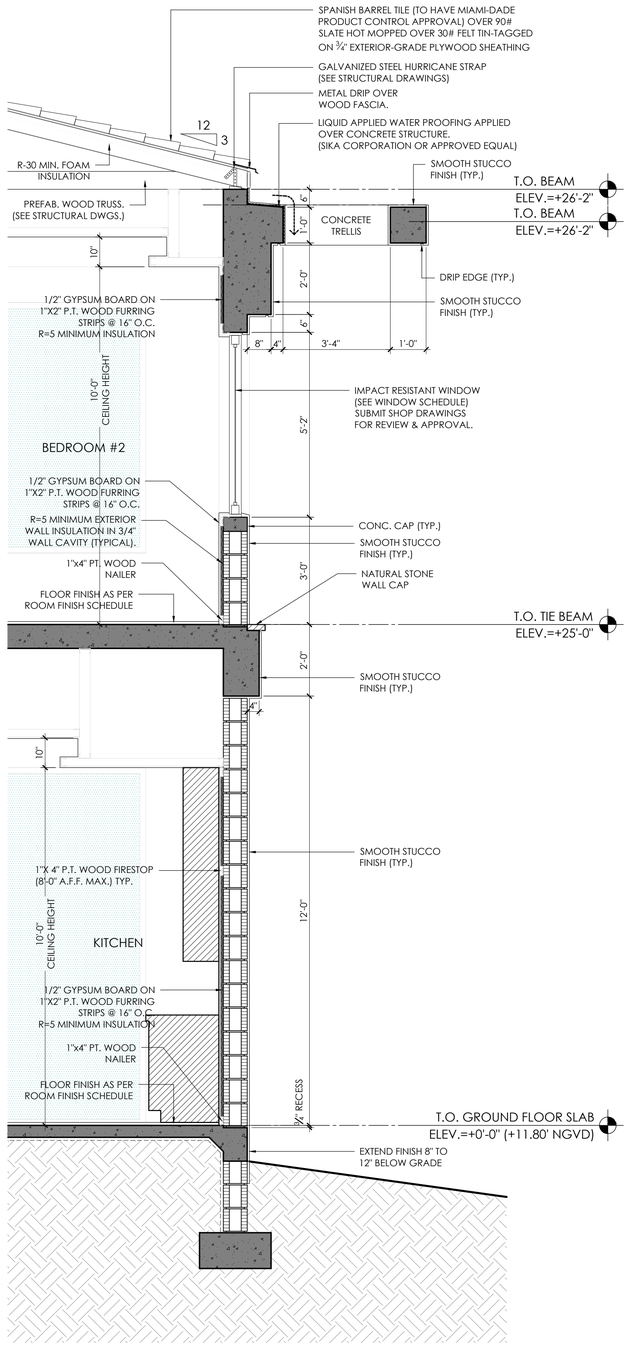
project no.	2024

STATE OF FLORIDA
Raymond Pacheco
AR0008412
REGISTERED ARCHITECT

sheet no.

A-13.0



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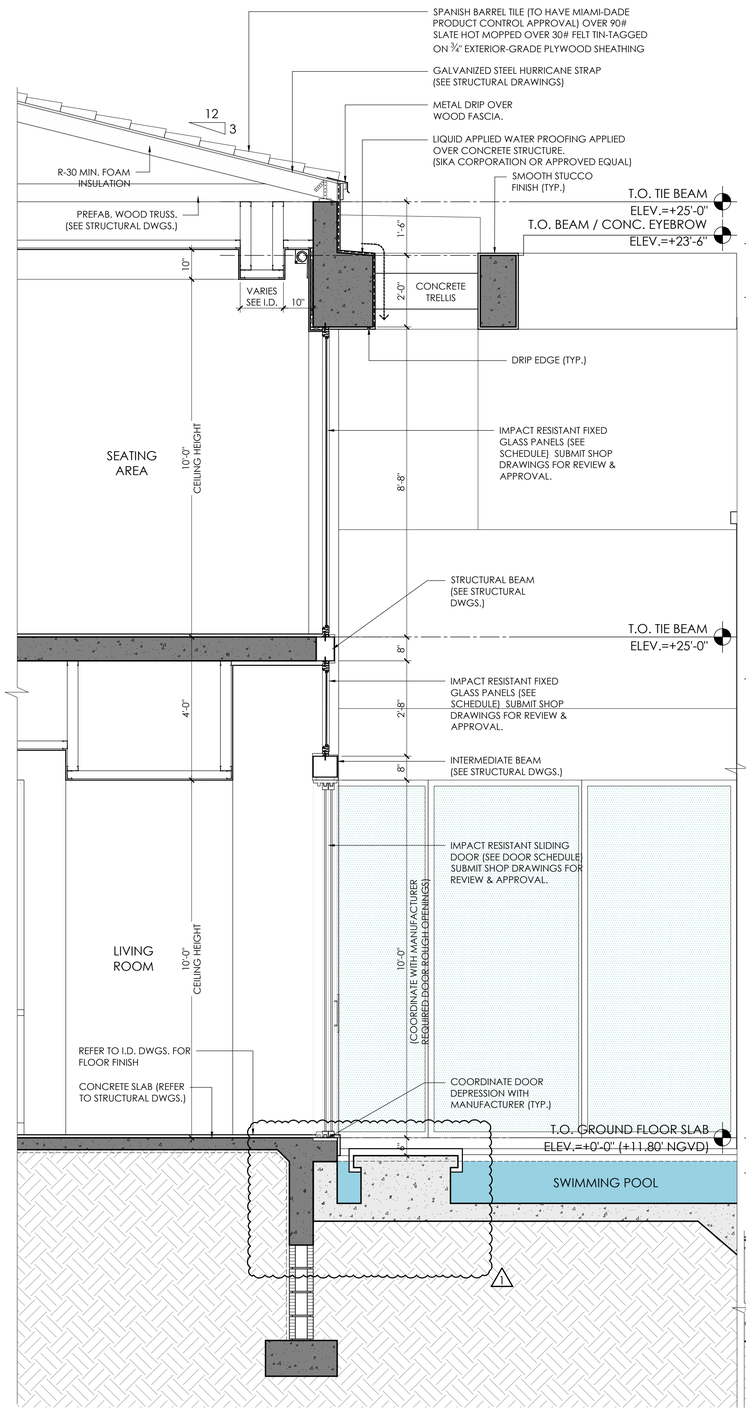

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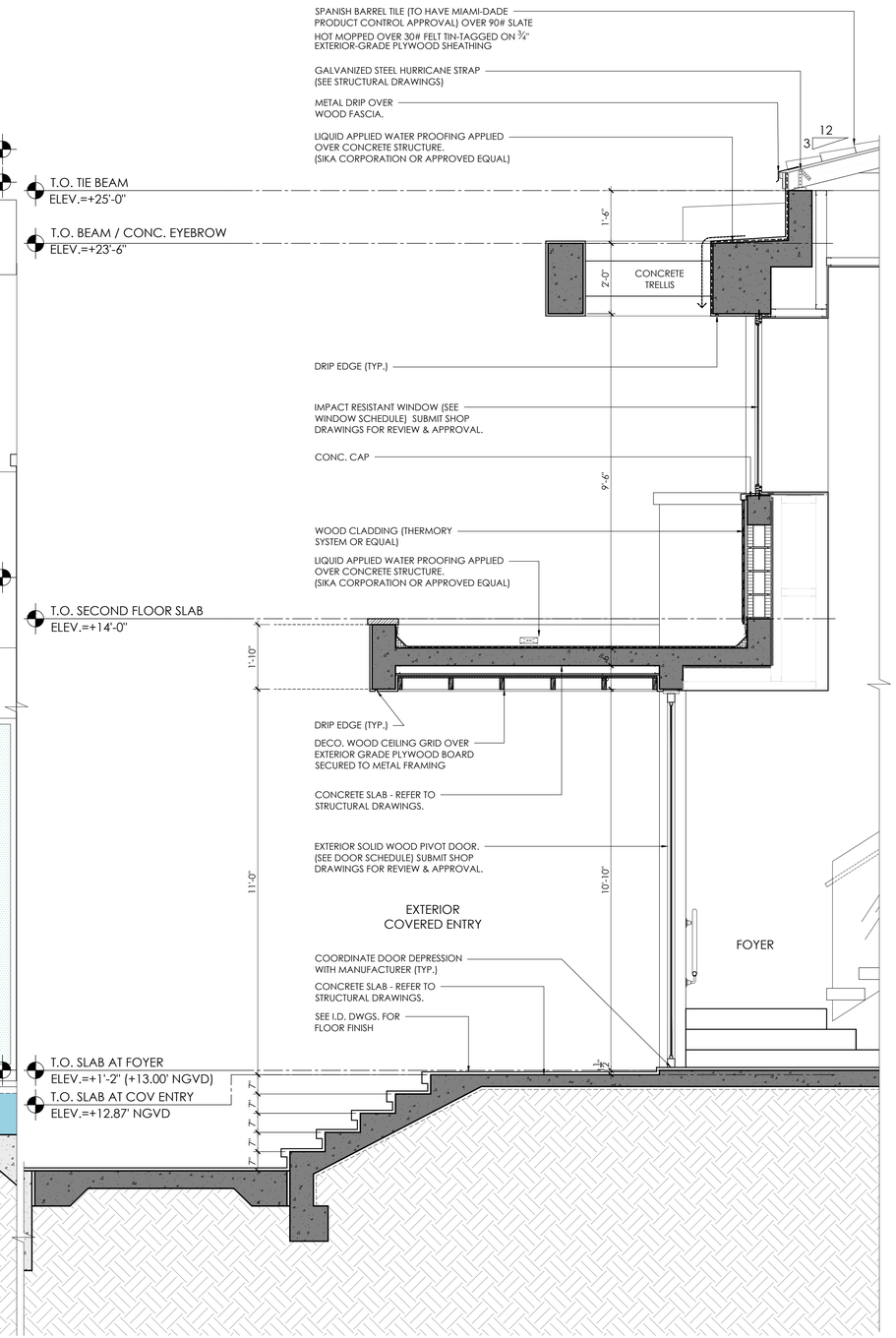

3 WALL SECTION
SCALE 1/2" = 1'-0"

Raymond Pacheco
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PACHECO ARCHITECTURE
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NEW RESIDENCE FOR:
MR & MRS DE LA CONCEPCION
89'65 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
1	05-01-24
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STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

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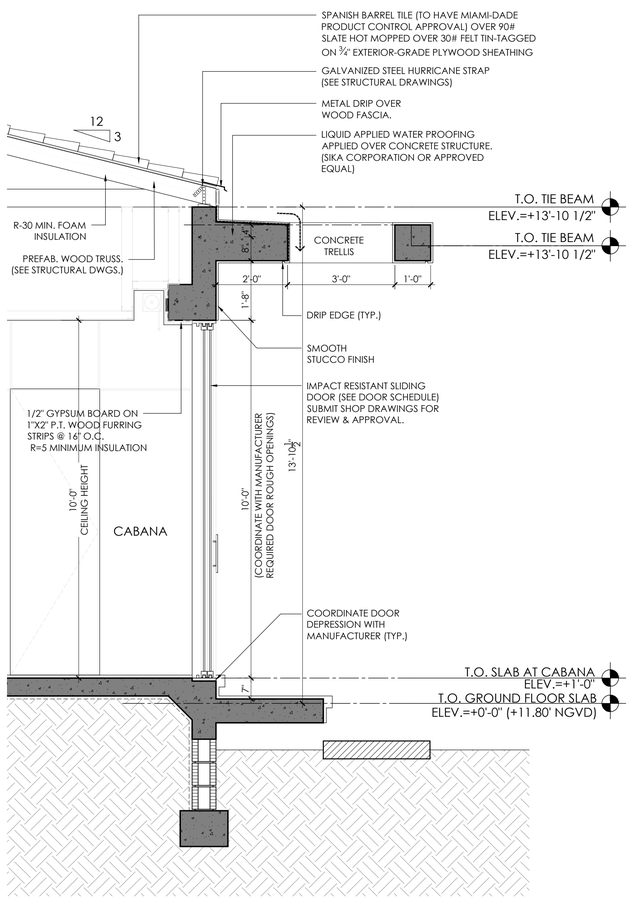
A-14.0



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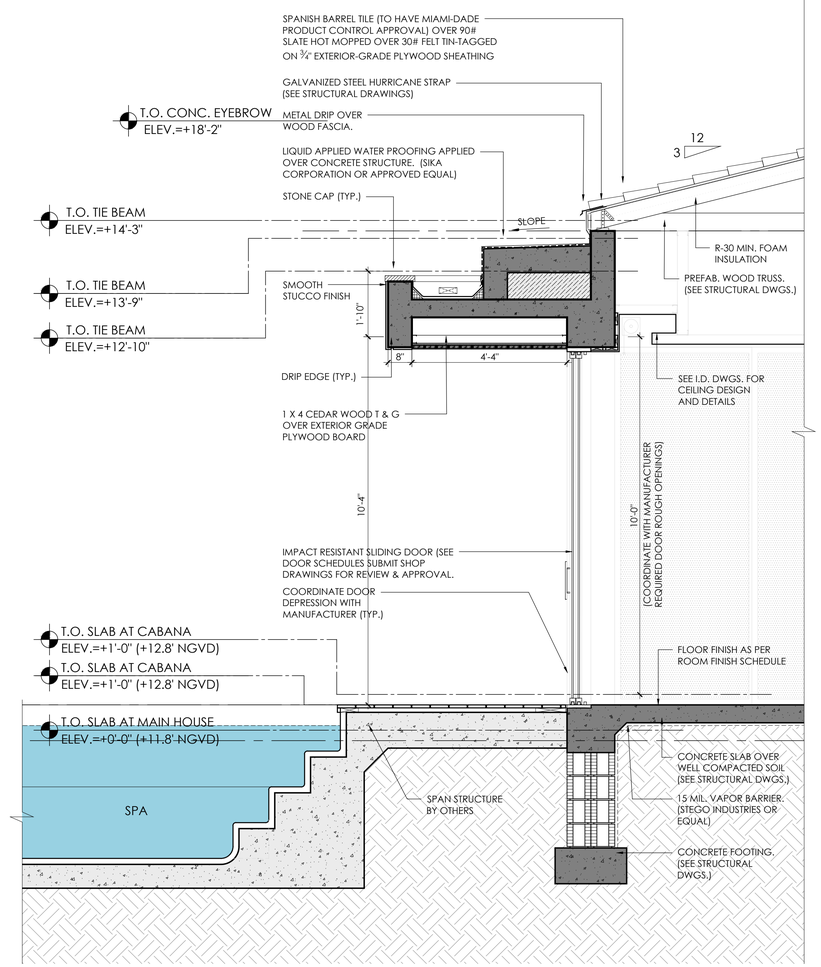

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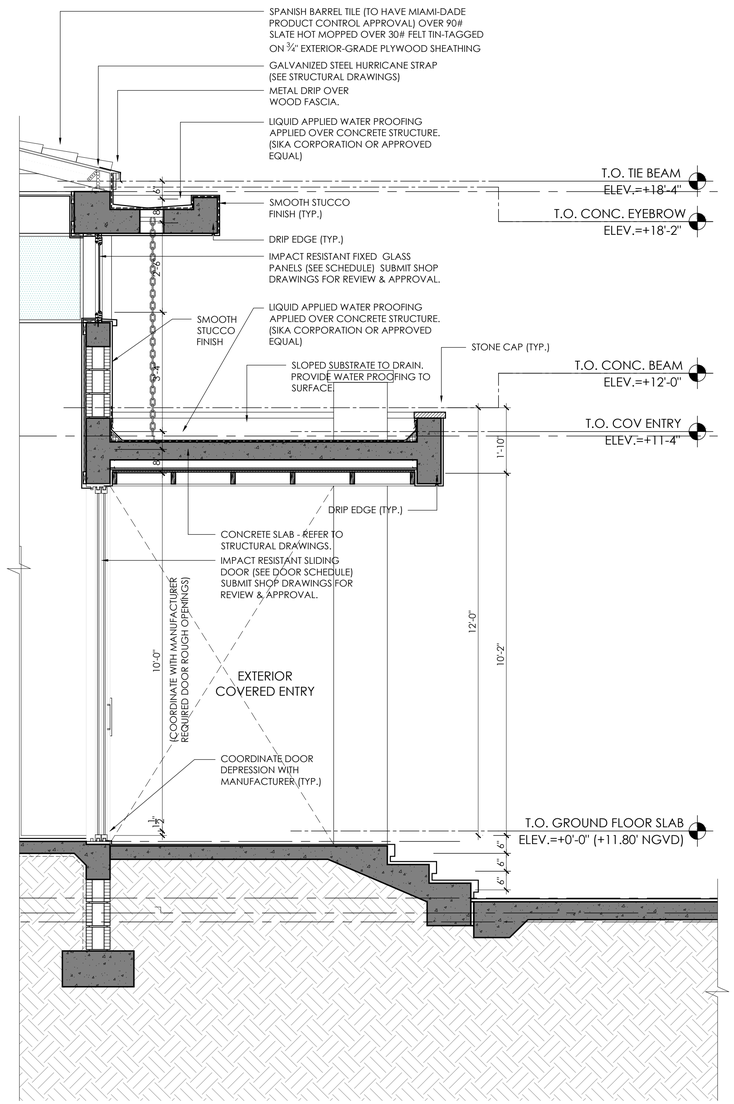

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WINDOW SCHEDULE

WT	TYPE	WIDTH	HEIGHT	REMARKS
A	FIXED	36"	130"	IMPACT RESISTANT
B	FIXED	148"	130"	(3) GLASS PANELS / IMPACT RESISTANT
C	DOUBLE CASEMENT	64"	54"	TRANSOM ABOVE / IMPACT RESISTANT
D	CASEMENT	32"	54"	TRANSOM ABIVE / IMPACT RESISTANT
E	FIXED	60"	120"	IMPACT RESISTANT
F	FIXED	112"	120"	(2) GLASS PANELS / IMPACT RESISTANT
G	CASEMENT	32"	72"	TRANSOM ABOVE / IMPACT RESISTANT
H	CASEMENT	36"	22"	IMPACT RESISTANT
I	FIXED	36"	94"	IMPACT RESISTANT
J	FIXED	248"	106"	(5) GLASS PANELS / IMPACT RESISTANT
K	FIXED	152"	60"	(3) GLASS PANELS / IMPACT RESISTANT
L	FIXED	148"	66"	(3) GLASS PANELS / IMPACT RESISTANT
M	CASEMENT	32"	60"	IMPACT RESISTANT
N	FIXED	132"	36"	(3) GLASS PANELS / IMPACT RESISTANT
O	VOID			
P	FIXED	42"	108"	IMPACT RESISTANT
Q	CASEMENT	32"	60"	IMPACT RESISTANT
R	FIXED	240"	276"	CURTAIN WALL / IMPACT RESISTANT
S	FIXED	190"	30"	(4) GLASS PANELS / IMPACT RESISTANT
T	FIXED	398"	30"	(8) GLASS PANELS / IMPACT RESISTANT

WINDOW NOTES

1. ALL WINDOWS AS SELECTED BY OWNER.
2. ALL WINDOW MASONRY OPENINGS SHALL BE PROVIDED BY WINDOW COMPANY AND CONTRACTOR SHALL COORDINATE PRIOR TO PLACING WINDOW ORDER AND BLOCKWALL INSTALLATION.
3. WINDOW COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
4. WINDOWS SHALL HAVE CLEAR SAFETY-PLUS IMPACT GLASS, PAINT FINISH AND INSTALLATION ACCESSORIES. (FOLLOW ELEVATIONS FOR MOUNTAINS STYLES.)
5. ALL EXTERIOR WINDOW SHALL RECEIVE IMPACT-RESISTANT GLASS AND SHALL COMPLY WITH PRODUCT CONTROL APPROVED BY MIAMI-DADE COUNTY.
6. ALL EXTERIOR WINDOWS SHALL BE ON A SEPARATE PERMIT.

DOOR-SCHEDULE-FIRST FLOOR

DT	TYPE	WIDTH	HEIGHT	MATERIAL	JAMB	SADDLE	REMARKS
100	PIVOT	5'-0"	10'-10"	WOOD	ALUMN.	ALUMN. THRESH	PIVOT DOOR / IMPACT RESISTANT
101	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
102	SLIDING	(2) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
103	SLIDING	(4) 3'-10"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
104	SLIDING	(2) 5'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
105	SLIDING	(2) 4"-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
106	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
107	SLIDING	(2) 4'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
109	SWING	3'-0"	8'-0"		-	-	SEE ELEVATOR MANFACTURER SPECS.
111	BARN	4'-0"	8'-0"	WOOD	WOOD	-	
111	SWING	(2) 2'-0"	8'-0"	WOOD	WOOD	-	
112	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
113	SWING	3'-0"	8'-0"	WOOD	WOOD	-	HANIDICAPPED ACCESSIBLE
114	SWING	2'-10"	8'-0"	WOOD	WOOD	-	
115	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE
116	SWING	2'-10"	8'-0"	WOOD	WOOD	-	HANDICAPPED ACCESSIBLE
117	SWING	3'-0"	8'-0"	WOOD	WOOD	-	
118	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
119	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
120	SWING	2'-6"	8'-0"	WOOD / GLASS	WOOD	-	
121	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
122	SWING	2'-6"	8'-0"	GLAS	-	-	
123	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
124	SWING	2'-0"	8'-0"	WOOD	WOOD	-	
125	SWING	2'-8"	8'-0"	WOOD	WOOD	-	
126	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
127	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
128	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
129	SWING	2'-6"	8'-0"	WOOD	WOOD	-	
130	SWING	2'-8"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
131	SLIDING	(4) 4'-2"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
132	ROLL UP	18'-0"	10'-0"	METAL	-	-	
133	OVERHEAD	18'-0"	10'-0"	METAL	-	-	
134	SWING	3'-0"	8'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	TRANSOM ABOVE/ IMPACT RESISTANT
135	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
136	SWING	2'-4"	8'-0"	WOOD	WOOD	-	
137	SLIDING	(3) 4'-4"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	-
138	SLIDING	(4) 4'-0"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
139	SLIDING	(3) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
140	SLIDING	(3) 4'-6"	10'-0"	ALUMN./GLASS	ALUMN.	ALUMN. THRESH	IMPACT RESISTANT
141	SWING	2'-6"	10'-0"	WOOD	WOOD	-	-
142	SWING	2'-6"	10'-0"	WOOD	WOOD		
143	SWING	2'-10"	8'-0"	ALUM	WOOD	-	W/ 24" TRANSOM ABOVE

DOOR SCHEDULE - SECOND FLOOR

DT	WIDTH	HEIGHT	TYPE	JAMB	MATERIAL	SADDLE	REMARKS
200	(3) 3'-8"	9'-0"	SLIDING	ALUMN.	ALUMN./GLASS	ALUMN. THRESH	IMPACT RESISTANT
201	(4) 3'-8"	9'-0"	SLIDING	ALUMN.	ALUMN./GLASS	ALUMN. THRESH	IMPACT RESISTANT
202	2'-4"	8'-0"	SWING	WOOD	WOOD	-	
203	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
204	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
205	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
206	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
207	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
208	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
209	3'-0"	8'-0"	SWING	WOOD	WOOD	-	
210	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
211	2'-6"	8'-0"	SWING	WOOD	WOOD	-	
212	3'-0"	8'-0"	POCKET	WOOD	WOOD	-	
213	2'-0"	8'-0"	POCKET	WOOD	WOOD	-	
214	2'-0"	8'-0"	POCKET	WOOD	WOOD	-	
215	3'-0"	8'-0"	POCKET	WOOD	WOOD	-	
216	3'-0"	8'-0"	SWING	-	METAL	-	SEE ELEVATOR MANUFACTURER SPECS.
217	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
218	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
219	2'-6"	8'-0"	POCKET	WOOD	WOOD	-	
220	2'-4"	8'-0"	SWING	WOOD	WOOD	-	
221	(2) 2'-0"	8'-0"	DOUBLE SWING	WOOD	WOOD	-	
222	(2) 4'-6"	9'-0"	SLIDING	WOOD	ALUM	-	
223	(2) 4'-6"	9'-0"	SLIDING	WOOD	ALUM	-	

DOOR NOTES

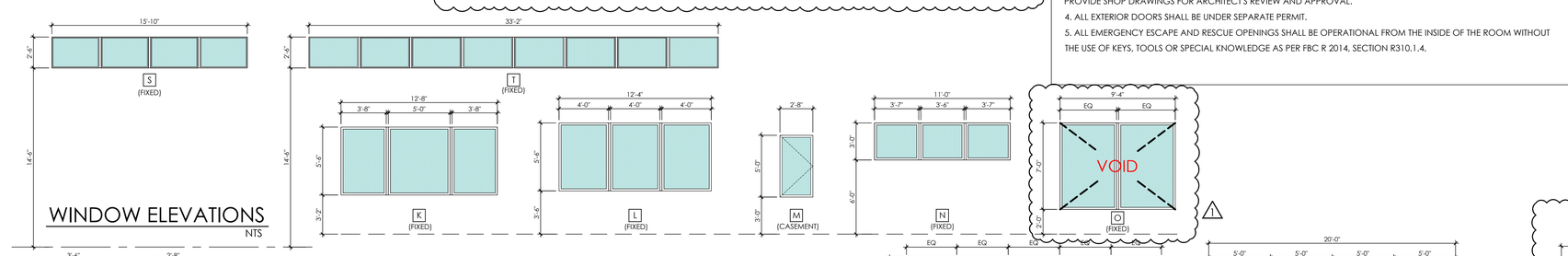
1. OWNER SHALL SELECT THE DOOR MANUFACTURER.
2. ALL DOOR MASONRY OPENINGS SHALL BE PROVIDED BY THE DOOR COMPANY AND THE CONTRACTOR SHALL COORDINATE PRIOR TO PLACING DOOR ORDER & TO INSTALLING THE BLOCKWALL.
3. ALL METAL/ GLASS DOORS SHALL FOLLOW THE ELEVATIONS FOR MUNTINS AND STYLE. THE DOOR COMPANY SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
4. ALL EXTERIOR DOORS SHALL BE UNDER SEPARATE PERMIT.
5. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE AS PER FBC R 2014, SECTION R310.1.4.

FINISH SCHEDULE

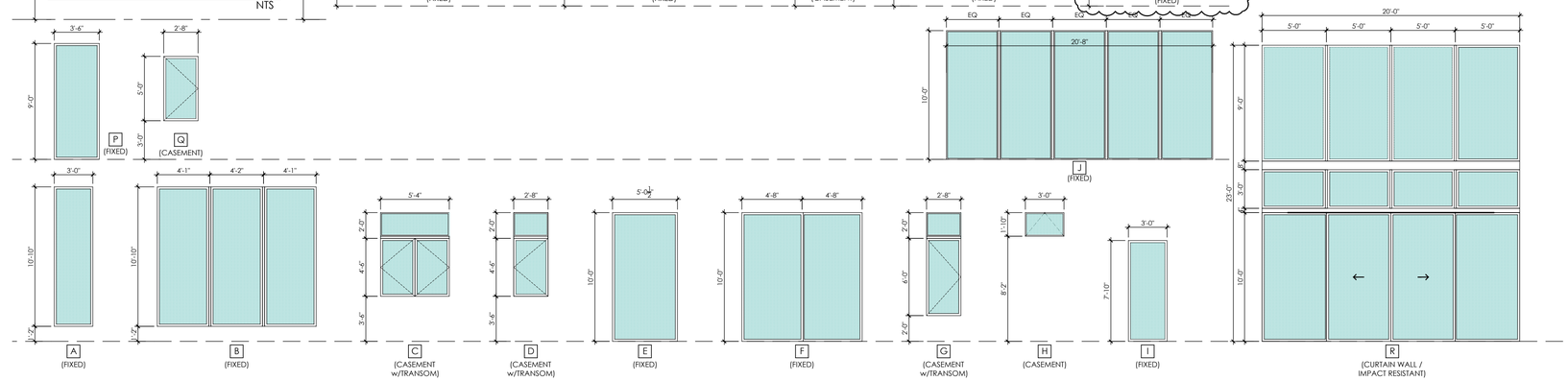
NUMBER	ROOMNAME	FLOOR	BASEBOARD	CEILING	WALLS	REMARKS
100	FOYER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
101	LIVING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
102	LIBRARY	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
103	GUEST BEDROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
104	WIC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
105	GUEST BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
106	GYMNASIUM	RUBEROID	WOOD	LEVEL FIVE	LEVEL FIVE	
107	POOL BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
108	POWDER	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
109	CELLAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
110	BAR	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
111	FAMILY ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
112	DINING ROOM	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
113	BREAKFAST	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
114	KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
115	CATERING KITCHEN	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
116	LAUNDRY ROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
117	STAFF BEDROOM	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
118	STAFF BATH	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
119	GALLERY	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
120	STUDIO	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
121	POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
122	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
123	GARAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
124	CABANA LIVING	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
125	STORAGE	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
126	CABANA POWDER	PORCELAIN	WOOD	LEVEL FIVE	LEVEL FIVE	
200	VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
201	BEDROOM #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
202	WIC #3	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
203	BATH#3	STONE	-	LEVEL FIVE	LEVEL FIVE	
204	BEDROOM #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
205	BATH #2	STONE	-	LEVEL FIVE	LEVEL FIVE	
206	WIC #2	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
207	BEDROOM #1	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
208	WIC #1	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
209	BATH #1	STONE	-	LEVEL FIVE	LEVEL FIVE	
210	INTIMATE FAMILY	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
211	MASTER BEDROOM	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
212	HER WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
213	HIS WIC	WOOD	WOOD	LEVEL FIVE	LEVEL FIVE	
214	MASTER BATH	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
215	HER WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
216	HIS WC	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	
217	ELEVATOR VESTIBULE	STONE	WOOD	LEVEL FIVE	LEVEL FIVE	

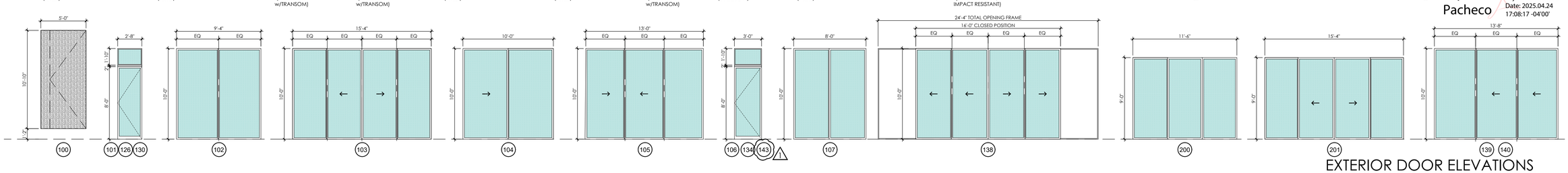
COMPONENTS OF MEANS OF ESCAPE

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



WINDOW ELEVATIONS
NTS





EXTERIOR DOOR ELEVATIONS
NTS

Raymond Pacheco
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Date: 2025.04.24 17:08:17 -04'00'

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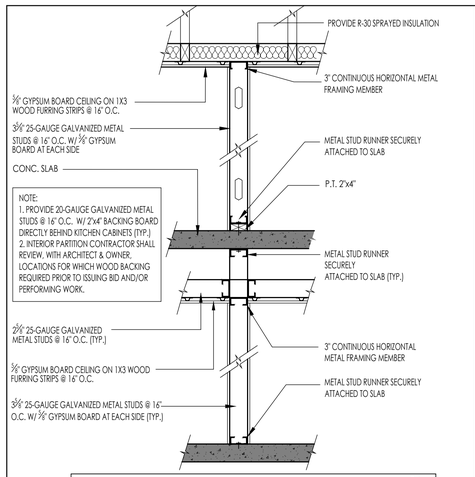

1 INTERIOR PARTITION SECTION (TYP.)

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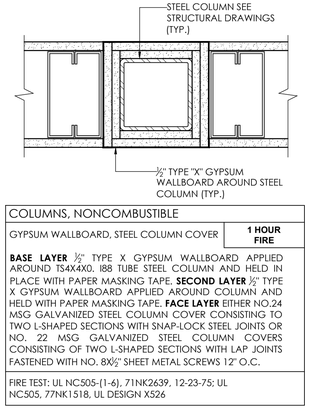
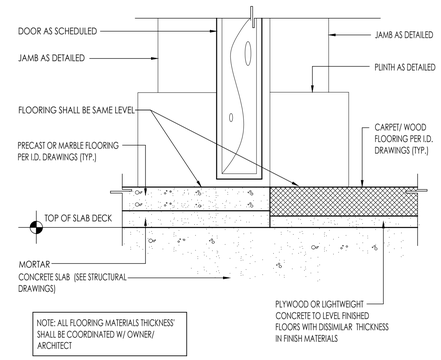


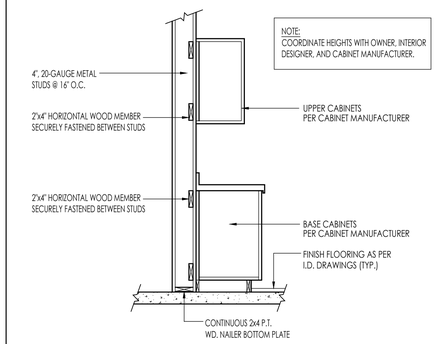
2 STEEL COLUMN DETAIL (TYP.)

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



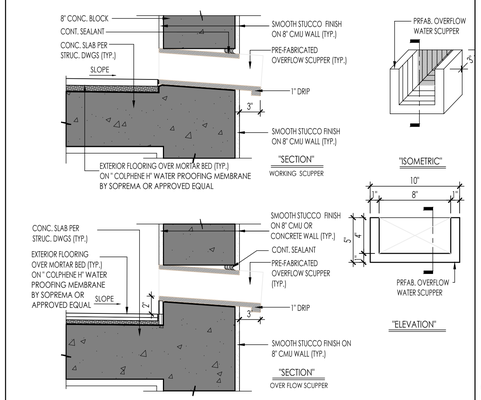
3 LEVELING OF DISIMILAR FLOORING MATERIALS (TYP.)

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



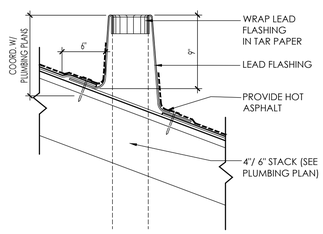
4 KITCHEN CABINET @ STUD WALL ASSEMBLY DETAIL (TYP.)

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



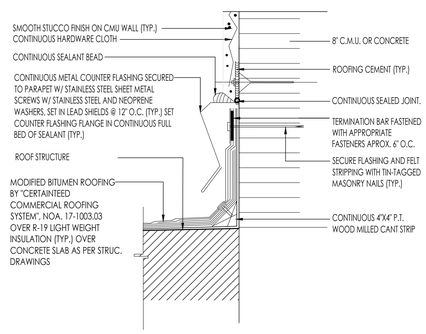
5 SCUPPER & OVERFLOW SCUPPER DETAIL (TYP.)

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



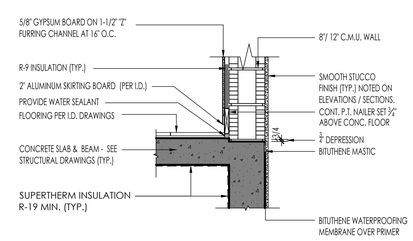
6 VENT PENETRATION DETAIL (TYP.)

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



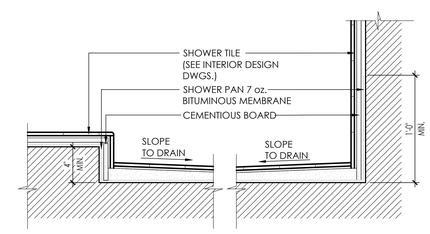
7 COUNTER FLASHING DETAIL (TYP.)

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



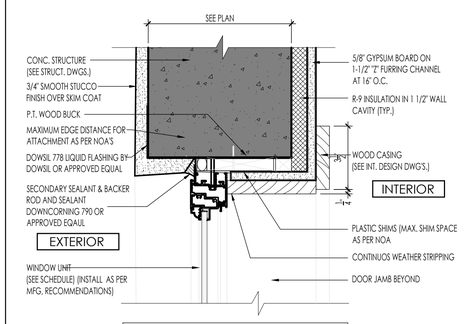
8 EXTERIOR WALL DETAIL (TYP.)

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



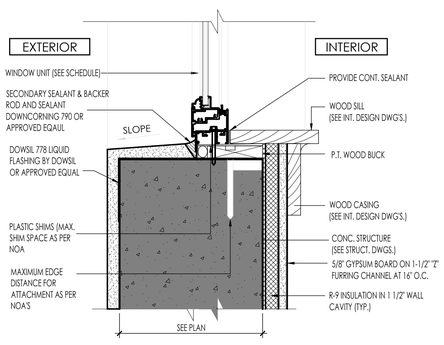
9 RECESS SHOWER DETAIL (TYP.)

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



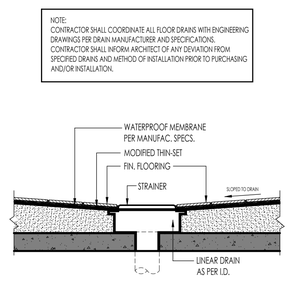
10 WINDOW HEADER DETAIL (TYP.)

SCALE: 3"=1'-0"



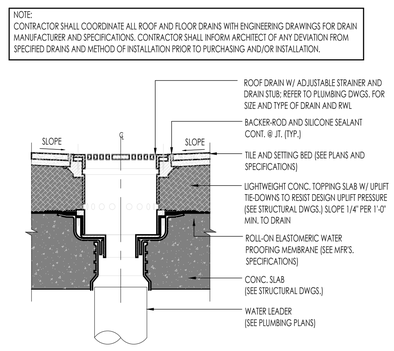
11 WINDOW SILL DETAIL (TYP.)

SCALE: 3"=1'-0"



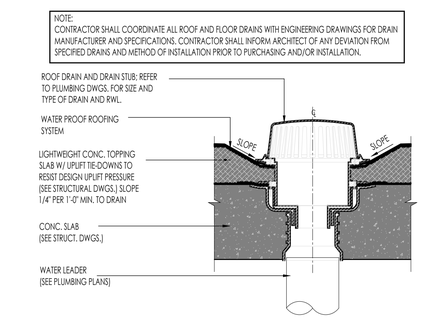
12 LINEAR FLOOR DRAIN AT MID-FLOOR DETAIL (TYP.)

SCALE: 3"=1'-0"



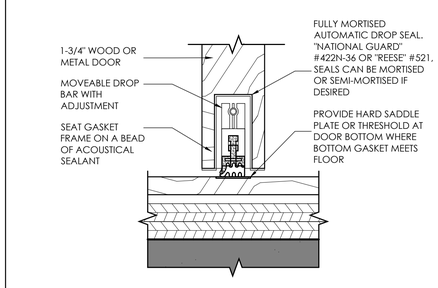
13 FLOOR DRAIN DETAIL (TYP.)

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



14 ROOF DRAIN DETAIL (TYP.)

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



15 DOOR MORTISED DROP SEAL

SCALE: 6" = 1'-0"

Raymond Pacheco

Digitally signed by Raymond Pacheco
Date: 2025.04.24
17:09:46 -04'00'

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NEW RESIDENCE FOR:

MR & MRS DE LA CONCEPCION

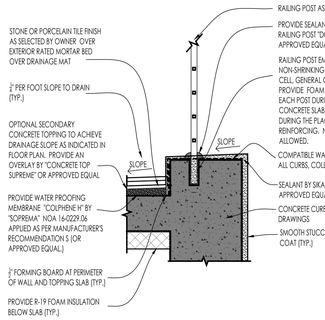
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

revisions	
date	10.26.2021
issued	
drawn	
checked	
project no.	2024

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

sheet no.

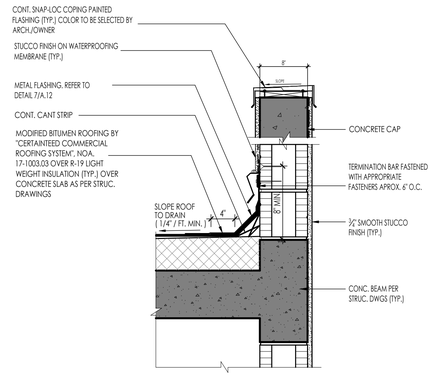
A-17.0



NOTE:
GUARDRAIL SHALL COMPLY W/ F.B.C. R 2014 AND SHALL REJECT A 4" SPHERE AND SHALL WITHSTAND A LOAD FORCE OF NOT LESS THAN 200 LB. IN ANY DIRECTION - MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

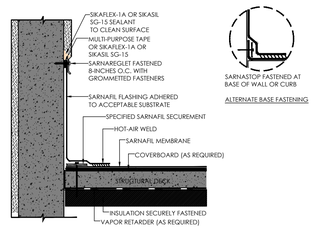
1 TERRACE CURB DETAIL (TYP.)

SCALE: 1"=1'-0'



2 PARAPET DETAIL (TYP.)

SCALE: 1"=1'-0'

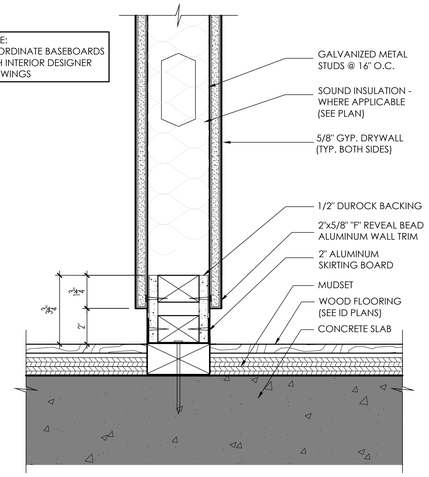


NOTES:
1) SEALANT IS A TWO STEP APPLICATION:
   A) BEHIND TOP OF SARNAFIL FLASHING.
   B) TOP OF SARNAREGLET.
2) SEALANT SHALL BE APPLIED TO CLEAN ACCEPTABLE SURFACES.
3) SEALANT IS A MAINTENANCE ITEM. MAINTENANCE IS NOT COVERED UNDER THE SARNAFIL WARRANTY.
4) SARNAREGLET SHALL BE SECURELY ANCHORED WITH GROMMETTED FASTENERS AND PROVIDE ADEQUATE COMPRESSION OF MEMBRANE FLASHING AND SEALANT.
5) VAPOR RETARDER SHALL BE SEALED AT EDGES.

3 FLASHING DETAIL (TYP.)

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

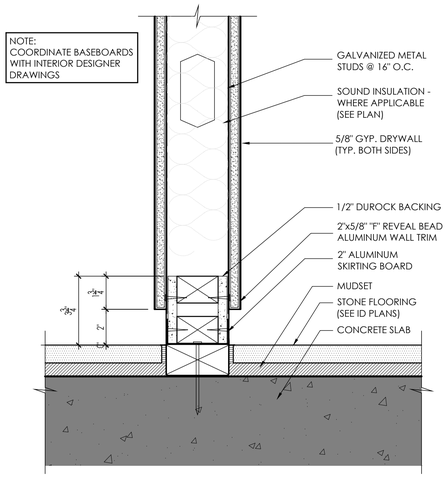
NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS



4 BASEBOARD DETAIL (TYP.)

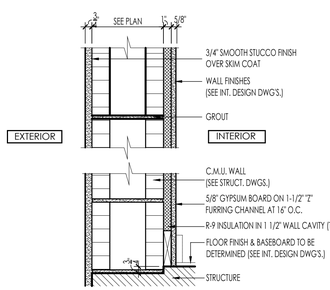
SCALE: 3"=1'-0'

NOTE:
COORDINATE BASEBOARDS WITH INTERIOR DESIGNER DRAWINGS



5 BASEBOARD DETAIL (TYP.)

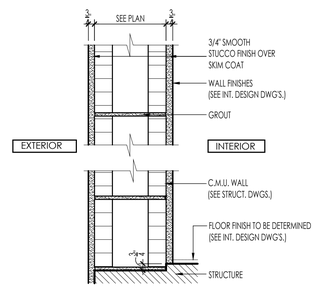
SCALE: 3"=1'-0'



* SAME INTERIOR FINISH ON EXTERIOR WALLS ON LIEU OF DRYWALL/STUCCO/ PAINT (TYP. ON BOTH SIDES)

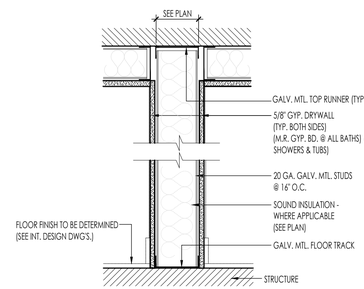
6 EXTERIOR WALL (TYP.)

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



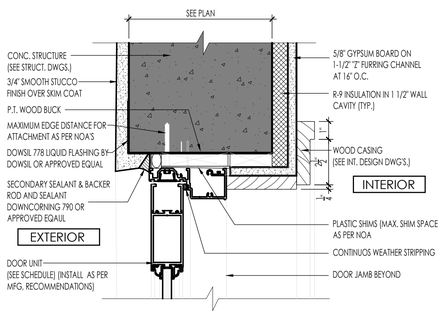
7 EXTERIOR WALL (TYP.)

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



8 INTERIOR PARTITION (TYP.)

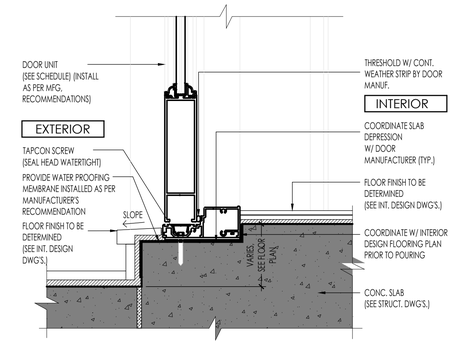
SCALE: 1 1/2"=1'-0'



NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER

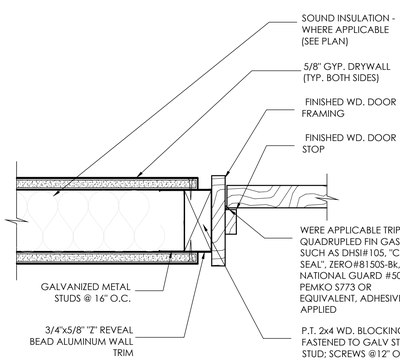
9 EXTERIOR DOOR HEAD JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'



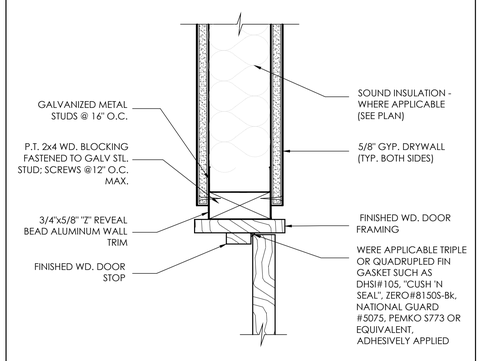
10 EXTERIOR DOOR THRESHOLD DETAIL (TYP.)

SCALE: 3"=1'-0'



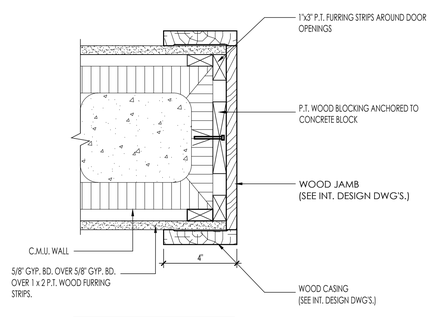
11 INTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'



12 INTERIOR DOOR HEAD DETAIL (TYP.)

SCALE: 3"=1'-0'

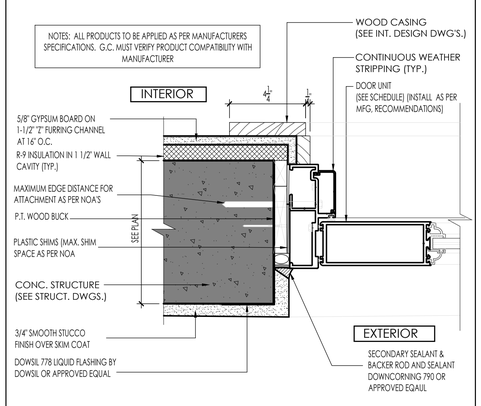


NOTE:
COORDINATE ALL CASINGS WITH INTERIOR DESIGNER DRAWINGS

13 DRIP EDGE PROFILE (TYP.)

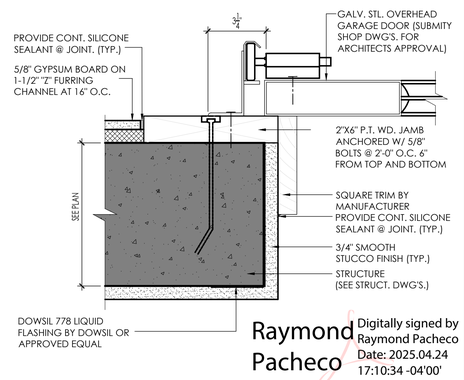
SCALE: 6"=1'-0'

NOTES: ALL PRODUCTS TO BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. G.C. MUST VERIFY PRODUCT COMPATIBILITY WITH MANUFACTURER



14 EXTERIOR DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'



Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.04.24 17:10:34 -04'00'

15 GARAGE DOOR JAMB DETAIL (TYP.)

SCALE: 3"=1'-0'

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CONCEPCION

NEW RESIDENCE FOR:
MR & MRS DE LA
8965 SW 63RD COURT
PINECREST, FLORIDA 33156

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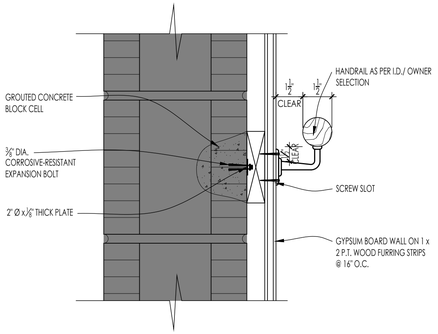
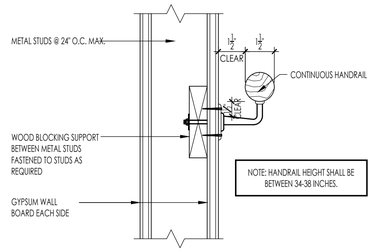
sheet no.

A-18.0



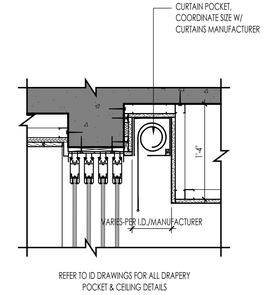
1 HANDRAIL DETAIL @ C.M.U. WALL

SCALE: 3"=1'-0'



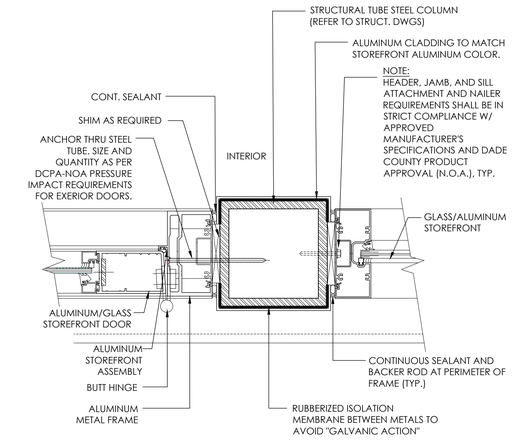
2 HANDRAIL BLOCKING DETAIL TO STUD WALL

SCALE: 3"=1'-0'



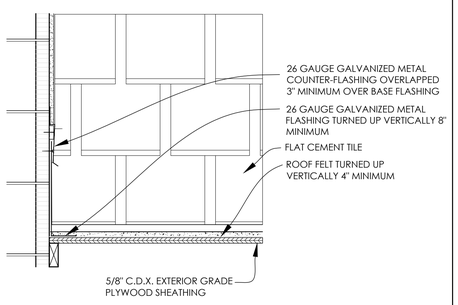
3 TYPICAL DRAPERY POCKET DETAIL (TYP.)

SCALE: 1"=1'-0'



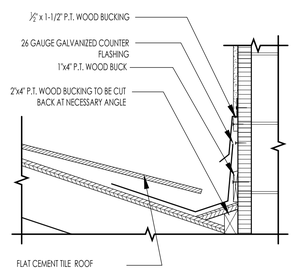
4 METAL COLUMN DETAIL (TYP.)

SCALE: 3"=1'-0'



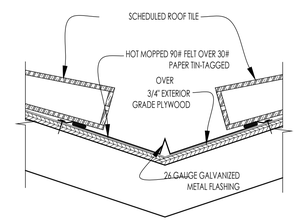
5 ROOF DETAIL (TYP.)

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



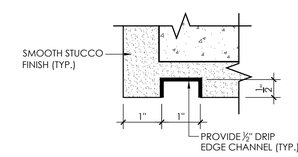
6 TYPICAL ROOF VALLEY DETAIL

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



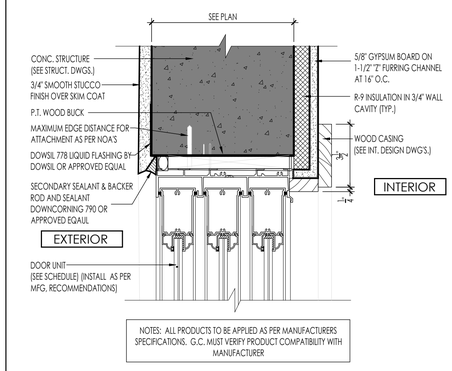
7 TYPICAL ROOF VALLEY DETAIL

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



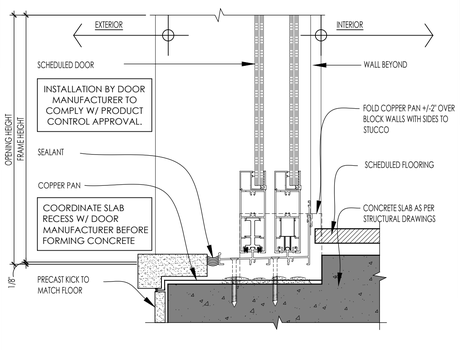
8 DRIP EDGE PROFILE (TYP.)

SCALE: 6"=1'-0'



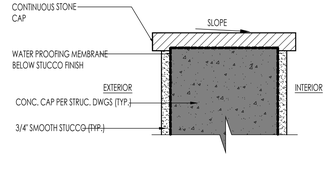
9 EXT. DOOR HEADER @ SLIDING DOORS

N.T.S.



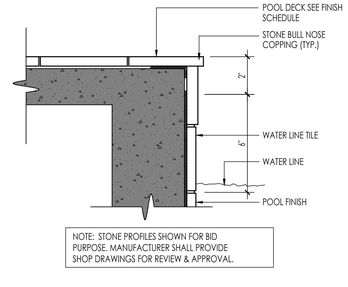
10 EXT. DOOR THRESHOLD @ SLIDING DOORS

N.T.S.



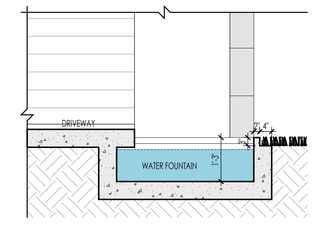
11 PARAPET CAP DETAIL (TYP.)

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



12 POOL COPING DETAIL (TYP.)

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



13 WATER FOUNTAIN DETAIL

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

14 NOT USED

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8965 SW 63RD COURT
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revisions

1 05/01/2024 REV.

STATE OF FLORIDA
Raymond Pacheco
AR0006412
REGISTERED ARCHITECT

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2025.04.24 17:11:13 -04'00'

sheet no.

A-19.0

PROJECT SPECIFICATIONS

DIVISION 01-GENERAL REQUIREMENTS

01 11 00 SUMMARY OF THE WORK

A. THE WORK OF THE CONTRACTOR HEREINAFTER, IS REFERRED TO AS THE GENERAL CONTRACTOR OR CONTRACTOR CONSISTING, IN GENERAL, OF SITE PREPARATION AND THE RELOCATION OF SOME EXISTING TREES AS PER LANDSCAPING PLANS, THE CONSTRUCTION OF A NEW TWO STORY RESIDENCE, LANDSCAPING, SWIMMING POOL, SPA, PRIVACY WALL, ENTRY GATES AND FENCING WITHIN **MIAMI-DADE COUNTY, FLORIDA**, AND AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.

B. THE FOLLOWING DOCUMENTS ARE TO BE WORKED OUT WITH THE OWNER AND WILL AFFECT THE ADMINISTRATION AND PERFORMANCE OF THE WORK.

1. THE AGREEMENT (BETWEEN THE OWNER AND THE GENERAL CONTRACTOR).
2. CERTIFICATE OF INSURANCE (CONTRACTOR'S.)
3. THE GENERAL CONDITIONS FOR THE CONTRACT OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE AN ITEMIZED BID PACKAGE TO THE OWNER.
5. CONSTRUCTION TIME PERIOD SHALL BE EIGHTEEN (18) MONTHS FROM THE DATE THE OWNER / CONTRACTOR AGREEMENT IS SIGNED. A PENALTY OF $500.00 PER WORKING DAY SHALL BE PAID TO THE OWNER IF CONSTRUCTION IS NOT COMPLETED WITHIN THE STIPULATED TIME.
6. CONTRACTOR'S PERCENTAGE FEE SHALL EXCLUDE APPLIANCES, LIGHTING AND PLUMBING FIXTURES (MATERIAL ONLY).

C. THE OWNER HAS THE RIGHT TO SELECT HIS OWN SUBCONTRACTORS, IF APPROVED BY THE GENERAL CONTRACTOR.

D. ROLE OF THE ARCHITECT:

1. THE ARCHITECT WAS RETAINED BY THE OWNER IN ORDER TO PREPARE DRAWINGS AND SPECIFICATIONS TO BE REVIEWED BY **VILLAGE OF PINECREST, FLORIDA** BUILDING & ZONING DEPARTMENT AND TO ASSIST THE OWNER IN SECURING A BUILDING PERMIT.
2. THE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT. IF SO AND WHEN REQUESTED BY THE OWNER, THE ARCHITECT WILL PROVIDE ADDITIONAL SERVICES DURING THE CONSTRUCTION PHASE OF THE WORK. AS PREVIOUSLY AGREED UPON THE CONTRACT BETWEEN THE OWNER AND ARCHITECT.
3. ARCHITECT'S / INTERIOR DESIGNER AND ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR MUST NOTIFY THE ARCHITECT / ENGINEERS TWO (2) DAYS PRIOR TO INSPECTION DATE.

01 33 00 SUBMITTALS PROCEDURES

A. SHOP DRAWING SUBMITTALS TO THE ARCHITECT SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

1. PROVIDE SHOP DRAWINGS FOR: ROOF TRUSSES, SWIMMING POOL AND SPA, EXTERIOR AND INTERIOR RAILINGS, GARAGE DOORS, MAIN ENTRY DOOR, WINDOWS AND ALL EXTERIOR DOORS (ALL DOORS TO COMPLY WITH ARCHITECT'S DRAWINGS), OUTRIGGGERS, WOOD BRACKETS & SHUTTERS ON ELEVATIONS, BBQ EQUIPMENT AND CABINETRY, AUDIO VISUAL COMPONENTS, AIR CONDITIONING DUCT WORK, KITCHEN, LAUNDRY, PANTRY, ALL BATHROOM CABINETS ETC.
2. PRODUCT SAMPLES AND COLOR SAMPLES AS REQUIRED BY THESE SPECIFICATIONS.
3. COPIES OF CITY AND COUNTY INSPECTION REPORTS.
4. COPIES OF CONSTRUCTION MATERIAL TESTS REPORTS (CONCRETE) ETC.
5. POOL AND SPA SHAPE AS PER PLANS. THE POOL SUBCONTRACTOR, IN CONNECTION WITH THE SWIMMING POOL ENGINEER, SHALL SUBMIT SHOP DRAWINGS FOR THE SWIMMING POOL AND SPA DESIGN, INCLUSIVE OF ALL EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO SUBMITTING FOR SEPARATE PERMIT WITH **VILLAGE OF PINECREST BUILDING & ZONING DEPARTMENT.** SUBMIT SPECIFICATIONS FOR OWNER'S APPROVAL BEFORE CONTRACT EXECUTION. POOL / SPA TILE BORDER TO BE SELECTED BY OWNER (PROVIDE ALLOWANCE).
6. COORDINATE WITH THE **LANDSCAPE ARCHITECT: TYLER NIELSEN,** ALL ASPECTS RELATED TO THIS PORTION OF THE LANDSCAPING WORK **OFFICE: (561) 402-9414 / EMAIL:** tyler@nielsenlandarch.com
7. COORDINATE WITH THE INTERIOR DESIGNER ALL ASPECTS RELATED TO THE INTERIOR DESIGN PORTION OF THE WORK WITH **ABDEL ALVAREZ / OWNER AGENT OFFICE: (305) 992-3845 / EMAIL:** info@mastcoconstruction.com
8. COORDINATE WITH THE POOL SUBCONTRACTOR / POOL ENGINEER ALL ASPECTS RELATED TO THIS PORTION OF THE WORK.
9. KITCHEN, LAUNDRY, PANTRY, CABINETS AND ALL OTHER BUILT-IN CABINETS AS PER INTERIOR DESIGNER DRAWINGS. GENERAL CONTRACTOR SHALL COORDINATE WITH THE CABINET MANUFACTURER AND ALL FIELD CONDITIONS PERTAINING TO THIS PORTION OF THE WORK. THE GENERAL CONTRACTOR HAS THE OPTION TO BID FOR THIS PORTION OF THE WORK.
10. THE GENERAL CONTRACTOR SHALL DISCLOSE CABINET MANUFACTURERS PRIOR TO CONTRACT EXECUTION.

01 40 00 QUALITY REQUIREMENTS

A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO STARTING CONSTRUCTION.

B. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

C. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCEMENT OF WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION BY THE OWNER AND ARCHITECT.

D. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE **FLORIDA BUILDING CODE**, CURRENT EDITION AND THE CORRESPONDING JURISDICTION.

E. THE ARCHITECT DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE MISINTERPRETATION OF THE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS BY OTHERS, NOR THE SUPERVISION AND INSPECTION BY OTHERS. ALL INTERPRETATIONS ARE TO BE DISCUSSED AND APPROVED BY THE ARCHITECT AND THE OWNER.

F. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE **FLORIDA BUILDING CODE** AND NOT SPECIFIED IN THESE SPECIFICATIONS ARE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY.

G. IF ANY INCONSISTENCIES OR DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL SECURE AN INTERPRETATION IN WRITING FROM THE ARCHITECT IN THE FORM OF AN "RFI" (REQUEST FOR INFORMATION).

H. THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO THE G.C. FOR INSTALLATION.

I. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL FEE BASED SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, IN THE FORM OF A **CHANGE ORDER** AND SUBSEQUENT TO RECEIPT OF WRITTEN APPROVAL BY THE OWNER.

J. CHANGED INSTRUCTIONS BY THIRD PARTIES OTHER THAN THE ARCHITECT SHALL BE APPROVED BY THE ARCHITECT AND THE OWNER.

K. THE GENERAL CONTRACTOR SHALL PROMPTLY COORDINATE ITEMS PROVIDED BY THE OWNER FOR INSTALLATION AND TIMING.

L. THE OWNER HAS THE OPTION TO OBTAIN OTHER BIDS FOR SPECIFIED WORK OF THE CONTRACTOR.

M. THE STRUCTURAL AND M.E.P. ENGINEER'S VISITS TO THE JOB SITE SHALL BE COVERED BY THE GENERAL CONTRACTOR ON SEPARATE LINE BID.

N. "GENERAL NOTES" ON ARCHITECT'S DRAWINGS SHALL BECOME PART OF THESE SPECIFICATIONS.

01 50 00 TEMPORARY FACILITIES AND CONTROLS

A. GENERAL CONTRACTOR SHALL MAKE THE REQUIRED ARRANGEMENTS TO SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL NEIGHBORS' FENCING AND LANDSCAPING.

B. GENERAL CONTRACTOR MUST PAY FOR UTILITIES (ELECTRICITY, WATER AND TELEPHONE) AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION.

C. GENERAL CONTRACTOR MUST MAINTAIN A TEMPORARY FENCE DURING THE CONSTRUCTION PROCESS. SECURE A SEPARATE TEMPORARY FENCE PERMIT AS REQUIRED, BY **MIAMI-DADE COUNTY.**

01 62 00 PRODUCT OPTIONS

A. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE ARCHITECT.

B. THE ARCHITECT, OWNER AND LANDSCAPE ARCHITECT HAVE THE RIGHT TO REFUSE ANY MATERIALS AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED. FINISHED WORK SHALL HAVE A ONE (1) YEAR WARRANTY AND BE FREE OF DEFECTS. REPAIRS MUST BE MADE WITHIN FIVE (5) WORKING DAYS FROM THE DATE OF NOTIFICATION.

01 78 39 PROJECT RECORD DOCUMENTS

A. GENERAL CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND CHANGE VARIATIONS THROUGHOUT THE PROGRESS OF CONSTRUCTION. USE ONE (1) SET OF DOCUMENTS (LATEST SET) EXCLUSIVELY FOR THIS JOB.

B. DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK. THIS IS A CONDITION OF OWNER'S ACCEPTANCE OF THE WORK.

01 89 00 SITE CONSTRUCTION PERFORMANCE REQUIREMENTS

A. EXCAVATE, BACKFILL, COMPACT AND GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS AND AS NEEDED TO COMPLY WITH ALL GOVERNMENTAL AGENCIES AND **MIAMI-DADE COUNTY.**

B. THE GENERAL CONTRACTOR SHALL COORDINATE ALL PLUMBING AND ELECTRICAL WORK UNDER DRIVEWAYS AND SIDEWALKS FOR INSTALLATION OF SPRINKLER PIPES, LIGHTING, ELECTRICAL, AND LOW VOLTAGE CONTROLS.

C. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE RESIDENCE FREE FROM DUST, DIRT, CEMENT, CONCRETE, PLASTER, PAINT STAINS, ALL GLASS SURFACES SHALL BE CLEAN, AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE. PRESSURE CLEAN SURFACES AS NEEDED.

D. DURING CONSTRUCTION THE JOB SITE SHALL BE KEPT CLEAN DAILY WITH PERIODIC DEBRIS REMOVAL.

E. MAINTAIN A GARBAGE CONTAINER WITH PERIODIC REMOVAL DURING CONSTRUCTION.

DIVISION 03-CONCRETE

03 10 00 CONCRETE FORMING AND ACCESSORIES

A. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED. ANY DEVIATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC).

B. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE WORK FORMWORK," KEEP CURRENT EDITION AT JOB SITE FOR REFERENCE.

03 20 00 CONCRETE REINFORCING

NOTE: STRUCTURAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL REINFORCING SHALL BE DEFORMED BARS AND SHALL HAVE MINIMUM YIELD STRENGTH OF 60,000 PSI, GRADE 60. KEEP CURRENT EDITION AT JOB SITE FOR REFERENCE. SUBMIT SHOP DRAWINGS FOR STRUCTURAL ENGINEER'S REVIEW AND APPROVAL PRIOR TO PLACING REINFORCING.

B. ALL REINFORCING SHALL BE HELD AND SECURED IN POSITION WITH STANDARD ACCESSORIES.

C. ALL DETAILING, FABRICATION, AND PLACING SHALL BE IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," AND THE CRSI "PLACING REINFORCING BARS RECOMMENDED PRACTICE."

D. STRUCTURAL ENGINEER'S SPECIFICATIONS ON THE DRAWINGS MUST BECOME PART OF THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN WRITING, IN THE FORM OF AN "RFI" (REQUEST FOR INFORMATION) FROM THE STRUCTURAL ENGINEER.

03 30 00 CAST-IN-PLACE CONCRETE

A. FOLLOW STRUCTURAL SPECIFICATIONS ON DRAWINGS.

B. CONCRETE;
1. NO SLUMP OVER 5" SHALL BE PERMITTED FOR ANY STRUCTURAL CONCRETE.
2. ALL SLABS, ON FILL OR STRUCTURAL, SHALL BE CURED FOR FIVE (5) DAYS.
3. NO WATER SHALL BE ADDED TO CONCRETE AT JOB SITE.
4. NO CONCRETE BATCH SHALL BE DEPOSITED ON FORMS AFTER NINETY - (90) MINUTES MIXING TIME.

03 60 00 GROUTING

A. PRE-MIXED, NON-SHRINKING, NON-CORROSIVE, NON-STAINING, NON-METALLIC GROUT, "BONSAI-CONSTRUCTION GROUT, TYPE "A" MIX IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. DO NOT USE GROUTS THAT HAVE STOOD FOR MORE THAN ONE (1) HOUR. ALL GROUTS AND THIN SET BY GENERAL CONTRACTOR. ALL GROUT COLORS TO BE SELECTED BY INTERIOR DESIGNER ON SITE AT TIME OF INSTALLATION.

DIVISION 05- METALS

05 52 00 METAL RAILINGS

A. EXTERIOR ALUMINUM RAILINGS AND HANDRAILS AS PER PLANS. MANUFACTURER TO PROVIDE SHOP DRAWINGS OR SAMPLE TO OWNER / ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND OBTAIN A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY** (PROVIDE ALLOWANCE).

B. INTERIOR MAIN STAIRWAY HANDRAILS AND SECOND LEVEL TO RECEIVE GLASS RAILINGS. OWNER TO SELECT RAILING MANUFACTURER. RAILING MANUFACTURER SHALL SUBMIT SHOP DRAWINGS OR SAMPLE RAILING TO ARCHITECT / INTERIOR DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND OBTAINING A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY** (PROVIDE ALLOWANCE).

DIVISION 06- WOOD, PLASTICS, COMPOSITES

06 10 00 ROUGH CARPENTRY

A. PROVIDE ROUGH CARPENTRY MATERIALS AND LABOR REQUIRED FOR PROPER COMPLETION OF THE WORK.

B. PROVIDE METAL STUD PARTITIONS, INSTALLED AT 16" O.C. METAL GAUGE FOR PARTITIONS AS PER **FLORIDA BUILDING CODE** REQUIREMENTS (LATEST EDITION). PROVIDE PLYWOOD BACKING FOR ALL CABINETS AND BUILT-IN CABINETRY INSTALLATIONS.

C. FURRING STRIPS SHALL BE PRESERVATIVE TREATED (P.T.) AND OR PRESSURE TREATED 1 X 3 WOOD FOR CEILINGS AND 1 X 2 FOR ALL EXTERIOR WALLS.

06 40 00 ARCHITECTURAL WOODWORK

A. CABINETS FOR KITCHEN, PANTRY, LAUNDRY, EXTERIOR BBQ AREA CABINETS AS PER INTERIOR DESIGNER DRAWINGS. BATHROOM VANITIES AND ALL OTHER BUILT-IN CABINETS AS PER INTERIOR DESIGNER DRAWINGS. THE GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH ALL SUBCONTRACTOR BIDS. OWNER HAS THE OPTION TO OBTAIN OTHER BIDS. GENERAL CONTRACTOR SHALL DISCLOSE CABINET MANUFACTURER FOR OWNER'S APPROVAL PRIOR TO CONTRACT EXECUTION AND PROVIDE ALLOWANCES FOR ALL CABINETS, COUNTERTOPS AND CABINET FINISHES AS SELECTED BY INTERIOR DESIGNER.

B. ALL INTERIOR DOORS AND WINDOW CASINGS, BASE BOARDS AND OTHER MOLDINGS AS SELECTED BY INTERIOR DESIGNER. COLOR FOR ALL INTERIOR MOLDINGS TO BE SELECTED BY INTERIOR DESIGNER. PROVIDE RETURNS FOR ALL CASINGS AT WINDOWS & DOORS. CASING RETURN TO MATCH WOOD CASINGS.

C. ALL FINISH WOOD TO BE SECURED WITH E.G. FINISH NAILS, ALL WOOD JOINTS TO BE (45 DEGREES) MITERED CORNERS. ALL NAIL HOLES TO BE FILLED WITH MATCHING COLORED WOOD PUTTY AND SANDED.

D. CABINET HARDWARE (SELF-CLOSING HINGES, SELF-CLOSING SLIDERS, PULLS, ETC.) AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE).

E. WOOD OUTRIGGERS, FOR ALL OVERHANGS AS PER ARCHITECTURAL DRAWINGS. WOOD BRACKETS AND SHUTTERS AS SHOWN ON ELEVATIONS. FABRICATOR MUST PRODUCE SHOP DRAWINGS AND/OR SAMPLE PIECE FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

F. DECORATIVE WOOD SHUTTERS AS PER ELEVATIONS. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE OWNER AND THE ARCHITECT PRIOR TO FABRICATION.

DIVISION 07- THERMAL AND MOISTURE PROTECTION

07 20 00 THERMAL PROTECTION

A. CEILINGS FOR ALL ROOFED AREAS, INCLUDING GARAGE AREA SHALL BE INSULATED USING OPEN CELL SPRAYED FOAM INSULATION AS PROVIDED BY "ICYNENE". FOAM INSULATION SHALL BE SPRAYED TO ACHIEVE A RESISTANCE VALUE OF R=30. DISREGARD ENERGY CALCULATIONS IF R VALUE IS LOWER. PROVIDE MANUFACTURER SPECIFICATIONS FOR ARCHITECT'S REVIEW. SPRAYED INSULATION SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER **FLORIDA BUILDING CODE (FBC)** REQUIREMENTS.

B. EXTERIOR WALL INSULATION SHALL BE ¾" THICK POLYURETHANE FOAM PANELS WITH A MINIMUM THERMAL RESISTANCE VALUE OF R=5. DISREGARD ENERGY CALCULATIONS IF R VALUE IS LOWER.

C. ACOUSTICAL INSULATION TO BE DENSE INSULATED BOARDS, SPECIFICALLY USED FOR SOUND CONTROL, AND AS SHOWN ON PLANS.

D. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW THRU SHAFTS, WALL CHASES, CAVITIES BETWEEN CONDITIONED AND UNCONDITIONED SPACE IS STOPPED AND SHALL COMPLY WITH THE LATEST **FLORIDA BUILDING CODE**, MECHANICAL SECTION (AIR INFILTRATION).

E. EQUIPMENT ROOMS OR CLOSETS WITH HEAT PRODUCING OR GENERATING EQUIPMENT SHALL BE INSULATED WITH THERMAL INSULATION R=11 & SOUND INSULATION.

07 50 00 MEMBRANE ROOFING

A. ALL ROOF SURFACES TO RECEIVE FLAT CEMENT TILE ROOF. COLOR TO BE SELECTED BY OWNER / ARCHITECT. MORTAR CEMENT COLOR, TO MATCH ROOF TILE COLOR. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL. ROOF TO HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**.

B. OPEN BALCONIES, DECK SURFACES AND INTERIOR SIDES OF PLANTER WALLS SHALL RECEIVE WATER PROOFING MEMBRANE AS MANUFACTURED BY SIKA CORPORATION OR APPROVED EQUAL, AND APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

07 60 00 FLASHING AND SHEET METAL

A. ALL FLASHING AND COUNTER FLASHING TO BE COPPER. ALL ROOFS ABUTTING WALLS SHALL RECEIVE COPPER COUNTER FLASHING.

DIVISION 08- OPENINGS

08 10 00 DOORS AND FRAMES

A. GARAGE DOORS AS SPECIFIED IN PLANS AND SCHEDULES. DOORS TO BE FLUSH-INSULATED PANELS WITH WOOD VENEER PER ARCHITECT'S ELEVATIONS. DOORS SHALL HAVE AUTOMATIC DOOR OPENERS. PROVIDE REMOTE CONTROLS (2 SETS PER DOOR). GARAGE DOORS TO HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**. BUILDER TO COORDINATE MOTOR WITH DOOR MANUFACTURER RECOMMENDATIONS. DOOR TRACKS TO BE INSTALLED AS CLOSE AS POSSIBLE TO CEILING. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO OBTAINING A SEPARATE PERMIT FROM **MIAMI-DADE COUNTY BUILDING & ZONING.**

B. ALL INTERIOR WOOD DOORS TO BE SOLID CORE, SAME THICKNESS. DOOR SIZES AS SPECIFIED ON ARCHITECTURAL DRAWINGS. ALL DOORS TO BE SELECTED BY INTERIOR DESIGNER.

C. MAIN ENTRY DOOR AS PER PLANS AND DOOR SCHEDULE. GENERAL CONTRACTOR TO COORDINATE DOOR DEPRESSION WITH MANUFACTURER PRIOR TO CONCRETE SLAB POUR. COLOR TO BE SELECTED BY THE OWNER / ARCHITECT **(PROVIDE ALLOWANCE OF $12,000.00)**. DOOR MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION. DOOR MUST HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**.

D. ALL INTERIOR DOORS FINISH HARDWARE, AS SELECTED BY INTERIOR DESIGNER. PROVIDE ALLOWANCE OF $200.00 PER INTERIOR DOOR FOR MATERIAL ONLY. INSTALLATION BY GENERAL CONTRACTOR.

E. ALL EXTERIOR DOORS AS INDICATED IN PLANS AND DOOR SCHEDULE. ALL GLASS DOORS TO BE IMPACT RESISTANT AND COMPLY WITH ENERGY CALCULATIONS. DOORS SHALL HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY**. DOOR COLOR TO BE SELECTED BY ARCHITECT / OWNER. ADJUST DOOR ROUGH OPENINGS IN CONSISTENCY WITH THE PLANS PRIOR TO CONCRETE BLOCK INSTALLATION. ALLOW FOR CONCRETE SILL DEPRESSION AS REQUIRED BY THE DOOR MANUFACTURER PRIOR TO POURING CONCRETE SLABS. SAMPLE DOOR SHALL BE SUBMITTED BY THE CONTRACTOR FOR OWNER AND ARCHITECT'S APPROVAL. PROVIDE THREE (3) EQUIVALENT BIDS.

08 50 00 WINDOWS

A. ALL EXTERIOR WINDOWS AS INDICATED IN PLANS AND WINDOW SCHEDULE. WINDOWS TO HAVE IMPACT RESISTANT GLASS AND MUST HAVE PRODUCT CONTROL APPROVAL FROM **MIAMI-DADE COUNTY** AND TO COMPLY WITH ENERGY CALCULATIONS. ADJUST WINDOW ROUGH OPENINGS IN CONSISTENCY WITH THE PLANS BEFORE CONCRETE BLOCK INSTALLATION. SAMPLE WINDOW TO BE SUBMITTED BY THE CONTRACTOR TO OWNER AND ARCHITECT FOR THEIR APPROVAL. INTERIOR SIDES OF WINDOWS TO RECEIVE WOOD SILLS, EXCEPT SHOWER AND BATHTUB WINDOWS TO RECEIVE TILE / STONE SILL AS SELECTED BY INTERIOR DESIGNER. WINDOW COLOR TO BE SELECTED BY ARCHITECT / OWNER. PROVIDE THREE (3) EQUIVALENT BIDS.

B. ALL EXTERIOR WINDOWS AND DOORS TO BE INSTALLED BY THE WINDOW AND DOOR MANUFACTURER OR MANUFACTURER REPRESENTATIVE IN MIAMI-DADE COUNTY, UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.

DIVISION 09- FINISHES

09 20 00 PLASTER AND GYPSUM BOARD

A. ALL INTERIOR WALLS AND CEILINGS TO RECEIVE "LEVEL 5" SMOOTH FINISH OVER MOLD RESISTANT DRYWALL AS PER FINISH SCHEDULE. THE OUTSIDE CORNERS OF INTERIOR WALLS TO RECEIVE METAL CORNER BEADS TYP.

B. ALL WALLS AND CEILINGS IN SHOWERS AND TUB AREAS FOR BATHROOMS TO BE TILED OR MARBLE AS SELECTED BY INTERIOR DESIGNER AND SHALL BE INSTALLED OVER 5/8" CEMENTITIOUS BOARD (DUROCK) AS A BASE.

C. ALL EXTERIOR WALLS TO RECEIVE SMOOTH STUCCO FINISH. SECOND FLOOR EXTERIOR WALLS TO RECEIVE SMOOTH STUCCO FINISH PER ELEVATIONS. PROVIDE SAMPLE FOR OWNER / ARCHITECT APPROVAL. ALL EXTERIOR WALLS OUTSIDE CORNERS SHALL RECEIVE PLASTIC CORNER BEADS.

D. CEILINGS FOR COVERED ENTRY AND COVERED TERRACES SHALL RECEIVE 1 X 4 WOOD T & G SMOOTH FINISH CEDAR OR APPROVED EQUAL.

E. PROVIDE BONDING COMPOUND OVER EXPOSED CONCRETE SURFACES RECEIVING STUCCO FINISH.

09 60 00 FLOORING

A. INTERIOR FLOORS AND WALL FINISHES AS SELECTED BY INTERIOR DESIGNER SEE FINISH SCHEDULE (PROVIDE ALLOWANCE FOR MATERIAL ONLY). BATHROOM FLOORING AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). PROVIDE TILE / STONE MATERIAL FROM FLOOR TO CEILING AT ALL TUBS AND SHOWER AREAS. MASTER BATHROOM TILE / STONE AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). EXTERIOR BBQ AREA COUNTER AND BACKS PLASH AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). ALL TILE / STONE INSTALLATION PROVIDED BY THE GENERAL CONTRACTOR. ALL WORK MUST COMPLY WITH ALL APPLICABLE RECOMMENDATIONS AS CONTAINED IN THE LATEST EDITION OF "CERAMIC TILE, THE INSTALLATION HANDBOOK" BY THE TILE COUNCIL OF AMERICA.

B. STONE / TILE INSTALLER SHALL PROVIDE AN ANTI-FRACTURE MEMBRANE MATERIAL AS MANUFACTURED BY "PROTECTO-WRAP" OR APPROVED EQUAL, INSTALLED OVER ALL CONCRETE SLABS RECEIVING STONE / TILE FINISH IN ORDER TO AVOID CRACKING. INSTALLATION AS PER MANUFACTURER'S RECOMMENDATIONS.

C. GROUT COLOR FOR ALL STONE / TILE WORK TO BE SELECTED BY INTERIOR DESIGNER AT TIME OF INSTALLATION.

D. INTERIOR MAIN STAIR STEPS, RISERS AND LANDINGS TO RECEIVE MATERIAL SELECTIONS BY INTERIOR DESIGNER. ALL STAIR STEPS AND LANDINGS TO RECEIVE PROJECTED BULL NOSE. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

E. IMMEDIATELY FOLLOWING TILE / STONE / WOOD INSTALLATION, ALL FLOORING MUST BE PROTECTED WITH HEAVY DUTY TAPED CARDBOARD PAPER.

F. ALL STONE FLOORING TO RECEIVE PENETRATING SEALER PRODUCT. SEALANT APPLICATION SHALL BE APPLIED AS PER MANUFACTURER RECOMMENDATIONS. PROVIDE SAMPLE OF STONE MATERIAL WITH APPLIED SEALANT APPLICATION FOR OWNER'S APPROVAL.

G. ALL WOOD FLOORS TO BE SELECTED BY INTERIOR DESIGNER. SUB-FLOORING TO BE 3/4" OR 5/8" THICK PLYWOOD OVER 30 LBS. TAR PAPER WITH A 6 MIL VISQUEEN UNDERLAYMENT.

H. GENERAL CONTRACTOR TO PROVIDE 3/4" PLYWOOD BACKING FOR THE INSTALLATION OF WOOD FLOORING AS REQUIRED SO AS TO OBTAIN A FLUSH FINISH BETWEEN THE TWO DISSIMILAR FLOORING MATERIALS.

09 90 00 PAINTING AND COATING

A. CAULK ALL EXTERIOR AND INTERIOR JOINTS BEFORE PAINTING. ALL WINDOWS AND DOORS TO BE CAULKED ON THE INTERIOR AND EXTERIOR SIDES. ALL NAIL HOLES TO RECEIVE WOOD PUTTY. CLEAN AND REMOVE ALL EXCESS CAULKING, WOOD PUTTY AND ALL SURFACES TO BE PAINTED.

B. PREPARE AND CLEAN ALL SURFACES TO BE PAINTED. ALL EXTERIOR AND INTERIOR WALL SURFACES SHALL RECEIVE ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF FINISH PAINT. ALL PAINT COLORS TO BE SELECTED BY OWNER / ARCHITECT/ INTERIOR DESIGNER. ALL PAINT MATERIALS SHALL BE BENJAMIN MOORE OR OWNER APPROVED EQUAL. CLEAN AND REMOVE ALL OVER SPRAYS AND EXCESS PAINTS AND STAINS.

C. ALL EXTERIOR WALLS TO RECEIVE COLORS AS SELECTED BY THE ARCHITECT. CONTRACTOR TO PROVIDE A LARGE SAMPLE FOR OWNER'S APPROVAL. OWNER HAS THE OPTION TO SELECT UP TO FIVE (5) COLOR SAMPLES WITHOUT ADDITIONAL CHARGE. ALL EXTERIOR SURFACES TO RECEIVE BENJAMIN MOORE, HIGHEST SUPERIOR QUALITY (25 YEARS GUARANTEE) EXTERIOR PAINT OR OWNER APPROVED EQUAL.

D. ALL STAIN PRODUCTS AS MANUFACTURED BY CABOT OR OLYMPIC STAIN. APPLICATION AS PER PRODUCT RECOMMENDATION. COLOR TO BE SELECTED BY INTERIOR DESIGNER.

E. ALL INTERIOR WALLS AND CEILINGS TO RECEIVE COLORS AS SELECTED BY INTERIOR DESIGNER. ALL WOOD SURFACES ON INTERIOR SIDES OF RESIDENCE SHALL BE PAINTED WITH COLORS SELECTED BY INTERIOR DESIGNER. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER'S APPROVAL PRIOR TO COMMENCEMENT OF WORK. CLEAN AND REMOVE ALL OVER SPRAYS, EXCESS PAINTS AND OR STAINS. OWNER HAS THE OPTION TO SELECT UP TO SIX (6) DIFFERENT COLOR SAMPLES FOR INTERIOR SPACES.

F. ALL EXTERIOR AND INTERIOR METAL SURFACES TO RECEIVE METAL PAINT FROM BENJAMIN MOORE EXCEPT COPPER FLASHING.

DIVISION 10- SPECIALTIES

10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES

A. ALL MIRRORS SHALL BE PROVIDED BY OWNER AND PROTECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER / INTERIOR DESIGNER.

B. TOWEL BARS, SOAP DISPENSER, AND TOILET PAPER HOLDERS AS SELECTED BY INTERIOR DESIGNER AND INSTALLED BY THE CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE 1 X 6 PRESSURE TREATED WOOD BACKING BEFORE GYPSUM BOARD INSTALLATION FOR ACCESSORY PERMANENT SECURING. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ALL ACCESSORY LOCATIONS ON SITE PRIOR TO GYPSUM WALL BOARD INSTALLATION.

C. PROVIDE SOAP / SHAMPOO NICHES FOR BATHROOM SHOWER STALLS AND TUB AREAS AS PER INTERIOR DESIGNER DRAWINGS. COORDINATE LOCATIONS AND SIZES WITH OWNER AND INTERIOR DESIGNER.

10 28 19 TUB AND SHOWER ENCLOSURES

A. ALL GLASS SHOWER STALLS AND TUB ENCLOSURES ARE TO BE PROVIDED BY THE CONTRACTOR AS SELECTED BY THE INTERIOR DESIGNER (PROVIDE ALLOWANCE). THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK FOR TIMING AND FIELD CONDITIONS. PROVIDE AN OPERABLE GLASS PANEL ABOVE GLASS SHOWER DOORS FOR VENTILATION FOR STEAM SHOWERS.

10 57 00 WARDROBE AND CLOSET SPECIALTIES

A. ALL BEDROOM CLOSETS, MASTER BEDROOM WALK-IN CLOSETS, LINENS AND STORAGE CLOSETS TO BE DESIGNED BY A CLOSET DESIGNER. MANUFACTURER TO BE CONTRACTED BY OWNER. GENERAL CONTRACTOR MUST COORDINATE INSTALLATION WITH SUBCONTRACTOR. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DIVISION 11- EQUIPMENT

11 30 00 RESIDENTIAL EQUIPMENT

A. KITCHEN, LAUNDRY, PANTRY, AND BBQ APPLIANCES TO BE SELECTED INTERIOR DESIGNER AND PURCHASED BY THE OWNER. ALL APPLIANCES TO BE INSTALLED BY THE GENERAL CONTRACTOR. COORDINATE SIZES WITH APPLIANCE MANUFACTURER SPECIFICATIONS FOR PROPER ROUGH OPENING.

B. ALL WATER HEATERS AND COOLING SYSTEMS TO BE PROVIDED BY THE GENERAL CONTRACTOR AS PER MECHANICAL AND PLUMBING DRAWINGS.

DIVISION 12- FURNISHING

12 22 00 CURTAINS AND DRAPES

A. DRAPERY POCKET LOCATIONS PER INTERIOR DESIGNER DRAWINGS. COORDINATE SIZE AND TYPE OF DRAPERY / SHADE POCKET WITH INTERIOR DESIGNER AND MANUFACTURER. SOME DRAPERIES MAY REQUIRE AN ELECTRICAL OUTLET. COORDINATE WITH THE SELECTED COMPANY AND INTERIOR DESIGNER.

DIVISION 13- SPECIAL CONSTRUCTION

13 11 00 SWIMMING POOLS

A. PROVIDE A SEPARATE POOL BID AS PER PLANS AND SPECIFICATIONS.

DIVISION 22- PLUMBING

22 00 00 PLUMBING

NOTE: PLUMBING SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY BUILDING & ZONING DEPARTMENT.**

B. PROVIDE PLUMBING SYSTEM (PIPING), COMPLETE IN PLACE AND TESTED, FOR A COMPLETE AND PROPER INSTALLATION.

C. ALL PLUMBING ROOF VENT STACKS SHALL BE LOCATED AT REAR OF THE ROOFLINE, HIDDEN AND NOT VISIBLE FROM THE STREET, OR BEHIND PARAPET WALLS.

1. COAT ALL UNDERGROUND PIPING WITH BITUMASTIC COATING NOT LESS THAN 1/16" THICK.
2. WRAP COPPER WIRE AT POINT OF CONTACT WITH DISSIMILAR METAL WITH A PIECE OF POLYETHYLENE PIPE OR MINIMUM OF 2 LAYERS OF # 10 ROOFING PAPER.
3. WRAP SOIL PIPE THAT TOUCHES METAL, OR IF EXPOSED TO PLASTER WITH A LAYER OF #30 VISQUEEN PAPER.

D. REAM COPPER PIPE AFTER CUTTING AND POLISH ENDS TO BE SOLDERED. MAKE JOINTS AND CONNECTIONS PERMANENT AND WATERTIGHT.

E. ALL UNDERGROUND COPPER PIPING TO BE TYPE-K.

F. ALL WATER LINES SHALL BE INSULATED AS PER **FLORIDA BUILDING CODE** (FBC) LATEST EDITION.

G. PROVIDE CONCEALED BRASS BOX WATER HOSE BIBS PER LOCATIONS SHOWN IN PLUMBING PLANS.

H. ALL PLUMBING FIXTURES AND TRIMS BY THE GENERAL CONTRACTOR, AS SELECTED BY INTERIOR DESIGNER. INSTALLATION PROVIDED BY THE GENERAL CONTRACTOR.

I. ALL UNDERGROUND WATER LINES SHALL BE IN SLEEVES PER **FLORIDA BUILDING CODE (FBC)** LATEST EDITION.

DIVISION 23- HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

23 00 00 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

NOTE: MECHANICAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE GENERAL CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY.**

B. HVAC EQUIPMENT'S SHALL HAVE THE CAPABILITIES REQUIRED IN ORDER TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTAIN THE REQUIRED CAPACITIES UNDER THEIR ACTUAL OPERATING CONDITIONS OF EACH SYSTEM AS INSTALLED. EQUIPMENT'S OPERATING POWER REQUIREMENTS MUST NOT EXCEED THEIR RATED HORSEPOWER. BALANCED CAPABILITIES MUST BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS. ALL UNITS TO BE HIGH EFFICIENCY PER SPECIFICATIONS ON MECHANICAL DRAWINGS. IF DIFFERENT, THEY MUST BE APPROVED BY THE MECHANICAL ENGINEER PRIOR TO INSTALLATION. ALL HVAC DIFFUSERS TO BE PAINTED WITH ENAMEL ESP PAINT. COLOR AS SELECTED BY INTERIOR DESIGNER. **ALL A/C UNITS AS MANUFACTURED BY "CARRIER PERFORMANCE SERIES" WITH A MINIMUM SEER CAPACITY ACCEPTED PER MECHANICAL PLANS AND ENERGY CALCULATIONS. ALL THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE TYPE.** COORDINATE SEER WITH THAT OF THE STIPULATED ON THE MECHANICAL DRAWINGS AND ENERGY CALCULATIONS. OWNER HAS THE OPTION TO OBTAIN OTHER BIDS FROM SUB-CONTRACTORS. PROVIDE LINEAR DIFFUSERS AS INDICATED IN THE PLANS. COORDINATE ALL LINEAR DIFFUSER LOCATIONS ON SITE WITH ALL FIELD CONDITIONS PRIOR TO INSTALLATION, IN ORDER TO AVOID INTERFERENCE WITH ANY LIGHTS, STRUCTURAL CONDITIONS OR ANY OTHER ELEMENTS.

C. PROVIDE A COMPLETE TEST AND BALANCE PER MECHANICAL DRAWINGS. PROVIDE A COPY OF THE TEST AND BALANCE REPORT TO THE OWNER AND MECHANICAL ENGINEER FOR APPROVAL. IF FOR ANY REASON THE OWNER AND OR CONTRACTOR DECIDES NOT TO HAVE THE TEST AND BALANCE PERFORMED, THEN THE ARCHITECT AND OR ENGINEER OF RECORD SHALL NOT BE HELD LIABLE.

D. PROVIDE DUCTWORK AS PER MECHANICAL DRAWINGS WITH AS MINIMAL FLEXIBLE DUCTS AS POSSIBLE. PRIOR TO DRYWALL INSTALLATION, GENERAL CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE MECHANICAL ENGINEER AND MECHANICAL SUBCONTRACTOR IN ORDER TO OBTAIN FINAL ACCEPTANCE PERFORMED ON JOB SITE.

E. WATER HEATERS AS PER PLUMBING PLANS. PROVIDE AN AUTOMATIC TIMER AND RE-CIRCULATION PUMP (IF APPLICABLE) FOR EACH WATER HEATER. CAPACITY AS INDICATED IN THE PLUMBING PLANS. WATER HEATERS TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

F. ALL EXHAUST VENTS FOR TOILETS SHALL BE VENTED TO THE REAR ROOF LINE **NOT VISIBLE FROM THE FRONT, WHENEVER POSSIBLE**.

G. COORDINATE WITH THE ARCHITECT ALL DUCTWORK LOCATION AND SIZES BEFORE FORMING CONCRETE BEAMS. CONSULT ARCHITECT / STRUCTURAL AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES.

H. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID ANY INTERFERENCE WITH PLUMBING, ELECTRICAL AND STRUCTURAL ELEMENTS.

23 30 00 HVAC AIR DISTRIBUTIONS

A. CEILING EXHAUST FANS FOR ALL BATHROOMS AS PER MECHANICAL DRAWINGS. FANS TO BE THE MOST EFFICIENT AND MOST SILENT MODEL (PROVIDE ALLOWANCE). FOLLOW SPECIFICATIONS IN MECHANICAL PLANS.

DIVISION 26- ELECTRICAL

26 00 00 ELECTRICAL

NOTE: ELECTRICAL SPECIFICATIONS ON DRAWINGS SUPERSEDE THESE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY SECURE AN INTERPRETATION IN THE FORM OF AN RFI.

A. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE, AND SUBJECT TO THE ACCEPTANCE OF THE OWNER. AFTER THE SYSTEM HAS BEEN INSTALLED THE GENERAL CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER AND **MIAMI-DADE COUNTY**.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE **NATIONAL ELECTRICAL CODE (NEC), FLORIDA BUILDING CODE (FBC)** CURRENT EDITION AND ALL OTHER APPLICABLE CODES REQUIRED BY JURISDICTION OR REFERENCE.

C. PROVIDE COMPLETE ELECTRICAL SYSTEM, IN PLACE, TESTED, AND APPROVED AS SHOWN ON DRAWINGS, SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. OBTAIN ALL NECESSARY PERMITS FOR THE WORK UNDER THIS CONTRACT.

D. ALL ELECTRICAL MATERIALS AND EQUIPMENT'S SHALL BE U.L. APPROVED AND BEAR THE U.L. LABEL. EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE WITHOUT REFERENCE TO THE MANUFACTURER'S WARRANTY.

E. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE ELECTRICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING INCLUDING SECURITY, OR COMMUNICATION SYSTEMS, AND STRUCTURAL ELEMENTS.

F. ALL INDOOR WIRING SHALL BE AS SPECIFIED IN THE ELECTRICAL SPECIFICATIONS SHOWN ON PLANS. GROUNDING SHALL BE PER NEC ARTICLE 250. ALL OUTDOOR UNDERGROUND CONDUITS SHALL BE SCHEDULED 40 P.V.C. UNDER PAVED AREAS; CONDUITS MUST BE ENCASED IN CONCRETE WITH A MINIMUM COVERAGE OF 18". ALL MOUNTING HARDWARE SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. PROVIDE P.V.C. PIPES UNDER DRIVEWAYS AND COVERED WALKWAYS FOR FUTURE ELECTRICAL WORK.

G. MECHANICAL EQUIPMENT AND DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE GREENFIELD FLEXIBLE CONNECTIONS FOR MOTORS SEAL TIGHT AND WEATHERPROOF WHERE EXPOSED TO WEATHER AND MOISTURE.

H. ALL WIRING SHALL RUN IN METAL CONDUITS OR P.V.C. CONDUITS. **"ROMEX" WILL NOT BE ALLOWED.**

I. ALL SWITCHES, RECEPTACLES AND COVER PLATES AS MANUFACTURED BY "DECORA" WITH SCREW-LESS TYPE COVER PLATES. COLOR TO BE SELECTED BY INTERIOR DESIGNER. **NO IMITATIONS WILL BE ALLOWED FOR THIS JOB UNLESS OTHERWISE APPROVED BY THE OWNER.**

J. ALL OUTSIDE, INSIDE ELECTRICAL FIXTURES AND PADDLE FANS TO BE SELECTED BY INTERIOR DESIGNER, PURCHASED BY THE OWNER AND INSTALLED BY THE CONTRACTOR (PROVIDE ALLOWANCE).

K. PROVIDE A UNIT PRICE PER LED RECESSED (HIGH-HAT) LIGHT FIXTURE. TRIMS AS SELECTED BY INTERIOR DESIGNER (PROVIDE ALLOWANCE).

L. ELECTRICAL FIXTURES FOR LANDSCAPE AREAS, DRIVEWAYS, WALKWAYS AND OTHER AREAS TO BE LIT WITH LOW VOLTAGE AS SELECTED BY THE LANDSCAPE ARCHITECT (PROVIDE ALLOWANCE). ALL WIRING TO BE PROVIDED BY ELECTRICAL CONTRACTOR. COORDINATE WITH THE LANDSCAPE LIGHTING PLAN FOR DESIGNS AND LOCATIONS.

M. ALL RECEPTACLES TO BE INSTALLED HORIZONTALLY AT BASE BOARD. COORDINATE LOCATIONS WITH BASE BOARD HEIGHT.

DIVISION 27- COMMUNICATIONS

27 00 00 COMMUNICATIONS

A. DOOR CHIME SHALL BE INTEGRATED WITH THE TELEPHONE SYSTEM.

B. TELEPHONE SYSTEM AS SELECTED BY THE OWNER, CONTRACTOR TO COORDINATE WIRING AND INSTALLATION (PROVIDE ALLOWANCE).

C. TELEPHONE JACKS BY GENERAL CONTRACTOR AS INDICATED ON PLANS. WIRING BY A SELECTED COMPANY.

D. T.V. JACKS BY OWNER AS INDICATED IN PLANS. PROVIDE WIRING PROVISION FOR CABLE AND SATELLITE AT EVERY JACK. GENERAL CONTRACTOR TO COORDINATE WITH OWNER. SYSTEM TO BE PROVIDED BY A SELECTED COMPANY. GENERAL CONTRACTOR TO PROVIDE AN ALLOWANCE.

E. USB JACKS BY OWNER. GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH THE OWNER.

27 41 00 AUDIO-VIDEO SYSTEMS

A. SOUND SYSTEM EQUIPMENT TO BE PROVIDED BY THE GENERAL CONTRACTOR (PROVIDE ALLOWANCE). COORDINATE WITH THE SELECTED COMPANY ALL WORK. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE OWNER AND INTERIOR DESIGNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS. ALL SPEAKERS TO BE LOCATED IN HARMONY WITH LIGHTS AND A/C DIFFUSER LOCATIONS.

DIVISION 28- ELECTRONIC SAFETY AND SECURITY

28 00 00 ELECTRONIC SAFETY AND SECURITY

A. SECURITY SYSTEM BY OWNER / CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION AND PANEL LOCATIONS. SECURITY SYSTEM TO HAVE CONTROL KEY PADS AT MAIN ENTRANCE, GARAGE ENTRY AND MASTER BEDROOM. SYSTEM TO BE PROVIDED BY ALARM COMPANY AS SELECTED BY OWNER.

DIVISION 32- EXTERIOR IMPROVEMENTS

32 14 00 UNIT PAVING

A. DRIVEWAY MATERIALS AS PER ARCHITECT'S DRAWINGS. CONCRETE PADS AT DRIVEWAY TO BE A MINIMUM OF 4 INCHES THICK, POURED ON COMPACTED SAND OVER A WELL COMPACTED LIME ROCK BASE. MATERIAL FOR JOINTS AT DRIVEWAY TO BE SELECTED BY LANDSCAPE ARCHITECT. FLOOR SURFACES FOR COVERED ENTRY, COVERED TERRACES, STEPS AND OPEN TERRACES SHALL RECEIVE NON-SLIPPERY STONE FINISH AS SELECTED BY OWNER (PROVIDE ALLOWANCE FOR MATERIAL ONLY). POOL DECK TO BE NON-SLIPPERY STONE FINISH (PROVIDE ALLOWANCE FOR MATERIAL ONLY) OVER 4 INCHES THICK CONCRETE SLAB. ALL EXTERIOR STEPS SHALL RECEIVE STONE SLABS WITH PROJECTED BULL NOSE TO MATCH EXTERIOR FLOORING MATERIAL AS SELECTED BY THE OWNER. ALL INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR.

32 90 00 PLANTING

A. LEVEL SOIL TO MATCH DRIVEWAYS AND AREAS TO BE LANDSCAPED. LANDSCAPING MATERIAL, SPRINKLER SYSTEM, AND LABOR SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE ARCHITECT. THE GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE FROM ALL CONSTRUCTION DEBRIS AND EQUIPMENT BEFORE LANDSCAPING WORK IS SCHEDULED TO START. NO DEBRIS SHALL BE USED FOR FILL. FRESH YARD FILL, SAND AND SOIL ONLY. FOLLOW LANDSCAPE ARCHITECT'S PLANS FOR LAYOUTS, INSTRUCTIONS & SPECIFICATIONS.

B. LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS FOR PLANTING, GRADING AND IRRIGATION MUST BECOME PART OF THESE SPECIFICATIONS.

C. SPRINKLER SYSTEM BY THE GENERAL CONTRACTOR. G.C. TO COORDINATE REQUIRED ACCESS THROUGH CERTAIN AREAS.

D. GENERAL CONTRACTOR SHALL PROVIDE WATER WELL FOR IRRIGATION. COORDINATE LOCATION WITH THE LANDSCAPE ARCHITECT.

E. CONTRACTOR SHALL PROTECT NEIGHBOR'S PROPERTY, FENCING AND LANDSCAPING.

F. THE GENERAL CONTRACTOR HAS THE OPTION TO BID FOR THIS PORTION OF THE JOB.

G. OUTDOOR LANDSCAPE LIGHTING PROVIDED BY OWNER. G.C. TO COORDINATE TIMING OF INSTALLATION WITH ELECTRICAL CONTRACTOR.

DIVISION 33- UTILITIES

33 34 00 ONSITE WASTEWATER DISPOSAL

A. DRAINAGE SYSTEM AS PER DRAWINGS AND SPECIFICATIONS AND TO COMPLY WITH **MIAMI-DADE COUNTY, HRS, DERM** CODE REQUIREMENTS.

B. SEPTIC TANK AND DRAIN FIELD FROM EXISTING HOUSE IF PRESENT MUST BE REMOVED COMPLETELY AS REQUIRED BY **HRS** AND **DERM**.

END OF SPECIFICATIONS

Raymond Pacheco

Digitally signed by Raymond Pacheco
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MR & MRS DE LA CONCEPCION
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