NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480

1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0880
hello@mikarch.com

AGD DEVELOPERS LLC

1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 805 7445
developers@agdmiami.com

STATE OF FLORIDA
MATIAS DAROCH
AR 100480
REGISTERED ARCHITECT

Digitally signed by Matias Daroch
Date: 2025.09.10 14:55:30 -04'00'

MEP ENGINEER
RD-ENGINEERS

STRUCTURAL ENGINEER
PALACIOS ENGINEERING

CIVIL ENGINEER
CARLAB INC

LANDSCAPE ARCHITECT
LANDSTUDIO

GENERAL PROJECT NOTES

1 THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONSTRUCTION MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ALL REGULATORY LEGAL AND GOVERNMENTAL CODES.
3 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
4 CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
5 ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
6 GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.
7 GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.
8 ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.
9 THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
10 THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE, ALL ITEMS AND COMPONENTS WITHIN WORK.
11 CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS AND CALCULATIONS FOR REVIEW AND APPROVAL FOR THE CITY OF MIAMI.
12 PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
13 CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
14 IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
15 IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
16 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW, FOR DESIGN CONFORMANCE ONLY.
17 SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
18 IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS DRAWINGS, SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
19 DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
20 ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
21 COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS AND OR ARCHITECT, PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".

ROOF NOTES

1 ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF NO MORE THAN FIVE (5) INCHES OF WATER ON ANY PORTION OF THE ROOF. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, DESIGN AND INSTALLATION OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1503 AND THE FLORIDA BUILDING CODE, PLUMBING, CHAPTER 11.
2 WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. WHERE PRIMARY AND SECONDARY ROOF DRAINS ARE MANUFACTURED AS A SINGLE ASSEMBLY, THE INLET AND OUTLET FOR EACH DRAIN SHALL BE INDEPENDENT.
3 SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.
4 SECONDARY (EMERGENCY) ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED. SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1101.7. SCUPPERS SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM. AS PER FBC, P 1108.
5 OVERFLOW DRAINS AND SCUPPERS. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED IN ACCORDANCE WITH FLORIDA BUILDING CODE, PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING AND SECTION 1617 OF THIS CODE.
6 INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURE´S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF NRCA "QUALITY CONTROL GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".
7 ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.

CONSTRUCTION NOTES

1 ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE.
2 ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
3 CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE.
4 CONTRACTOR SHALL PLACE BACKING IN WALLS THAT SUPPORT UNITIES ACCORDING TO SPECS, AT BATHROOMS, KITCHENS OR WHERE IT IS OTHER NOTED, AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE CARPENTRY SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.
5 FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.
6 MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AS PER FBC R702.4.2
7 PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.
8 LAMINATE AND OR PLASTER ALL EXPOSED CORE WALLS, PERIMETER COLUMNS, WALL & SLAB SURFACES WHICH ARE DAMAGE OR MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM IS REQUIRED, UNLESS OTHERWISE NOTED.
9 GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING ON STRUCTURAL ELEMENTS AND OTHER FIRE RATED ELEMENTS OF THE SPACE.
10 NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD TO BE 5/8" THICKNESS, UNLESS OTHERWISE NOTED. GREEN BOARD, TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
11 MIN SHOWER ACCESS SHALL BE 22" CLEAR.
12 BATHTUB AND SHOWER FLOORS AND ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. AS PER FBC B 2406 AND/OR FBC R307.2.
13 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER. AS PER FBC R312.1.3.
14 ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO TUB AND SHOWER COMPARTMENTS, SHOWER ENCLOSURES AND GLAZING LARGER THAN 9 SQ. FT. SHALL BE CATEGORY II SAFETY GLASS. TO COMPLY WITH FBC B 2406.1 AND/OR FBC R308. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.
15 ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
16 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1.38 INCHES (35MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1.38 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.

FIRE PROTECTION NOTES

1 SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
2 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
3 ALL SMOKE DETECTORS TO BE HARD WIRED INTERCONNECTED -SEE ELECTRICAL DRAWINGS.
4 COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER.
5 ALL INSULATION MATERIAL TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 AS PER FBC R 302.10.1
6 WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 PER FBC R 302.9.1. AND WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. PER R 302.9.2.

REFLECTIVE CEILING NOTES

1 THE INTENT OF THIS REFLECTED CEILING PLANS IS TO SHOW RELATIONSHIPS BETWEEN WALLS AND CEILING, AND LOCATIONS OF KEY MECHANICAL AND ELECTRICAL FEATURES. FOR COMPLETE MECHANICAL AND ELECTRICAL INFORMATION, REFER TO M.E.P. AND FIRE PROTECTION DRAWINGS.
2 NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATION.
3 SUB-CONTRACTOR SHALL VERIFY ALL CEILING PLENUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING AND OTHER OBSTRUCTION WITH THE CEILING HEIGHTS SPECIFIED, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN. SUB - CONTRACTOR SHALL PROVIDE CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILINGS ARE REQUIRED DUE TO CLEARANCE PROBLEMS.
4 SUB-CONTRACTOR SHALL SUPPLY ALL GYPSUM BOARD CEILING ACCESS PANELS REQUIRED AND NOTIFY ARCHITECT OF LOCATION PRIOR TO INSTALLATION.
5 CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR.
6 EMERGENCY LIGHTS SHALL BE INSTALLED ON SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND WITH ENGINEERING DRAWING FOR SWITCHING CIRCUITS AND FIRE ALARM SYSTEM.
7 REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURNS AIR GRILLES.
8 ALL HORNS AND STROBES SHALL BE CENTERED ABOVE THE LIGHT SWITCH OR CENTERED ON SURFACE (WALL, COLUMN, ETC.) UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS INSTALLATION SHALL RESULT IN CONTRACTOR RELOCATING THE HORNS AND STROBES AT HIS OWN EXPENSE.
9 ALL ABANDONED SLAB POKE THROUGHS FROM SLAB ABOVE SHALL BE FIRE SAFED AS REQUIRED.

SOIL STATEMENT

1 THE SOIL CONDITIONS AT THIS SITE ARE UNDISTURBED SAND AND ROCK WHICH IS ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. THIS SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE FOOTING DESIGN IS BASED. THE FOUNDATION HAS BEEN DESIGNED TO A DESIGN LOAD OF 2000 PSF. A LETTER TO THIS EFFECT WILL BE ISSUED TO THE BUILDING INSPECTOR, SIGNED AND SEALED BY THE ARCHITECT. FILL REQUIRED FOR SUPPORT OF SLAB ON GRADE CONDITIONS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY UNDER THE SUPERVISION OF A SPECIAL INSPECTOR. A LETTER FROM THE SPECIAL INSPECTOR WILL BE SUBMITTED TO THE BUILDING OFFICIAL AT THE TIME OF INSPECTION.

GENERAL DOOR NOTES

1 ALL PRODUCTS APPROVAL DOCUMENTATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED.
2 ALL EXTERIOR DOORS TO HAVE MIAMI DADE COUNTY PRODUCT APPROVAL. UNLESS OTHERWISE NOTED.
3 FORCE ENTRY REQUIREMENTS: ALL EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 36 OF THE S.F.B.C. FOR GROUP OCCUPANCIES.
4 STRUCTURAL PERFORMANCE: DOORS SHALL BE DESIGNED AND CONSTRUCTED TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST WIND PRESSURE AS SET FORTH IN SECTION 2309 OF THE S.F.B.C. AND IMPACT LOADS AS SET FORTH IN SECTION 2315 OF THE S.F.B.C.
5 ALL DOOR DIMENSIONS SHOW ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING PER MANUFACTURER'S RECOMMENDATION.
6 WINDOW SUPPLIER SHALL FIELDS VERIFY ALL EXISTING DOOR OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE DOORS.
7 IF THE EXISTING MASONRY OPENING SIZES MUST BE ADJUSTED TO ENSURE NEW DOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING INTERIOR AND EXTERIOR WALL SURFACES TO BEGIN TO EXIST.
8 ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
9 ALL EXTERIOR DOORS SHALL HAVE ALUM. THRESHOLDS, DOOR SWEEPERS, & WEATHER STRIPPING ALL AROUND.
10 ALL INTERIOR DOOR FRAMES TO MATCH ADJOINING DOOR FINISHES.
11 FOR TYPICAL FRAME DETAILS, REFER TO MANUFACTURER SPECS.
12 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE, AS PER NFPA 101.
13 EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.
14 ALL NEW DOORS SHALL HAVE 3 PAIRS OF HINGES OR AS RECOMMENDED BY MANUFACTURER.
15 HARDWARE SHALL BE: APPROVED IN EQUAL FINISH /COLOR. CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.
16 ALL DOUBLE DOORS SHALL HAVE MULTI POINT FLUSH-BOLT AT ASTRAGAL.
17 PROVIDE ALLOWANCE FOR ALL HARDWARE.

BURGLARY SECURITY & FORCED ENTRY

1 ALL LOCKS AND EXTERIOR DOORS: SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
2 ALL SINGLE EXTERIOR SWING DOOR: SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEADBOLTS WITH INSERTS.
3 HINGES ON EXTERIOR OFFSET TYPE SWING DOORS: SHALL HAVE NON-REMOVABLE PINS.
4 JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN-SWING DOORS: SHALL BE RABETTED, OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
5 SINGLE SWINGING EXTERIOR DOORS: IF WOOD SHALL BE OF SOLID CORE OF NO LESS THAN 1-3/8" THICK.
6 EXTERIOR WINDOWS. SHALL BE LOCKED WITH DEVICE IN THE INSIDE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS APPLIED IN AN OPERABLE.
7 WINDOW SUB-BUCKS: SHALL BE OF TREATED MATERIAL AT LEAST 2" NOMINAL THICKNESS & SECURED IN AT LEAST 6 POINTS ON EACH LEG WITH 3" OR EQUIVALENT FASTENERS.

SITE PLAN, FOUNDATION AND GRADING NOTES

1 CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2 EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3 ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEOTECHNICAL PRIOR TO PLACEMENT OF REINFORCING STEEL.
4 IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5 CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 31/2 INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.

SITE INVESTIGATION NOTE

1 1.- EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE CONTRACTOR IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND GET FAMILIAR WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE.
2 2.- SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
3 3.-IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

VAPOR BARRIER NOTE

1 ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR-CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.

TERMITE CONTROL NOTES

1 TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENCED PEST CONTROL COMPANY.

TERMITE PROTECTION NOTES

1 SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
2 TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
3 CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

GENERAL WINDOWS NOTES

1 ALL EXTERIOR WINDOWS AND DOORS SHALL BE UNDER A SEPARATE PERMIT. G.C. SHALL SUBMIT PRODUCT APPROVALS FOR IMPACT RESISTANT ASSEMBLY RATING WITH AN APPROPRIATE N.O.A. AND STRUCTURAL CALCULATIONS DESIGNED BY THE STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2 WINDOW ATTACHMENT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR AS PER THE PARTICULAR WINDOW MANUFACTURER'S INSTALLATION REQUIREMENTS TO MEET DESIGN PRESSURE AND MUST BE SIGNED AND SEALED BY A LICENSED ENGINEER FROM THE STATE OF FLORIDA.
3 ALL WINDOWS TO HAVE MIAMI-DADE COUNTY APPROVED IMPACT RESISTANT GLASS.
4 ALL STOREFRONTS AND WINDOWS TO BE IMPACT GLASS.
5 SEE ALL PLANS FOR LOCATION OF WINDOW TYPES.
6 MANUFACTURER SHALL FIELD VERIFY ALL EXTERIOR MASONRY OPENINGS PRIOR TO FABRICATION.
7 VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER.
8 CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING WINDOWS.
9 ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH SECTION 3508.2 FBC. ALL GLASS AT WINDOWS AND DOORS SHALL BE TINTED AS PER ENERGY CALCULATIONS.
10 PROVIDE CATEGORY II SAFETY GLASS AT SHOWER ENCLOSURES AND WINDOWS ADJACENT TO TUBS OR SHOWERS (FBC 2411.6.2)
11 WHEN APPLY, GENERAL CONTRACTOR TO PROVIDE PRODUCT APPROVAL SHUTTER SYSTEM. SUBMIT SHOP DRAWINGS FOR APPROVAL.

DRAINAGE NOTES

1 ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
2 INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3 ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% MIN.
4 BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

COPYRIGHT NOTE

1 ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

MEANS OF EGRESS

1 ALL EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF; WHILE GRADE FLOOR OPENING MY BE REDUCED TO 5 SF, HAVE A MIN. NET WIDTH OF 20" AND A MIN. NET HEIGHT OF 24". THE BOTTOM OF THE OPENING SHALL NOT BE GREATER THAN 44" MEASURED FROM THE FINISH FLOOR OF THAT STORY AS PER FBC-B 1030, FBC R311 FOR SLEEPING ROOMS IN R-2 AND R-3 OCCUPANCIES BELOW THE FOURTH STORY.
2 NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 80" HEIGHT AND 32" WIDE MEASURED FROM FACE OF DOOR TO STOP WHEN OPENED 90º. BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IN REQUIRED TO SATISFY REQUIREMENTS, AS PER FBC B 1010.1
3 EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
4 EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
5 NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

ACCESSIBLE NOTES

1 UNIT ENTRY DOORS (ACCESSIBLE DOOR) SHALL HAVE A MINIMUM CLEAR PASSAGEWAY OF 32". ALL OTHER UNIT DOORWAYS (USER DOOR) SHALL HAVE A CLEAR OPENING OF 31 5/8" MIN. CLEAR OPENING OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
2 LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTALS CONTROLS, APPLIANCES CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE, CONTROLS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH THE REACH REQUIREMENTS ACCORDING FAIR HOUSING ACT DESIGN MANUALS. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAX.
3 WASHING MACHINE AND CLOTHES DRYER ARE NOT REQUIRED TO MEET THE CLEAR FLOORS SPACE PER THE FAIR HOUSING ACT DESIGN MANUAL.
4 KITCHENS:
* CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
* SINK: PROVIDE A CLEAR FLOOR SPACE FOR PARALLEL APPROACH AND CENTERED ON SINK BOWL.
* DW: PROVIDE A CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH TO THE DISHWASHER.
* COOKTOP/OVEN/RANGE: PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP/OVEN/RANGE AND CENTERED ON THE CENTERLINE OF COOKTOP.
* REF.FREEZER: PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH
5 BATHROOMS:
* LAV: PROVIDE A 30" X 48" CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH.
* WC: THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO A TUB OR LAVATORT SHALL BE 18" MIN. ON THE SIDE OPPOSITE THE DIRECTION OF APPROACH AND 15" MIN. ON THE OTHER SIDE. THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO AN ADJACENT WALL SHALL BE 18". THE LATERAL DISTANCE FROM THE CENTERLINE OF THE WATER CLOSET TO A LAVATORY OR BATHTUB SHALL BE 15" MIN. REFER TO DIAGRAMS ON THIS SHEET FOR CLEARANCE AROUND THE WC.
6 PROVIDE REINFORCEMENT IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS PER FAIR HOUSING ACT DESIGN MANUAL.
7 GRAB BARS, WHEN REQUIRED TO BE INSTALLED, SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼" MIN. AND 2" MAX. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 ½". STRUCTURAL STRENGTH OF THE GRA BAR SHALL NOT SUPPORT LESS THAN 250 POUNDS. GRAB BARS ARE NOT REQUIRED TO BE INSTALLED AT TIME OF CONSTRUCTION. THIS ONLY APPLIES IF GRAB BARS ARE REQUESTED BY A SPECIFIC TENANT.
8 CLEAR WIDTH AT KITCHENS TO BE MEASURED FROM THE FURTHEST PROJECTING ELEMENTS SUCH AS THE FACE OF THE COUNTERTOP EDGE, FACE OF APPLIANCE OR FACE OF TRIM.
9 TACTILE CHARACTERS SHALL BE 48" MIN. A.F.F. MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. A.F.F MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
10 ALL DIMENSIONS SHOWING CLEARANCE REQUIREMENTS SHALL BE TAKEN FROM THE FACE OF THE FINISH MATERIAL.
11 SLIDING, POCKET AND BIFOLD DOORS MUST STOP FULLY WITH THEIR HANDLES EXPOSED AND CLEAR OPENING OF 32".

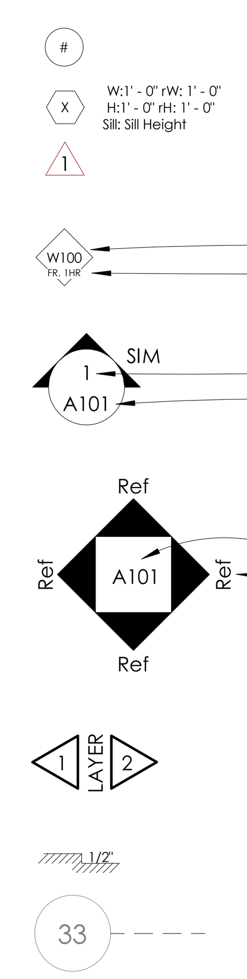
ABBREVIATIONS

@	AT
A.F.F	ABOVE FINISH FLOOR
AHU.	AIR HANDLER UNIT
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL, ARCHITECT
AVG.	AVERAGE
B.O	BOTTOM OF
BD.	BOARD
C.L.	CENTER LINE
C.L.F.	CHAIN LINK FENCE
C/U.	CONDENSER UNIT
CEM. PLS.	CEMENT PLASTER
CL.	CLOSET
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
D.	DRYER
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	FOOD DISPOSAL.
DN.	DOWN
DWG.	DRAWING
E.J.	EXPANSION JOINT
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMERG.	EMERGENCY
ENG.	ENGINEERING, ENGINEER
EQ.	EQUAL
EQPT.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
F.F.E.	FINISH FLOOR ELEVATION
FBC	FLORIDA BUILDING CODE
FD.	FLOOR DRAIN
FR.	FIRE RATED
FRR.	FURRING
FRZ	FREEZER
FT.	FEET, FOOT
FTG.	FOOTING
G.C	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GYP.	GYPSUM
HORZ.	HORIZONTAL
HR.	HOUR

ABBREVIATIONS

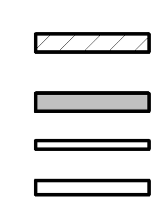
I.W.H.	INSTANT WATER HEATER
INSUL.	INSULATE, INSULATION
INT.	INTERIOR
LB.	POUND
LV.	LAVATORY
MANF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MW	MICROWAVE
N.O.A.	NOTICE OF APPROVAL
N.T.S	NOT TO SCALE
N/A	NOT APPLICABLE
NGVD.	NATIONAL GEODETIC VERTICAL DATUM
NO.	NUMBER
O.C.	ON CENTER
P.L	PROPERTY LINE
PKWY.	PARKWAY
PL.	PLATE
PLMB.	PLUMBING
PLY.	SINGLE-PLY MEMBRANES
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PT.	PRESSURE TREATED
R.	RADIUS
R.O.W	RIGHT OF WAY
REF.	REFERENCE
REFG	REFRIGERATOR
REINF.	REINFORCEMENT
REQ.	REQUIRED
RG.	RANGE
SF.	SQUARE FEET
SH.	SHOWER
SIM.	SIMILAR
SK.	SINK
SPEC.	SPECIFICATION
STRUC.	STRUCTURAL
SUSP.	SUSPEND, SUSPENDED
SYS.	SYSTEM
T.B.D	TO BE DETERMINATED
T.O.	TOP OF
TEMP.	TEMPORARY.
TV.	TELEVISION
TYP.	TYPICAL
U.O.N	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WASHER
W.H	WATER HEATER
W.M.	WATER METER
W/	WITH
W/O	WITH OUT
WC.	WATER CLOSET, TOILET
WD.	WOOD

GRAPHIC SYMBOLS LEGEND



DOOR TAG. SEE SCHEDULE FOR DIMENSION.
WINDOW TAG. SEE SCHEDULE FOR DIMENSION.
REVISION TAG. SEE REVISION NOTES.
WALL TAG. SEE SCHEDULE FOR WALLS
WALL FIRE RATING
SECTION MARK
SECTION NUMBER
SHEET REFERENCE
ELEVATION MARK
SHEET REF.
ELEVATION NUMBER
MIAMI 21 CODE LOT LAYERS
STEP HEIGHT
GRID NUMBER

WALL LEGEND



TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE TYPICAL WALL TYPES AND STRUCTURAL DRAWINGS FOR DETAILS.
REINFORCED CONCRETE WALL. SEE TYPICAL WALL TYPES AND STRUCTURAL DRAWINGS FOR DETAILS.
TYP 4" INTERIOR PARTITIONS. SEE TYPICAL WALL TYPES FOR DETAILS.
TYP 6" INTERIOR PARTITIONS. SEE TYPICAL WALL TYPES FOR DETAILS.

LEVELS

	ELEV.	NGVD
MAX PARAPET HEIGHT	28' - 6"	39.50'
T.O. PARAPET WALL	27' - 0"	38.00'
ROOF LEVEL	23' - 0"	34.00'
2ND LEVEL	11' - 6"	22.50'
1ST LEVEL	0' - 0"	11.00'
BFE	-1' - 0"	10.00'
FOOTINGS	-3' - 0"	8.00'

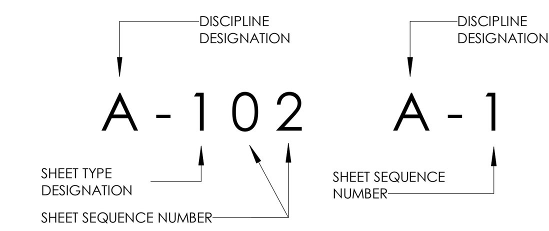
SHEET ID LEGEND

DISCIPLINE DESIGNATIONS

G	GENERAL
H	HAZARDOUS MATERIAL
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
A	ARCHITECTURAL
I	INTERIORS
Q	EQUIPMENTS
FP	FIRE PROTECTION
P	PLUMBING
M	MECHANICAL
E	ELECTRICAL
T	TELECOMUNICATIONS
R	RESOURCE
X	OTHER DISCIPLINES
Z	CONTRACTOR / SHOP DRAWINGS

SHEET TYPE DESIGNATIONS

0	GENERAL (SYMBOLS, LEGENDS, NOTES)
1	PLANS
2	ELEVATIONS
3	SECTIONS
4	LARGE SCALE VIEWS (3D, PLANS, ELEVATIONS, SECTIONS NOT DETAILS)
5	DETAILS
6	SCHEDULES AND DIAGRAMS
7	WORKING DRAWINGS
8	OTHERS
9	END PAGE. RESERVED FOR CITY COMMENTS



SHEET LIST

ARCHITECTURE

A-001	LEGEND & GENERAL NOTES
A-002	AREAS & CODE SUMMARY
A-100	SITE PLAN
A-101	FIRST FLOOR PLAN
A-101a	FIRST FLOOR PLAN
A-101b	FIRST FLOOR PLAN
A-101c	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-102a	SECOND FLOOR PLAN
A-102b	SECOND FLOOR PLAN
A-102c	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	SECTIONS
A-302	SECTIONS
A-303	SECTIONS
A-304	SECTIONS
A-305	SECTIONS
A-306	WALL SECTIONS
A-401	STAIR CALLOUT
A-500	TYP. DETAIL
A-503	WALL DETAILS
A-601	SCHEDULE
A-990	RENDERS

CIVIL ENGINEER

C-1	COVER AND NOTES
C-2	GRADING & DRAINAGE
C-3	STORMWATER POLLUTION PREVENTION

ELECTRICAL

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E-2	SITE PLAN
E-3	1ST FLOOR AREA A
E-4	1ST FLOOR AREA B
E-5	2ND FLOOR AREA A
E-6	RISER DIAGRAM
E-7	SCHEDULE AND NOTES
E-8	SCHEDULES

LANDSCAPE

L-1
L-1A
L-1B
L-2

MECHANICAL

M-1	GENERAL INFORMATION
M-2	1ST FLOOR
M-3	1ST FLOOR
M-4	2ND FLOOR
M-5	ROOF
M-6	SCHEDULES
M-7	DETAILS
M-8	DETAILS

SHEET LIST

M-9	SPECIFICATIONS

PLUMBING

P-1	GENERAL INFORMATION
P-2	SITE PLAN
P-3	1ST FLOOR
P-4	1ST FLOOR DRAINAGE
P-5	1ST FLOOR WATER AND GAS
P-6	2ND FLOOR
P-7	ROOF
P-8	ISOMETRICS
P-9	ISOMETRICS
P-10	ISOMETRICS
P-11	ISOMETRICS
P-12	DETAILS
P-13	DETAILS
P-14	DETAILS
P-15	SCHEDULES
P-16	SPECIFICATIONS

STRUCTURE

S-0.0	GENERAL NOTES
S-1.0	PARTIAL FUNDATION
S-1.1	PARTIAL FUNDATION
S-1.2	PARTIAL 2ND FLOOR
S-1.3	PARTIAL 2ND FLOOR
S-1.4	ROOF
S-2.0	ELEVATIONS
S-2.1	ELEVATIONS
S-3.0	SCHEDULE
S-3.1	SCHEDULE
S-4.0	DETAIL
S-4.1	DETAIL
S-4.2	DETAIL
S-4.3	DETAIL
S-5.0	SECTIONS
S-5.1	SECTIONS
S-5.2	SECTIONS
S-5.3	SECTIONS
S-5.4	SECTIONS
S-5.5	SECTIONS
S-5.6	SECTIONS

SHOP DRAWINGS REQUIRED

GUARDRAIL SHOP DRAWINGS
POOL PERMIT SET

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0880
hello@mikarch.com

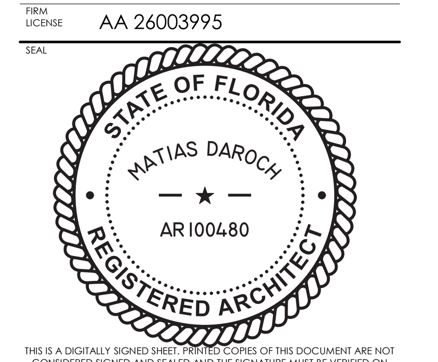
AGD DEVELOPERS LLC
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
agdmiami.com
developers@agdmiami.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES
MAY 2025 1ST ISSUED

JOB No.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

SEAL



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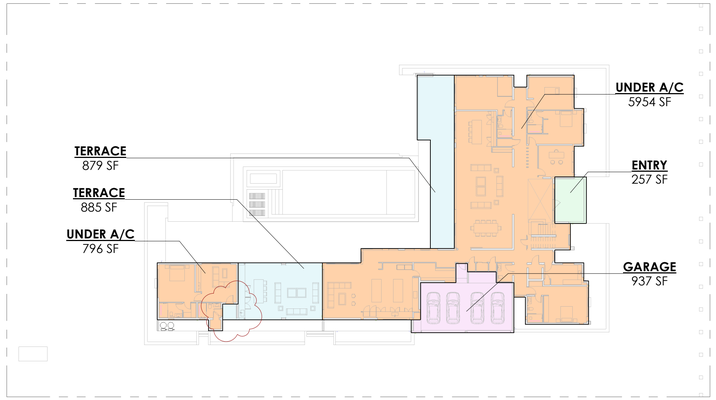
SHEET No.

A-001

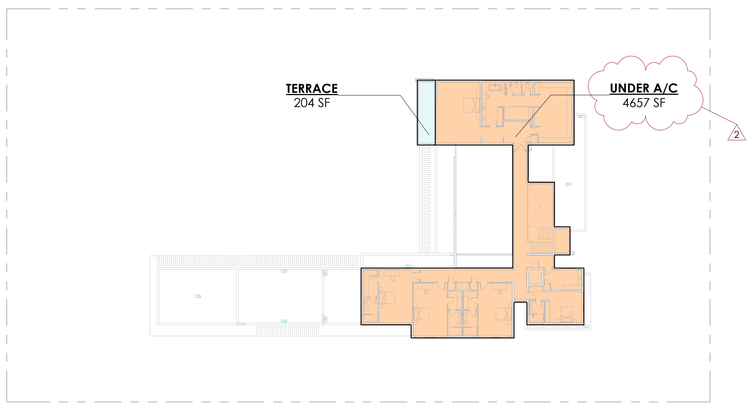
8/22/2025 3:53:52 PM

LEGEND & GENERAL NOTES



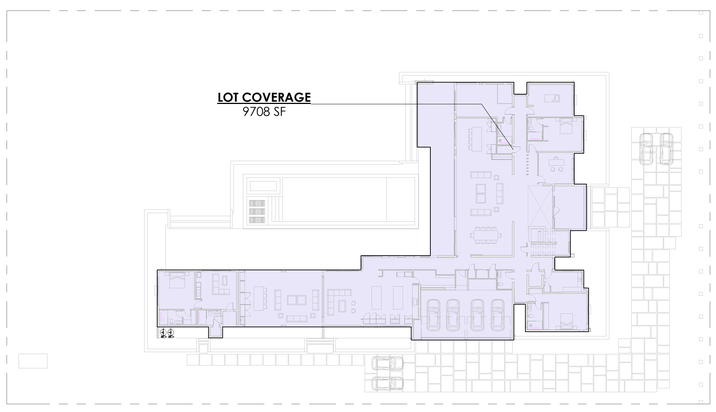
1ST LEVEL 1

1" = 30'-0"



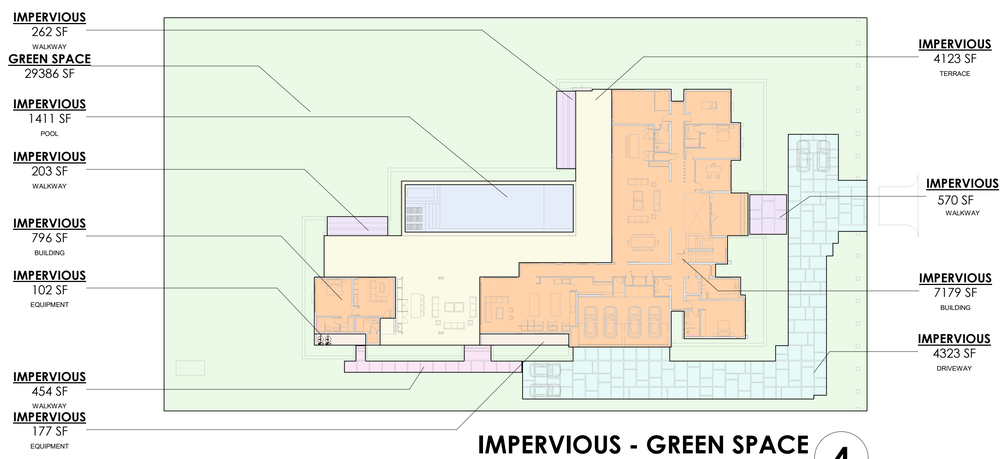
2ND LEVEL 2

1" = 30'-0"



LOT COVERAGE 3

1" = 30'-0"



IMPERVIOUS - GREEN SPACE 4

1" = 30'-0"

LOT COVERAGE

	REQUIRED		PROPOSED	
	%	AREA	%	AREA
SITE PLAN				
LOT COVERAGE	20%	9735 SF	19.94%	9708 SF

IMPERVIOUS AREAS

	MAX/MIN		PROPOSED	
	%	AREA	%	AREA
GREEN SPACE	55%	26771 SF	60.4%	29386 SF
IMPERVIOUS	45%	21904 SF	39.6%	19289 SF

IMPERVIOUS AREAS BREAKDOWN

	PROPOSED		
	%	AREA	COMMENTS
IMPERVIOUS	16.4%	7975 SF	BUILDING
IMPERVIOUS	8.9%	4323 SF	DRIVEWAY
IMPERVIOUS	0.6%	279 SF	EQUIPMENT
IMPERVIOUS	2.9%	1411 SF	POOL
IMPERVIOUS	8.5%	4123 SF	TERRACE
IMPERVIOUS	2.4%	1178 SF	WALKWAY
	39.6%	19289 SF	

FLOOR AREA

		AREA
1ST LEVEL	TERRACE	885 SF
1ST LEVEL	ENTRY	257 SF
1ST LEVEL	TERRACE	879 SF
1ST LEVEL	GARAGE	937 SF
1ST LEVEL	UNDER A/C	5954 SF
1ST LEVEL	UNDER A/C	796 SF
		9708 SF
2ND LEVEL	TERRACE	204 SF
2ND LEVEL	UNDER A/C	4657 SF
		4861 SF
GRAND TOTAL		14568 SF

*1st level: 9735 max / 2nd level 4867 max

2

SITE INFORMATION

PROPERTY ADDRESS:	10840 SW 67 AVE MIAMI, FL 33156
FOLIO:	20-5011-005-0151
SUBDIVISION:	HELMS COUNTRY ESTS REPLAT
LEGAL DESCRIPTION:	THE SOUTH 112, OF LOT 16, BLOCK I, " REPLAT OF HELMS COUNTRY ESTATES". ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, AT PAGE 48, OF THE PUBLIC RECORDS, OF MIAMI-DA DE COUNTY, FLORIDA.
LOT AREA:	48675 SF (1.12 acres)

BUILDING INFORMATION

SCOPE OF WORK:	NEW SINGLE FAMILY RESIDENCE TWO-STORY HIGH 8 BEDROOM + 10.5 BATHROOM NEW DRIVEWAY NEW WALKWAY
APPLICABLE CODES:	2023 FLORIDA BUILDING CODE 8th EDITION CODE OF ORDENANCES VILLAGE OF PINECREST
CONSTRUCTION TYPE:	III B
OCCUPANCY CLASSIFICATION:	R-3
CLASSIFICATION OF WORK:	New Construction
LEVEL OF ALTERATION:	N/A
REHABILITATION CATEGORY:	N/A
AREA OF ALTERATION:	0 SF
FLOOD ZONE:	"AE-10" 10' - 0" NGVD BASE FLOOD ELEVATION (BFE) FINISH FLOOR ELEVATION TO BE LOCADED MIN 12" ABOVE BFE
DESIGN LEVEL (NGVD)	11' - 0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
dev-ecipe@aggdmiami.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES		
2	MAY 2025 Date 3	1ST ISSUED Correction 2

JOB No.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

SEAL: STATE OF FLORIDA · MATIAS DAROCH · AR 100480 · REGISTERED ARCHITECT

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SHEET No.

A-002

AREAS & CODE SUMMARY

8/22/2025 10:33:32 AM 2 Date 3 Correction 2

DRAINAGE NOTES

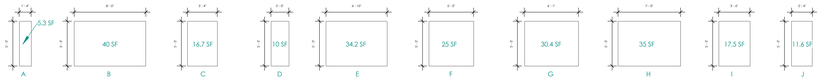
1 ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
2 INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3 ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% MIN.
4 BASEMENT WATER SHALL BE DISCHARGED TO LAWN.

TERMITE PROTECTION NOTES

1 SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
2 TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
3 CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.

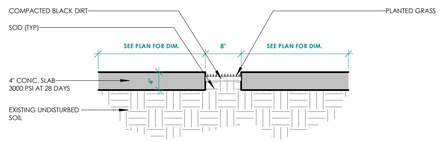
SOIL STATEMENT

1 THE SOIL CONDITIONS AT THIS SITE ARE UNDISTURBED SAND AND ROCK WHICH IS ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF. THIS SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE FOOTING DESIGN IS BASED. THE FOUNDATION HAS BEEN DESIGNED TO A DESIGN LOAD OF 2000 PSF. A LETTER TO THIS EFFECT WILL BE ISSUED TO THE BUILDING INSPECTOR. SIGNED AND SEALED BY THE ARCHITECT. FILL REQUIRED FOR SUPPORT OF SLAB ON GRADE CONDITIONS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY UNDER THE SUPERVISION OF A SPECIAL INSPECTOR. A LETTER FROM THE SPECIAL INSPECTOR WILL BE SUBMITTED TO THE BUILDING OFFICIAL AT THE TIME OF INSPECTION.



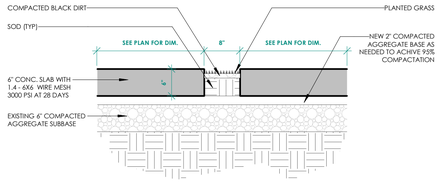
NOTE: NO INDIVIDUAL SLAB TO EXCEED 42 SF

LANDSCAPE PAVER TYPES



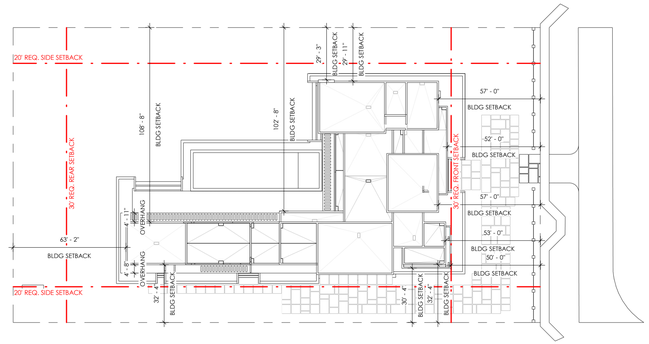
TYP. WALKWAY DETAIL 4

N.T.S.



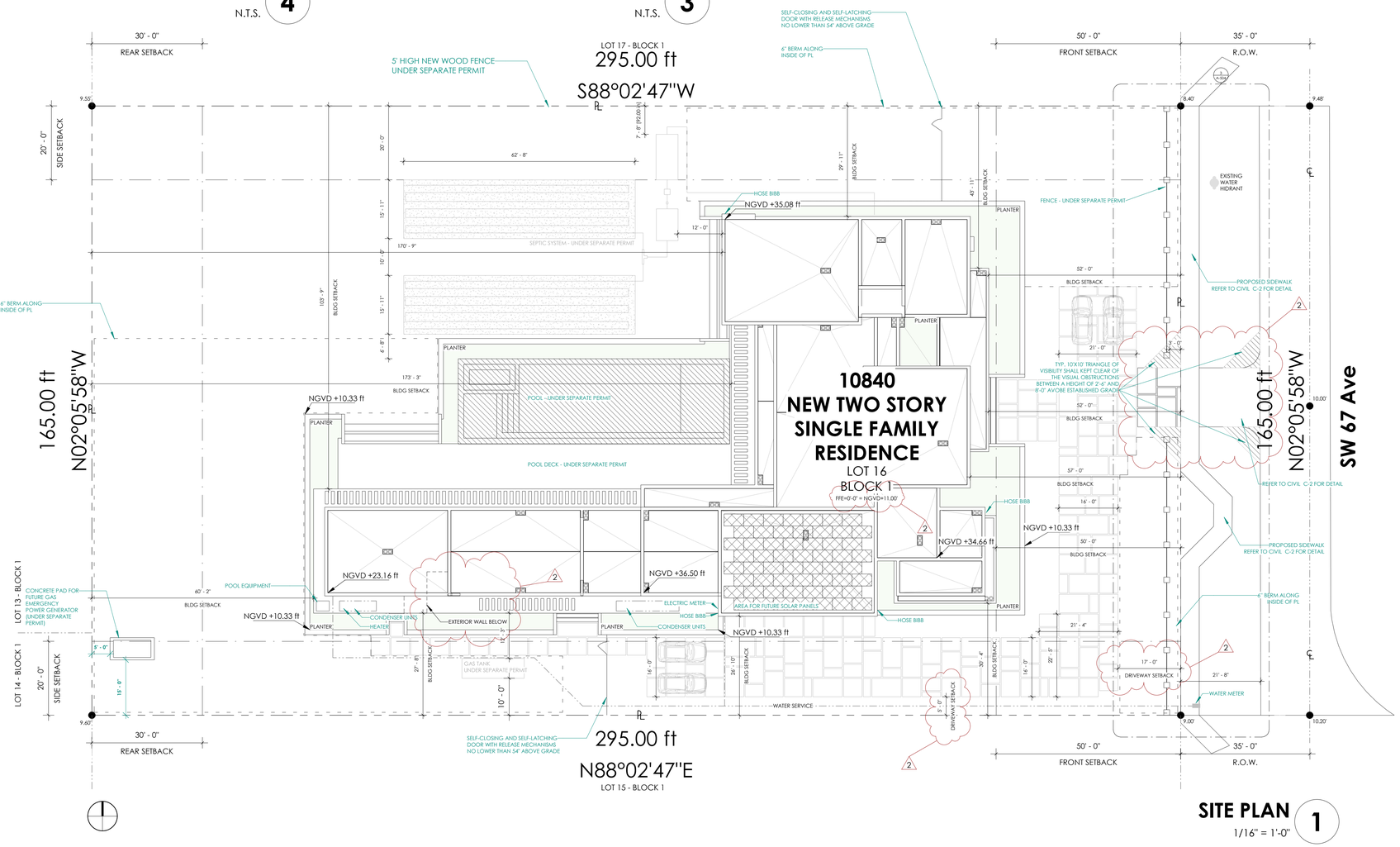
TYP. DRIVEWAY DETAIL 3

N.T.S.



SETBACK DIAGRAM 2

1" = 40'-0"



SITE PLAN 1

1/16" = 1'-0"

SITE INFORMATION

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FOLIO:	20-5011-005-0151
SUBDIVISION:	HELMS COUNTRY ESTS REPLAT
LEGAL DESCRIPTION:	THE SOUTH 112, OF LOT 16, BLOCK I, " REPLAT OF HELMS COUNTRY ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 50, AT PAGE 48, OF THE PUBLIC RECORDS, OF MIAMI-DA DE COUNTY, FLORIDA.
LOT AREA:	48675 SF (1.12 acres)

BUILDING INFORMATION

SCOPE OF WORK:	NEW SINGLE FAMILY RESIDENCE TWO-STORY HIGH 8 BEDROOM + 10.5 BATHROOM NEW DRIVEWAY NEW WALKWAY
APPLICABLE CODES:	2023 FLORIDA BUILDING CODE 8th EDITION CODE OF ORDENANCES VILLAGE OF PINECREST
CONSTRUCTION TYPE:	III B
OCCUPANCY CLASSIFICATION:	R-3
CLASSIFICATION OF WORK:	New Construction
LEVEL OF ALTERATION:	N/A
REHABILITATION CATEGORY:	N/A
AREA OF ALTERATION:	0 SF
FLOOD ZONE:	"AE-10" 10' - 0" NGVD BASE FLOOD ELEVATION (BFE) FINISH FLOOR ELEVATION TO BE LOCAED MIN 12" ABOVE BFE
DESIGN LEVEL (NGVD)	11' - 0"

PINECREST - ZONING EU-1

BUILDING DISPOSITION

LOT OCCUPATION	REQUIRED	PROVIDED
a. LOT AREA	43560 SF (1.0 ac)	48,675 SF
b. LOT WIDTH	125 FT. MIN.	165 FT
c. LOT DEPTH	200 FT. MIN.	295 FT
d. FAR COVERAGE	ONE-STORY STRUCTURE 25% (9,763 SF)	
	TWO-STORUY STRUCTURE 20% MAX FIRST FLOOR (9,735 SF) 10% MAX SECOND FLOOR (4,867 SF)	FIRST FLOOR 9,708 SF SECOND FLOOR 4,805 SF
d. LOT COVERAGE	TWO-STORY 20% MAX(9,735 SF)	19.94% - 9,708 SF
e. IMPERVIOUS SURFACES	45% MAX(21,904 SF)	39.6% - 19,289 SF
f. GREEN SPACE	55% MIN(21,477.41 SF)	60.4% - 26,771
g. DENSITY	1 PRINCIPAL DWELLING PER UNIT ACRE	1 DWELLING UNIT
BUILDING SETBACK		
a. PRINCIPAL FRONT	50 FT. MIN.	SEE SETBACK DIAGRAM
b. SIDE STREET	30 FT. MIN.	N/A
c. SIDE INTERIOR	15 FT. MIN. 15% LOT WIDTH EACH SIDE MIN....	SEE SETBACK DIAGRAM
d. REAR	25 FT. MIN.	SEE SETBACK DIAGRAM
ACCESSORY SETBACK		
a. FRONT	50 FT. MIN.	N/A
b. SSIDE STREET	30 FT. MIN	N/A
c. SIDE INTERIOR	19.8 FT. MIN.	N/A
d. REAR	20 & 15 FT. MIN.	N/A

BUILDING CONFIGURATION

BUILDING HEIGHT	REQUIRED	PROVIDED
a. PRINCIPAL BUILDING	2 STORIES AND 28 FT. TO TOP OF FLAT ROOF PARAPET	27' 2" FT
b. ACCESSORY BUILDING	14 FT. MAX AT 15FT REQ. SETBACK 18 FT. MAX AT 20 FT. SETBACK	N/A
PARKING	**REQUIRED**	**PROVIDED**
OFF- STREET PARKING	2	8
STALL MIN. SIZE	9 X 18 FT	9 X 18 FT

SITE LOCATION

1" = 160'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
hello@mikarch.com

AGD

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1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
dev-ela@amdgdgroupfl.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES		
1	MAY 2025	1ST ISSUED
2	2025-07-21	Correction 1
3	Date 3	Correction 2

JOB NO.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995
SEAL	STATE OF FLORIDA · MATIAS DAROCH · AR 100480 · REGISTERED ARCHITECT

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SHEET No.

A-100

SITE PLAN

2 Date 3 Correction 2

8/22/2025 10:53:39 AM

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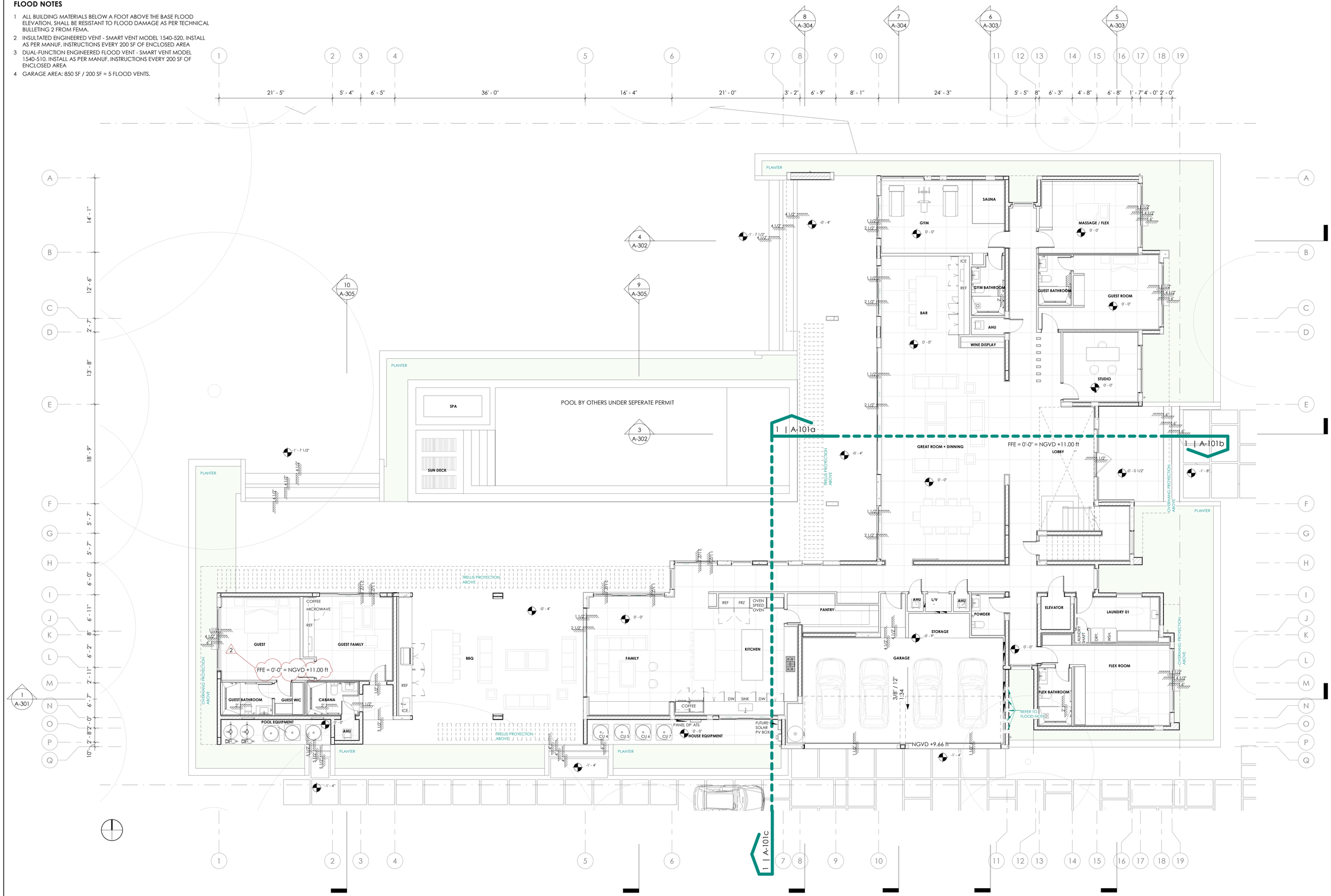

FIRST FLOOR PLAN 1

1/8" = 1'-0"

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FIRST FLOOR PLAN

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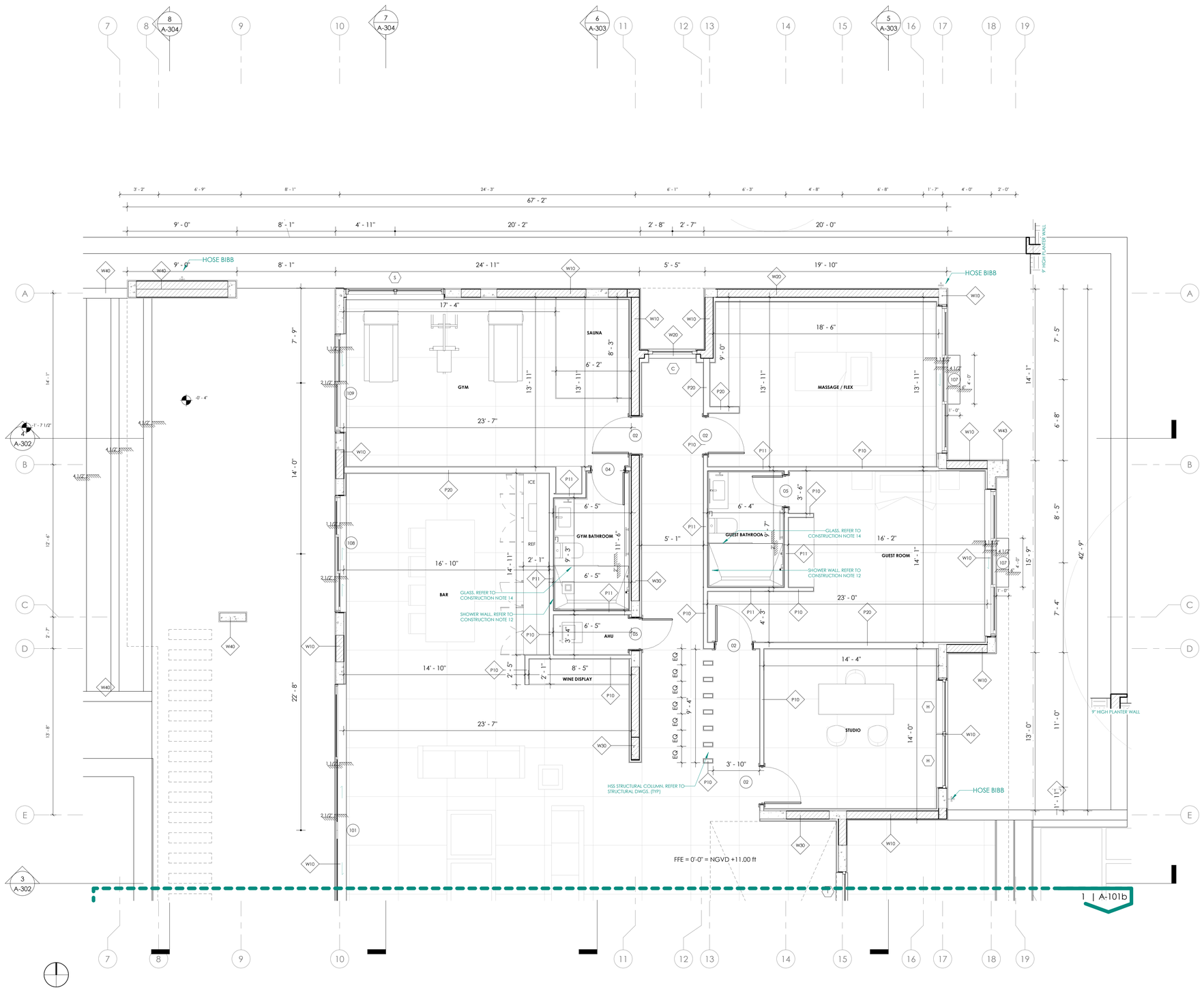

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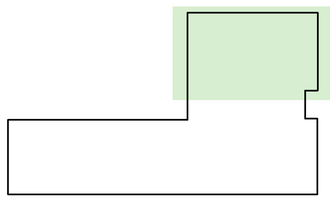

LOCATION DIAGRAM A

FIRST FLOOR PLAN 1

1/4" = 1'-0"

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STATE OF FLORIDA · MATIAS DAROCH · AR 100480 · REGISTERED ARCHITECT

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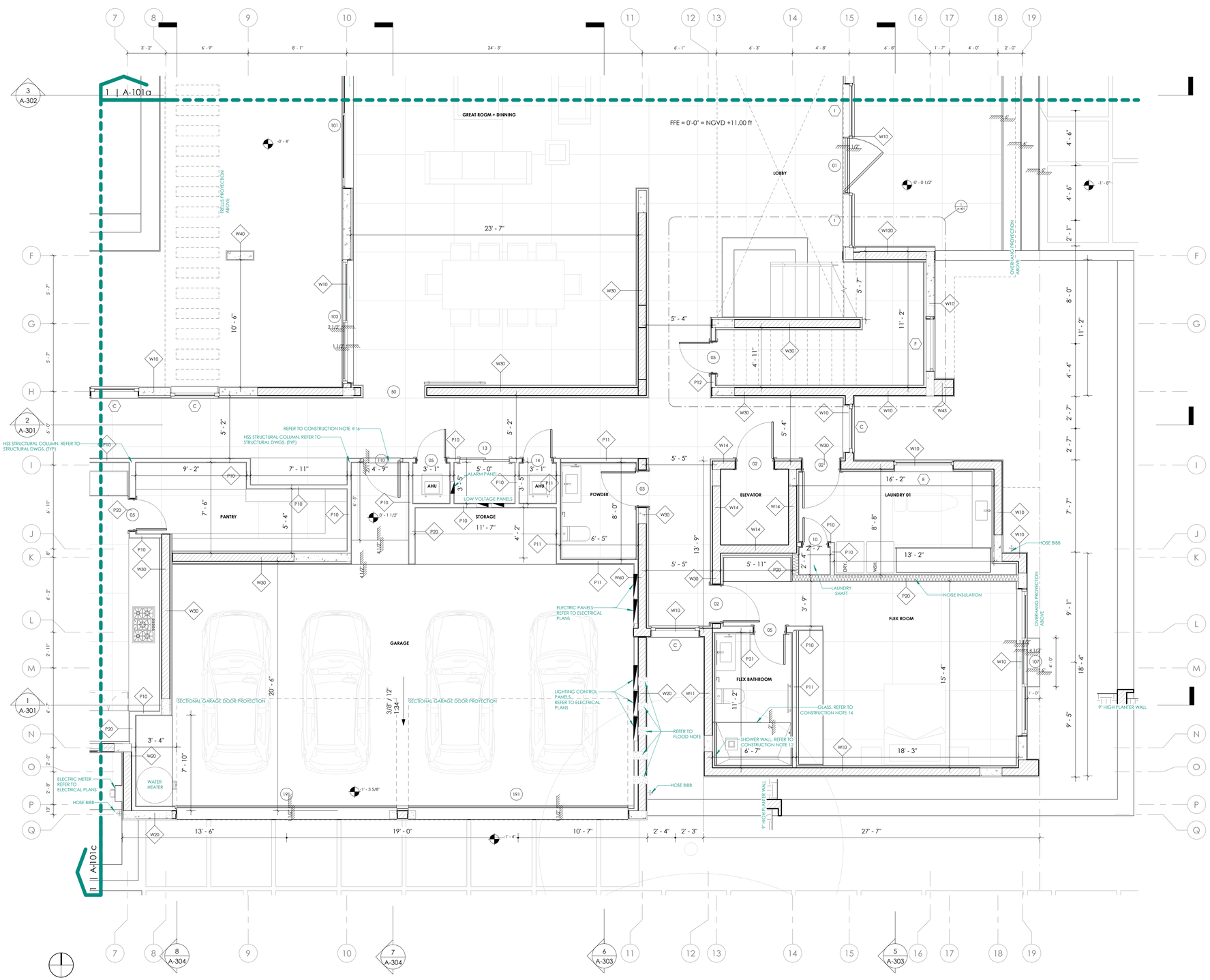
A-101a

FIRST FLOOR PLAN

8/27/2025 10:53:32 AM 1 2025-07-21 Correction 1



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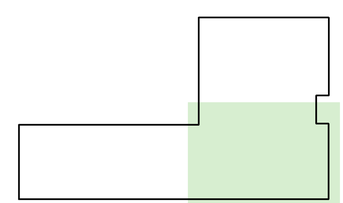

LOCATION DIAGRAM B

FIRST FLOOR PLAN 1

1/4" = 1'-0"

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A-101b

FIRST FLOOR PLAN

8/22/2025 10:53:58 AM 1 2025-07-21 Correction 1

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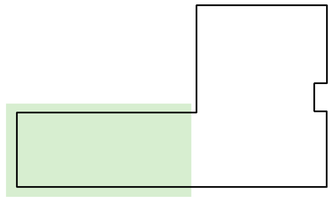
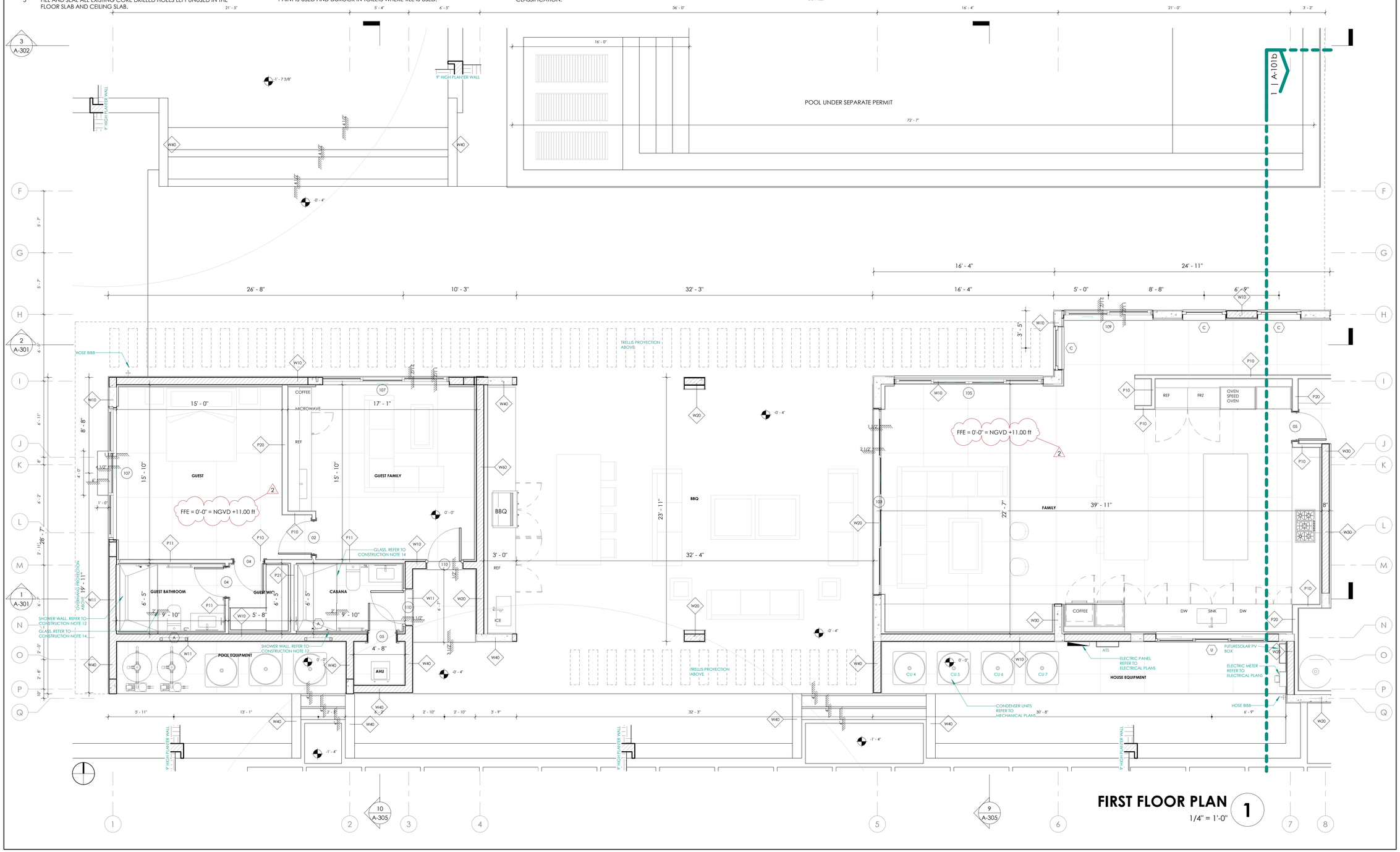


LOCATION DIAGRAM C



FIRST FLOOR PLAN 1

1/4" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+01) 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+01) 786 708 0860
dev-ops@agdmiami.com

NEW CONSTRUCTION

AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES		
1	MAY 2025	1ST ISSUED
2	2025-07-21	Correction 1
3	Date 3	Correction 2

JOB No.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

SEAL: STATE OF FLORIDA · MATIAS DAROCH · AR 100480 · REGISTERED ARCHITECT

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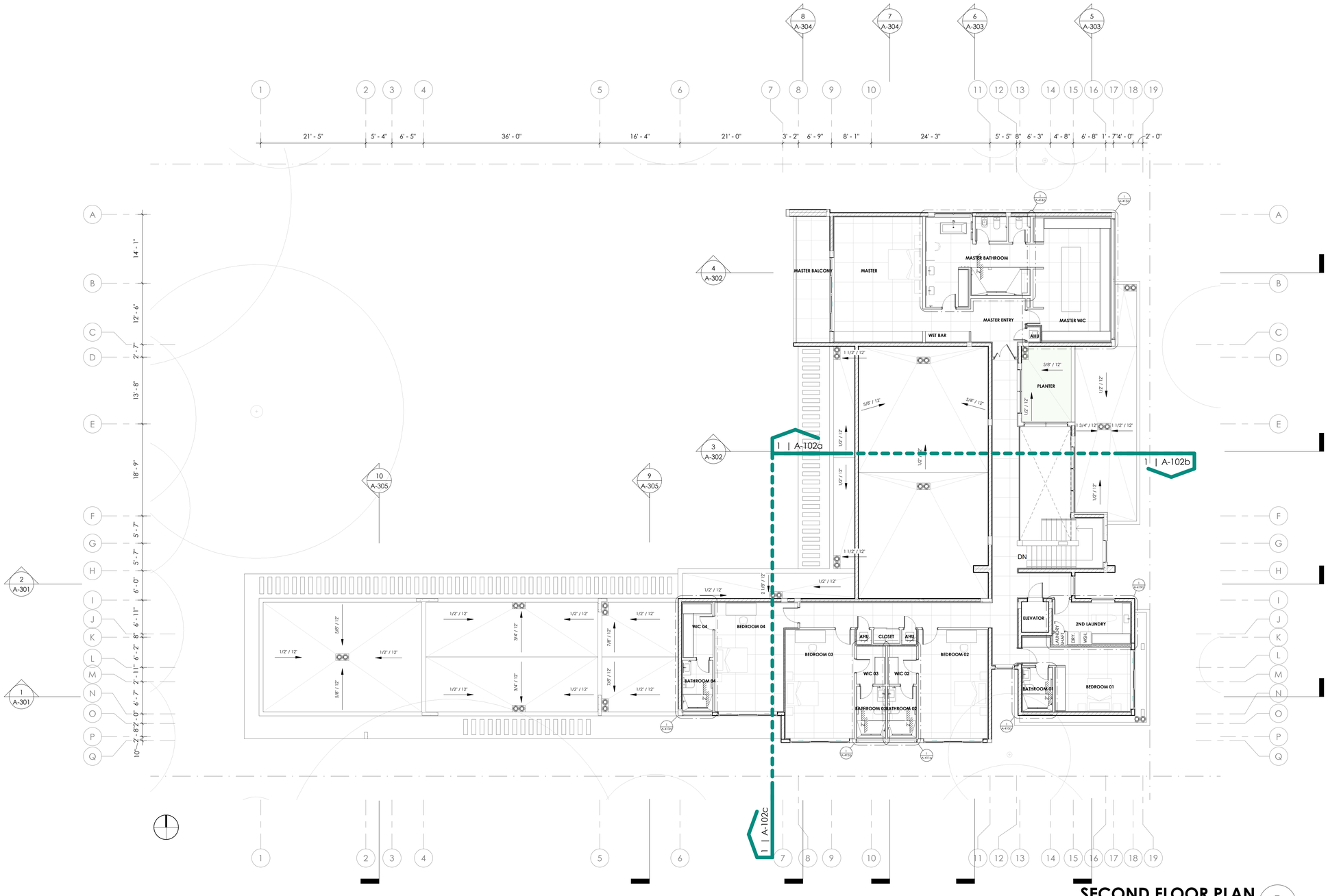
SHEET No.

A-101c

FIRST FLOOR PLAN

8/22/2025 10:54:55 AM 2 Date 3 Correction 2



SECOND FLOOR PLAN

1" = 10'-0"

1

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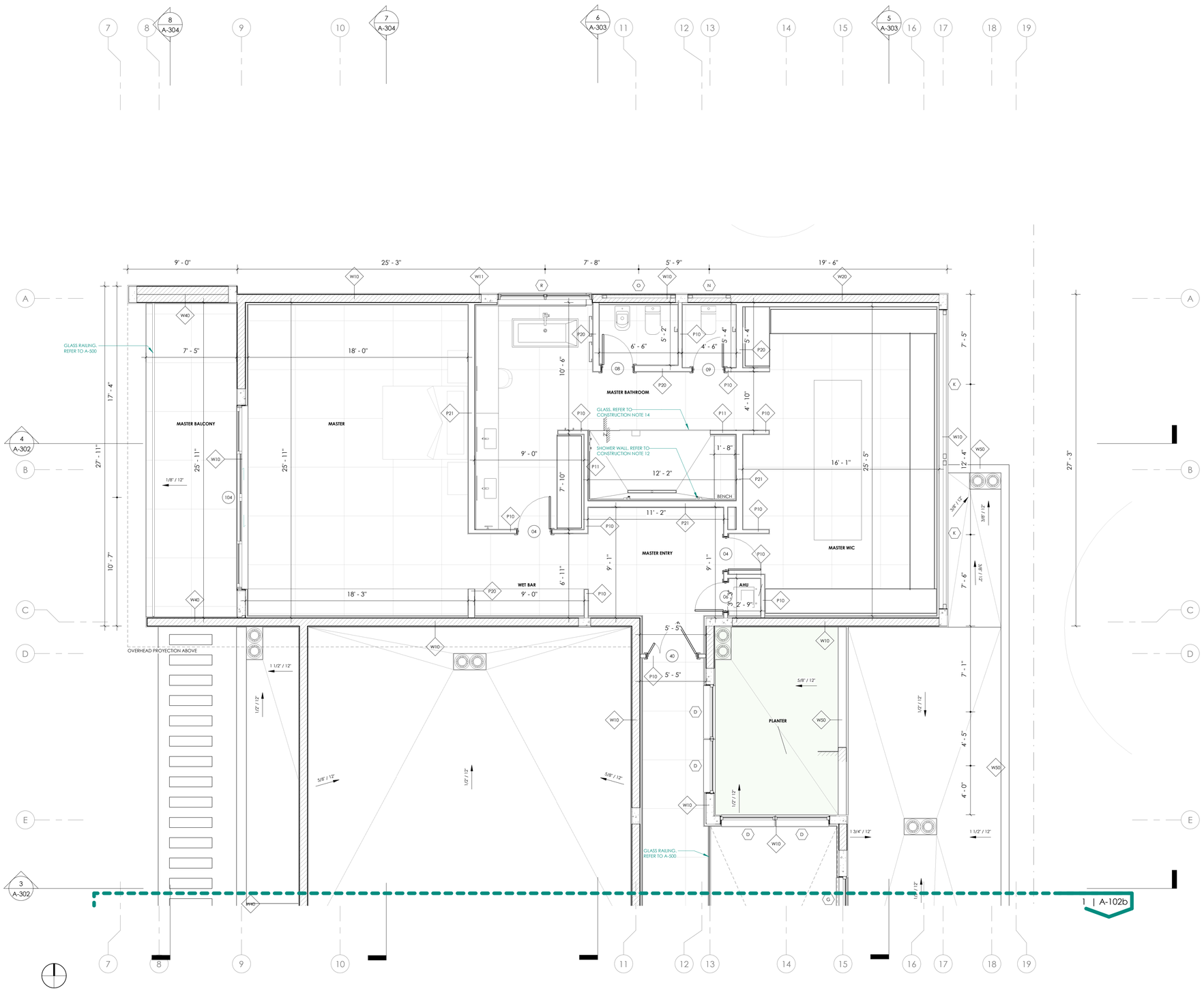
SHEET No.

A-102

SECOND FLOOR PLAN

8/27/2025 10:54:11 AM



SECOND FLOOR PLAN 1

1/4" = 1'-0"

CONSTRUCTION NOTES

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3. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE.
4. CONTRACTOR SHALL PLACE BACKING IN WALLS THAT SUPPORT UNITIES ACCORDING TO SPECS. AT BATHROOMS, KITCHENS OR WHERE IT IS OTHER NOTED, AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE CARPENTRY SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.
5. FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.
6. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. AS PER FBC R702.4.2
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11. MIN SHOWER ACCESS SHALL BE 22" CLEAR.
12. BATHTUB AND SHOWER FLOORS AND ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. AS PER FBC B 2406 AND/OR FBC R307.2.
13. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER. AS PER FBC R312.1.3.
14. ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO TUB AND SHOWER COMPARTMENTS, SHOWER ENCLOSURES AND GLAZING LARGER THAN 9 SQ. FT. SHALL BE CATEGORY II SAFETY GLASS. TO COMPLY WITH FBC B 2406.1 AND/OR FBC R308. MANUFACTURER SHALL STORE GLASS ON SITE READILY ACCESSIBLE FOR INSPECTION.
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WALL LEGEND

- TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE TYPICAL WALL TYPES AND STRUCTURAL DRAWINGS FOR DETAILS.
- REINFORCED CONCRETE WALL. SEE TYPICAL WALL TYPES AND STRUCTURAL DRAWINGS FOR DETAILS.
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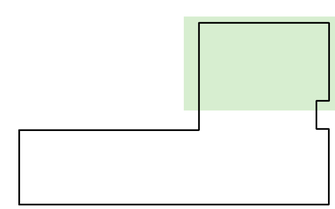

LOCATION DIAGRAM A

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MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

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A-102a

SECOND FLOOR PLAN

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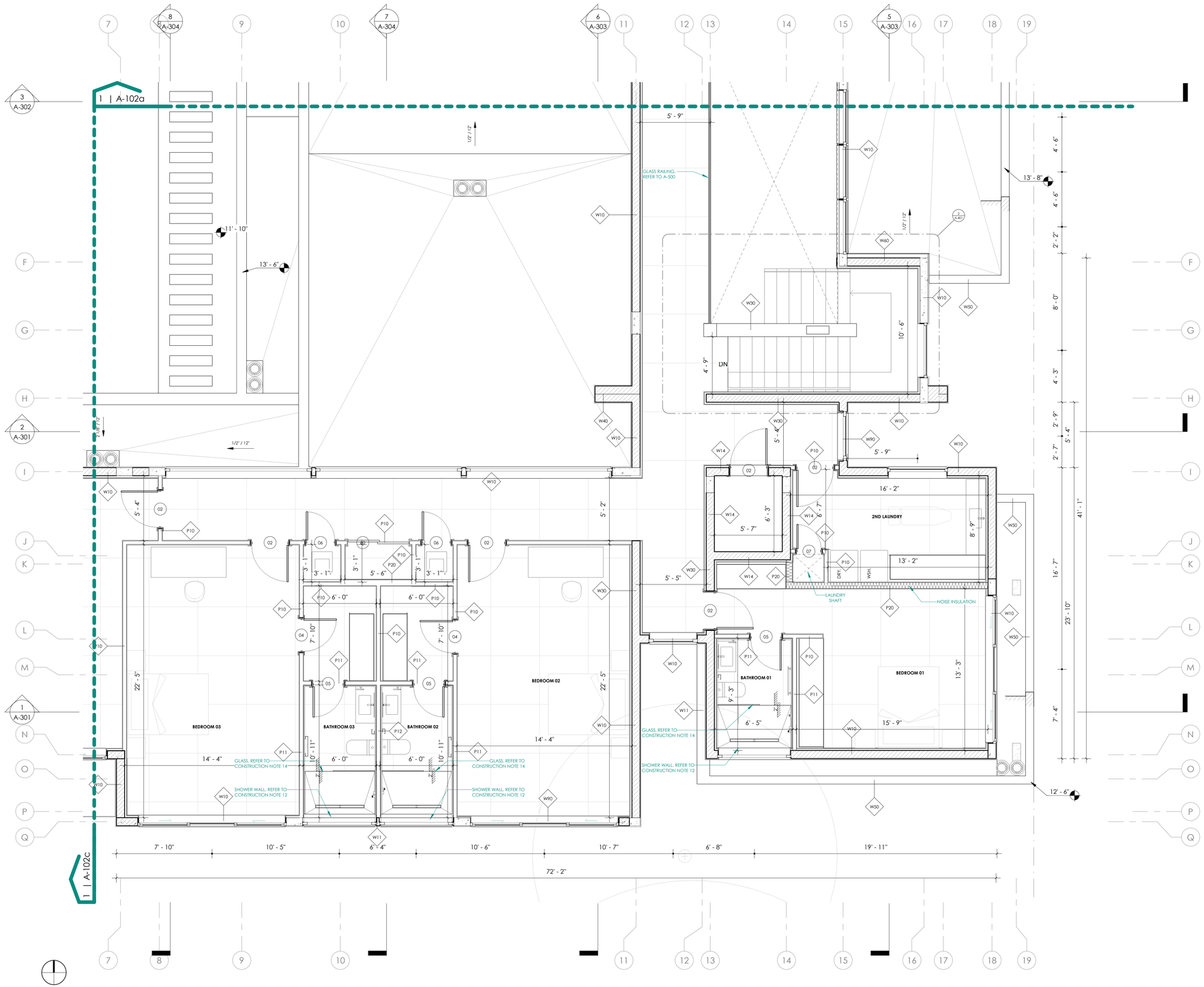

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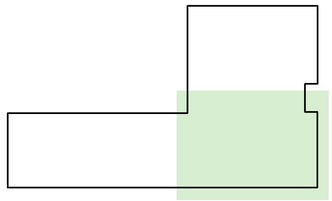

LOCATION DIAGRAM B

SECOND FLOOR PLAN 1

1/4" = 1'-0"

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MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
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hello@mikarch.com

AGD

AGD DEVELOPERS LLC
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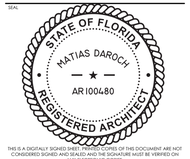

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SHEET No.

A-102b

SECOND FLOOR PLAN

8/22/2025 10:54:24 AM

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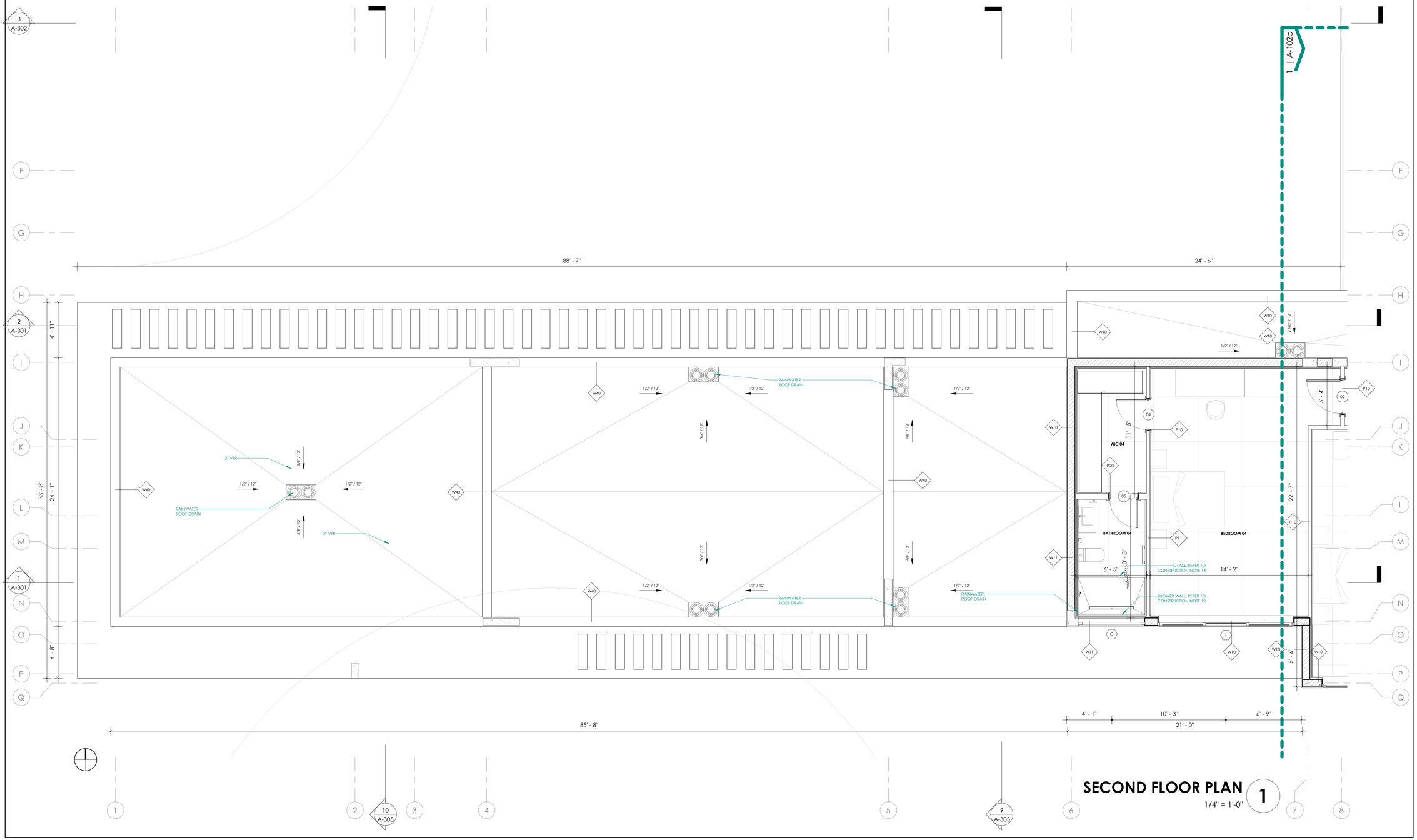
LOCATION DIAGRAM C



SECOND FLOOR PLAN 1

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SHEET No.

A-102c

SECOND FLOOR PLAN

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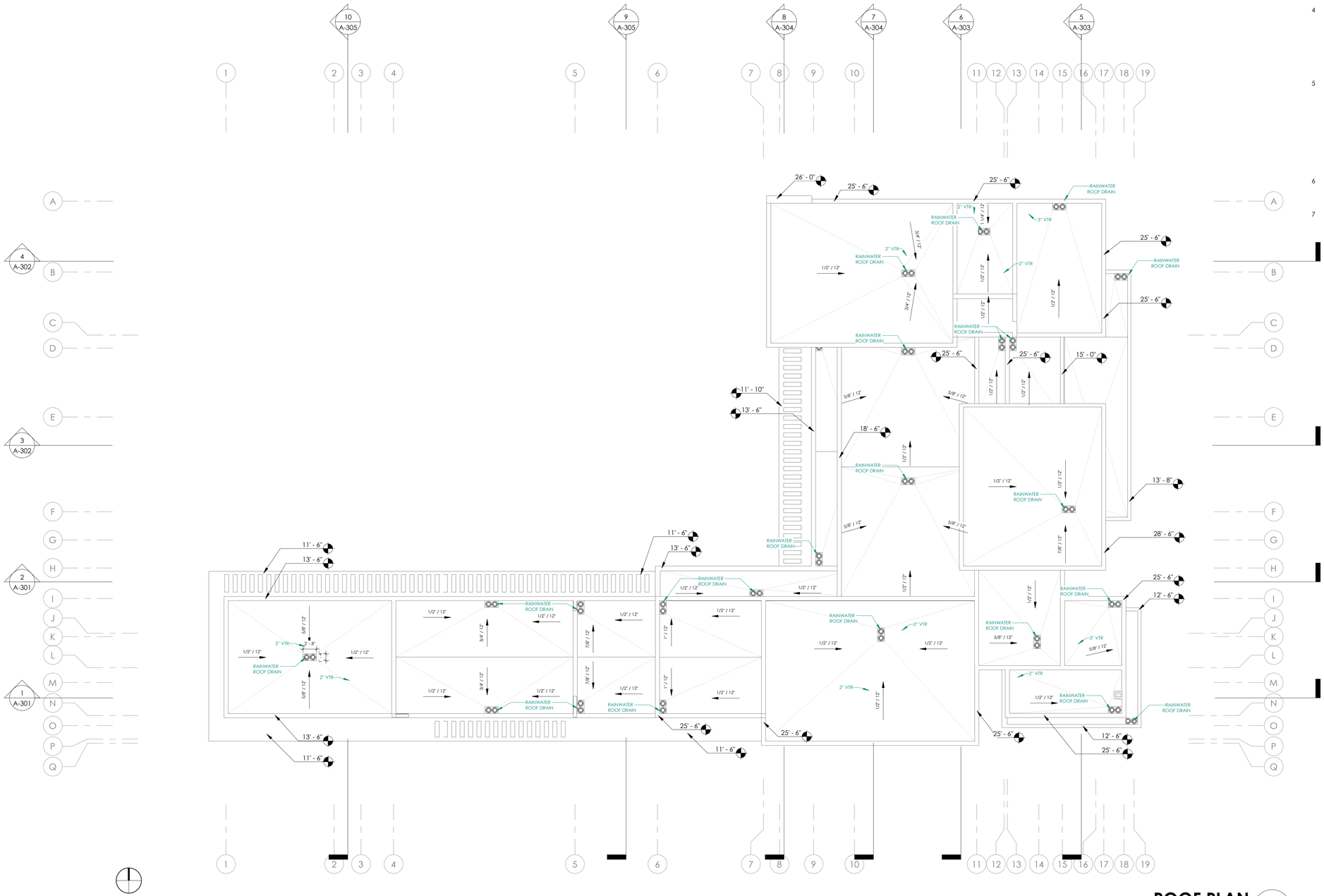


ROOF PLAN 1

1" = 10'-0"

ROOF NOTES

1 ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF NO MORE THAN FIVE (5) INCHES OF WATER ON ANY PORTION OF THE ROOF, UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, DESIGN AND INSTALLATION OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1503 AND THE FLORIDA BUILDING CODE, PLUMBING, CHAPTER 11.

2 WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. WHERE PRIMARY AND SECONDARY ROOF DRAINS ARE MANUFACTURED AS A SINGLE ASSEMBLY, THE INLET AND OUTLET FOR EACH DRAIN SHALL BE INDEPENDENT.

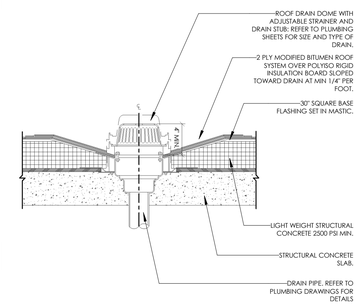
3 SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.

4 SECONDARY (EMERGENCY) ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED. SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1101.7. SCUPPERS SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM. AS PER FBC, P 1108.

5 OVERFLOW DRAINS AND SCUPPERS. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED IN ACCORDANCE WITH FLORIDA BUILDING CODE, PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING AND SECTION 1617 OF THIS CODE.

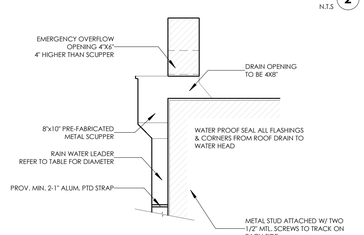
6 INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURE'S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF NRCA "QUALITY CONTROL GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".

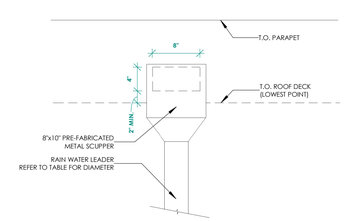
7 ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.



TYP. ROOF DRAIN DETAIL 2

N.T.S.





TYP. ROOF SCUPPER DETAIL 3

N.T.S.

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
dev-ecipe@agdgroupmiami.com

NEW CONSTRUCTION

AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES		
	MAY 2025	1ST ISSUED

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CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

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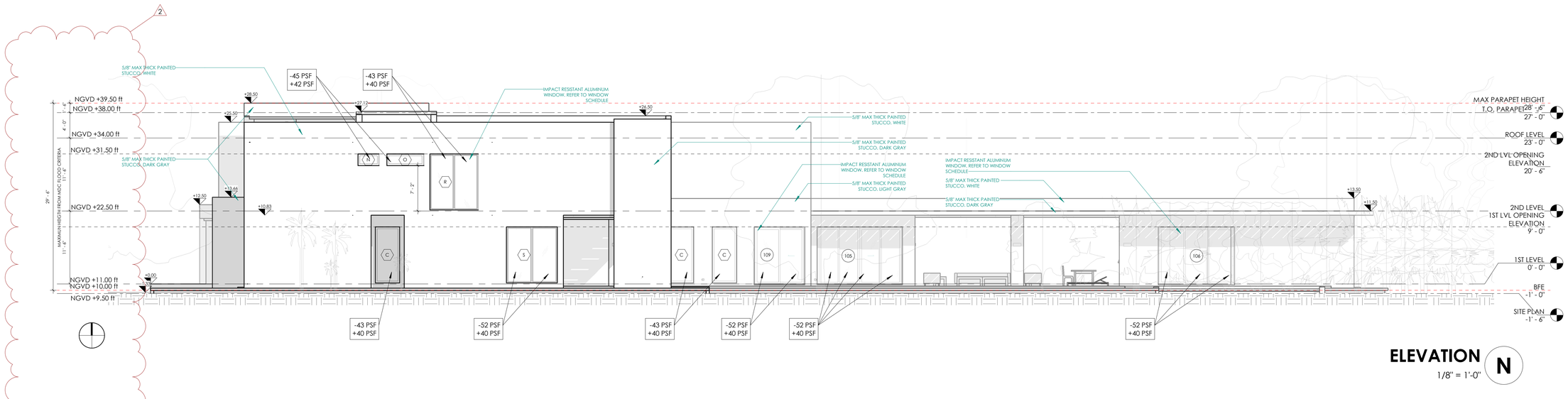
SHEET No.

A-103

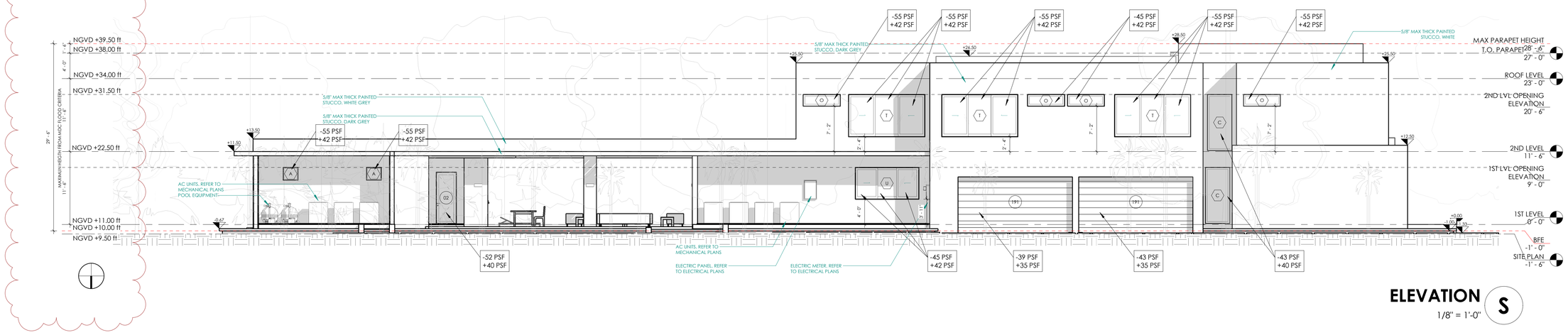
ROOF PLAN

8/22/2025 10:34:35 AM



ELEVATION N

1/8" = 1'-0"



ELEVATION S

1/8" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
dev-ops@agdgroupmiami.com

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10840 SW 67 AVE MIAMI, FL 33156

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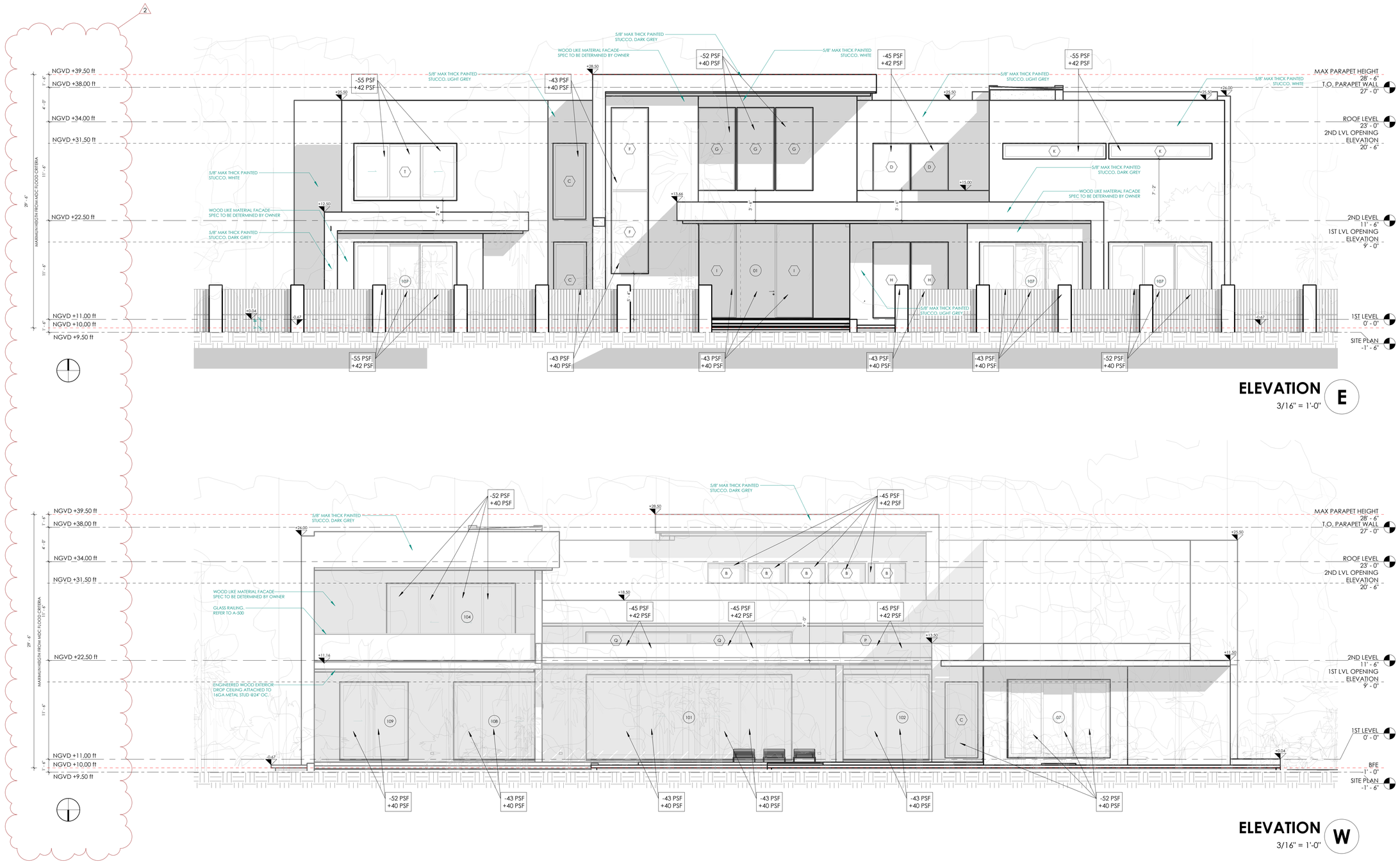
SHEET No.

A-201

ELEVATIONS

8/22/2025 10:54:52 AM 2 Date 3 Correction 2



MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
305 600 0000
dev-ops@agdgroupmiami.com

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10840 SW 67 AVE MIAMI, FL 33156

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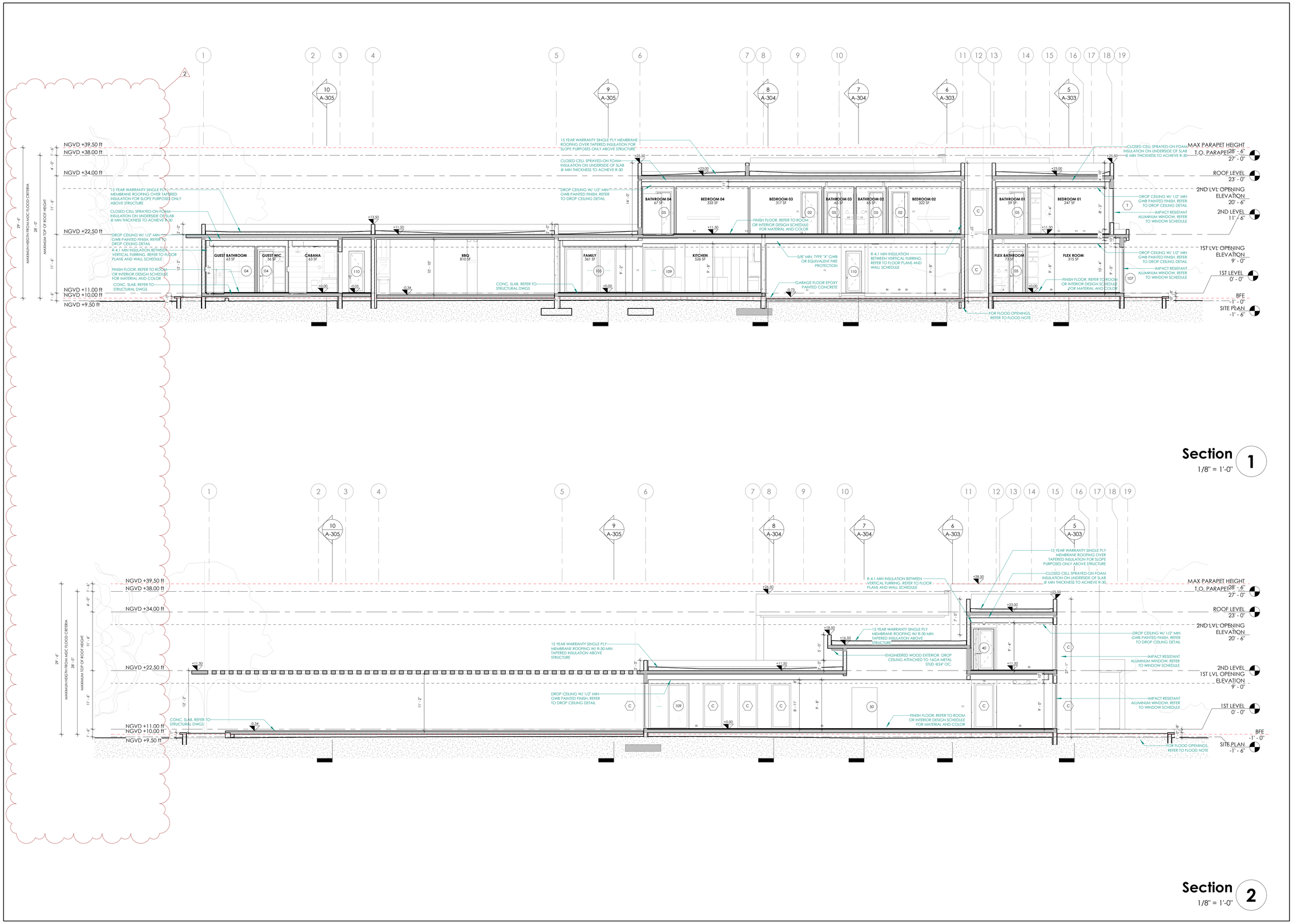
A-202

ELEVATIONS

8/22/2025 10:55:58 AM 2 Date 3 Correction 2



Section 1
1/8" = 1'-0"

Section 2
1/8" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
305-600-0000
dev-ops@arrigadamom.com

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AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

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3	Date 3	Correction 2

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SCALE	AS NOTED
FIRM LICENSE	AA 26003995

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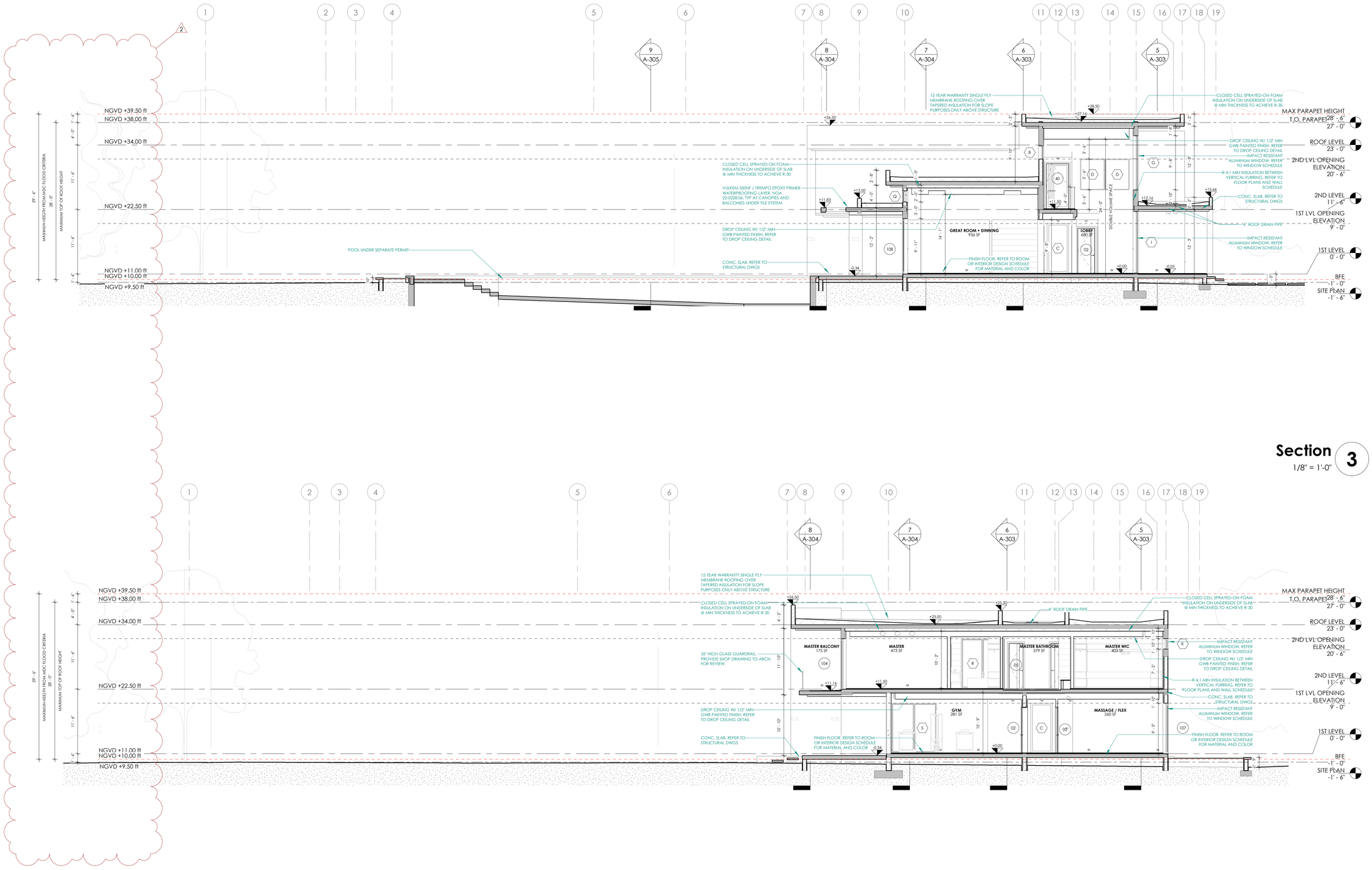
SHEET No.

A-301

SECTIONS

8/22/2025 10:50:12 AM 2 Date 3 Correction 2



Section 3
1/8" = 1'-0"

Section 4
1/8" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
dev-ella@dreamgarmom.com

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10840 SW 67 AVE MIAMI, FL 33156

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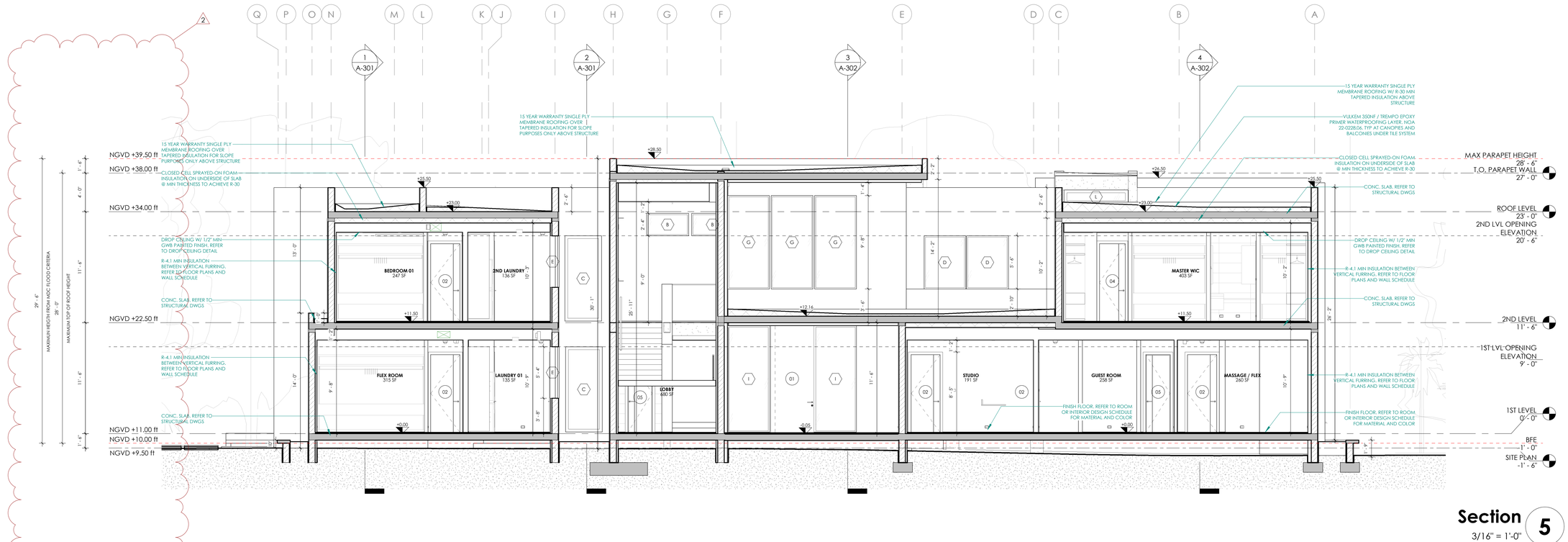
SHEET No.

A-302

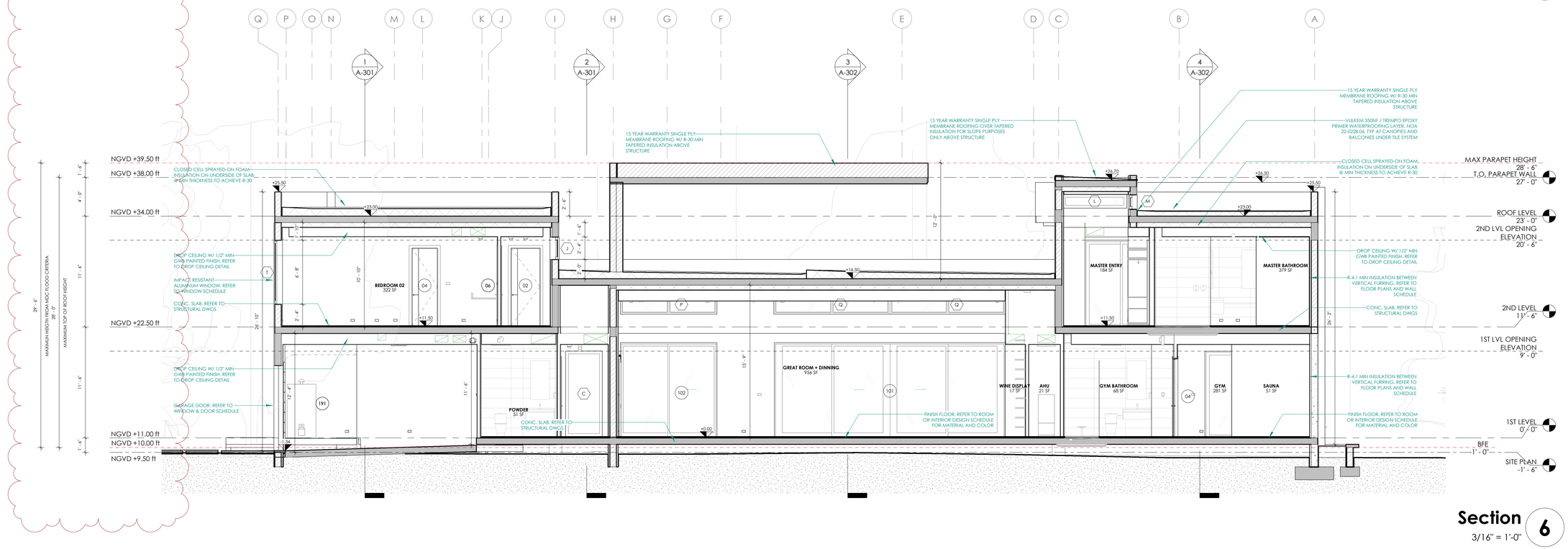
SECTIONS

8/22/2025 10:35:15 AM 2 Date 3 Correction 2



Section 5

3/16" = 1'-0"



Section 6

3/16" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
305-600-0000
dev-expert@agdmiami.com

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AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

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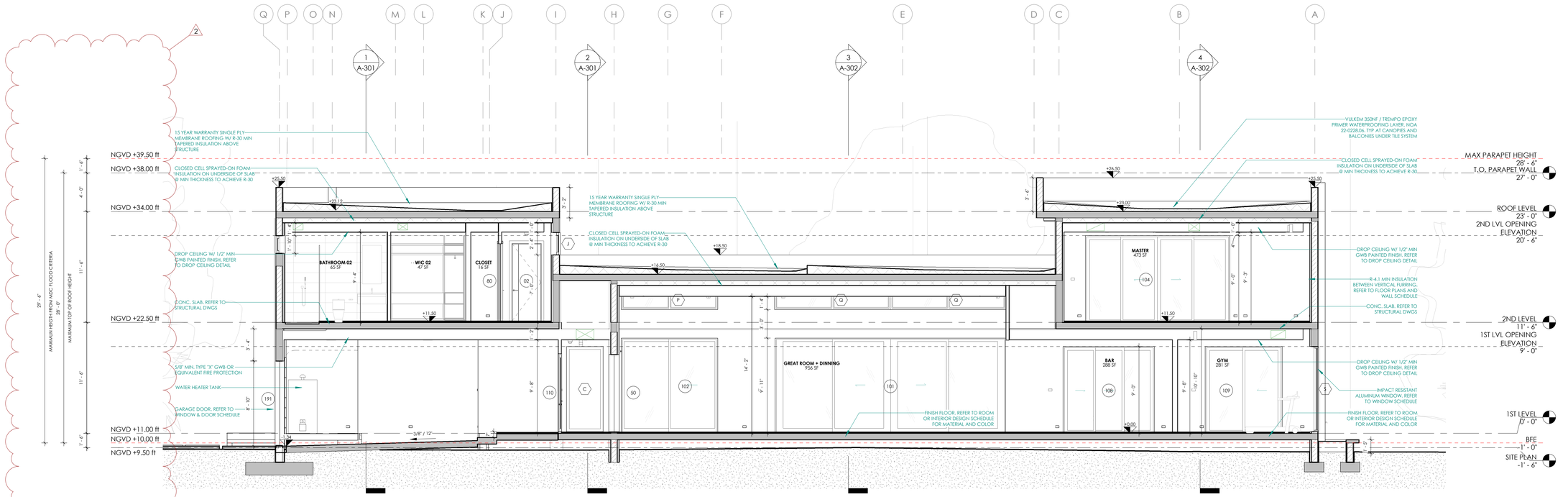
SHEET No.

A-303

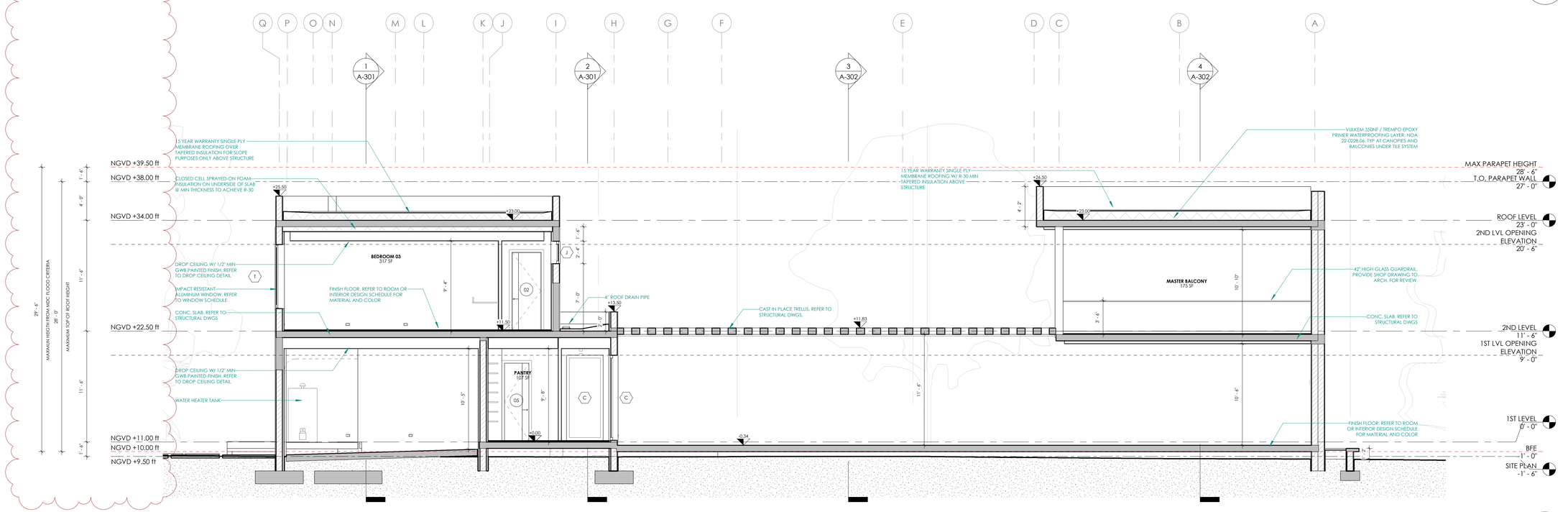
SECTIONS

8/22/2025 10:53:22 AM 2 Date 3 Correction 2



Section 7

3/16" = 1'-0"



Section 8

3/16" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
305-600-0000
dev-ops@arangadesigngroup.com

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10840 SW 67 AVE MIAMI, FL 33156

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SEAL	STATE OF FLORIDA MATIAS DAROCH AR 100480 REGISTERED ARCHITECT

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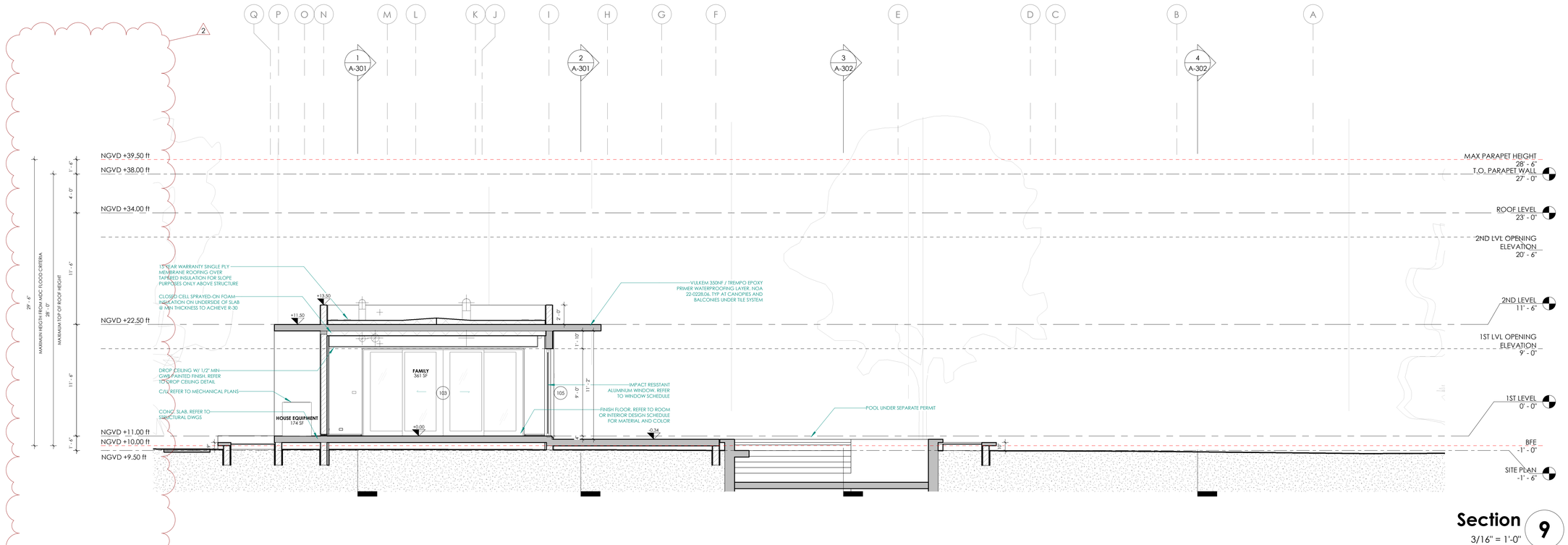
SHEET No.

A-304

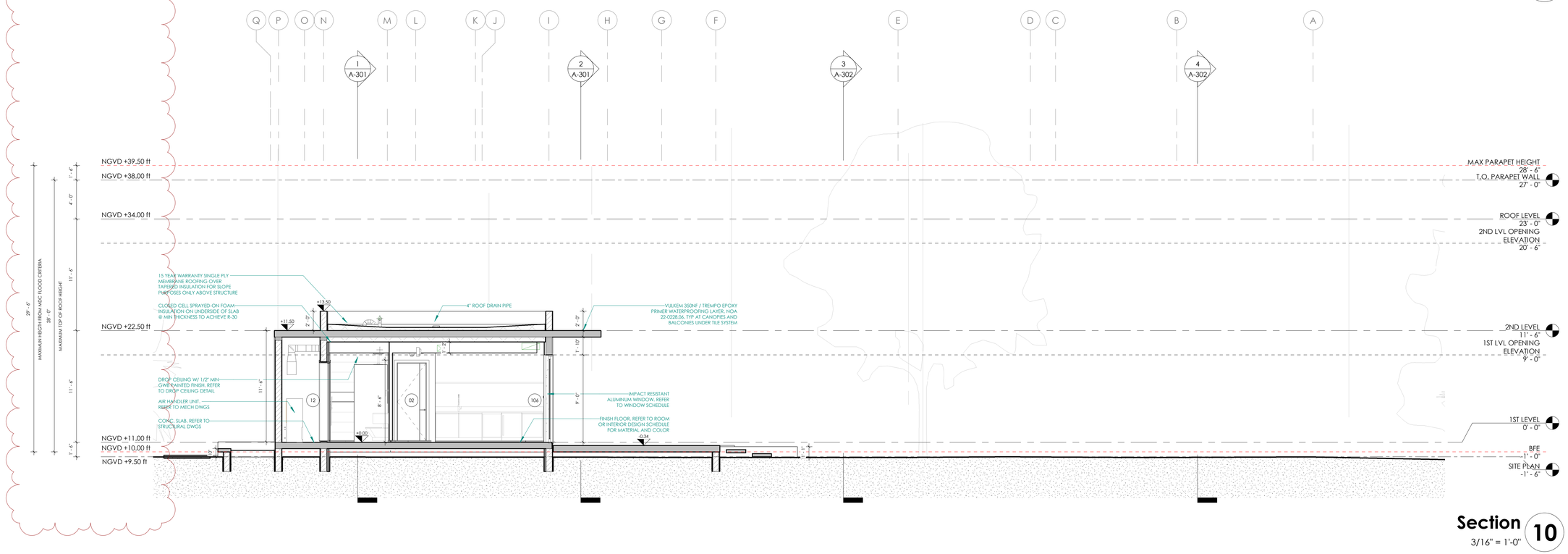
SECTIONS

2 Date 3 Correction 2

8/22/2025 10:53:26 AM



Section 9
3/16" = 1'-0"



Section 10
3/16" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 305 600 0000
dev-ops@agdgroupmiami.com

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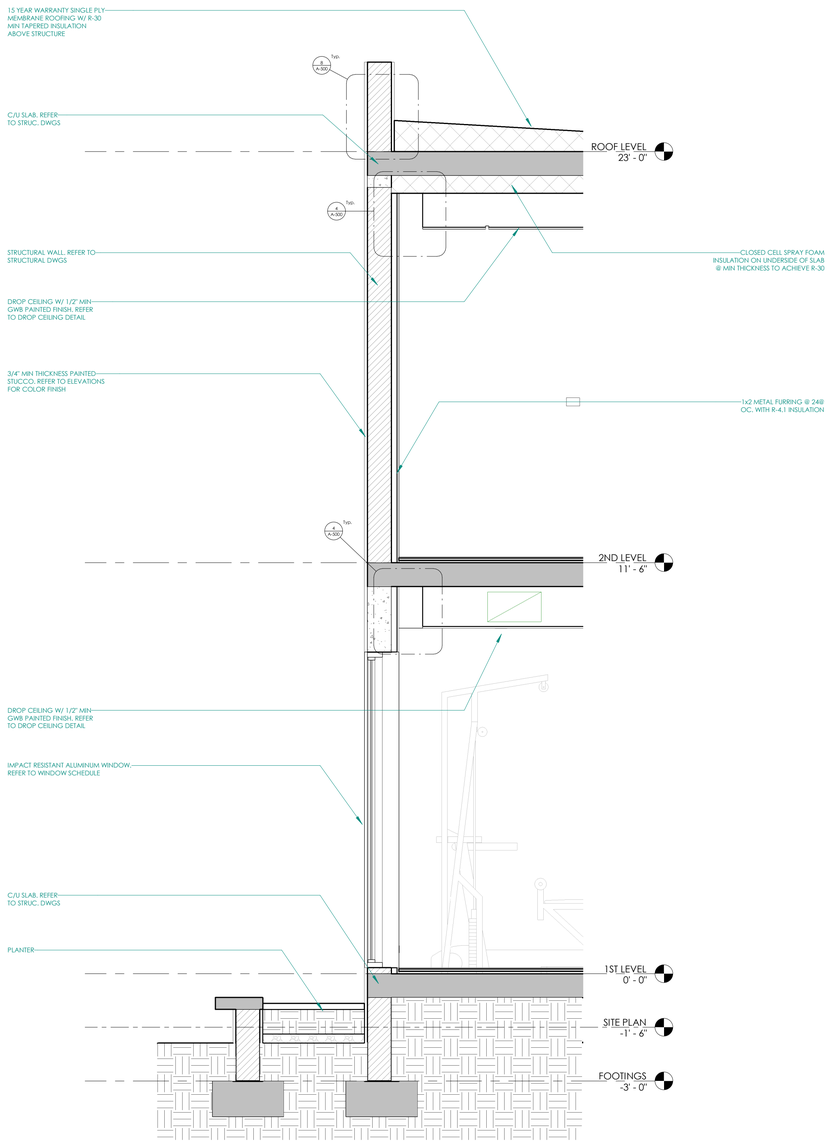
SHEET No.
A-305

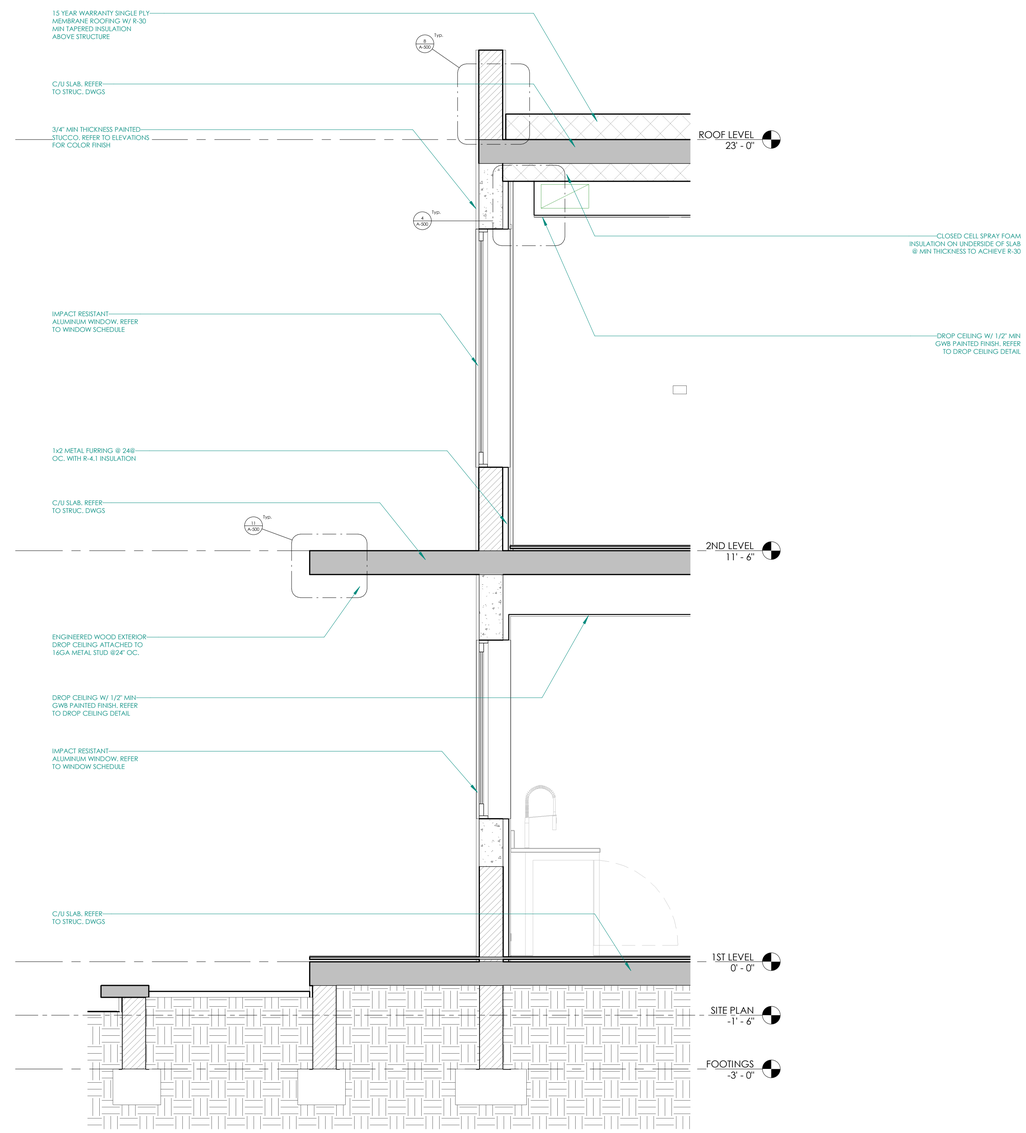
SECTIONS

8/22/2025 10:53:33 AM 2 Date 3 Correction 2



WALL SECTION 1

1/2" = 1'-0"



WALL SECTION 2

1/2" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
305-400-0000
dev-ops@agdmiami.com

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10840 SW 67 AVE MIAMI, FL 33156

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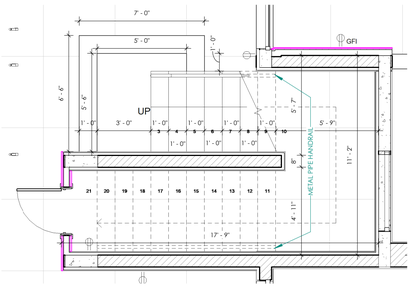
SHEET No.

A-306

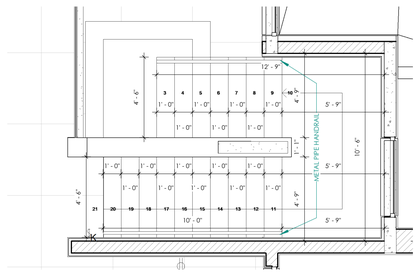
WALL SECTIONS

6/23/2025 10:53:36 AM



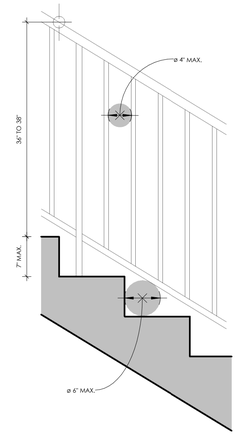
STAIR CALLOUT - 1ST LEVEL (1)

1/4" = 1'-0"



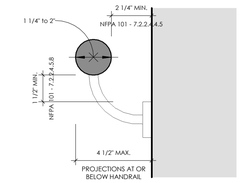
STAIR CALLOUT - 2ND LEVEL (2)

1/4" = 1'-0"



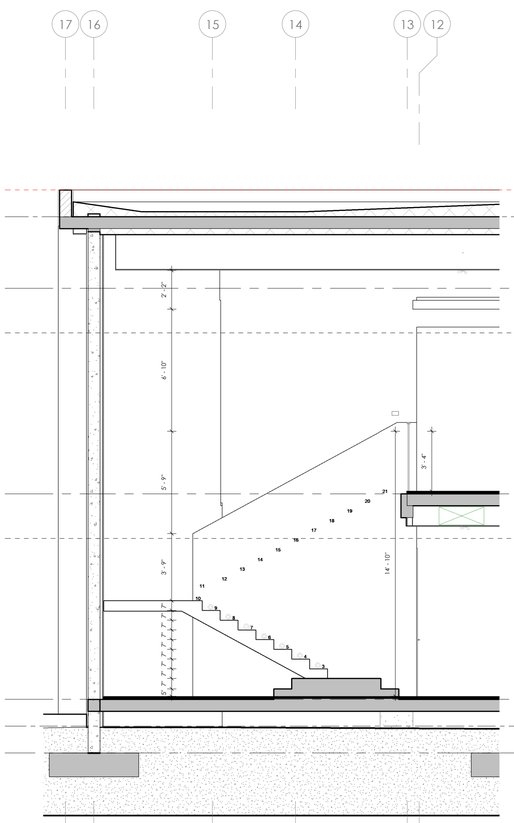
TYP. RAILING & GUARDRAIL DIM. (7)

1" = 1'-0"



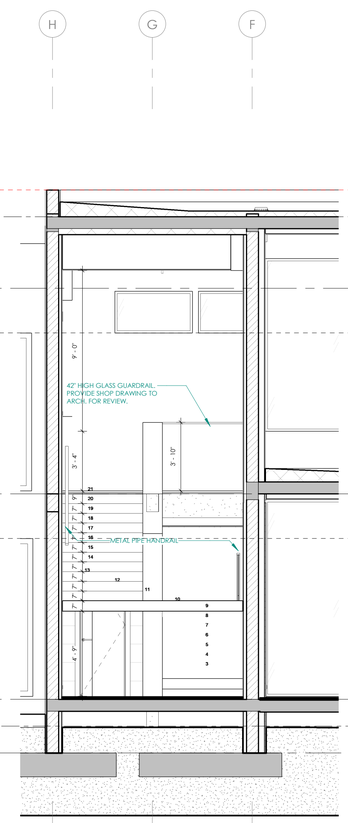
TYP. HANDRAIL (8)

N.T.S.



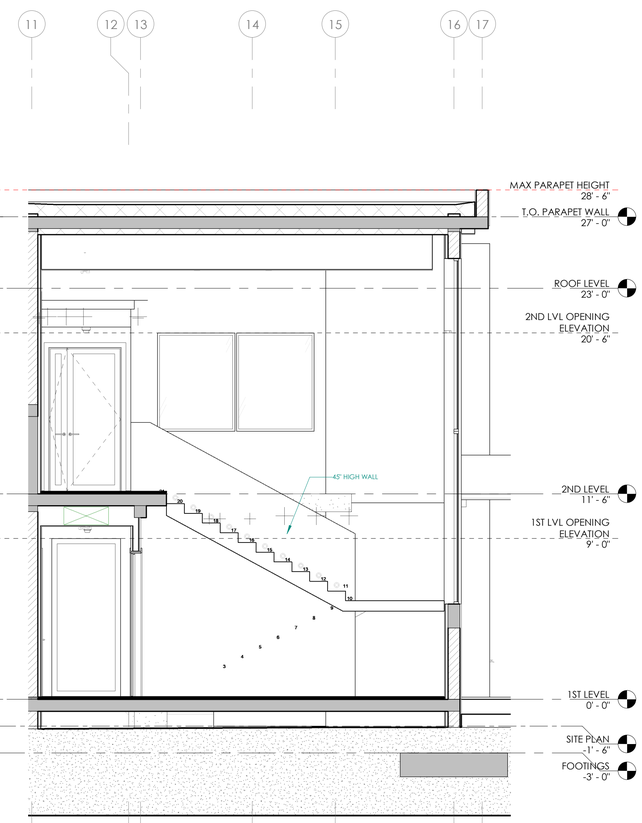
STAIR SECTION (3)

1/4" = 1'-0"



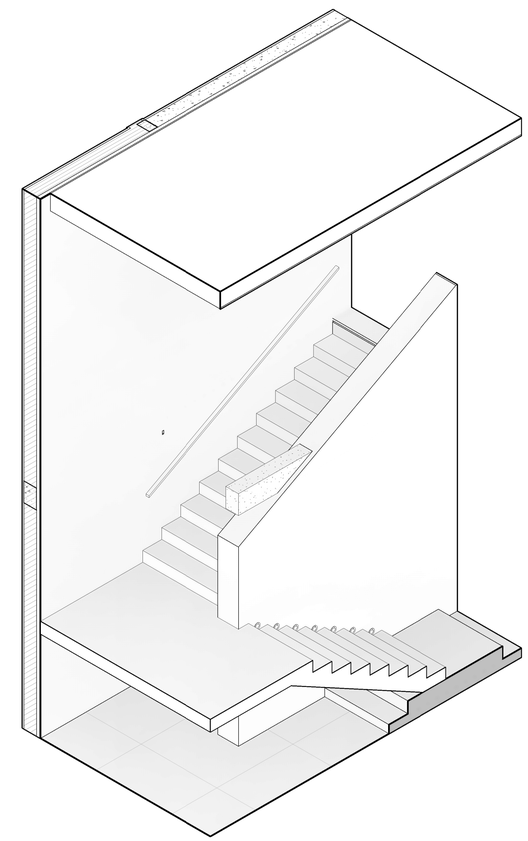
STAIR SECTION (4)

1/4" = 1'-0"



STAIR SECTION (5)

1/4" = 1'-0"



3D - STAIR (6)

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1395 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1395 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
development@agdmiami.com

NEW CONSTRUCTION

AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES

MAY 2025	1ST ISSUED

JOB No.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

SEAL

STATE OF FLORIDA
MATIAS DAROCH
AR 100480
REGISTERED ARCHITECT

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SHEET No.

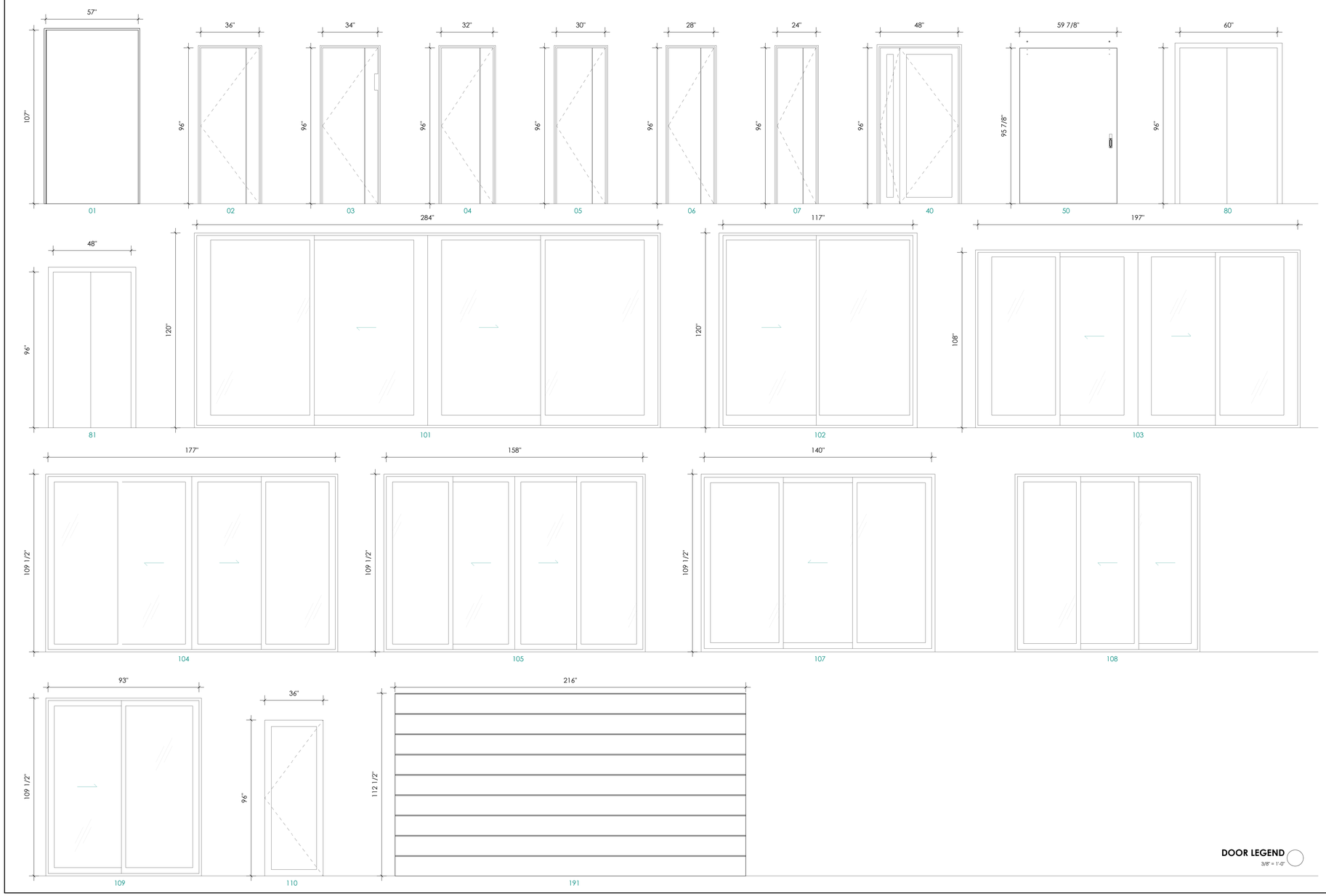
A-401

STAIR CALLOUT

8/22/2025 10:55:47 AM

DOOR SCHEDULE

ID	QTY	DIMENSIONS WIDTH	HEIGHT	JAMB	OPERATION	SHGC	U-FACTOR	N.O.A.	MANUFACTURER	MODEL	REMARKS
01	1	54"	132 1/2"		PIVOT				T.B.D	T.B.D	
02	14	36"	96"	VARIES	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
03	1	34"	96"	1' - 1"	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
04	8	32"	96"	VARIES	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
05	12	30"	96"	VARIES	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
06	5	28"	96"	0' - 4 7/8"	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
07	2	24"	96"	0' - 4 7/8"	SINGLE SWINGING	N/A	N/A	N/A	T.B.D	T.B.D	
40	1	48"	96"		DOUBLE SWINGING			16-0617.03	ES WINDOWS	ES-EL300	UNEVEN PANELS
50	1	60"	96"		SLIDING				TATA Doors	TATA Barn Door	
80	1	60"	96"		SLIDING						
81	1	48"	96"		SLIDING						
101	1	287"	120"		SLIDING 4 PANEL 2 TRACKS	0.34	1.04	FL22267.1	ES WINDOWS	ES-SGD2020	
102	1	120"	120"		SLIDING 2 PANEL 2 TRACKS	0.34	1.04	FL 22267.1	ES WINDOWS	ES-SGD2020	
103	1	200"	109 1/2"		SLIDING 4 PANEL 2 TRACKS	0.34	1.04	FL22267.1	ES WINDOWS	ES-SGD2020	
104	1	180"	109 1/2"		SLIDING 4 PANEL 2 TRACKS	0.34	1.04	21-0728.01	ES WINDOWS	ES-EL400	
105	1	161"	109 1/2"		SLIDING 4 PANEL 2 TRACKS	0.34	1.04	21-0728.01	ES WINDOWS	ES-EL400	
107	5	144"	109 1/2"		SLIDING 3 PANEL 2 TRACKS			21-0728.01	ES WINDOWS	ES-EL400	
108	1	114"	109 1/2"		SLIDING 3 PANEL 3 TRACKS	0.34	1.04	FL18321	SIW IMPACT WINDOWS, LLC	SERIES "600 KM-12" ALUMINUM SLIDING GLASS DOOR	
109	2	96"	109 1/2"		SLIDING 2 PANEL 2 TRACKS	0.34	1.04	21-0728.01	ES WINDOWS	ES-EL400	
110	3	36"	96"		SINGLE SWINGING	0.34	1.04	16-0617.03	ES WINDOWS	ES-EL300	FIRE RATED - REFER TO CONSTRUCTION NOTE 16
191	2	216"	108"		GARAGE OVERHEAD DOOR			22-1108.05	CLOPLY CORP	INSULATED W8 DP46	



DOOR LEGEND
3/8" = 1'-0"

GENERAL GLAZING NOTES

1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB BATHTUB AND SHOWERS. GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANEL) MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2. GLAZING LESS 24 INCHES FROM EITHER SIDE OF AN EXTERIOR DOOR ON THE SAME PLANE AND 24 INCHES FROM THE HINGE SIDE OF THE DOOR WHEN LESS THAN 180 DEGREES FROM THE DOOR PLANE SHALL BE CATEGORY II AS PER FBC, R 308.4
3. PROVIDED IMPACT GLASS FOR ALL IMPACT MISSILES AT ALL WINDOWS 30 FEET ABOVE GRADE.
4. ALL SILL HEIGHTS TO BE 42" A.F.F. UNLESS OTHERWISE NOTED.
5. ALL FIXED GLAZING PANELS TO BE TEMPERED GLASS.
6. ALL GLAZING 0'-0" A.F.F. TO BE SPANDREL GLASS.

GENERAL DOOR NOTES

1. ALL PRODUCTS APPROVAL DOCUMENTATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AS REQUIRED.
2. ALL EXTERIOR DOORS TO HAVE MIAMI DADE COUNTY PRODUCT APPROVAL. UNLESS OTHERWISE NOTED.
3. FORCE ENTRY REQUIREMENTS: ALL EXTERIOR DOORS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 36 OF THE S.F.B.C. FOR GROUP OCCUPANCIES.
4. STRUCTURAL PERFORMANCE: DOORS SHALL BE DESIGNED AND CONSTRUCTED TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST WIND PRESSURE AS SET FORTH IN SECTION 2309 OF THE S.F.B.C. AND IMPACT LOADS AS SET FORTH IN SECTION 2315 OF THE S.F.B.C.
5. ALL DOOR DIMENSIONS SHOW ON THIS SHEET ARE UNIT SIZES, UNLESS OTHERWISE NOTED. PROVIDE MASONRY OPENING PER MANUFACTURER'S RECOMMENDATION.
6. WINDOW SUPPLIER SHALL FIELDS VERIFY ALL EXISTING DOOR OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE DOORS.
7. IF THE EXISTING MASONRY OPENING SIZES MUST BE ADJUSTED TO ENSURE NEW DOORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING INTERIOR AND EXTERIOR WALL SURFACES TO BEGIN TO EXIST.
8. ALL INTERIOR DOORS SHALL HAVE APPROPRIATE THRESHOLDS AT DOORWAY WHEN FINISH FLOORING MATERIAL IS DIFFERENT FROM ROOM TO ADJOINING ROOM.
9. ALL EXTERIOR DOORS SHALL HAVE ALUM. THRESHOLDS, DOOR SWEEPERS, & WEATHER STRIPPING ALL AROUND.
10. ALL INTERIOR DOOR FRAMES TO MATCH ADJOINING DOOR FINISHES.
11. FOR TYPICAL FRAME DETAILS, REFER TO MANUFACTURER SPECS.
12. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE, AS PER NFPA 101.
13. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY AS PER NFPA 101.
14. ALL NEW DOORS SHALL HAVE 3 PAIRS OF HINGES OR AS RECOMMENDED BY MANUFACTURER.
15. HARDWARE SHALL BE: APPROVED IN EQUAL FINISH /COLOR. CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.
16. ALL DOUBLE DOORS SHALL HAVE MULTI POINT FLUSH-BOLT AT ASTRAGAL.
17. PROVIDE ALLOWANCE FOR ALL HARDWARE.

MEANS OF EGRESS

1. ALL EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF; WHILE GRADE FLOOR OPENING MY BE REDUCED TO 5 SF, HAVE A MIN. NET WIDTH OF 20" AND A MIN. NET HEIGHT OF 24". THE BOTTOM OF THE OPENING SHALL NOT BE GREATER THAN 44" MEASURED FROM THE FINISH FLOOR OF THAT STORY AS PER FBC-B 1030, FBC R311 FOR SLEEPING ROOMS IN R-2 AND R-3 OCCUPANCIES BELOW THE FOURTH STORY.
2. NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 80" HEIGHT AND 32" WIDE MEASURED FROM FACE OF DOOR TO STOP WHEN OPENED 90°. BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IN REQUIRED TO SATISFY REQUIREMENTS, AS PER FBC B 1010.1
3. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
4. EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
5. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

BURGLARY SECURITY & FORCED ENTRY

1. ALL LOCKS AND EXTERIOR DOORS: SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
2. ALL SINGLE EXTERIOR SWING DOOR: SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEADBOLTS WITH INSERTS.
3. HINGES ON EXTERIOR OFFSET TYPE SWING DOORS: SHALL HAVE NON-REMOVABLE PINS.
4. JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN-SWING DOORS: SHALL BE RABETTED, OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
5. SINGLE SWINGING EXTERIOR DOORS: IF WOOD SHALL BE OF SOLID CORE OF NO LESS THAN 1-3/8" THICK.
6. EXTERIOR WINDOWS. SHALL BE LOCKED WITH DEVICE IN THE INSIDE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS APPLIED IN AN OPERABLE.
7. WINDOW SUB-BUCKS: SHALL BE OF TREATED MATERIAL AT LEAST 2" NOMINAL THICKNESS & SECURED IN AT LEAST 6 POINTS ON EACH LEG WITH 3" OR EQUIVALENT FASTENERS.

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MIAMI, FLORIDA 33145
+1 786 708 0860
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1380 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0860
dev-ella@amirgaynorcom.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

ISSUES		
1	MAY 2025	1ST ISSUED
	2025-07-21	Correction 1

JOB NO.	#084
DRAWN BY	NS
CHECKED BY	MD
SCALE	AS NOTED
FIRM LICENSE	AA 26003995

SEAL: STATE OF FLORIDA · MATIAS DAROCH · AR 100480 · REGISTERED ARCHITECT

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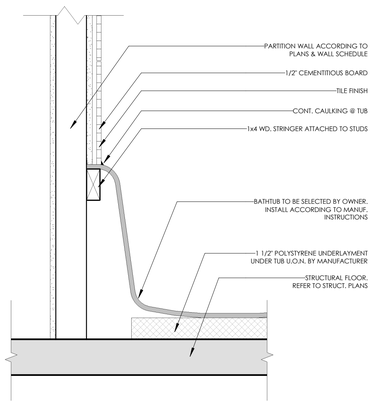
SHEET No.

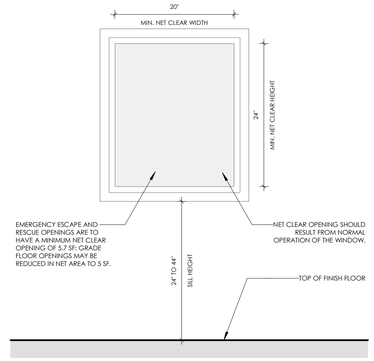
A-601

SCHEDULE

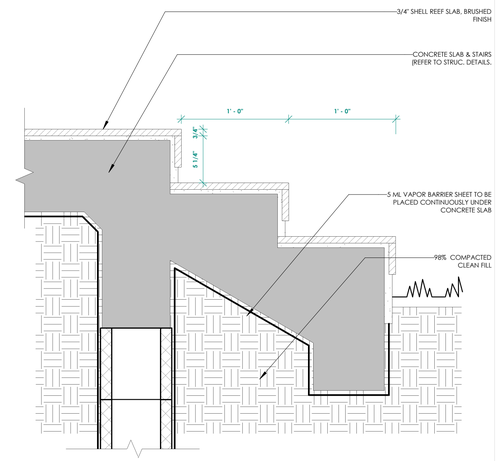
8/27/2025 10:55:53 AM 1 2025-07-21 | Correction 1



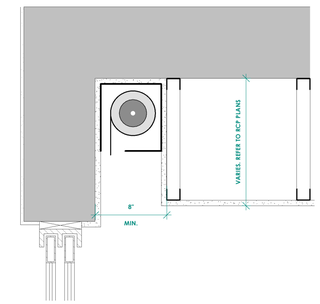
TYP. BATHTUB DETAIL 1
1 1/2" = 1'-0"



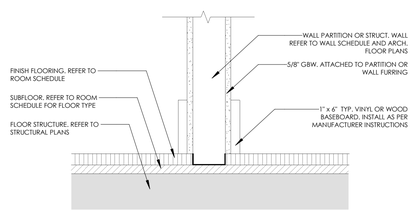
TYP. EGRESS WINDOW DETAIL 2
1" = 1'-0"



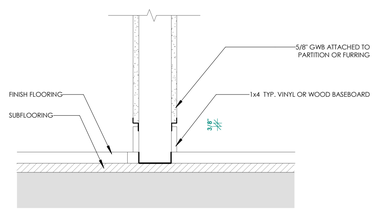
TYP. STEPS EXTERIOR TERRACE 3
N.T.S.



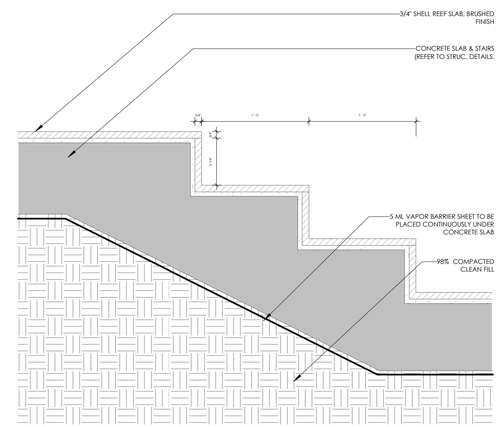
TYP. CURTAIN POCKET DETAIL 4
1 1/2" = 1'-0"



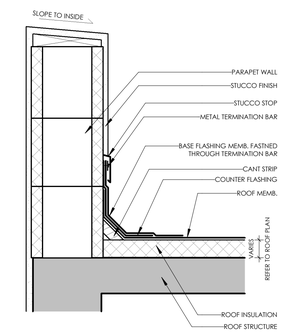
TYP. BASEBOARD WOOD DETAIL 5
1 1/2" = 1'-0"



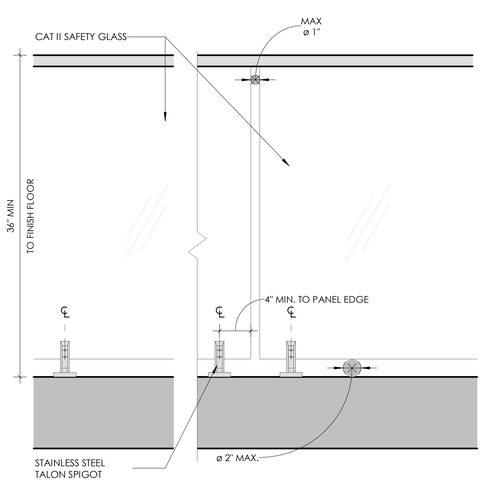
TYP. BASEBOARD REGLET DETAIL 6
1 1/2" = 1'-0"



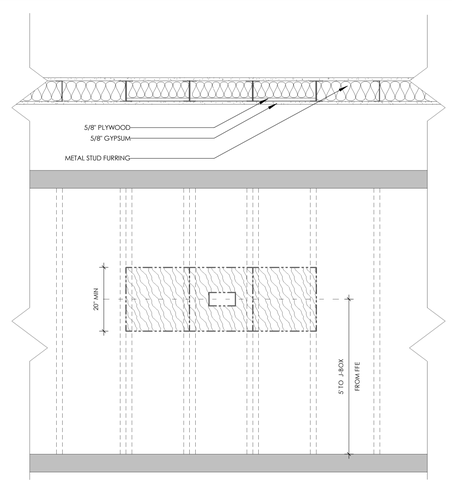
TYP. STEPS INTERIOR 7
1 1/2" = 1'-0"



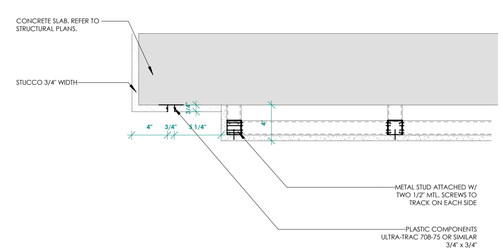
TYP. PARAPET WALL FLASHING 8
1 1/2" = 1'-0"



TYP. GUARDRAIL RESIDENTIAL GLASS 9
1 1/2" = 1'-0"



TYP. BACKING DETAIL 10
3" = 1'-0"



TYP. DRIP EDGE 11
1 1/2" = 1'-0"

MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
hello@mikarch.com

AGD

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1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
(+1) 786 708 0860
dev-ops@agdmiami.com

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ISSUES		
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STATE OF FLORIDA
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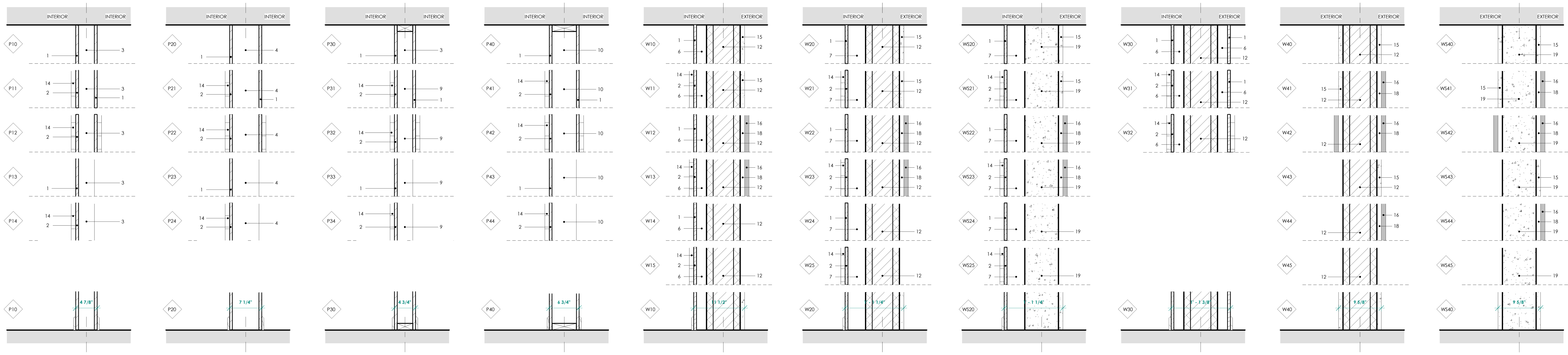
SHEET No.

A-500

TYP. DETAIL

8/27/2025 10:55:58 AM



TYP. 4" METAL STUD PARTITION & FINISH VARIATIONS

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U465
ONLY APPLICABLE FOR P10

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION IN WET AREAS COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U433
ONLY APPLICABLE FOR P11 & P12

TYP. 6" METAL STUD PARTITION & FINISH VARIATIONS

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U465
ONLY APPLICABLE FOR P20

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION IN WET AREAS COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U433
ONLY APPLICABLE FOR P21 & P22

TYP. 4" WOOD STUD PARTITION & FINISH VARIATIONS

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U329
ONLY APPLICABLE FOR P30, P31 & P32

TYP. 6" WOOD STUD PARTITION & FINISH VARIATIONS

FOR 1 HOUR FIRE RAITING (FR.1HR) PARTITION COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U329
ONLY APPLICABLE FOR P40, P41 & P42

TYP. 8" CMU WALL W/ METAL FURRING 2 1/4" & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U906

TYP. 8" CMU WALL W/ METAL FURRING 4" & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U906

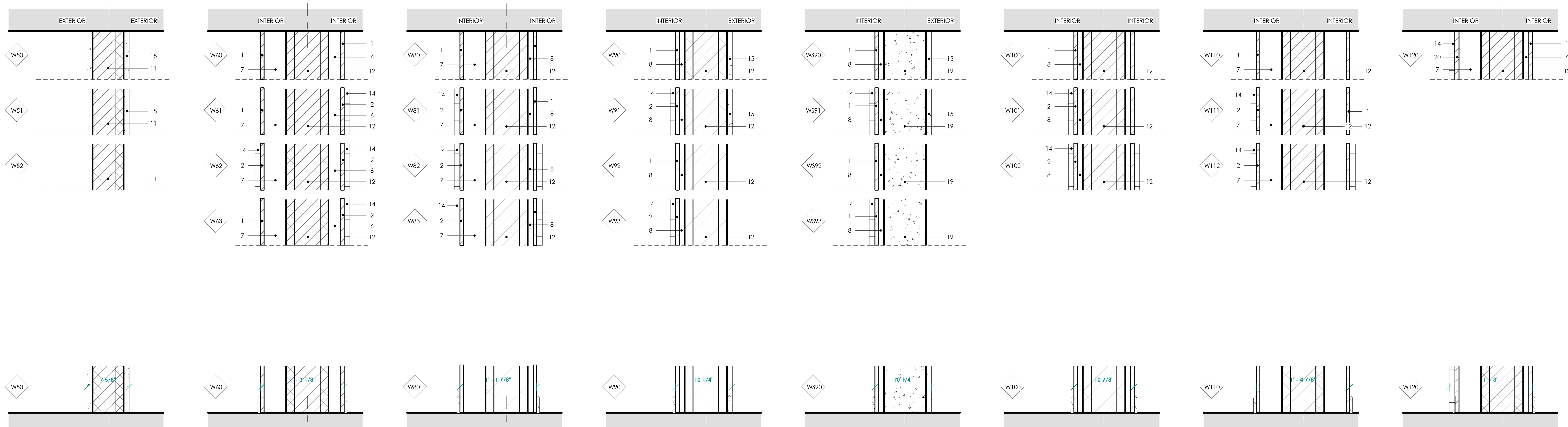
TYP. 8" STRUCTURAL WALL W/ METAL FURRING 4" & FINISH VARIATIONS

TYP. 8" CMU WALL W/ METAL FURRING 2 1/4" IN BOTH FACES & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U906

TYP. 8" CMU WALL & FINISH VARIATIONS

TYP. 8" STRUCTURAL WALL & FINISH VARIATIONS



TYP. 6" CMU WALL & FINISH VARIATIONS

TYP. 8" CMU WALL W/ METAL FURRING 2 1/4" IN ONE FACE, W/ METAL FURRING 4" IN OTHER & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U910

TYP. 8" CMU WALL W/ WOOD FURRING 1" IN ONE FACE, W/ METAL FURRING 4" IN OTHER & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U910

TYP. 8" CMU WALL W/ WOOD FURRING 1" & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U906

TYP. 8" STRUCTURAL WALL W/ WOOD FURRING 1" & FINISH VARIATIONS

TYP. 8" CMU WALL W/ WOOD FURRING 1" IN BOTH FACES & FINISH VARIATIONS

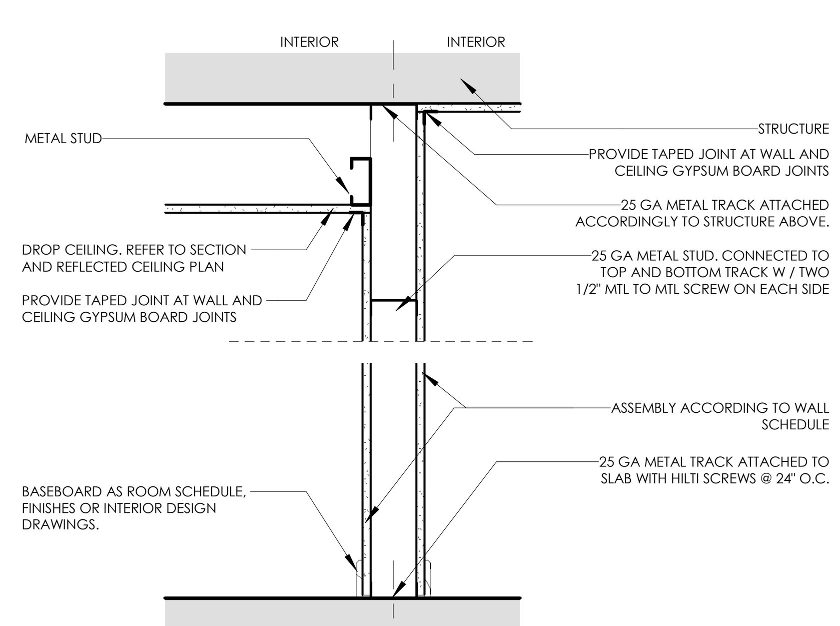
FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U910

TYP. 8" W/ METAL FURRING 4" IN BOTH FACES & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U910

TYP. 8" CMU WALL W/ METAL FURRING 2 1/4" IN ONE FACE, W/ METAL FURRING 4" IN OTHER & FINISH VARIATIONS

FOR 2 HOUR FIRE RAITING (FR.2HR) BEARING WALL COMPLY WITH ANSI/UL 263 DESIGN ASSEMBLY No. U910



TYP. METAL PARTITION (1)
1" = 1'-0"

TAG LEGEND

01 5/8" GYPSUM BOARD REGULAR OR TYPE "X" FOR 1HR. FR. ATTACHED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY, FASTENED TO STUDS AND, FLOOR AND CEILING TRACKS WITH 1" LONG, TYPE "S" STEEL SCREWS FOR METAL STUDS, OR 1-7/8" LONG 6D CEMENT COATED NAILS OR 1-7/8" LONG TYPE "W" OR "S" SCREWS FOR WOOD STUDS. SCREWS SHALL BE SPACED 8" O.C. ALONG PERIMETER AND 12" O.C. IN THE FIELD OF THE BOARD, UNLESS STATED OTHERWISE BY THE MANUFACTURER.

02 5/8" OR 1/2" CEMENTITIOUS BACKER UNITS (DUROCK, DENSHIELD OR CEMENT BOARD) ATTACHED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS, FASTENED TO STUDS WITH 1-1/4" LONG SERRATED HEAD CEMENT BOARD SREWS SPACED 8" O.C.

03 METAL STUD 4" NOMINAL SIZE 25-GAUGE EQ. GALVANIZED STEEL, SPACED 16" O.C. MAX. TO BE CUT 1/4" TO 3/4" LESS THAN ASSEMBLY HIEGHT AND INSTALLED BETWEEN FLOOR AND CEILING RUNNERS OF SAME NOMINAL SIZE.

04 METAL STUD 6" NOMINAL SIZE 25-GAUGE EQ. GALVANIZED STEEL, SPACED 16" O.C. MAX. TO BE CUT 1/4" TO 3/4" LESS THAN ASSEMBLY HIEGHT AND INSTALLED BETWEEN FLOOR AND CEILING RUNNERS OF SAME NOMINAL SIZE.

05 METAL STUD CEILINGS 1 5/8" WIDE 25-GAUGE EQ. GALVANIZED STEEL. SPACED 16" O.C. MAX. FASTENED TO TOP SLAB, TRUSSES OR OTHER STRUCTURE ACCORDING TO SPECS.

06 METALIC STUD FURRING 1 5/8" WIDE BY 1-1/4" 25-GAUGE EQ. GALVANIZED STEEL. SPACED 16" O.C. MAX USE STUDS TO LEVEL CMU WALLS VERTICALLY WITH A MAX. CLEAR HORIZONTAL DISTANCE SPACE OF 1" FROM THE FACE OF CMU.

07 METALIC STUD FURRING W/VENT. 1-5/8" WIDE 5-GAUGE EQ. GALVANIZED STEEL STUD SPACED 24" O.C. MAX. USE STUDS TO LEVEL CMU WALLS VERTICALLY WITH A CLEAR HORIZONTAL DISTANCE SPACE BETWEEN 2-3/4" AND 1-1/2" FROM THE FACE OF CMU.

08 WOOD FURRING 2" X 1" NOMINAL SIZE. SPACED 24" O.C. MAX ATTACHED TO CMU WALL WITH CONCRETE NAILS.

09 WOOD STUD 2" X 4" NOMINAL SIZE SPACED 24 IN. OC. MAX.

10 WOOD STUD 2" X 6" NOMINAL SIZE SPACED 24 IN. OC. MAX.

11 CMU 6" NOMINAL SIZE. HOLLOW OR SOLID, VARIOS DESIGNS.

12 CMU 8" NOMINAL SIZE. HOLLOW OR SOLID, VARIOS DESIGNS.

13 DOBLE CMU 8" NOMINAL SIZE. REFER TO STRUCTURAL PLANS

14 TILE / PORCELAIN / STONE. REFER TO SPECS AND INSTALL ACCORDING TO MANUFACTURER RECOMENDATIONS.

15 STUCCO 1" APROX. THICKNESS

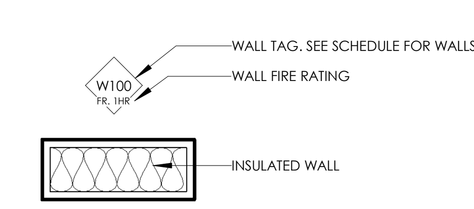
16 STONE REFER TO SPECS AND INSTALL ACCORDING TO MANUFACTURER RECOMENDATIONS.

17 INSULATION 3-1/2" MIN. THICK MINERAL WOOL BATTS. FRICTION-FITTED BETWEEN STUDS, WHEN SPECIFIED IN PLANS.

18 THINSET OR SIMILAR TILE ADHESIVE. INSTALL ACCORDING TO MANUFACTURER RECOMENDATIONS.

19 CONCRETE WALL 8" THICK REFER TO STRUCT. PLANS

20 PLYWOOD 3/4" THICKNESS



MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0880
hello@mikarch.com

AGD DEVELOPERS LLC
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
agdmiami.com
developers@agdmiami.com

NEW CONSTRUCTION
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

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WALL DETAILS

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MIK ARCHITECTURE

MIK ARCHITECTURE LLC
MATIAS DAROCH
AR-100480
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0850
hello@mikarch.com

AGD

AGD DEVELOPERS LLC
1385 CORAL WAY, SUITE 202
MIAMI, FLORIDA 33145
+1 786 708 0850
developer@agdmiami.com

NEW CONSTRUCTION

AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

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RENDERS

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