# GENERAL NOTES :

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*   THE SHELL BUILDING IS ORIGINALLY PERMITTED IN COMPLIANCE WITH THE 2023 FLORIDA BUILDING CODE, DADE COUNTY EDITION. LIFE SAFETY CODE IS THE NATIONAL FIRE PROTECTION ASSOCIATION, INC., NFPA 101, 2024 EDITION.

ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL ADDITION, 2023 AND NFPA 2024.

1. THESE PLANS REPRESENT IMPROVEMENTS TO AN EXISTING BUILDING. THE DEMO PLANS ARE BASED UPON EXISTING DRAWINGS AND FIELD SURVEYS TO PROVIDE AN OVER ALL PLAN OF THE STRUCTURE. ALL CRITERIA DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN-FIELD BY THE CONTRACTOR. CONTRACTOR TO VERIFY ALL DIMENSIONS, STUB-UPS, AND OTHER INFORMATION CONTAINED HEREIN BEFORE BEGINNING ANY WORK. CONTACT LANDLORD/ARCHITECT IF ANY DISCREPANCIES OCCUR.

2. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF THE WORK.

3. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING. ANY INFORMATION ON THESE DRAWINGS APPEARING TO BE UNCLEAR OR AMBIGUOUS SHALL BE REFERRED TO THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION.

4. WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES IN THE BUILDING AND ZONING CODE FOR THE MUNICIPALITY HAVING JURISDICTION AND THE FLORIDA BUILDING CODE.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING SITE CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK. PRIOR TO THE START OF ANY WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY UNCOVERED CONDITIONS EFFECTING DEMOLITION. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER. SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO THE CONSTRUCTION MANAGER WITHIN 10 DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.

6. ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ARCHITECT. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK. WHEN COMPLETED, THE PROJECT MUST MEET LOCAL CODES FOR VACANT SPACE. LIGHTING AND LIFE SAFETY SYSTEMS MUST BE IN PLACE AND OPERABLE.

7. THE CONTRACTOR SHALL PROVIDE SITE AND BUILDING ACCESS TO THE ARCHITECT, CITY FIELD INSPECTORS, AND ANY OTHER PERSON REQUIRED OR ENTRUSTED WITH INSPECTIONS OF THE PROJECT. A LADDER SHALL BE AVAILABLE AT ALL TIMES ON THE JOB SITE.

8. NO PENETRATIONS SHALL BE MADE THROUGH THE FLOOR OR CEILING WITHOUT BUILDING OWNER'S ENGINEER'S APPROVAL. ANY PENETRATIONS THAT ARE APPROVED SHALL BE FIRE CAULKED USING UL STANDARDS TO MAINTAIN THE 1-HR FIRE-RATING AT ALL DEMISING WALLS AND 2-HR FIRE-RATING AT FLOORS & CEILINGS OF THE SPACE.
   a. ANY WORK INVOLVING THE CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL, OR THE INTERRUPTION OF OWNER/BASE UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE OWNER'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE OWNER'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK.
   b. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE OWNER'S CONSTRUCTION CRITERIA, TO SECURE PERMISSION AS REQUIRED BY THE OWNER, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE PROPERTY MANAGER.

DRAWINGS, NOTES & DIMENSIONS

1. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
   a. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THIS SPECIFIC BUILDING AREA INDICATED BY JOB NAME AND NUMBER AND LOCATION. THE DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.
   b. DO NOT SCALE DRAWINGS. PROMPTLY CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OF ANY ERROR, OMISSION, OR DISCREPANCY.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSION.
3. ALL "HOLD" DIMENSIONS SHALL BE MONITORED TO ASSURE CORRECTNESS FOR COORDINATION WITH FURNISHINGS.
4. ANY DIMENSION REVISIONS/MODIFICATIONS ARE TO BE BROUGHT TO ATTENTION OF PROJECT MANAGER FOR REVIEW/APPROVAL.
5. ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION, HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, WHICH COULD AFFECT FABRICATION/INSTALLATION WORK OF OTHER TRADES OR VENDORS(E.G., CABINET CONTRACTORS), SHALL BE BROUGHT TO ATTENTION OF ARCHITECT AND PROJECT MANAGER OF TENANT.
   c. VARIATIONS IN FLOOR LEVEL IN EXCESS OF ½" FOR EVERY 10'-0" IN EVERY DIRECTION WILL REQUIRE LEVELING OF SLAB BY GC, LEVELING OF SLAB TO BE DONE AS REQUIRED READY TO RECEIVE TENANT FLOOR FINISHES. GC TO VERIFY SLAB CONDITIONS PRIOR TO BID SUBMISSION.

SITE CONDITIONS

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION OF UTILITY TRENCHES, BOTH INTERIOR AND EXTERIOR. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS AND CERTIFICATES OF OCCUPANCY.
2. MAINTAIN ACCESS TO EXISTING SIDEWALK AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, OTHER OCCUPIED SPACES OR FACILITIES.
3. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS AND OTHER ADJACENT OCCUPIED FACILITIES. CONTRACTOR TO COMPLY WITH ALL CODES AND OBTAINED PERMITS REQUIRED FOR TEMPORARY BARRIERS, ETC.
4. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES AND COVERED PASSAGEWAYS, WHERE REQUIRED.
5. PROTECT EXISTING SITE IMPROVEMENTS AND LANDSCAPING THAT ARE TO REMAIN.
6. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO FACILITIES THAT ARE TO REMAIN. WHEN REQUIRED, G.C. TO PROVIDE AN 8'-0" HIGH BARRICADE AT FRONT PROPERTY LINE, IF NEEDED OR REQUIRED BY CODE. G.C. TO OBTAIN BUILDING PERMIT FOR BARRICADE AND PAY ALL RELATED FEES. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DELIVERIES AND WORK STAGING TO MINIMIZE THE OBSTRUCTION OF THE PUBLIC SIDEWALK. PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA AND TO AND FROM OCCUPIED PORTIONS OF THE BUILDING. ALL EXIT PATHWAYS TO REMAIN PASSABLE AT ALL TIMES.
7. PROTECT WALLS, CEILINGS, FLOORS AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING DEMOLITION.
8. TEMPORARY PARTITIONS: ERECT AND MAINTAIN FLOOR TO CEILING DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE OCCUPIED AREAS FROM FUMES AND NOISE.

CONTRACTOR'S RESPONSIBILITIES

1. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. CONCEALED CONDITIONS SHALL BE ADDRESSED WITH DUE CAUTION SUCH THAT UTILITIES AND SYSTEMS ARE PROTECTED.
2. CONTRACTOR SHALL PREPARE ALL EXISTING SURFACES AS NECESSARY TO RECEIVE ALL NEW WORK AS PER THESE SHEETS AND SHALL ALSO EXAMINE ALL SITE CONDITIONS AND VERIFY ALL DIMENSIONS BASED ON EXISTING CONDITIONS. THE GC SHALL CONTACT THE ARCHITECT FOR CLARIFICATIONS OR INTERPRETATIONS AS NECESSARY TO COMPLETE THE JOB.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.
4. GC SHALL SCHEDULE FOR AND INCLUDE COSTS/FEES NECESSARY FOR USE OF BUILDING ELEVATOR OR ANY SPECIAL CARTAGE, RIGGING, HOISTING, DELIVERIES, TRANSPORTATION, ETC., CONNECTED WITH CONTRACT WORK.
   a. GC SHALL COORDINATE CLOSELY WITH VARIOUS TENANT VENDORS OR CONTRACTORS, REGARDING INFORMATION IN NOTE ABOVE.
5. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN 10 DAYS OF THE CONTRACT AWARD.
6. CONTRACTOR SHALL INCLUDE ALL PERMITS, LABOR, MATERIALS, & EQUIPMENT TO PROVIDE FIRST CLASS AND COMPLETE INSTALLATIONS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
7. CONTRACTOR SHALL KEEP PREMISES OF WORK AREA CLEAN DAILY, BROOM CLEAN AT PROJECT COMPLETION, AND SHALL REMOVE ALL REFUSE FROM SITE AND DISPOSE OF ACCORDING TO LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF THE PROJECT SITE AS WELL AS THE FINAL CLEANUP JUST PRIOR TO TURNOVER. ALL TOOLS, MACHINERY, EQUIPMENT, AND MATERIALS SHALL BE REMOVED AND THE PREMISES SHALL BE LEFT IN A NEAT AND ORDERLY MANNER.
8. OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY ARE NOT LISTED SEPARATELY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
10. CONTRACTOR SHALL VERIFY AND SET IN ALL CAST-IN INSERTS, ANCHORS, BOLTS, PLATES, ETC. AS MAY BE REQUIRED FOR ATTACHMENT OF THE VARIOUS BUILDING COMPONENTS PRIOR TO PLACEMENT OF CONCRETE. ALL ROUGH-IN NAILS, BOLTS, AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.
11. THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON-SITE AT ALL TIMES.
12. AT PROJECT COMPLETION, CONTRACTOR SHALL SUBMIT MARKED-UP CLEAN PRINTS OF AS-BUILT CONDITIONS SHOWING CONCEALED DEVIATIONS FROM THESE DRAWINGS.
13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE TENANT AND OWNER AS STIPULATED IN THE CONTRACT DOCUMENTS.

PENETRATION NOTES

1. FOR ANY APPROVED NEW PENETRATIONS OR EXISTING PENETRATIONS THAT ARE NOT PROPERLY FIRE-RATED AND SEALED, THE CONFIGURATIONS IN THIS PACKAGE SHALL BE USED.
2. A FIRESTOP CAULK OR SEALANT IS REQUIRED TO MAINTAIN FIRE-RATING. CONTRACTOR SHALL USE 3M FIRE BARRIER CP 25WB+ CAULK OR EQUIVALENT.
3. UL DESIGN SYSTEM NO. W-L-5033 (FOR INSULATED PIPING) SHALL ALSO BE AN APPROVED PENETRATION SHOULD PENETRATION THRU A ONE- OR TWO-HOUR GYPSUM WALLBOARD ASSEMBLY BE NECESSARY OR ALREADY EXIST AND IS NOT PROPERLY SEALED.

DEMOLITION

* BIDDING GC TO INCLUDE PRICING FOR ASBESTOS SURVEY AS MAY BE REQUIRED BY THE CITY. GC TO UTILIZE LANDLORD APPROVED CONSULTANT.

1. HAULING DEBRIS, JACK-HAMMERING OR WORK PRODUCING LOUD VIBRATING NOISES TO DUMPSTERS IS TO BE DONE DURING HOURS COORDINATED WITH PROPERTY MANAGER.
2. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS, SUSPECTED OF CONTAINING HAZARDOUS MATERIALS, ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
   a. THE ARCHITECT HAS ENDEAVORED TO SPECIFY AND/OR INDICATE MATERIALS THAT DO NOT CONTAIN HAZARDOUS MATERIALS OR ITEMS IN VIOLATION OF APPLICABLE CODES AND LAWS OR REASONABLE RETAIL BUILDING PRACTICES. ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL LIKEWISE ENDEAVOR TO PROVIDE MATERIALS THAT DO NOT CONTAIN HAZARDOUS COMPONENTS. NOTIFY THE ARCHITECT OF ANY MATERIALS SPECIFIED OR INDICATED FOR USE ON THE PROJECT SITE THAT CONTAIN HAZARDOUS MATERIALS AND/OR ASBESTOS.
3. ASSIGN THE WORK OF MOVING, REMOVAL, CUTTING & PATCHING TO TRADES QUALIFIED TO PERFORM THE WORK IN A MANNER TO CAUSE THE LEAST DAMAGE TO EACH TYPE OF WORK, AND PROVIDE MEANS OF RETURNING TO APPEARANCE TO NEW WORK.
4. REMOVE ALL FINISHES, SURFACES, WALL AND ELEMENTS INDICATED IN THESE DRAWINGS. ALSO, SEE SPECIFICATIONS FOR SELECTIVE DEMOLITION AND ITS RELATED PORTIONS OF ELECTRICAL AND MECHANICAL DRAWINGS.
5. REMOVE ALL EXISTING CONSTRUCTION WHICH INTERFERES WITH THE WORK SHOWN ON THESE DRAWINGS. PATCH FLOOR TO A UNIFORM LEVEL AS REQUIRED TO ACCOMMODATE THE NEW FLOORING. VERIFY NEW FLOOR SLOPE (IF ANY) AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. CUT, MOVE, OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED, UNLESS OTHERWISE NOTED SPECIFICALLY IN THE PLAN. INCLUDE SUCH ITEMS AS:
   b. REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS
   c. REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING & EXHAUST SYSTEMS OR WIRING/PIPE HANGERS
   d. REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED FURNISHINGS AND EQUIPMENT, AND DEBRIS SUCH AS ROTTED WOOD, RUSTED METALS, AND DETERIORATED CONCRETE.
   e. CLEANING OF SURFACES AND REMOVAL OF SURFACE FINISHES AS NEED TO INSTALL NEW WORK AND FINISHES.
   f. PERFORM CUTTING AND REMOVAL WORK TO REMOVE THE MINIMUM NECESSARY AND IN A MANNER TO AVOID DAMAGE TO ADJACENT WORK.
   g. CUT FINISH SURFACES SUCH AS MASONRY, GYPSUM WALLBOARD, STUCCO, WALLCOVERING, TILE, PLASTER, OR METALS, BY METHODS TO TERMINATE SURFACES ON A STRAIGHT LINE AT A NATURAL POINT OF DIVISION.
   h. PROTECT FROM DAMAGE TO EXISTING FINISHES, EQUIPMENT, AND ADJACENT WORK WHICH IS SCHEDULED TO REMAIN.
   i. SALVAGE SUFFICIENT QUANTITIES OF CUT OR REMOVED MATERIAL TO REPLACE DAMAGED WORK OF EXISTING CONSTRUCTION AS SPECIFIED ON THE DRAWINGS.
7. REROUTE OR EXTEND EXISTING PLUMBING, OR A/C LINES IN AREAS WHERE DEMOLITION WILL OCCUR.
8. PROVIDE SAME PRODUCTS OR TYPES OF CONSTRUCTION AS THAT IN EXISTING STRUCTURE, AS NEEDED TO PATCH, EXTEND OR MATCH EXISTING WORK. QUALITY OF PATCHED OR EXTENDED WORK SHALL BE NOT LESS THAN THAT SPECIFIED FOR NEW WORK.
9. PRESENCE OF A PRODUCT, FINISH, OR TYPE OF CONSTRUCTION, REQUIRES THAT PATCHING, EXTENDING OR MATCHING BE PERFORMED AS NECESSARY TO MAKE WORK COMPLETE AND CONSISTENT TO IDENTICAL STANDARDS OF QUALITY.
10. WHERE PARTITIONS ARE REMOVED, PATCH FLOORS, WALLS, AND CEILINGS WITH FINISH MATERIALS TO MATCH EXISTING.
11. WHERE REMOVAL OF PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS, AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAKS, STEPS, OR BULKHEADS.
12. WHERE NEW WORK ABUTS OR FINISHES FLUSH WITH EXISTING WORK, MAKE A SMOOTH AND FLAWLESS TRANSITION. PATCHED WORK SHALL MATCH EXISTING AND ADJACENT WORK IN TEXTURE AND APPEARANCE SO THAT THE PATCH OR TRANSITION IS INVISIBLE AT A DISTANCE OF 5 (FIVE) FEET.
13. WHEN FINISHED SURFACES ARE CUT IN SUCH A WAY THAT A SMOOTH TRANSITION WITH NEW WORK IS NOT POSSIBLE, TERMINATE EXISTING SURFACE IN A NEAT MANNER ALONG A STRAIGHT LINE AT A NEUTRAL LINE OF DIVISION AND PROVIDE TRIM APPROPRIATE TO FINISHED SURFACE.
14. REMOVE EXISTING GYPSUM WALLBOARD CEILING AS REQUIRED TO ACCOMMODATE NEW EQUIPMENT AND REPLACE CEILING SYSTEM WITH GYPSUM WALLBOARD FINISH IN A TEXTURE AS SPECIFIED. PROVIDE CAULKING AS REQUIRED.
15. ALL EXISTING HOLES/CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED/PREPARED AND SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACES. APPROPRIATE FIRE RATED MATERIALS THAT MEET CODE ARE TO BE USED. SEE DETAILS AND PENETRATION NOTE.

EXECUTION

1. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC EQUIPMENT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING, ELECTRICAL, AND FIRE SAFETY EQUIPMENT.
2. EXISTING WORK: WITH PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE RETURN OF PROPER CREDIT, EXISTING WORK WHICH FITS THE SCHEME MAY BE REUSED. ALL OTHER WORK SHALL BE NEW UNLESS NOTED ON DRAWINGS.
3. ALL LABOR AND MATERIALS, AS INDICATED BY THE PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR AS PER GOVERNING STATE AND LOCAL CODES AND ANY AND ALL OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION, AND ALL WORK AS REQUIRED BY INSPECTION AGENCIES HAVING JURISDICTION.
4. COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS, RENOVATION, AND DEMOLITION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
5. CONTRACT DOCUMENTS WILL NOT DEFINE PRODUCTS OR STANDARDS OF WORKMANSHIP PRESENT IN EXISTING CONSTRUCTION: CONTRACTOR SHALL DETERMINE PRODUCTS BY INSPECTION AND ANY NECESSARY TESTING, AND WORKMANSHIP BY USE OF THE EXISTING SAMPLE OF COMPARISON.
6. GC SHALL PROVIDE GENERAL CARPENTRY, AS REQUIRED FOR WORK WHICH MAY NOT FALL INTO JURISDICTION OF A SPECIFIC TRADE, BUT IS REQUIRED FOR PROPER JOB EXECUTION AND COMPLETION OF CONSTRUCTION.
7. ACCEPTANCE OF WORK SHALL BE SUBJECT TO OWNER'S REPRESENTATIVE APPROVAL OF WORK IN PLACE AS WELL AS SHOP DRAWINGS AND SAMPLES OF MATERIALS AND EQUIPMENT. ALL SUBMITTALS SHALL BE CHECKED BY CONTRACTOR BEFORE SUBMITTAL TO OWNER & ARCHITECT.
8. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITIONS, COLUMNS, ETC., OR TO WHERE SHOWN UNLESS OTHERWISE NOTED.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
10. CAULKING SHALL BE VINLOX SEALANT (GUN-GRADE) OR AN APPROVED EQUAL.
11. UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST MOVEMENTS AS REQUIRED BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECTURAL REVIEW AND APPROVAL. THIS INCLUDES BUT IS NOT LIMITED TO ALL ITEMS BRACED TO, SUSPENDED FROM, OR SUPPORTED BY ROOF STRUCTURE.
12. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE CLEANING OF ALL THE FINISHED WOOD AND GLASS SURFACES; DUSTING OF ALL HORIZONTAL SURFACES, VACUUMING OF ALL CARPETED AREAS AND REMOVAL OF SPOTS, STAINS, SPILLS, ETC., ON ANY SURFACE INCURRED DURING THE CONSTRUCTION PERIOD.
13. ADJACENT TENANTS: GC SHALL INCLUDE REPAIRS TO ADJACENT TENANT SPACES WHEN WORK AFFECTS THOSE AREAS. WORK IN ADJACENT TENANT SPACES, SHALL NOT BE SCHEDULED DURING NORMAL WORKING HOURS, AND WITH PROPER COORDINATION WITH ADJACENT TENANT.

MECHANICAL, ELECTRICAL, PLUMBING & LIFE SAFETY NOTES

1. SHOP DRAWINGS FOR ALL RELATED TRADES (PLUMBING, SPRINKLER, and HVAC) SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW/APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION. A COORDINATED SHOP DRAWING FOR ALL VISIBLE CEILING ELEMENTS SHALL BY SUBMITTED.
2. ALL SYSTEMS AND EQUIPMENT INCLUDING HVAC, LIFE SAFETY, AND ENERGY MANAGEMENT FUNCTIONS THAT PENETRATE INTO ADJACENT TENANT SPACES SHALL BE PRESERVED DURING DEMOLITION OPERATIONS. FIRE-RATED SEPARATION IS TO BE MAINTAINED. SEE DETAILS IN THIS PACKAGE. ALL SYSTEMS MUST MEET APPLICABLE GOVERNING CODES. CONTRACTOR TO COORDINATE WITH OWNER'S ON-SITE MANAGER.
3. UTILITY SERVICE: LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE DEMOLISHED.
4. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT AND PROMPTLY SUBMIT TO THE ARCHITECT IN WRITING.
5. HVAC SUPPLY, RETURN, EXHAUST GRILLS SHALL BE AS SPECIFIED IN MECHANICAL DRAWINGS. LOCATIONS SHALL BE PER APPROVED MECHANICAL PLANS.
6. INSULATION OF COLD WATER LINES AND DUCTS SHALL BE PROVIDED TO PREVENT CONDENSATION DAMAGE AND IN OBSERVANCE OF ENERGY CONSERVATION PRACTICES.
7. ATTACHMENTS OF VARIOUS HVAC ELEMENTS TO STRUCTURE

   SHALL BE APPROVED IN WRITING BY BUILDING STRUCTURAL CONSULTANT OR AUTHORIZED LANDLORD REPRESENTATIVE.
8. LIGHTING FIXTURES, EXIT LIGHTS, ETC. SHALL BE PROVIDED BY GC. ARCHITECTURAL PLAN SHALL GOVERN LOCATION; ENGINEERING PLANS SHALL PREVAIL IN QUESTIONS OF CIRCUITING AND SCOPE.
9. CUT SHEETS FOR LIGHT FIXTURES SHALL BE SUBMITTED BY GC FOR REVIEW/APPROVAL SUBSTITUTIONS MUST BE APPROVED BY TENANT.
10. EMERGENCY LIGHTING AND ANNUNCIATOR/ALARM SYSTEMS SHALL BE SPECIFIED BY ENGINEER. GC SHALL PROVIDE THESE SYSTEMS AS REQUIRED BY CODE AND COORDINATE LOCATIONS WITH PROJECT MANAGER.
11. MULTIPLE SWITCHES SHALL BE GANGED WITH SINGLE COMMON COVER PLATE.
12. ELECTRICAL WORK SHALL BE PROFORMED IN COORDIANCE WITH THE LATEST "NATIONAL ELECTRICAL CODE" AND ANY AND ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES.
13. CLEARING BEFORE JOB COMPLETION, THE FOLLOWING SHALL BE SATISFIED:
   a. ALL LIGHT FIXTURES INTERIORS AND LENSES SHALL BE WIPED CLEAN OF ALL CONSTRUCTION DUST, GRIME, FINGERMARKS, ETC., AND BE FULLY FUNCTIONING, MECHANICALLY AND ELECTRICALLY.
   b. ALL LAMPING WILL BE NEW AND FUNCTIONAL.
   c. RECESSED INCANDESCENT FIXTURES SHALL BE SIMILARLY CLEANED AND BE FUNCTIONAL AND SHALL BE AIMED IF CALLED FOR, PER REFLECTIVE CEILING PLAN.
   d. SERVICE LIGHT WITH SWITCH AND RECEPTACLE SHALL BE PROVIDED INSIDE CEILING PLENUM NEAR MECHANICAL AND OTHER EQUIPMENT REQUIRING PERIODIC SERVICE. SWITCH SHALL HAVE CONTINUOUS INDICATOR LIGHT (LIGHTED IN "ON" POSITION). LOCATIONS SHALL BE INDICATED ON A PLAN AND PROVIDED TO TENANT AND TO BUILDING MANAGER/ENGINEER.
   e. PROTECTION: ALL ELECTRICAL ELEMENTS, WHEN INSTALLED, SHALL BE PROTECTED FROM DAMAGE BY OTHER TRADES. COVER PLATES SHALL BE INSTALLED AFTER FINISH MATERIALS HAVE BEEN APPLIED.
21. AVAILABILITY OF ADEQUATE POWER SERVICE SHALL BE VERIFIED BY ELECTRICAL CONTRACTOR, COSTS FOR ADDITIONAL CIRCUIT PANELS, TRANSFORMERS, ETC., IF REQUIRED, SHALL BE INCLUDED IN BASE BID.
22. CONNECTION OR SERVICES: ELECTRICAL CONTRACTOR SHALL PROVIDE METAL CONDUIT FOR CONNECTION OF TENANT TELEPHONE SYSTEM WITH BUILDING TELEPHONE CLOSET IF REQUIRED.
23. REFER TO SCOPE OF MECHANICAL AND HVAC INSTALLATIONS FOR RELATED ELECTRICAL WORK TO BE INCLUDED.
24. SLEEVES SHALL BE PROVIDED BY GC TO ALLOW DATA/TELEPHONE CABLES TO PASS TROUGH FULL-HEIGHT PARTITIONS AS REQUIRED SCOPE TO BE DETERMINED BY COORDINATION WITH CABLE CONTRACTOR.

SECURITY NOTES

1. BURGLAR INTRUSION PREVENTION MEASURES SHALL COMPLY WITH CHAPTER 36 "SECURITY AND FORCED ENTRY PREVENTION" OF THE SOUTH FLORIDA BUILDING CODE AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
2. EXTERIOR EXIT DOORS, IF OPERABLE FROM THE EXTERIOR, SHALL HAVE AT LEAST ONE LOCK THAT IS KEY-OPERATED FROM THE EXTERIOR.
3. LOCKS ON EXTERIOR DOORS SHALL BE A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.
4. EXTERIOR DOORS SERVING AS PRIMARY MEANS OF EGRESS SHALL BE EQUIPPED WITH A COMBINATION DEAD LATCH AND DEAD BOLT DEVICE WHICH SHALL COMPLY WITH SFBC 3101 AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
5. LOCKS ON DOORS, WHERE SUCH LOCKS ARE REQUIRED TO BE INTRUSION AND BURGLAR RESISTANT, SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION, AND OTHERWISE BE IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN SFBC 3101 AND/OR ANY UPDATED TEXT WITHIN FLORIDA BUILDING CODE, 2020.
6. THE ACTIVE LEAF OF PAIRS OF SWINGING DOORS TO THE EXTERIOR SHALL HAVE LOCKS AS REQUIRED FOR SINGLE SWINGING DOORS OR BE PROVIDED WITH MULTIPLE POINT LOCKS WHICH CONTAIN INSERTS, EACH WITH 5/8" THROW BOLTS AND CYLINDER LOCK.FRONT MAIN ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL, IF APPLICABLE.

REFLECTIVE CEILING AND LIGHT SPECIFICATIONS

* CEILING AREA TO BE LEFT FREE OF ABANDONED PIPING, HANGERS, BLOCKING AND OTHER SUCH ITEMS, WHERE APPLICABLE. WHERE FINISH CEILING IS REQUIRED THE FOLLOWING NOTES SHALL APPLY:

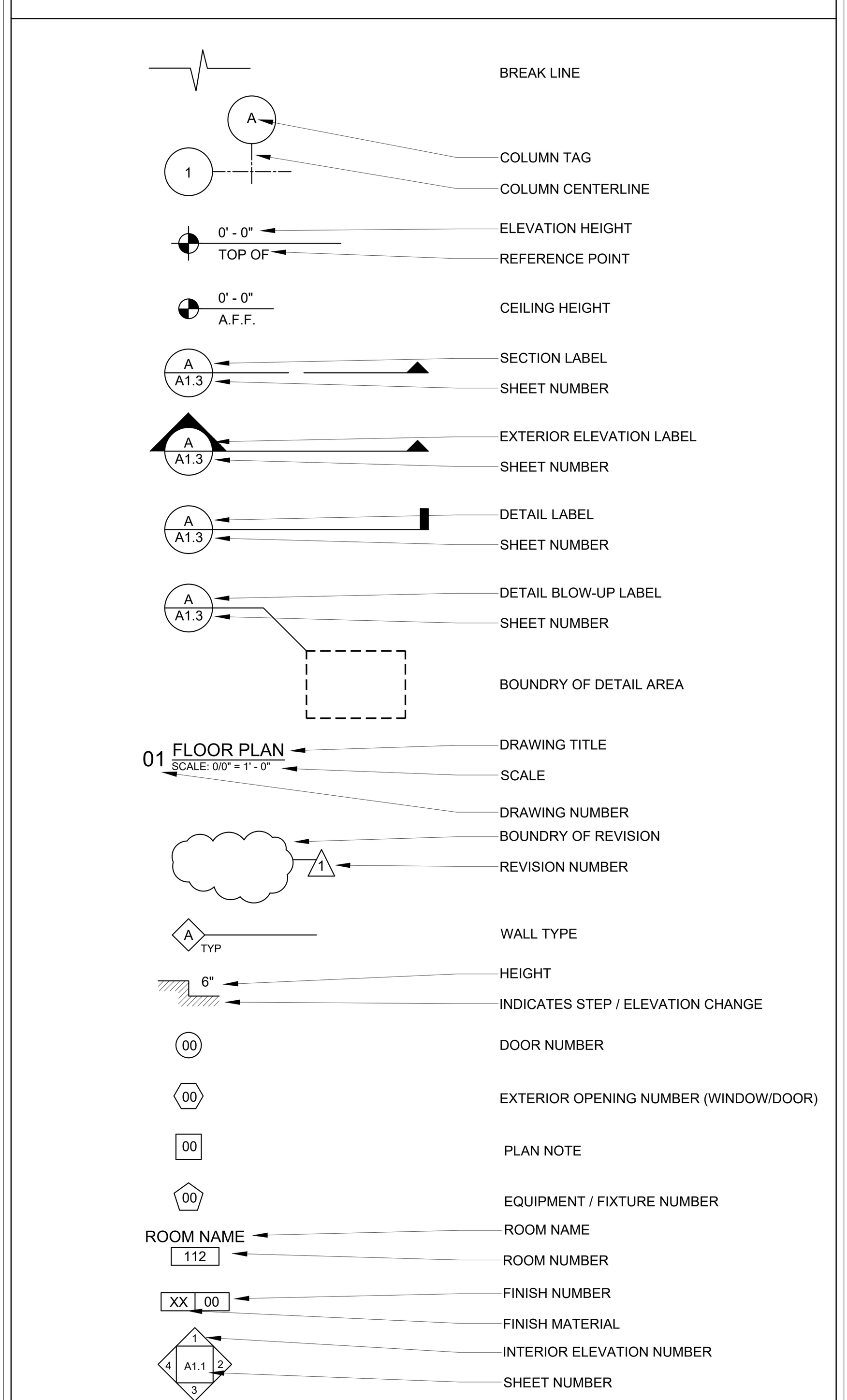
1. GC SHALL VERIFY CONFORMANCE WITH LOCAL AND STATE CODES AND BUILDING STANDARDS BEFORE SUBMITTING BIDS.
2. INSPECTIONS, AS REQUIRED BY LOCAL AUTHORIES SHALL BE COORDINATED BY GC PRIOR TO CLOSING OF CEILING, IF APPLICABLE.

# ABBREVIATIONS :

| | |
|---|---|
| @ | AT |
| A.B. | ANCHOR BOLT |
| AC'D | AIR-CONDITIONED |
| ACCORD. | ACCORDING |
| A.T. | ACOUSTICAL TILE |
| A/H | AIR HANDLER |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| ARCH. | ARCHITECTURAL |
| B.O. | BY OWNER |
| B.U. | BUILT-UP |
| BD. | BOARD |
| BLDG. | BUILDING |
| BM. | BEAM |
| BRK. | BRICK |
| BRNG./BRG. | BEARING |
| BSMT. | BASEMENT |
| C.B. | CHALKBOARD |
| C.H. | CEILING HEIGHT |
| C.J. | CONTROL JOINT |
| C.O. | CLEAR OPENING |
| C.T. | CERAMIC TILE |
| CAB | CABINET |
| CEIL./CLG. | CEILING |
| CL | CENTERLINE |
| CLO. | CLOSET |
| CMU | CONCRETE MASONRY UNIT |
| COL. | COLUMN |
| CONC. | CONCRETE |
| CONF. | CONFERENCE |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| COORD. | COORDINATE |
| CORR. | CORRIDOR |
| CRPT | CARPET |
| CSK. | COUNTERSINK |
| DCPA | DADE COUNTY PRODUCT APPROVAL |
| DET | DETAIL |
| D.F. | DRINKING FOUNTAIN |
| D.P. | DAMP PROOFING |
| D.S. | DOWN SPOUT |
| D.T. | DRAIN TILE |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DN. | DOWN |
| DW | DRYWALL |
| DWG. | DRAWING |
| E.P. | ELECTRICAL PANEL |
| E.W. | EACH WAY |
| EA. | EACH |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM |
| EL. | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV. | ELEVATOR |
| EQ. | EQUAL |
| EQUIP'T | EQUIPMENT |
| EXIST'G | EXISTING |
| EXP. JT. | EXPANSION JOINT |
| EXT. | EXTERIOR |
| FD | FLOOR DRAIN |
| F.F. | FINISH FLOOR |
| FL. | FLOOR |
| F.O. | FINISHED OPENING |
| F.R. | FIRE-RATED |
| FXC | FIRE EXTINGUISHER CABINET |
| FXHC | FIRE EXTINGUISHER & HOSE CABINET |
| FXVC | FIRE EXT. & VALVE CAB. |
| G.B. | GRAB BARS (HANDICAPPED) |
| G.C. | GENERAL CONTRACTOR |
| GA. | GAUGE |
| GALV. | GALVINIZED |
| GRD. | GROUND |
| GB, GYP. BD. | GYPSUM BOARD |
| H.C. | HOLLOW CORE |
| H.M. | HOLLOW METAL |
| H.P. | HIGH POINT |
| HDCP. | HANDICAPPED |
| HGT. | HEIGHT |
| HORIZ. | HORIZONTAL |
| HR. | HOUR |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| J-BOX | JUNCTION BOX |
| J.C. | JANITOR'S CLO. |
| JT. | JOINT |

| | |
|---|---|
| L.C.C. | LEADCOATED COPPER |
| L.L. | LIVE LOAD |
| LAV. | LAVATORY |
| LIN. | LINEAR |
| LP | LOW POINT |
| LYR | LAYER |
| M&E | MECHANICAL & ELECTRICAL |
| M.O. | MASONRY OPENING |
| M.T. | METAL THRESHOLD |
| MACH. | MACHINE |
| MAR.T. | MARBLE THRESHOLD |
| MAX. | MAXIMUM |
| MECH | MECHANICAL |
| MFGR | MANUFACTURER |
| MIN. | MINIMUM |
| MISC. | MISCELLANEOUS |
| MONO | MONOLITHIC |
| MTL | METAL |
| MULL. | MULLION |
| MWP | MEMBRANE WATER- PROOFING |
| N | NORTH |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| NO. | NUMBER |
| NOM. | NOMINAL |
| O.C. | ON CENTER |
| O.D. | OUTSIDE DIAMETER |
| OPP. | OPPOSITE |
| PL. | PLATE |
| PNTD | PAINTED |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| P.T., PT | POST-TENSIONED OR PRESSURE-TREATED |
| Q.T. | QUARRY TILE |
| R.D. | ROOF DRAIN |
| R.L. | RAIN LEADER |
| R.S. | REDUCING STRIP |
| R/W | RIGHT-OF-WAY |
| RAD. | RADIUS |
| RAIL | RAILING |
| REBARS | REINFORCING BARS |
| REINF. | REINFORCEMENT |
| RELO | RELOCATE/ED |
| REP | REPRESENTATIVE |
| REQ'D | REQUIRED |
| RM. | ROOM |
| S.C. | SOLID CORE |
| S.F. | SMOOTH FINISH |
| S.S. | STAINLESS STEEL |
| S/S | SERVICE SINK |
| SEC. | SECTION |
| SHT. | SHEET |
| SIM | SIMILAR |
| SPEC'D | SPECIFIED |
| SPECS. | SPECIFICATIONS |
| SQFT | SQUARE FEET |
| STL. | STEEL |
| STO/STOR. | STORAGE |
| STRUCT. | STRUCTURAL |
| T.B. | TOWEL BAR |
| T.D. | PAPER TOWEL DISPENSER |
| T.P. | TOILET PAPER HOLDER |
| TBM | TIE-BEAM |
| TEL. | TELEPHONE |
| TEMP. | TEMPERED |
| THK. | THICK |
| THRU | THROUGH |
| T.O.B. | TOP OF BEAM |
| TOF | TOP OF FIN (SEE ROOF) |
| T.O.W. | TOP OF WALL |
| TYP. | TYPICAL |
| U.C. | UNDERCUT |
| U.O.N. | UNLESS OTHERWISE NOTED |
| UTIL | UTILITY |
| V.B. | VAPOR BARRIER |
| V.I.F. | VERIFY IN FIELD |
| V.P. | VISION PANEL |
| VCT | VINYL COMPOSITION TILE |
| VERT. | VERTICAL |
| W/ | WITH |
| W/D | WASHER/DRYER |
| WH | WATER HEATER |
| WD. | WOOD |
| WP | WATER PROOFING |
| WWF | WELDED WIRE FABRIC |

# SYMBOLS :




# DRAWING INDEX :

| SHEET | DESCRIPTION | REV 1 08.25.25 | REV 2 01.06.26 | REV 3 06.01.26 | | |
|---|---|---|---|---|---|---|
| A0.0 | NOTES, ABBREVIATIONS, SYMBOLS,INDEX, LOCATION MAP, ZONING | ● | ● | ● | | |
| A1.1 | SITE PLAN | ● | ● | ● | | |
| A1.2 | ZONING DIAGRAMS | | ● | ● | | |
| A1.3 | ZONING DIAGRAMS | | ● | ● | | |
| A1.4 | DRIVEWAY PLAN DETAIL | ● | ● | ● | | |
| A1.5 | POOL DECK PLAN DETAIL | ● | ● | ● | | |
| A1.6 | SITE ELEVATIONS | | ● | ● | | |
| A1.7 | SITE PLAN DETAILS | ● | ● | ● | | |
| A2.1 | FIRST FLOOR PLAN | ● | | ● | | |
| A2.2 | SECOND FLOOR PLAN | ● | | ● | | |
| A2.3 | ROOF PLAN | | | ● | | |
| A3.1 | FIRST FLOOR CEILING PLAN | ● | | ● | | |
| A3.2 | SECOND FLOOR CEILING PLAN | ● | | ● | | |
| A4.1 | ELEVATIONS 01 & 02 | ● | ● | ● | | |
| A4.2 | ELEVATIONS 03 & 04 | ● | ● | ● | | |
| A4.3 | SECTIONS AA & BB | ● | ● | ● | | |
| A4.4 | SECTIONS CC & DD | ● | ● | ● | | |
| A4.5 | SECTIONS EE & FF | ● | ● | ● | | |
| A4.6 | SECTIONS GG & HH | ● | ● | ● | | |
| A5.1 | WALL SECTIONS | | | ● | | |
| A5.2 | WALL SECTIONS | | | ● | | |
| A5.3 | WALL SECTIONS | | | ● | | |
| A5.4 | WALL SECTIONS | | | ● | | |
| A5.5 | WALL SECTIONS | ● | | ● | | |
| A6.1 | STAIR DETAILS | | | ● | | |
| A6.2 | STAIR DETAILS | | | ● | | |
| A6.3 | EAVE DETAILS | | | | | |
| A6.4 | PRECAST DETAILS | | | | | |
| A7.1 | SCHEDULES / DETAILS | ● | | ● | | |
| A7.2 | SCHEDULES / DETAILS | ● | | ● | | |
| | | | | | | |
| G1.1 | GRADING PLAN | ● | | ● | | |
| EC1.1 | EROSION CONTROL PLAN | ● | | | | |
| | | | | | | |
| L-0 | LANDSCAPE INDEX | ● | | | | |
| L-1 | LANDSCAPE PLAN | ● | | | | |
| L-2 | LANDSCAPE DETAILS | | | | | |
| TD-1 | TREE DISPOSITION PLAN | | | | | |
| TD-2 | TREE LIST | | | | | |
| | | | | | | |
| S0 | STRUCTURAL SCHEDULES / NOTES | | | ● | | |
| S0.1 | STRUCTURAL SCHEDULES / NOTES | | | ● | | |
| S1 | STRUCTURAL FOUNDATION PLAN | | | ● | | |
| S2 | STRUCTURAL SECOND FLOOR FRAMING PLAN | | | ● | | |
| S3 | STRUCTURAL ROOF PLAN | | | ● | | |
| S4 | STRUCTURAL DETAILS | | | ● | | |
| S5 | STRUCTURAL DETAILS | | | ● | | |
| S6 | STRUCTURAL DETAILS | | | ● | | |
| S7 | STRUCTURAL SECTIONS | | | ● | | |
| S8 | STRUCTURAL SECTIONS | | | ● | | |
| S9 | STRUCTURAL ELEVATIONS | | | ● | | |
| | | | | | | |
| M1.1 | FIRST FLOOR MECHANICAL PLAN | ● | | ● | | |
| M1.2 | SECOND FLOOR MECHANICAL PLAN | ● | | ● | | |
| M2.1 | MECHANICAL SCHEDULES / NOTES | ● | | ● | | |
| M2.2 | MECHANICAL DETAILS | | | | | |
| | | | | | | |
| E1.1 | ELECTRICAL SITE PLAN | ● | | ● | | |
| E1.2 | FIRST FLOOR ELECTRICAL LIGHTING PLAN | ● | | ● | | |
| E1.3 | FIRST FLOOR ELECTRICAL POWER PLAN | ● | | ● | | |
| E1.4 | SECOND FLOOR ELECTRICAL LIGHTING PLAN | ● | | ● | | |
| E1.5 | SECOND FLOOR ELECTRICAL POWER PLAN | ● | | ● | | |
| E2.1 | ELECTRICAL SCHEDULES / NOTES | ● | | ● | | |
| E2.2 | ELECTRICAL RISER DIAGRAM | ● | | ● | | |
| | | | | | | |
| P1.1 | PLUMBING SITE PLAN | ● | | ● | | |
| P1.2 | FIRST FLOOR SANITARY PLAN | ● | | ● | | |
| P1.3 | FIRST FLOOR WATER PLAN | ● | | ● | | |
| P1.4 | SECOND FLOOR SANITARY PLAN | ● | | ● | | |
| P1.5 | SECOND FLOOR WATER PLAN | ● | | | | |
| P2.1 | PLUMBING DETAILS / NOTES / SCHEDULES | | | | | |
| P2.2 | PLUMBING DETAILS | ● | | | | |
| | | | | | | |
| | | | | | | |

# PROJECT INFORMATION :

# MILO RESIDENCE

**NEW SINGLE FAMILY HOME**

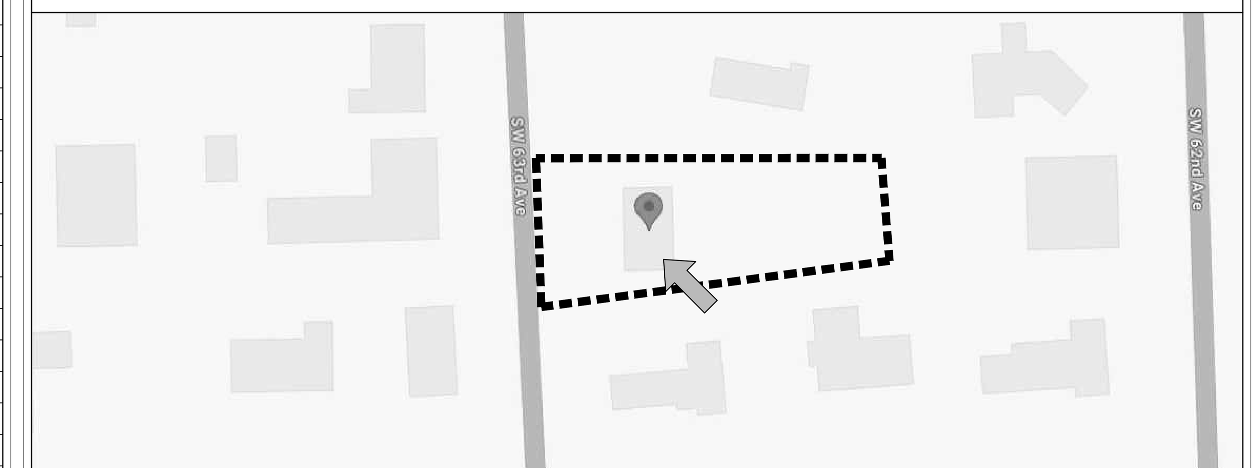
11901 SW 63RD AVE

PINECREST, FL 33156

**PERMIT SET - REVISION 3**

**JUNE 1, 2026**

# LOCATION MAP :




NORTH

11901 SW 63RD AVE
PINECREST, FL 33156

# STRUCTURAL ENGINEER :

*Alex Kondrat & Associates, Inc.*
3105 NW 107 AVENUE
SUITE 605
DORAL, FL 33172
C.A. NO:9717
305.387.5770

# MEP ENGINEER :

**RPA ENGINEERING**
7930 SW 197TH STREET
MIAMI, FL 33015
305.308.9857 OFFICE
305.829.3647 FAX

# LANDSCAPE CONSULTANT :

FLORÁ
LANDSCAPE ARCHITECTURE + DESIGN

# PROJECT DATA :

## A. GENERAL

| | |
|---|---|
| PROJECT LOCATION: | 11901 SW 63RD AVE, PINECREST, FL 33156 |
| SCOPE OF WORK: | 2-STORY NEW SINGLE FAMILY RESIDENCE |
| CONSTRUCTION: | (TYPE 11B WITH INTERIOR WOOD/METAL FRAMING) |
| OCCUPANCY: | R-3, SINGLE FAMILY RESIDENTIAL |
| FLOOD ZONE: | "X" |

## B. LEGAL DESCRIPTION

FOLIO: 20-5012-024-0050

COCHRANE PARK PB 66-136
LOT 5 BLK 1
LOT SIZE IRREGULAR
OR 9432-1125
F/A/U 30-5012-024-0050

## C. ZONING DATA

ZONING DESIGNATION: EU-1

FLOOD ZONE: "X"

GROSS LOT: 40,118 SF

| SETBACKS: | ALLOWED | PROPOSED |
|---|---|---|
| FRONT (WEST) | 50'-0" | 54'-1" |
| SIDES | | |
| SOUTH SIDE | 20'-0" | 24'-2" |
| NORTH SIDE | 20'-0" | 20'-1" |
| REAR (EAST) | 25'-0" | 143'-5" |

| | ALLOWED | PROPOSED |
|---|---|---|
| MAX LOT COVERAGE: | | |
| (TWO STORY) | 8,023.6 SF (20.0%) | 7,443 SF (18.5%) |
| IMPERVIOUS AREA: | 18,053.1 SF (45.0%) | 14,807 SF (36.9%) |
| GREEN SPACE: | 22,064.9 SF (55.0%) | 25,311 SF (63.1%) |
| MAX F.A.R.: | | |
| FIRST FLOOR | 8,023.6 SF (20.0%) | 7,493 SF (18.7%) |
| SECOND FLOOR | 4,011.8 SF (10.0%) | 3,998 SF (9.9%) |

## D. APPLICABLE CODES

FLORIDA BUILDING CODE, RESIDENTIAL (8TH EDITION, 2023)

NFPA 101 (2024) IF APPLICABLE

FLORIDA ADMNISTRATIVE CODE CHAPTER 64E-9 (HEALTH DEPARTMENT)

3 SCOPE OF WORK FOR REVISION 3 : OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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CLIENT :

**ALBERT MILO**
11901 SW 63RD AVE
PINECREST, FL 33132

PROJECT INFORMATION :

MILO RESIDENCE
11901 SW 63RD AVE
PINECREST, FL 33156

ARCHITECT :

SV DESIGN, INC.
1900 CORAL WAY #301, MIAMI, FL 33145
T. 786.356.3799 F. 305.856.7478 www.svdesigninc.com

SEAL :

ANTONIO O SOSA AR95256 REGISTERED ARCHITECT STATE OF FLORIDA

Digitally signed by Antonio O Sosa
Date: 2026.06.02 17:43:44-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONIO O SOSA ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DRAWING INFORMATION :

| | | |
|---|---|---|
| ISSUED | | 04.25.25 |
| BLDG. DEPT. COMMENTS | 1 08.25.25 | 2 01.06.26 |
| OWNER CHANGES | | 3 06.01.26 |

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SHEET :

A0.0

## ZONING LEGEND :

| | | | | ALLOWED: | PROPOSED: |
|---|---|---|---|---|---|
| ZONING DESIGNATION: | EU-1 | | MAX LOT COVERAGE: (TWO STORY) | 8,023.6 SF (20.0%) | 7,759 SF (19.34%) |
| FLOOD ZONE: | X | | IMPERVIOUS AREA: (MAXIMUM) | 18,053.1 SF (45.0%) | 14,807 SF (36.9%) |
| LOT SIZE: | 40,118 SF | | GREEN SPACE: (MINIMUM) | 22,064.9 SF (55.0%) | 25,311 SF (63.1%) |
| SETBACKS: | ALLOWED: | PROPOSED: | MAX F.A.R.: FIRST FLOOR | 8,023.6 SF (20.0%) | 7,759 SF (19.34%) |
| FRONT (WEST) | 50'-0" | 54'-1" | SECOND FLOOR | 4,011.8 SF (10.0%) | 2,529 SF (6.30%) |
| SIDE (NORTH) | 20'-0" | 20'-1" | | | |
| SIDE (SOUTH) | 20'-0" | 20'-1" | | | |
| REAR (EAST) | 25'-0" | 143'-5" | | | |
| MAX HEIGHT: (TWO STORY) | 35'-0" | 32'-2 1/2" | | | |

## RAINWATER NOTE :

ALL RAINWATER TO BE RETAINED ON PRIVATE PROPERTY.

## SITE GATE NOTE :

PER FBC RESIDENTIAL - R101.17.1.8 GATES THAT PROVIDE ACCESS TO A POOL MUST OPEN IN THE DIRECTION AWAY FROM THE POOL WITH SELF CLOSING, SELF LATCHING HARDWARE

## SITE WALL NOTE :

2.5' MAX. HEIGHT ON SITE WALL ALONG BBL WITHIN VISIBILITY AREAS.

## TREE NOTE :

SEE L1.1, TREE DISPOSITION PLAN FOR ALL TREES TO BE REMOVED.

## GENERAL NOTE :

ALL ELECTRICAL CONDUITS TO BE INSTALLED WITHIN PRIVATE PROPERTY

## FINISH FLOOR NOTE :

HIGHEST CROWN OF ROAD IS ON S.W. 63RD AVENUE, 18.24' (NGVD). RESIDENCE IS IN FLOOD ZONE "X". MINIMUM FINISH FLOOR HEIGHT, 18.24' + .67(8") = 18.91'.
19.50' (NGVD) ESTABLISHED AS FINISH FLOOR ELEVATION.

## SEPTIC TANK NOTE :

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES OR ACROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION.

## AREA CALCULATION

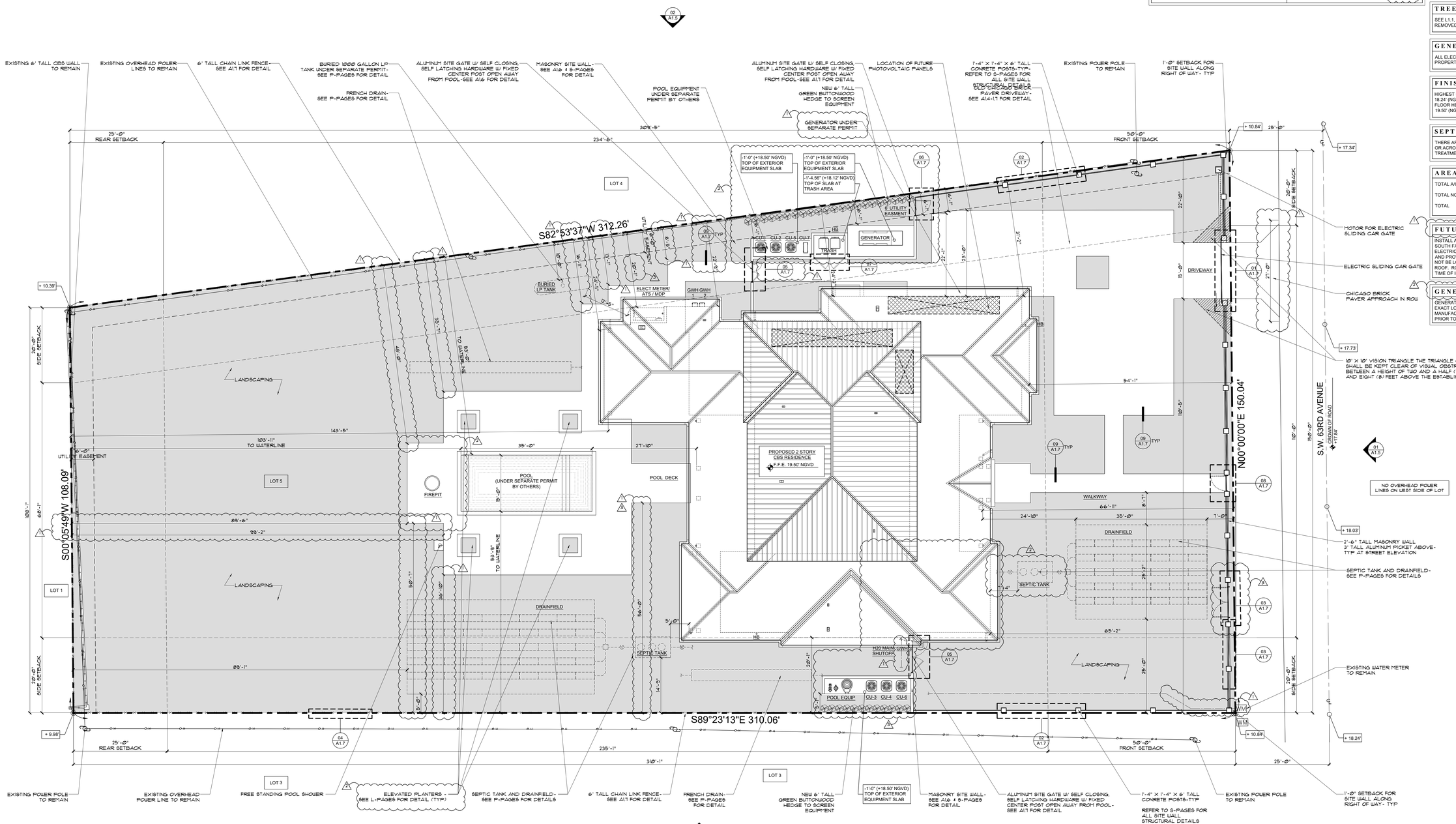
| | |
|---|---|
| TOTAL A/C | 9,086 SF |
| TOTAL NON A/C | 2,405 SF |
| TOTAL | 11,491 SF |

## FUTURE PHOTOVOLTAIC SYSTEM :

INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION

## GENERATOR NOTE:

GENERATOR TO BE INSTALLED UNDER SEPARATE PERMIT. THE EXACT LOCATION TO BE DETERMINED BASED ON THE MANUFACTURER'S SPECIFICATION. GENERATOR TO BE INSTALLED PRIOR TO OBTAINING TCO OR CO.




NORTH

SITE PLAN
SCALE: 3/32" = 1'-0"

SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

| NOTE : | CLIENT : | PROJECT INFORMATION : | ARCHITECT : | SEAL : | DRAWING INFORMATION : | SHEET : |
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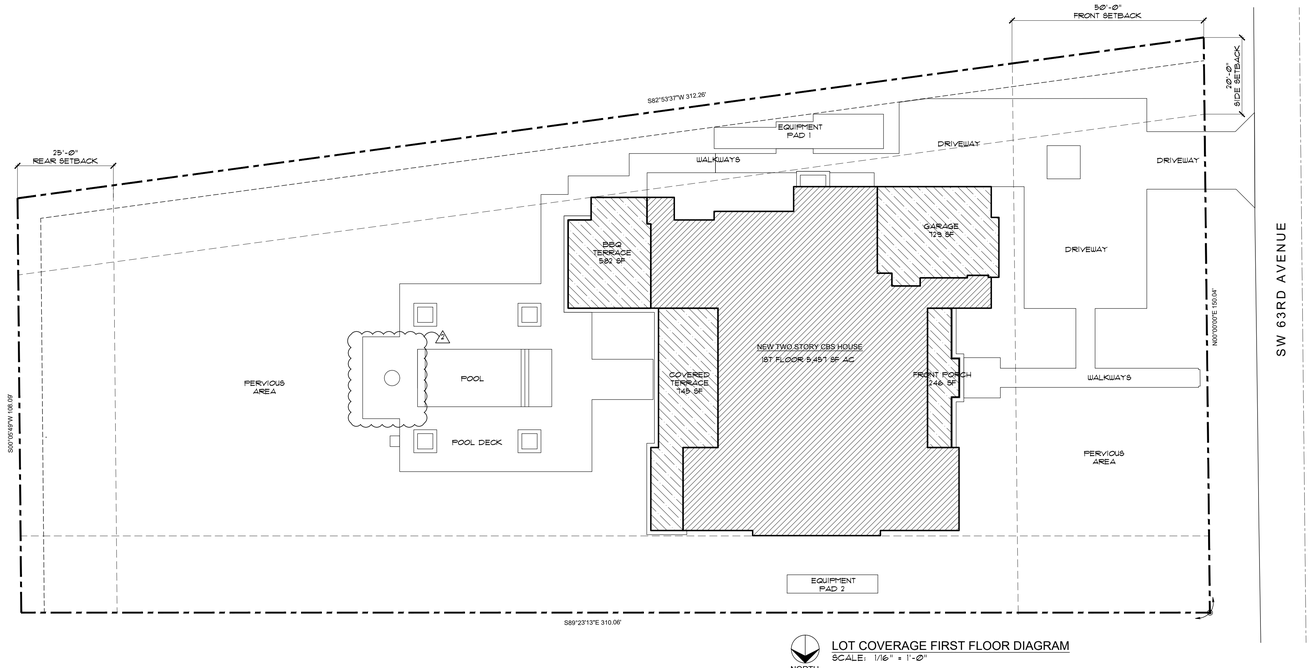
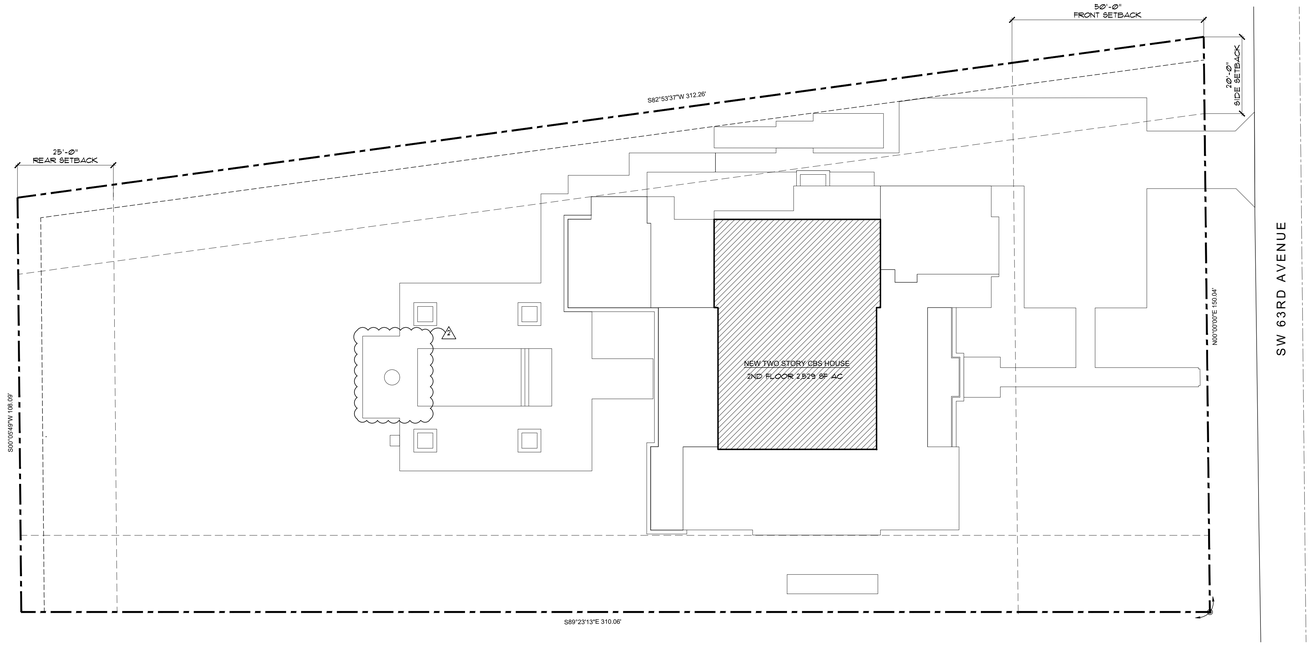



NORTH

LOT COVERAGE FIRST FLOOR DIAGRAM
SCALE: 1/16" = 1'-0"

| LOT COVERAGE FIRST FLOOR CALCULATION | | | |
|---|---|---|---|
| LOT SIZE: | 40,118 SF (100%) | LOT COVERAGE BREAKDOWN | |
| MAX LOT COVERAGE: | 8,023 SF (20%) | FRONT PORCH | 246 SF |
| PROPOSED LOT COVERAGE: | 7,759 SF (19.34%) | A/C AREA | 5,457 SF |
| | | GARAGE | 728 SF |
| | | COVERED TERRACE | 749 SF |
| | | BBQ COVERED TERRACE | 582 SF |
| | | TOTAL | 7,759 SF |




NORTH

LOT COVERAGE SECOND FLOOR DIAGRAM
SCALE: 1/16" = 1'-0"

| LOT COVERAGE SECOND FLOOR CALCULATION | |
|---|---|
| LOT SIZE: | 40,118 SF (100%) |
| MAX FAR: | |
| FIRST FLOOR | 8,023 SF (20%) |
| SECOND FLOOR | 4,011 SF (10%) |
| PROPOSED FAR: | |
| FIRST FLOOR | 7,759 SF (19.34%) |
| SECOND FLOOR | 2,529 SF (6.30%) |

△5 SCOPE OF WORK FOR REVISION △3 △1
OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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**ALBERT MILO**
11901 SW 63RD AVE
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**PROJECT INFORMATION :**

# MILO RESIDENCE

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ANTONIO O. SOSA
STATE OF FLORIDA
AR95486

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| OWNER CHANGES | | △5 06.01.26 |

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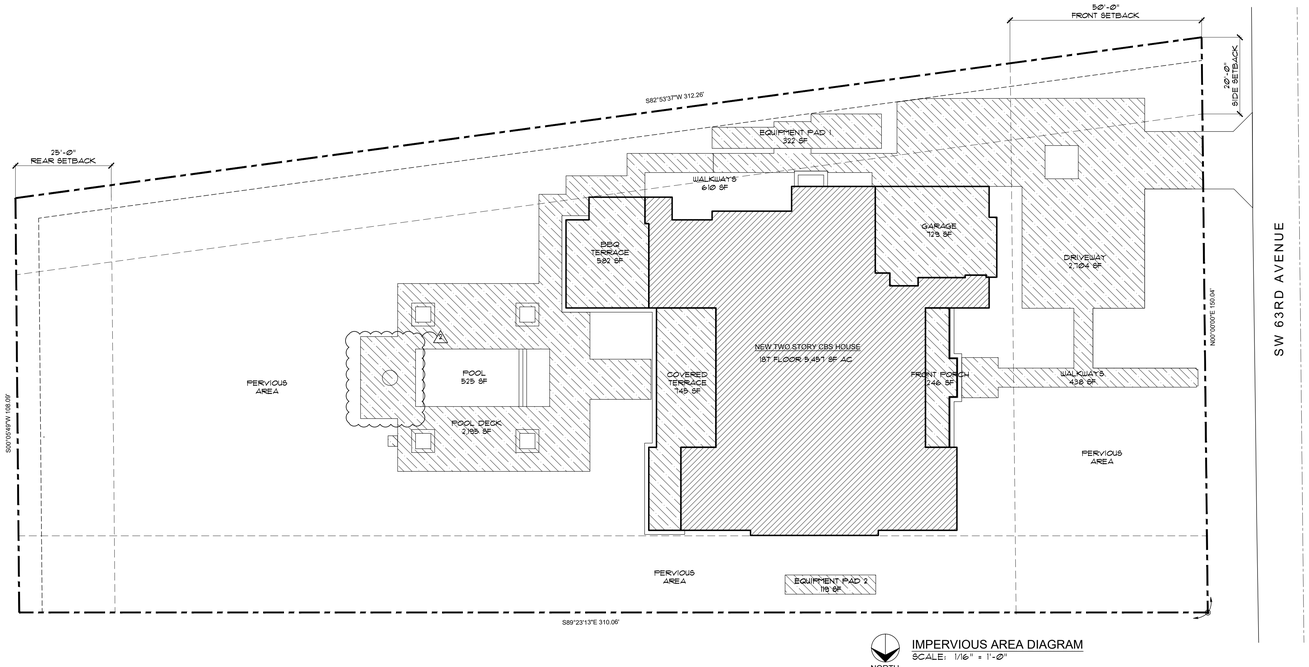
A1.2

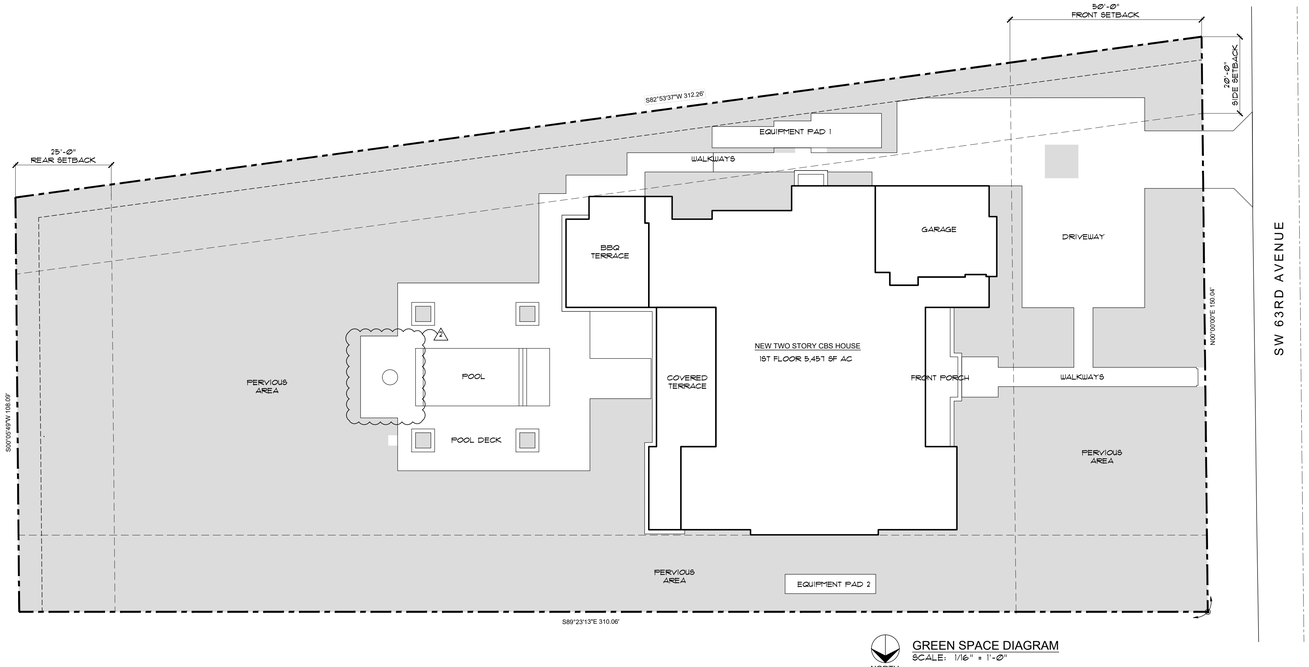



NORTH

## IMPERVIOUS AREA DIAGRAM

SCALE: 1/16" = 1'-0"

| IMPERVIOUS AREA CALCULATION | | | |
|---|---|---|---|
| LOT SIZE: | 40,118 SF (100%) | LOT COVERAGE BREAKDOWN: | |
| MAX IMPERVIOUS AREA ALLOWED: | 18,053 SF (45%) | FRONT PORCH | 246 SF |
| PROPOSED IMPERVIOUS AREA: | 14,807 SF (36.9%) | A/C AREA | 5,457 SF |
| | | GARAGE | 729 SF |
| | | COVERED TERRACE | 745 SF |
| | | BBQ COVERED TERRACE | 582 SF |
| | | POOL | 525 SF |
| | | POOL DECK | 2,785 SF |
| | | DRIVEWAY | 2,839 SF |
| | | EQUIPMENT PAD 1 | 322 SF |
| | | EQUIPMENT PAD 2 | 119 SF |
| | | WALKWAYS | 438 + 610 + 1,048 SF |
| | | TOTAL | 14,807 SF |




NORTH

## GREEN SPACE DIAGRAM

SCALE: 1/16" = 1'-0"

| GREEN SPACE CALCULATION | |
|---|---|
| LOT SIZE: | 40,118 SF (100%) |
| MIN GREEN SPACE REQUIRED: | 22,064 SF (55%) |
| PROPOSED GREEN SPACE: | 25,311 SF (63.1%) |

5 SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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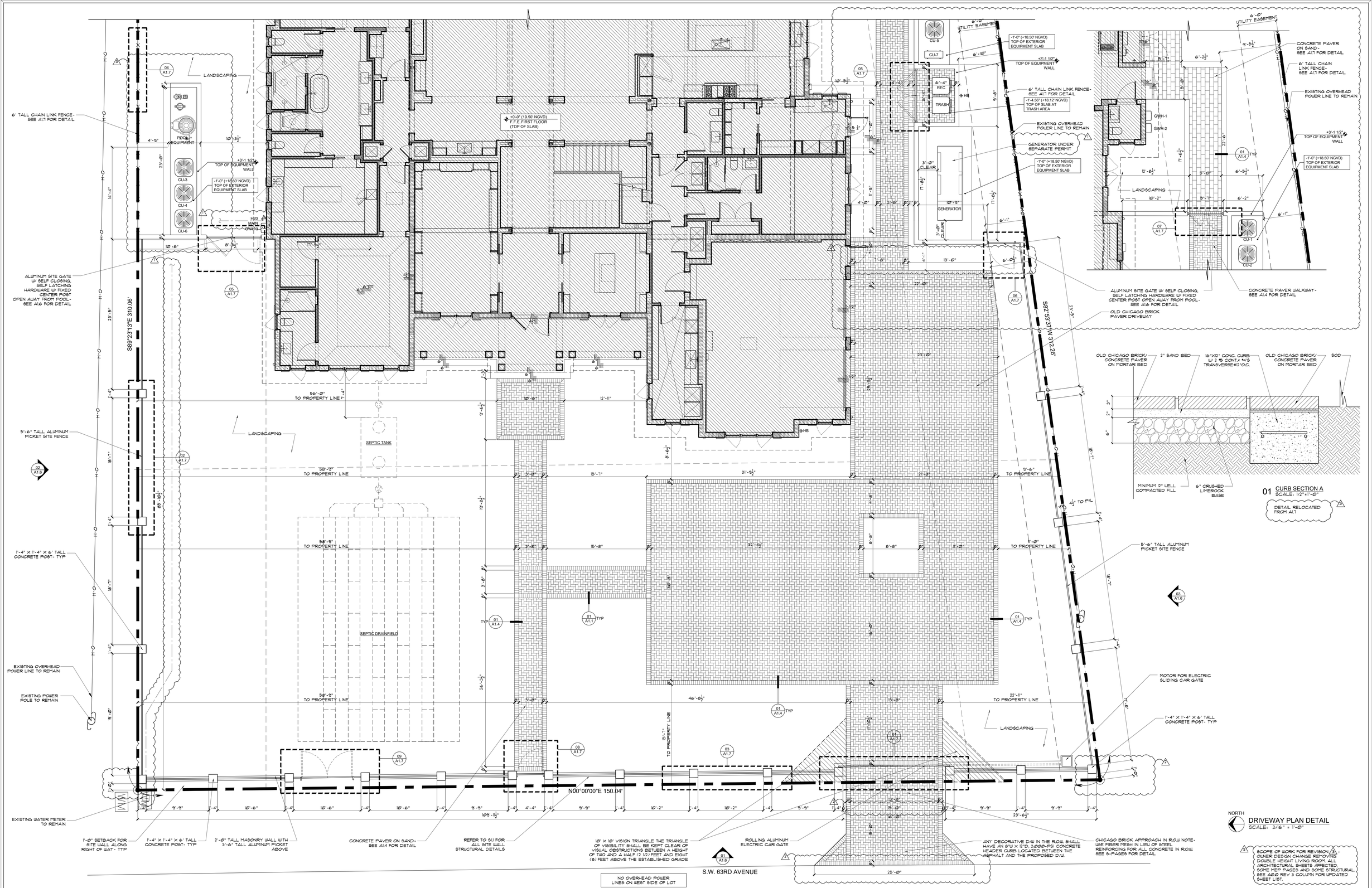


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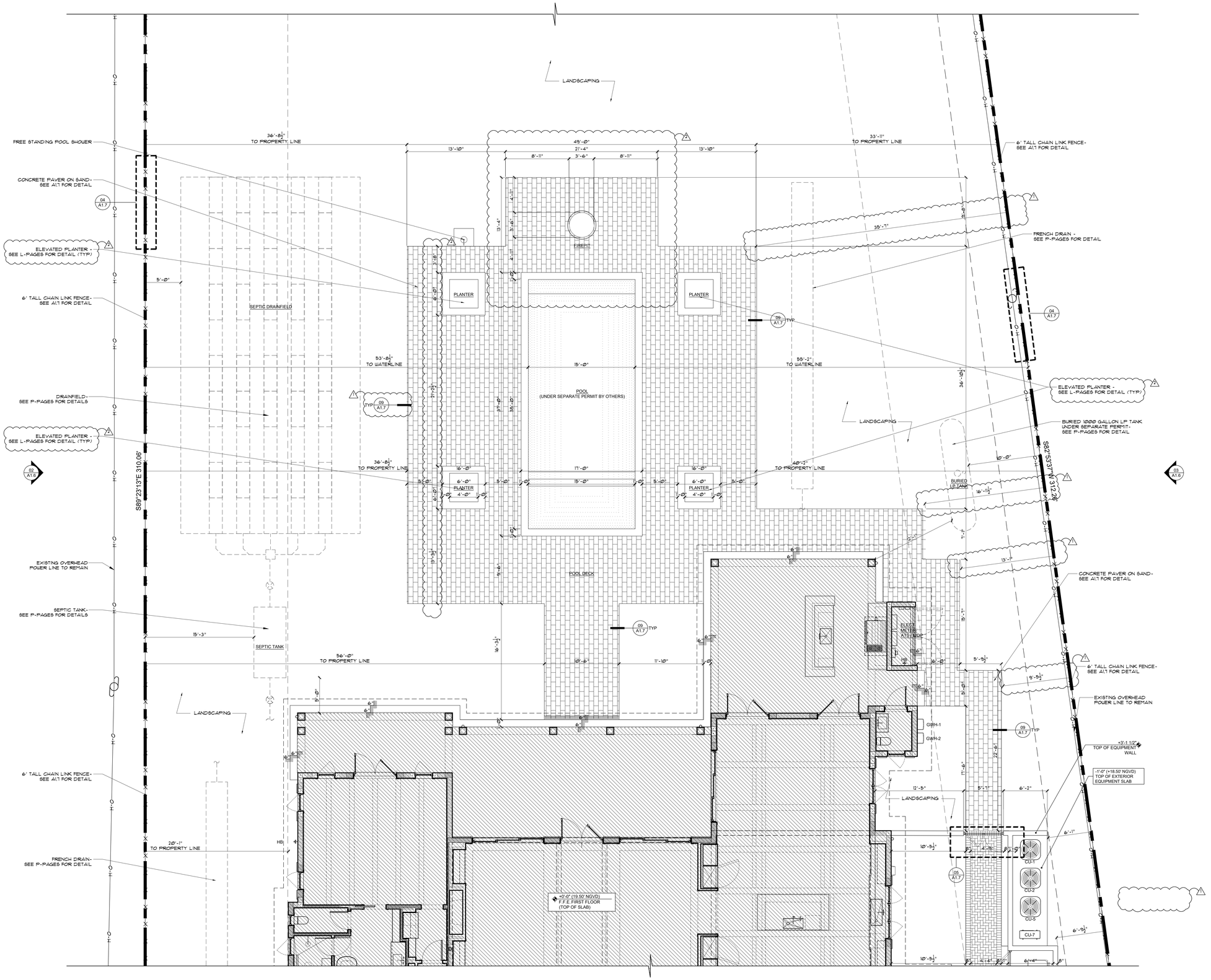


## POOL DECK PLAN DETAIL

SCALE: 3/16" = 1'-0"

3 SCOPE OF WORK FOR REVISION 3 OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SCPE MEP PAGES AND SCPE STRUCTURAL. SEE A000 REV 3 COLUMN FOR UPDATED SHEET LIST.

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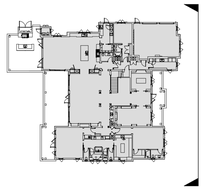
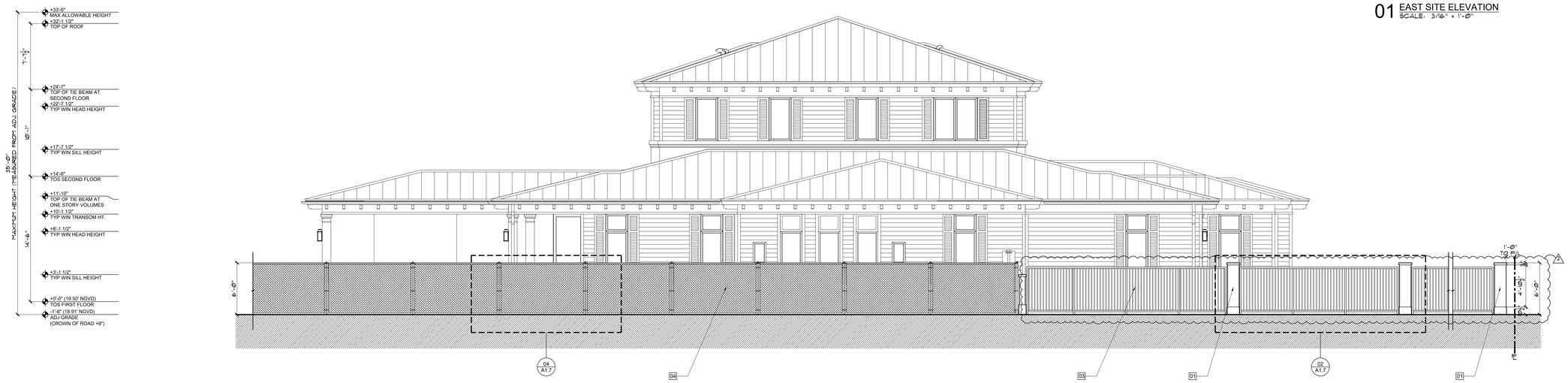


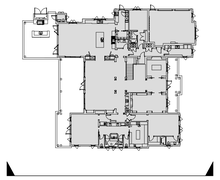
**SITE ELEVATION NOTES :**

| | |
|---|---|
| 01 | 1'-4" X 1'-4" X 6' TALL CONCRETE POSTS |
| 02 | 2'-0" MASONRY WALL WITH 3'-6" ALUMINUM PICKET FENCE |
| 03 | 5'-6" TALL ALUMINUM PICKET FENCE |
| 04 | 6' TALL CHAIN LINK FENCE |
| 05 | 5'-6" TALL ELECTRIC ALUMINUM SITE GATES |
| 06 | OUTDOOR RATED LIGHT FIXTURE |

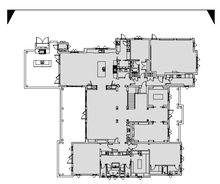
NOTE: SEE A1.7 FOR DETAILS

01 EAST SITE ELEVATION
SCALE: 3/16" = 1'-0"



02 NORTH SITE ELEVATION
SCALE: 3/16" = 1'-0"



03 SOUTH SITE ELEVATION
SCALE: 3/16" = 1'-0"

3 SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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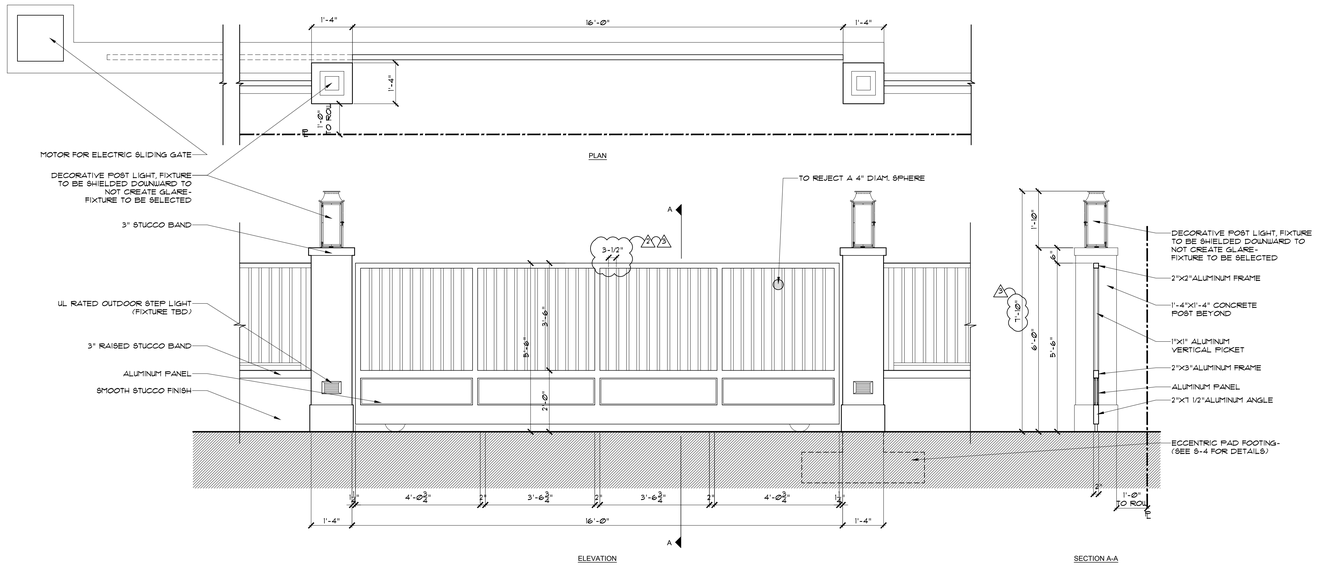
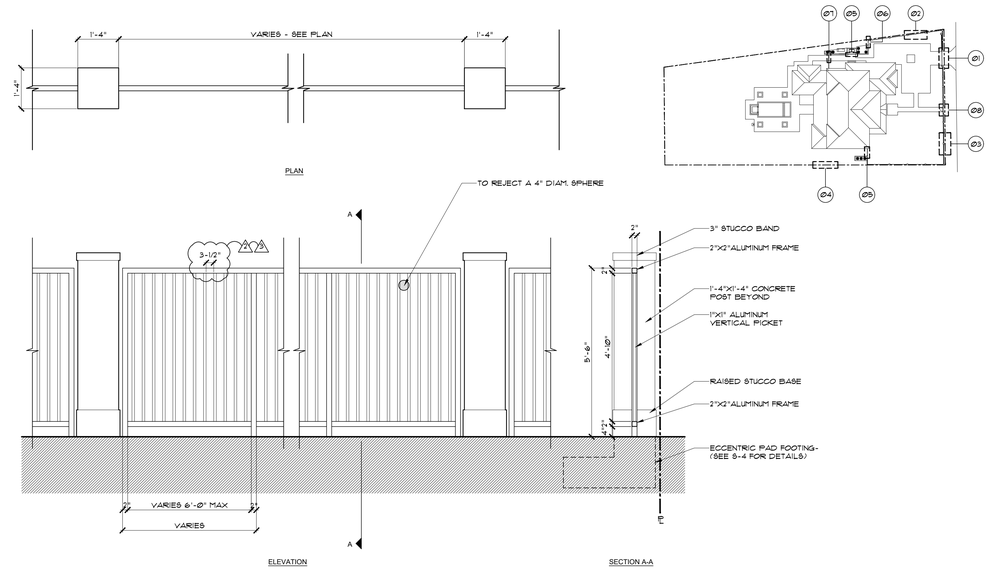
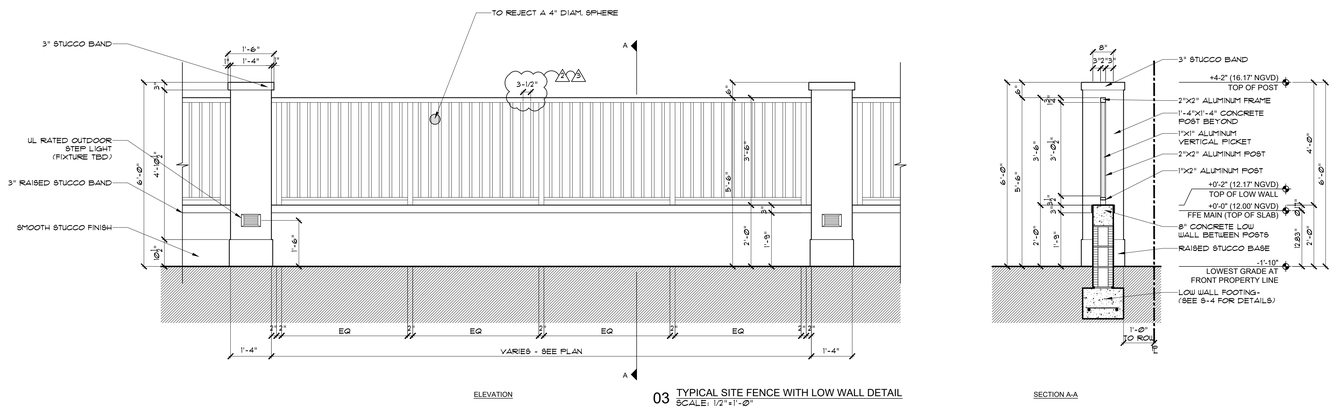


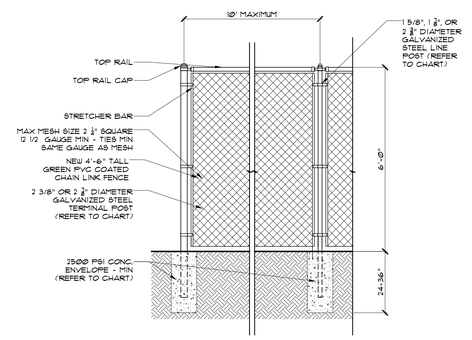

01 SINGLE CAR GATE DETAIL
SCALE: 1/2"=1'-0"




02 TYPICAL SITE FENCE DETAIL
SCALE: 1/2"=1'-0"




03 TYPICAL SITE FENCE WITH LOW WALL DETAIL
SCALE: 1/2"=1'-0"




04 TYPICAL CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'-0"

**FENCE/GATE NOTES :**

1. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI-RESISTANT COATING, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACKER - FBC 2003.8.4.

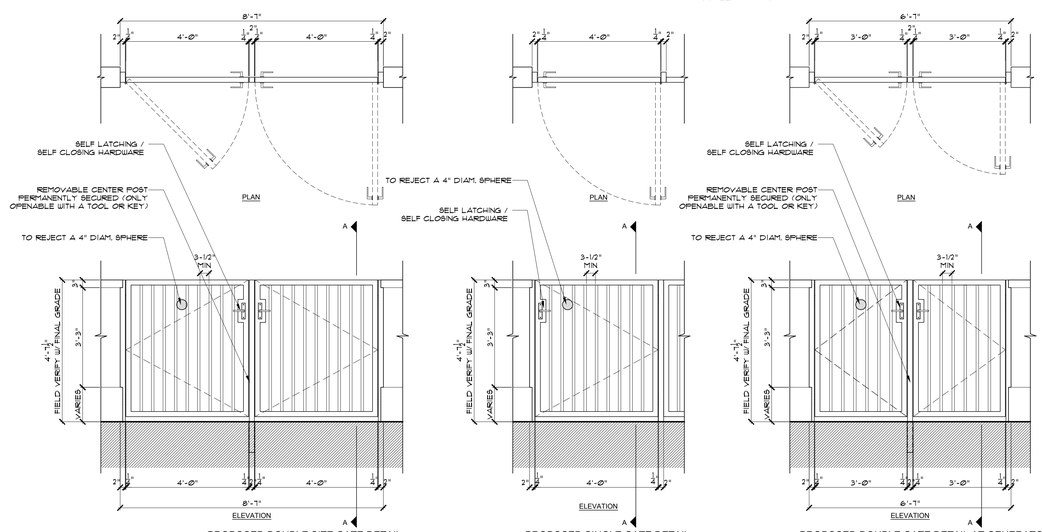
2. MATERIAL: USE (6061) ALUMINUM.

3. FABRICATOR IS TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.

4. GC TO FIELD VERIFY ALL SITE CONDITIONS, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL AND PERMIT AS REQUIRED.

**CHAIN LINK FENCE NOTES :**

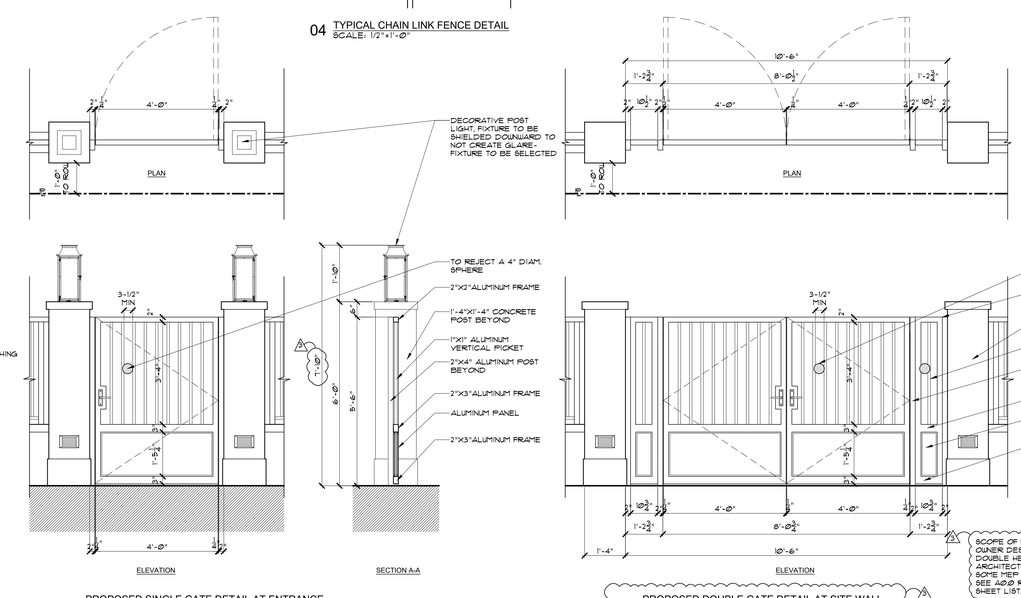
| FENCE HEIGHT (FEET) | TERMINAL POST DIMS. O.D. X WALL THICK. (INCHES) | LINE POST DIMS. O.D. X WALL THICK. (INCHES) | TERMINAL POST CONC. FOUND. SIZE, DIAM. X DEPTH (INCHES) | LINE POST CONC. FOUND. SIZE, DIAM. X DEPTH (INCHES) |
|---|---|---|---|---|
| UP TO 4' | 2-3/8" X 0.042 | 1-5/8" X 0.047 | 10" X 24" | 8" X 24" |
| 4' TO 5' | 2-3/8" X 0.042 | 1-7/8" X 0.055 | 10" X 24" | 8" X 24" |
| 5' TO 6' | 2-3/8" X 0.042 | 1-7/8" X 0.065 | 10" X 24" | 8" X 24" |
| 6' TO 8' | 2-3/8" X 0.110 | 2-3/8" X 0.095 | 10" X 36" | 10" X 36" |




05 PROPOSED DOUBLE SITE GATE DETAIL
SCALE: 1/2"=1'-0"

06 PROPOSED SINGLE GATE DETAIL
SCALE: 1/2"=1'-0"

07 PROPOSED DOUBLE GATE DETAIL AT GENERATOR PAD
SCALE: 1/2"=1'-0"




08 PROPOSED SINGLE GATE DETAIL AT ENTRANCE
SCALE: 1/2"=1'-0"

09 PROPOSED DOUBLE GATE DETAIL AT SITE WALL
SCALE: 1/2"=1'-0"

SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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| OWNER CHANGES | 3 06.01.26 |

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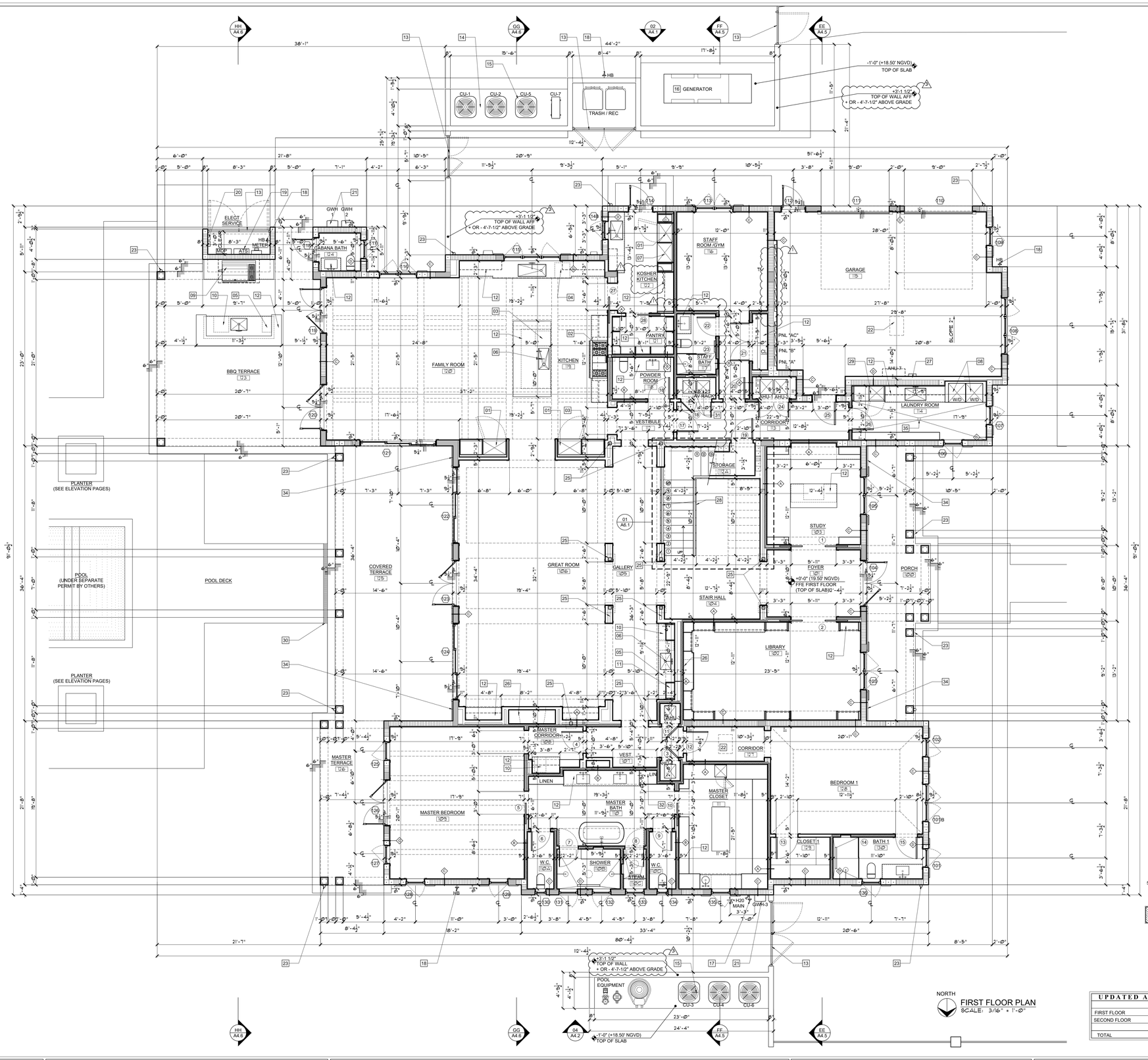
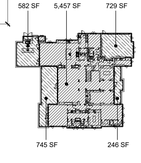
A1.7




FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"




## WALL LEGEND :

| SYMBOLS | DESCRIPTION |
|---|---|
| | C.M.U./CONCRETE STRUCTURE |
| | INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT |
| | INTERIOR PARTITION - METAL STUD & GYPSUM |

## PLAN NOTES :

01 BUILT IN REFRIGERATOR/ FREEZER
02 60" LPG DUAL FUEL RANGE W/ EXHAUST HOOD ABOVE
03 BUILT IN MICROWAVE W/ TRIM KIT
04 DISHWASHER
05 ICE MAKER
06 ZIP WATER HYDRO TAP SYSTEM
07 WALL OVEN
08 WASHER/ DRYER
09 LPG BBQ W/ HOOD ABOVE
10 UNDER COUNTER REFRIGERATOR
11 WINE COOLER
12 CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
13 ALUMINUM SITE GATE, POOL BARRIERS REQUIRE SELF-CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
14 POOL EQUIPMENT ON CONCRETE SLAB - POOL AND EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS
15 AC CUTS ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
16 LPG GENERATOR (UNDER SEPARATE PERMIT)
17 MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
18 HOSE BIBB (SEE P-PAGES FOR DETAIL)
19 UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MDP (SEE E-PAGES FOR DETAIL)
20 TELEPHONE/ CABLE SERVICE BOXES
21 LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
22 ATTIC ACCESS - 22"X30" MIN
23 4" ROUND DOWNSPOUT
24 6" HALF ROUND GUTTER
25 STRUCTURAL STEEL COLUMN (SEE S-PAGES FOR DETAIL)
26 PRIMO II DIRECT VENT LPG FIREPLACE (SEE ID FOR DETAIL)
27 ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
28 GRAB RAIL / GUARD RAIL - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE SHEET A7.1 FOR DETAIL)
29 CLOTHES STEAMER
30 VODALAND 4" LINEAR DRAIN W/ SS GRATE OR SIMILAR
31 AV RACKS - REFER TO LOW VOLTAGE CONSULTANT
32 STEAM GENERATOR
33 STANDING SEAM METAL ROOF - NOA 23-0206.02
34 OOLITE STONE CLADDING (SEE WATERPROOFING NOTE A2.1) COORDINATE DEPTH OF STUCCO TRIM AT EXTERIOR OPENINGS TO RECEIVE STONE
35 FLOOR DRAIN - SEE P PAGES

## TERMITE NOTE :

FBC SECTION 1816 - PRIOR TO GROUND CONCRETE POURING A CERTIFICATE OF COMPLIANCE SHALL PRESENTED TO THE BUILDING DEPARTMENT, ISSUED BY A LICENSED PEST CONTROL COMPANY CONTAINING THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

## SOIL STATEMENT :

A SUBSOIL INVESTIGATION WAS PERFORMED BY A GEOTECHNICAL ENGINEERING COMPANY, IN ORDER TO DETERMINE SUBSOIL CONDITIONS RELATIVE TO FOUNDATION DESIGN FOR THE PROPOSED STRUCTURE. A COPY OF THE REPORT IS ATTACHED TO THIS SUBMITTAL. PLEASE SEE S-PAGES FOR COMPLETE FOUNDATION DESIGN.

## INSULATION NOTE :

R4.1 RIGID INSULATION TO BE APPLIED TO ALL NEW EXTERIOR WALLS.

R30.0 AIR IMPERMEABLE, OPEN CELL, SPRAY FOAM INSULATION FOR ALL UNVENTED ATTIC SPACES APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH FBC 1203.3 5.1. ICYNENE OR APPROVED EQUAL

FBCR 302.10 - INSULATION MATERIALS, FACINGS, VAPOR RETARDERS, SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.

## VAPOR BARRIER NOTE :

FBCR 506.2.3 - A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS.

## WINDOW & DOOR NOTE :

WINDOWS AND DOORS UNDER SEPARATE PERMIT

## SHOP DRAWING APPROVAL :

ALL REQUIRED SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.

## WATERPROOFING NOTES :

DECORATIVE STONE VENEER - PRIOR TO APPLICATION APPLY PORTLAND BASED WATERPROOFING ("LATICRETE" OR APPROVED EQUAL) CEMENTITIOUS WATERPROOFING PRODUCT

AT WINDOW AND EXTERIOR DOOR OPENINGS, AREAS TO RECEIVE STUCCO TO BE TREATED WITH VULKEM 350NF/EP

INTERIOR OF PLANTERS ON GRADE TO BE WATERPROOFED WITH TREMCO TREMPROOF 250 GC

## UPDATED AREA CALCULATIONS :

| | A/C AREA | NON A/C AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR | 5,457 SF | 2,302 SF | 7,759 SF |
| SECOND FLOOR | 2,529 SF | 0 SF | 2,529 SF |
| TOTAL | 7,986 SF | 2,302 SF | 10,288 SF |

3 SCOPE OF WORK FOR REVISION 3 OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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## CLIENT :

**ALBERT MILO**
11901 SW 63RD AVE
PINECREST, FL 33132

## PROJECT INFORMATION :

# MILO RESIDENCE

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| OWNER CHANGES | | 3 06.01.26 |

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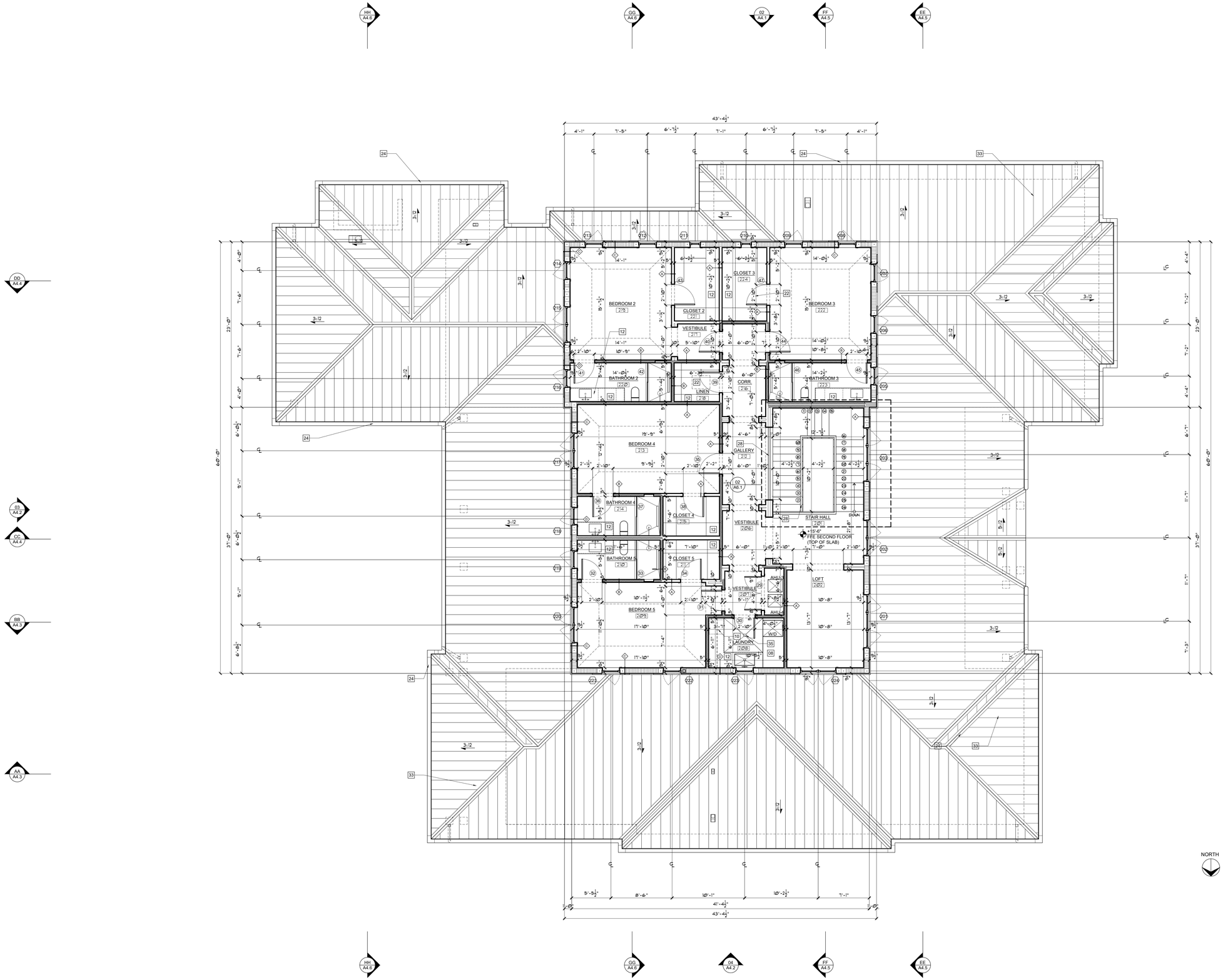
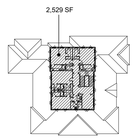
## SHEET :

A2.1




NORTH

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"




## WALL LEGEND :

| SYMBOLS | DESCRIPTION |
|---|---|
| | C.M.U./CONCRETE STRUCTURE |
| | INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT |
| | INTERIOR PARTITION - METAL STUD & GYPSUM |

## PLAN NOTES :

01 BUILT IN REFRIGERATOR/ FREEZER
02 60" LPG DUAL FUEL RANGE W/ EXHAUST HOOD ABOVE
03 BUILT IN MICROWAVE W/ TRIM KIT
04 DISHWASHER
05 ICE MAKER
06 ZIP WATER HYDRO TAP SYSTEM
07 WALL OVEN
08 WASHER/ DRYER
09 LPG BBQ W/ HOOD ABOVE
10 UNDER COUNTER REFRIGERATOR
11 WINE COOLER
12 CUSTOM CABINETRY/ BUILT IN /SHELVING (SEE ID FOR DETAIL)
13 ALUMINUM SITE GATE, POOL BARRIERS REQUIRE SELF-CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN)
14 POOL EQUIPMENT ON CONCRETE SLAB - POOL AND EQUIPMENT UNDER SEPARATE PERMIT BY OTHERS
15 A/C CUS ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL)
16 LPG GENERATOR (UNDER SEPARATE PERMIT)
17 MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL)
18 HOSE BIBB (SEE P-PAGES FOR DETAIL)
19 UNDERGROUND ELECTRIC SERVICE FEEDER, FPL METER, ATS AND MDP (SEE E-PAGES FOR DETAIL)
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FBCR 302.10 - INSULATION MATERIALS, FACINGS, VAPOR RETARDERS, SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273.

## WINDOW & DOOR NOTE :

WINDOWS AND DOORS UNDER SEPARATE PERMIT

## SHOP DRAWING APPROVAL :

ALL REQUIRED SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.

## ROOF NOA :

1. DREXEL STANDING SEAM METAL PANEL NOA: 23-0206.02

## UPDATED AREA CALCULATIONS :

| | A/C AREA | NON A/C AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR | 5,457 SF | 2,302 SF | 7,759 SF |
| SECOND FLOOR | 2,529 SF | 0 SF | 2,529 SF |
| | | | |
| TOTAL | 7,986 SF | 2,302 SF | 10,288 SF |

3 SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME M-EP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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## SHEET :

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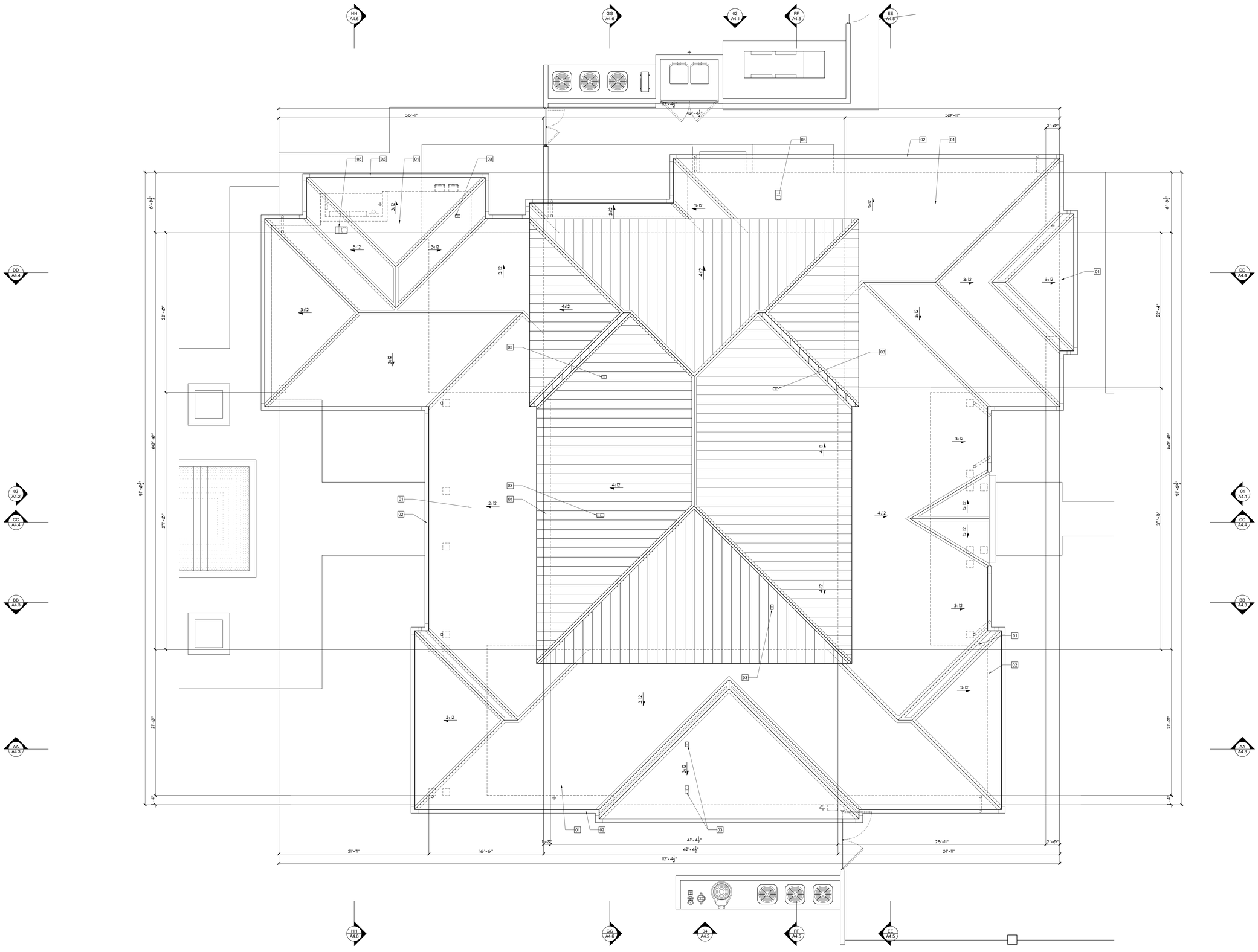


## ROOF PLAN NOTES :

| | |
|---|---|
| 01 | STANDING SEAM METAL ROOF |
| 02 | 6" HALF ROUND GUTTER |
| 03 | ROOF JACK - COORDINATE ALL MECHANICAL & PLUMBING PENETRATIONS W/ ROOFING PANELS (SEE M&P-PAGES FOR DETAIL) |

## ROOF NOA :

1. DREXEL STANDING SEAM METAL PANEL NOA: 23-0206.02

## FUTURE PHOTOVOLTAIC SYSTEM :

INSTALL A ONE-INCH DIAMETER CONDUIT LEADING FROM THE SOUTH FACING ROOF TO A STUBBED JUNCTION ADJACENT TO THE ELECTRICAL METER. ALL EXPOSED CONDUIT SHALL BE CAPPED AND PROVIDED WITH ADEQUATE FLASHING.THE CONDUIT SHALL NOT BE LOCATED ON OR IN THE DIRECTION OF A NORTH FACING ROOF. ROOF REINFORCEMENTS SHALL BE ADDRESSED AT THE TIME OF INSTALLATION

NORTH

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

SCOPE OF WORK FOR REVISION 3
OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE ADD REV 3 COLUMN FOR UPDATED SHEET LIST.

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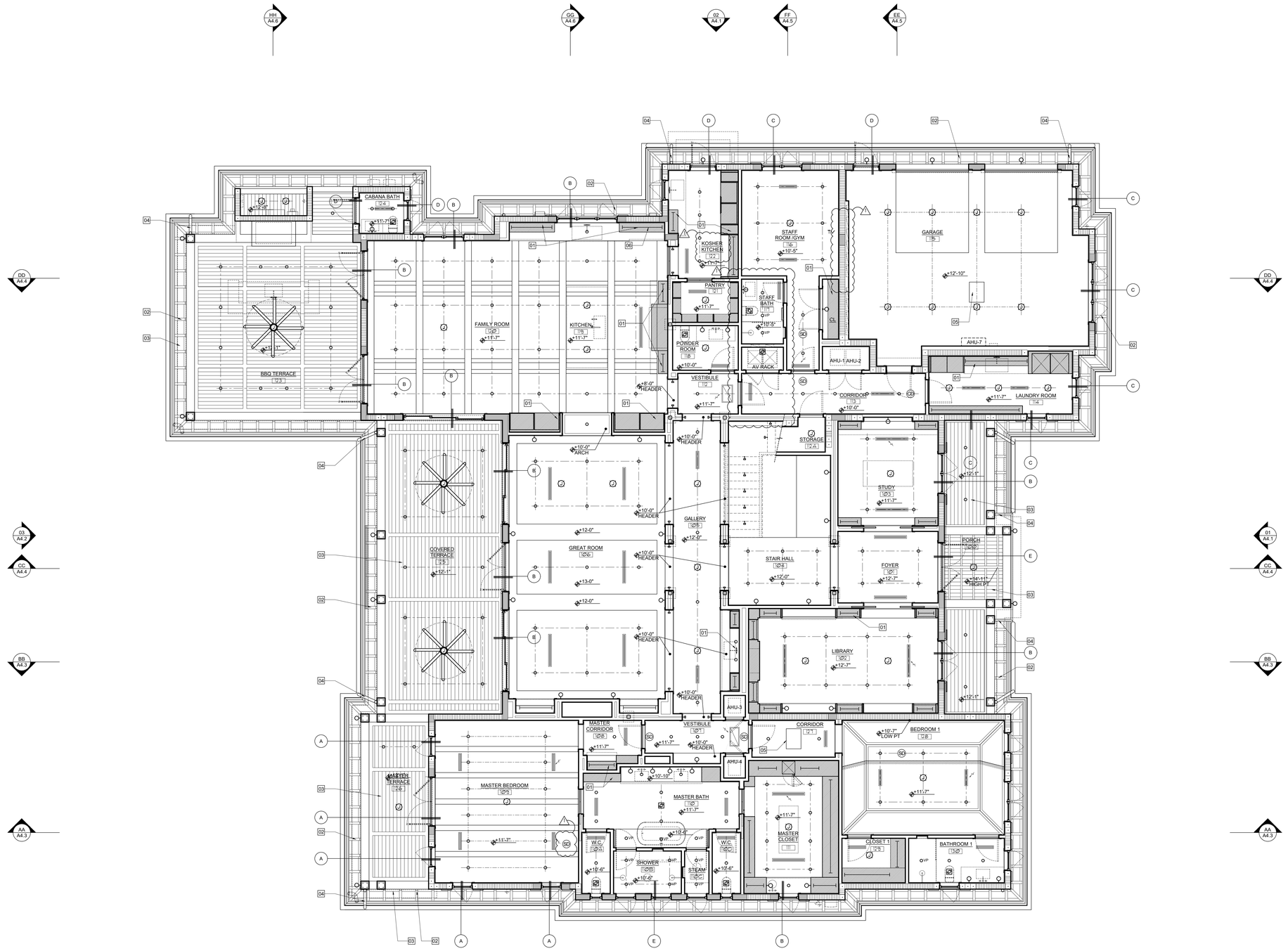
A2.3




NORTH

FIRST FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0"

## WALL LEGEND :

| SYMBOLS | DESCRIPTION |
|---|---|
| | C.M.U./CONCRETE STRUCTURE |
| | INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT |
| | INTERIOR PARTITION - METAL STUD & GYPSUM |

## CEILING LEGEND :

| TAG | DESCRIPTION | NOTES |
|---|---|---|
| | RECESSED LIGHT | |
| VP | RECESSED LIGHT | VAPOR BARRIER TRIM |
| J | CEILING MOUNTED J-BOX | |
| | WALL SCONCE | |
| | CABINET LIGHTING | |
| | STEP LIGHT | |
| | EXHAUST FAN | |
| | LINEAR A/C DIFFUSER | |
| | LINEAR A/C RETURN | |
| SD | SMOKE DETECTOR | |
| CD | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR | |

NOTE: ELECTRICAL & A/C INFORMATION SHOWN IS FOR LAYOUT PURPOSES ONLY.
REFER TO ENGINEERING PAGES FOR ALL RELEVANT INFORMATION

## CEILING PLAN NOTES :

01 BUILTIN CABINETRY / CLOSET FURNITURE UP TO CEILING
02 DECORATIVE WOOD BRACKET - SEE A6.4 FOR DETAIL
03 1X6 SOUTHERN PINE TONGUE AND GROOVE
04 6" COPPER GUTTER WITH DOWNSPOUT
05 22" x 30" ATTIC ACCESS
06 PROVIDE ACCESS PANEL AS PART OF CABINETRY - SEE ID-PAGES

## TYP CEILING NOTES :

1. ALL HEIGHTS ARE MEASURED FROM INTERIOR FINISHED FLOOR UNLESS OTHERWISE NOTED.

2. ARCHITECT TO COORDINATE ALL LIGHTING AND A/C DIFFUSERS/RETURNS ON CEILING PLAN WITH GC AND APPLICABLE TRADES.

## WINDOW SHADE KEY:

A AUTOMATIC DOUBLE SHADES ( BLACKOUT / SHEER )
B AUTOMATIC SINGLE SHADE (SHEER )
C MANUAL SINGLE SHADE (SHEER )
D OPAQUE GLASS
E SECURITY GLASS

SCOPE OF WORK FOR REVISION 3:
OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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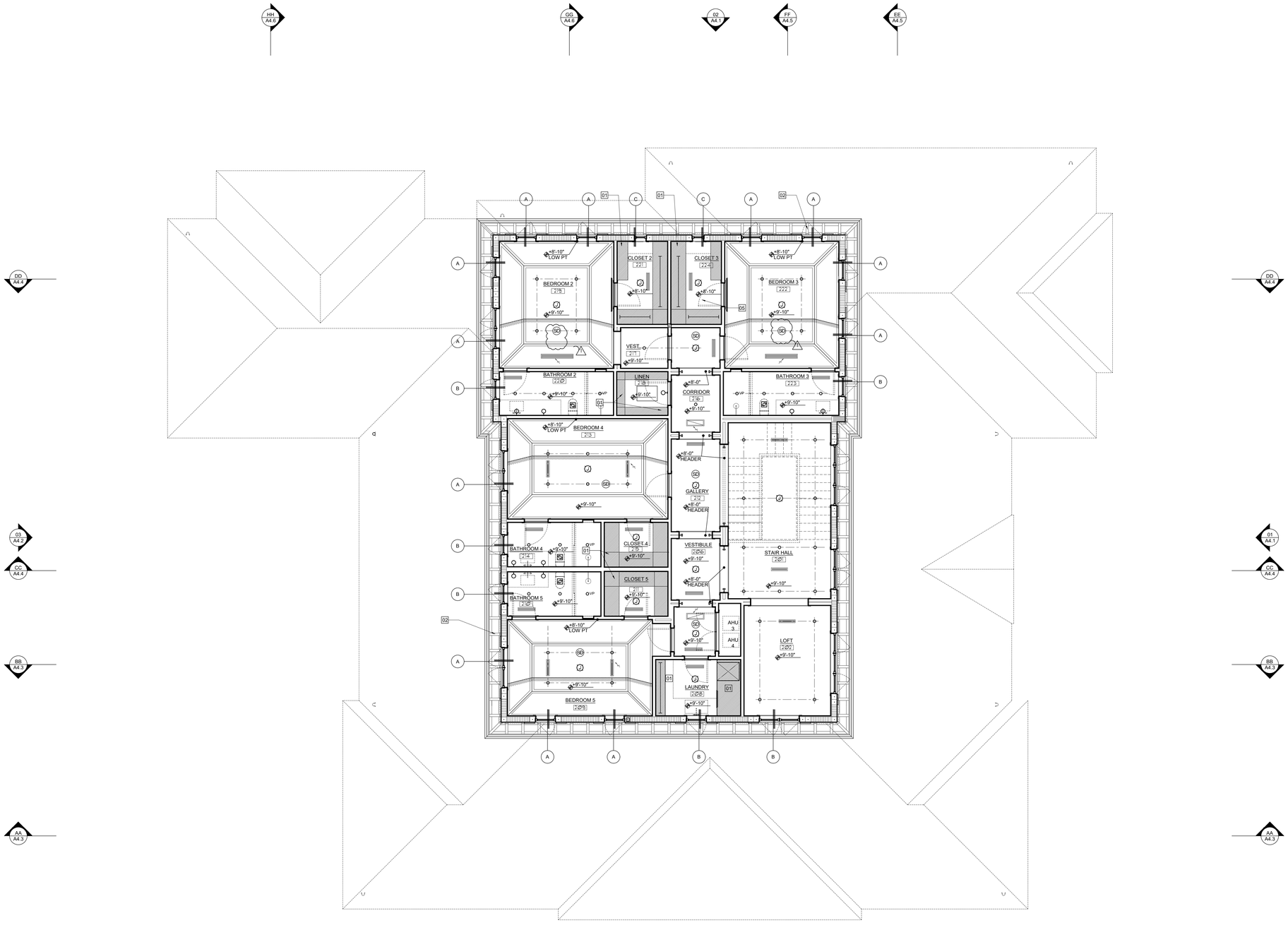


## WALL LEGEND :

| SYMBOLS | DESCRIPTION |
|---|---|
| | C.M.U./CONCRETE STRUCTURE |
| | INTERIOR PARTITION - METAL STUD W/ R-11 SOUND BATT |
| | INTERIOR PARTITION - METAL STUD & GYPSUM |
| | |

## CEILING LEGEND :

| TAG | DESCRIPTION | NOTES |
|---|---|---|
| | RECESSED LIGHT | |
| VP | RECESSED LIGHT | VAPOR BARRIER TRIM |
| J | CEILING MOUNTED J-BOX | |
| | WALL SCONCE | |
| | CABINET LIGHTING | |
| | STEP LIGHT | |
| | EXHAUST FAN | |
| | LINEAR A/C DIFFUSER | |
| | LINEAR A/C RETURN | |
| SD | SMOKE DETECTOR | |
| CD | SMOKE DETECTOR/CARBON MONOXIDE DETECTOR | |

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## CEILING PLAN NOTES :

| | |
|---|---|
| 01 | BUILTIN CABINETRY / CLOSET FURNITURE UP TO CEILING |
| 02 | DECORATIVE WOOD BRACKET - SEE A6.4 FOR DETAIL |
| 03 | 1X6 SOUTHERN PINE TONGUE AND GROOVE |
| 04 | 6" COPPER GUTTER WITH DOWNSPOUT |
| 05 | 22" x 30" ATTIC ACCESS |
| 06 | PROVIDE ACCESS PANEL AS PART OF CABINETRY - SEE ID-PAGES |

## TYP CEILING NOTES :

1. ALL HEIGHTS ARE MEASURED FROM INTERIOR FINISHED FLOOR UNLESS OTHERWISE NOTED.

2. ARCHITECT TO COORDINATE ALL LIGHTING AND A/C DIFFUSERS/RETURNS ON CEILING PLAN WITH GC AND APPLICABLE TRADES.

## WINDOW SHADE KEY:

| | |
|---|---|
| A | AUTOMATIC DOUBLE SHADES ( BLACKOUT / SHEER ) |
| B | AUTOMATIC SINGLE SHADE (SHEER ) |
| C | MANUAL SINGLE SHADE (SHEER ) |
| D | OPAQUE GLASS |
| E | SECURITY GLASS |

NORTH

SECOND FLOOR CEILING PLAN
SCALE: 3/16" = 1'-0"

△3 SCOPE OF WORK FOR REVISION △3 OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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**SEAL :**

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| OWNER CHANGES | △3 06.01.26 |

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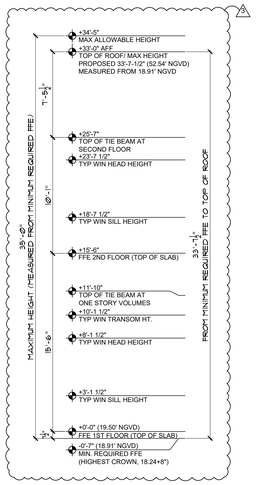


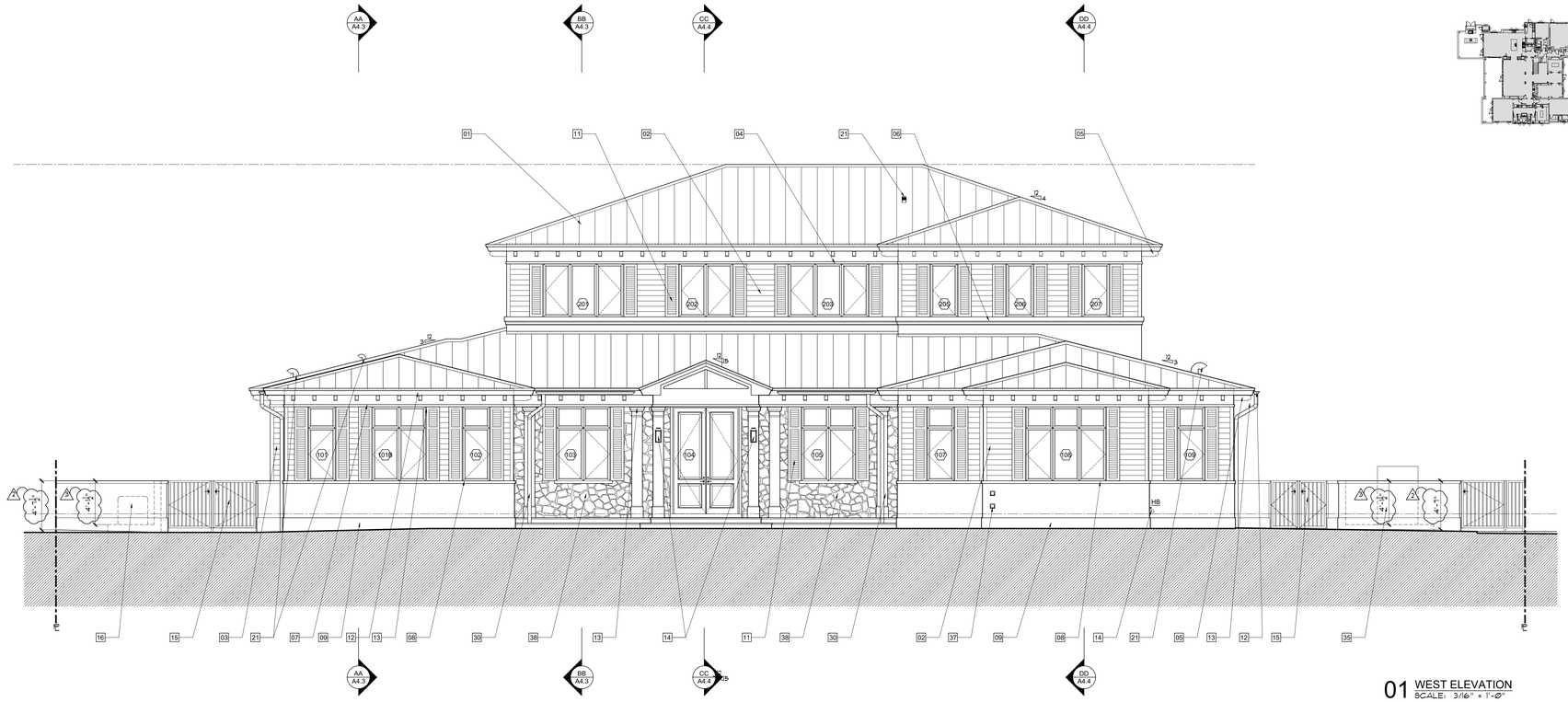


01 WEST ELEVATION
SCALE: 3/16" = 1'-0"

## ELEVATION / SECTION NOTES :

| | |
|---|---|
| 01 | ALUMINUM STANDING SEAM ROOF (SEE A2.3 FOR NOA) |
| 02 | STUCCO SIDING (SEE A6.4 FOR DETAIL) |
| 03 | STUCCO - SMOOTH SAND FINISH (TYP) |
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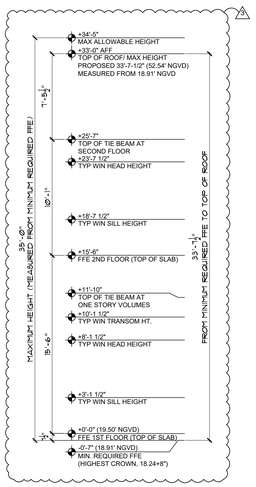
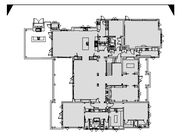


02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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| OWNER CHANGES | | 3 06.01.26 |

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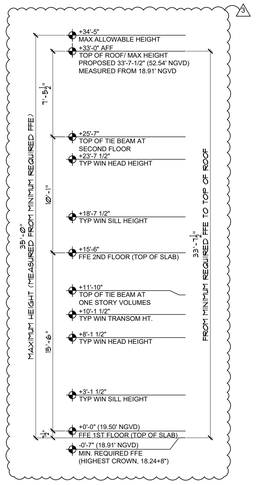
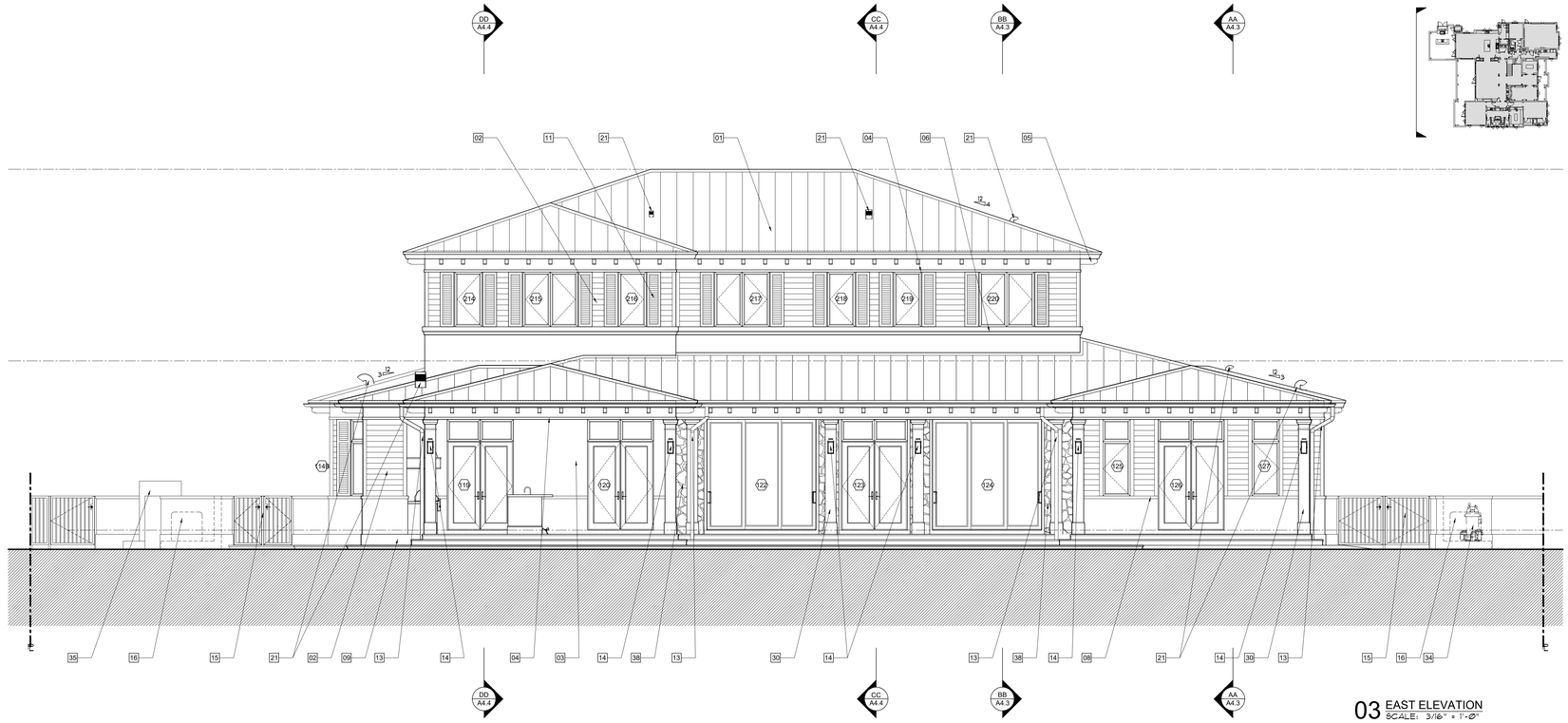
**SHEET :**

A4.1




03 EAST ELEVATION
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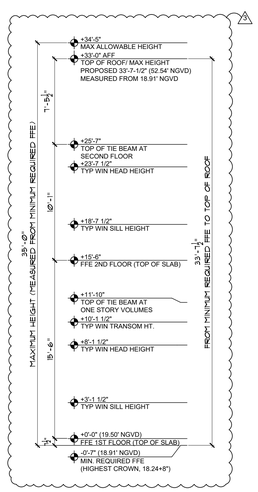


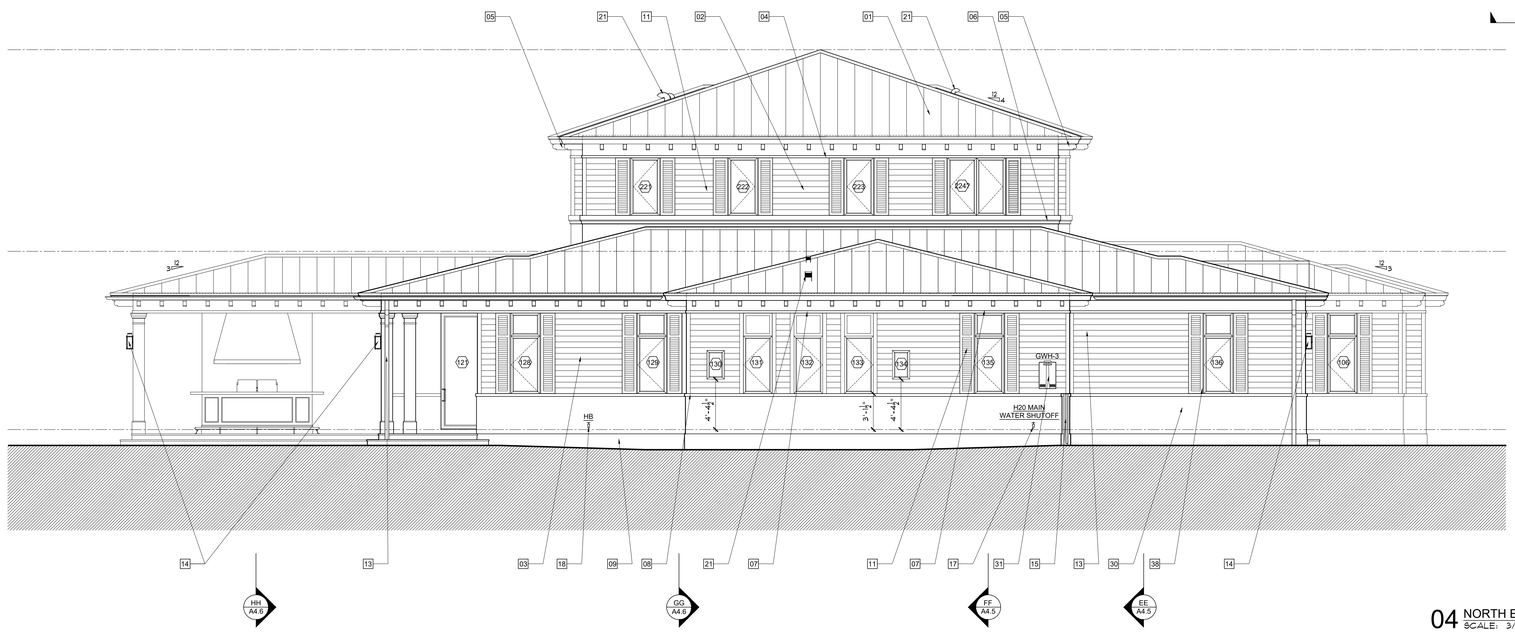


04 NORTH ELEVATION
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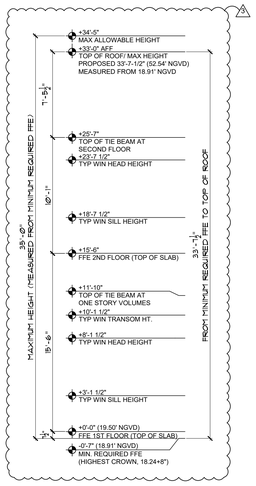


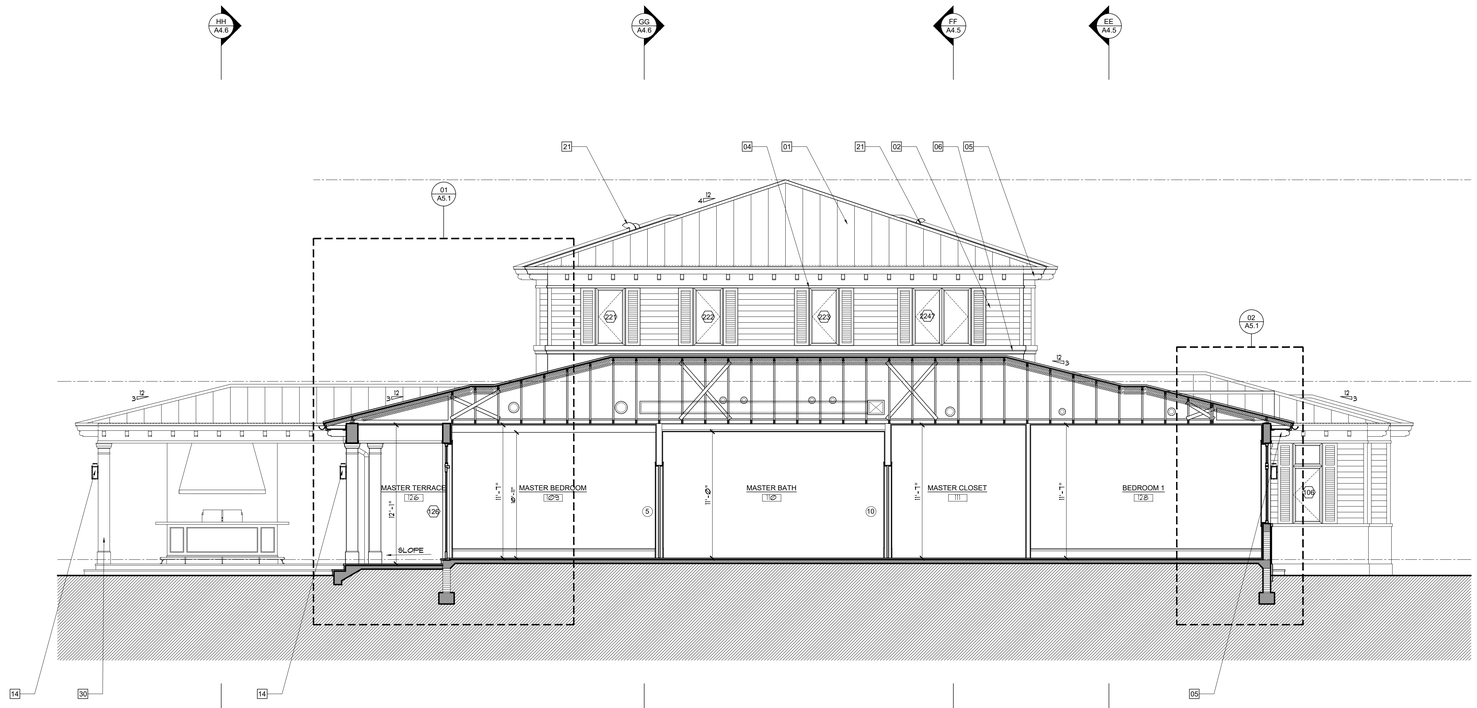


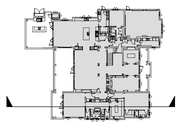

AA SECTION
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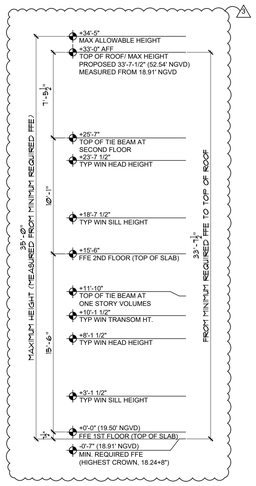


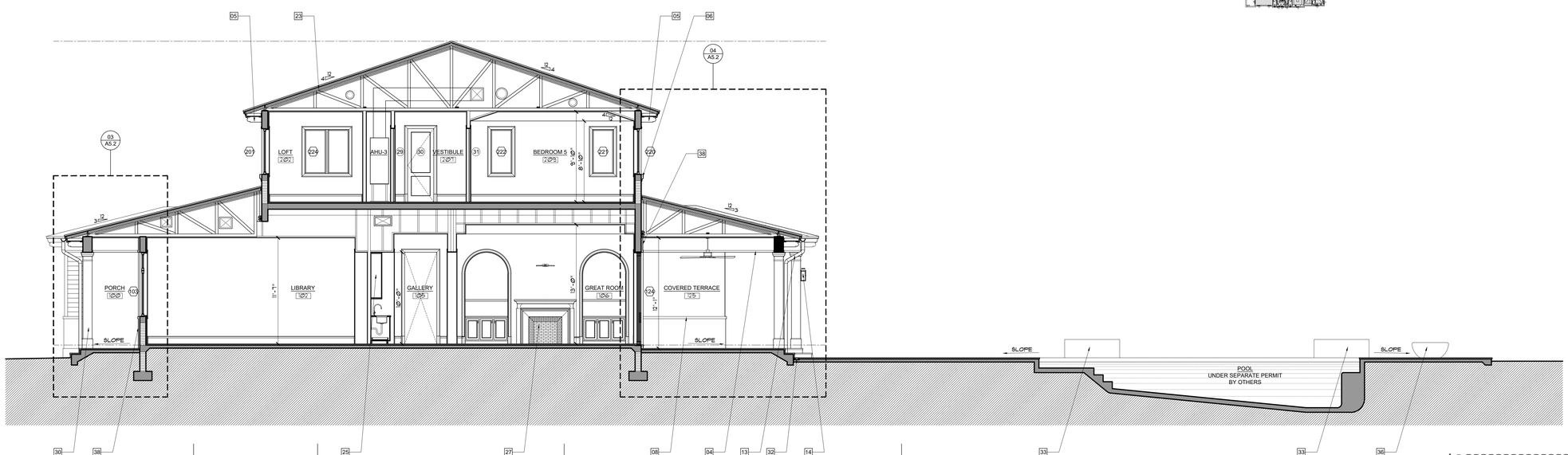


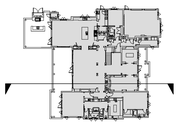

BB SECTION
SCALE: 3/16" = 1'-0"

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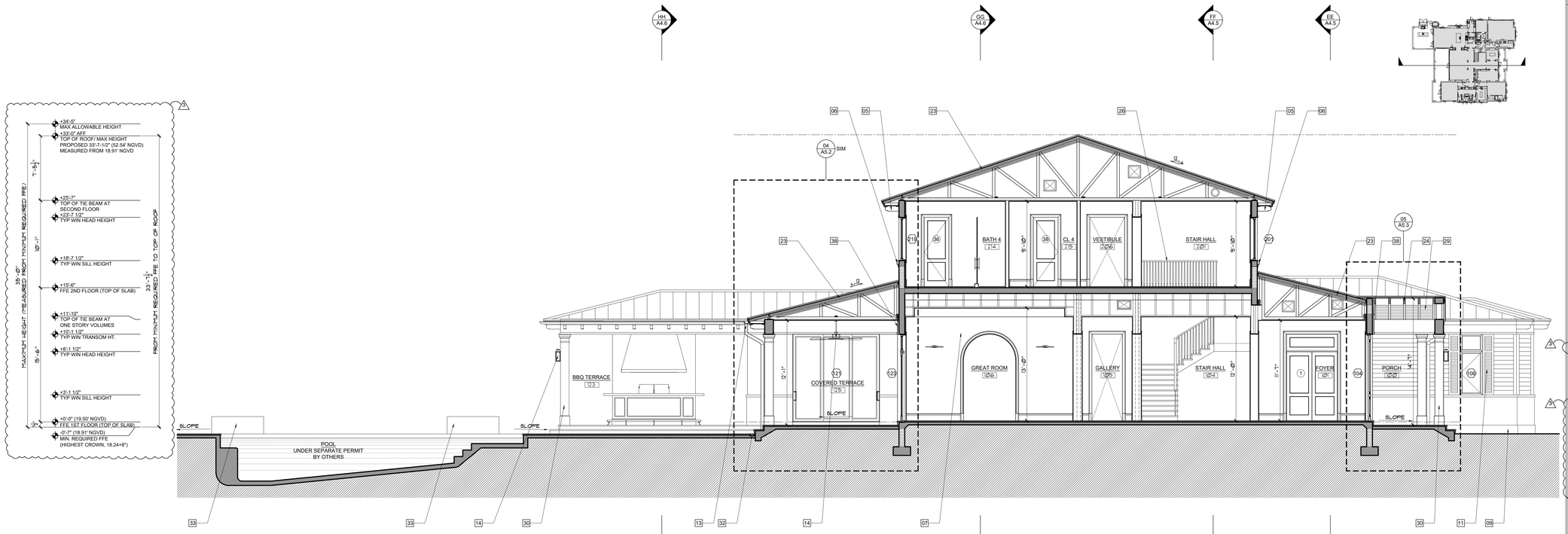


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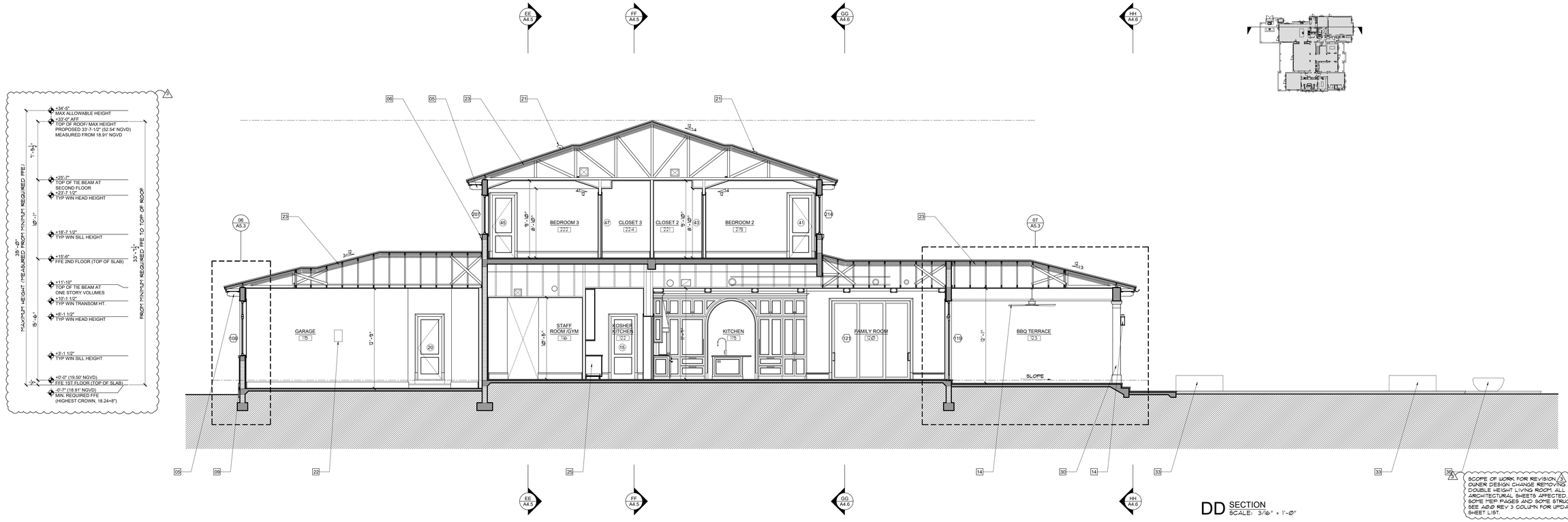


DD SECTION
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22 ELECTRIC VEHICLE CHARGER (SEE E-PAGES FOR DETAIL)
23 R-30 OPEN CELL SPRAY FOAM INSULATION (SEE INSULATION NOTE SHEET A2.1)
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27 PRIMO II DIRECT VENT LPG FIREPLACE (SEE ID FOR DETAIL)
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29 1X6 SOUTHERN PINE TONGUE AND GROOVE
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31 LPG TANKLESS WATER HEATER (SEE P-PAGES FOR DETAIL)
32 VODALAND 4" LINEAR DRAIN W/ SS GRATE OR SIMILAR
33 CONCRETE PLANTER (SEE S-PAGES & WATERPROOFING NOTE A2.1)
34 POOL EQUIPMENT ON CONCRETE SLAB (UNDER SEPARATE PERMIT BY OTHERS)
35 LPG GENERATOR (SEE E-PAGES FOR DETAIL)
36 PRECAST CONCRETE FIRE BOWL (SEE P-PAGES FOR DETAIL)
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ALBERT MILO
11901 SW 63RD AVE
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**SHEET :**

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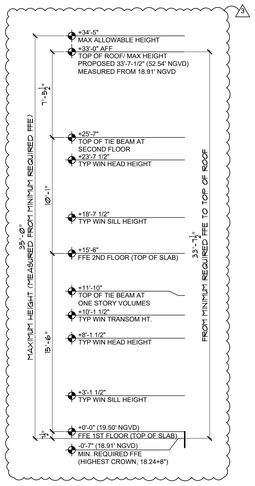

EE SECTION
SCALE: 3/16" = 1'-0"

## ELEVATION / SECTION NOTES :

| | |
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| 02 | STUCCO SIDING (SEE A6.4 FOR DETAIL) |
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| 10 | STUCCO PANEL (SEE A6.4 FOR DETAIL) |
| 11 | DECORATIVE COMPOSITE SHUTTER |
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| 13 | 4" ROUND DOWNSPOUT |
| 14 | OUTDOOR RATED LIGHT FIXTURE / FAN (COORDINATE MOUNTING HEIGHT UPON FINAL SELECTION) |
| 15 | ALUMINUM SITE GATE, POOL BARRIERS REQUIRE SELF-CLOSING / SELF LATCHING HARDWARE - SHOP DRAWINGS AND PERMIT BY OTHERS (SEE A1.7 FOR DESIGN) |
| 16 | AC CU'S ON CONCRETE SLAB (SEE M-PAGES FOR DETAIL) |
| 17 | MAIN WATER SHUTOFF VALVE & HOSE BIBB (SEE P-PAGES FOR DETAIL) |
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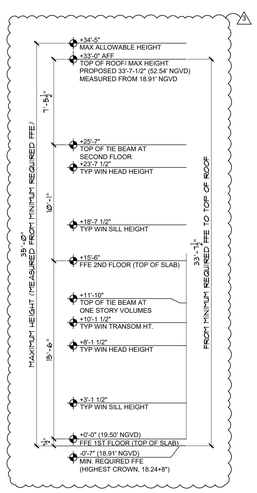


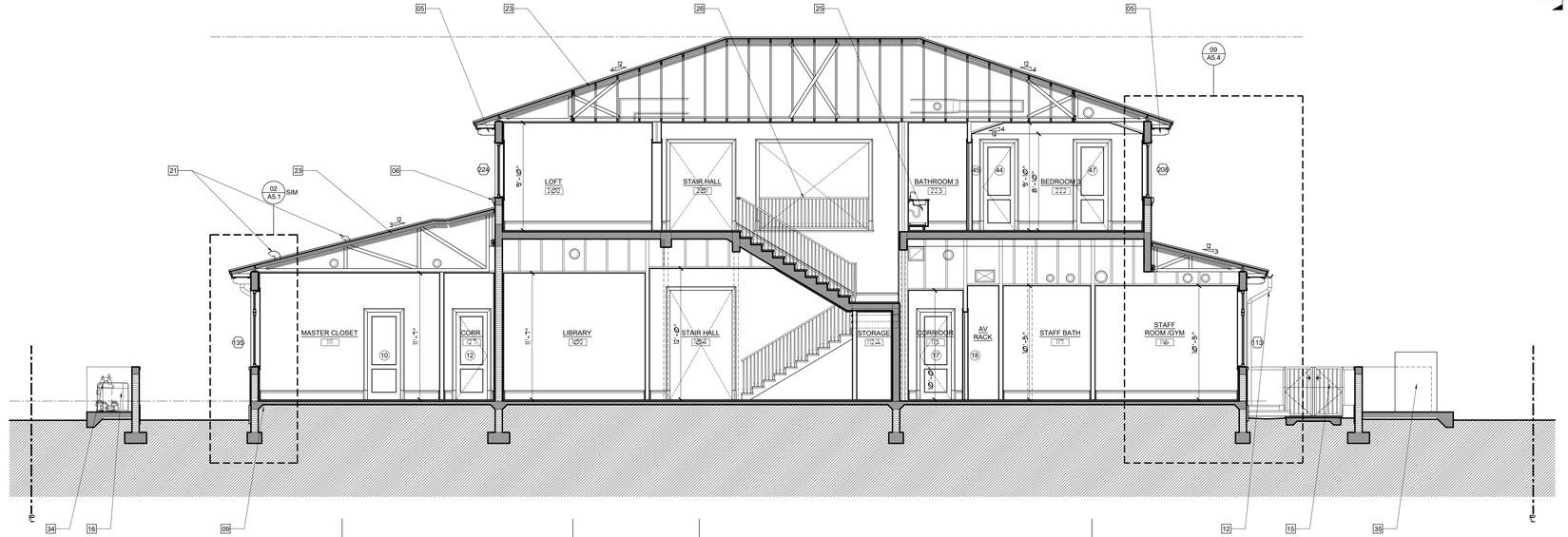


FF SECTION
SCALE: 3/16" = 1'-0"

△3 SCOPE OF WORK FOR REVISION △3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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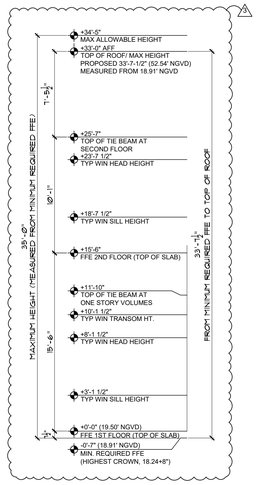
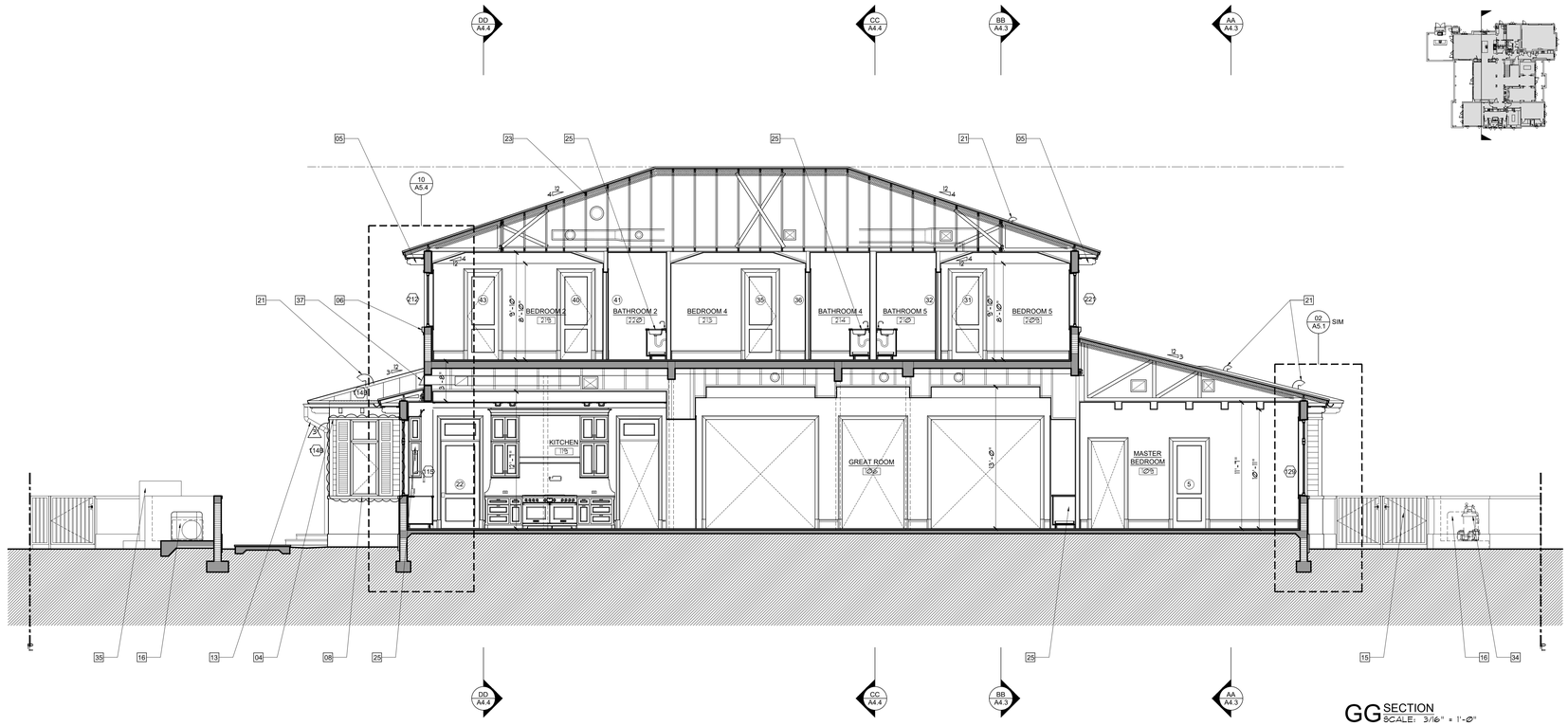
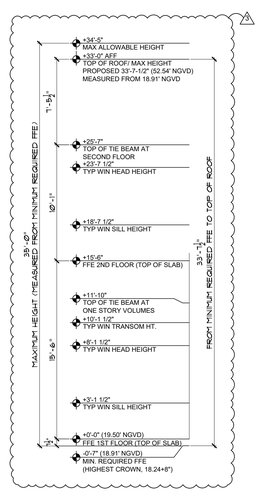
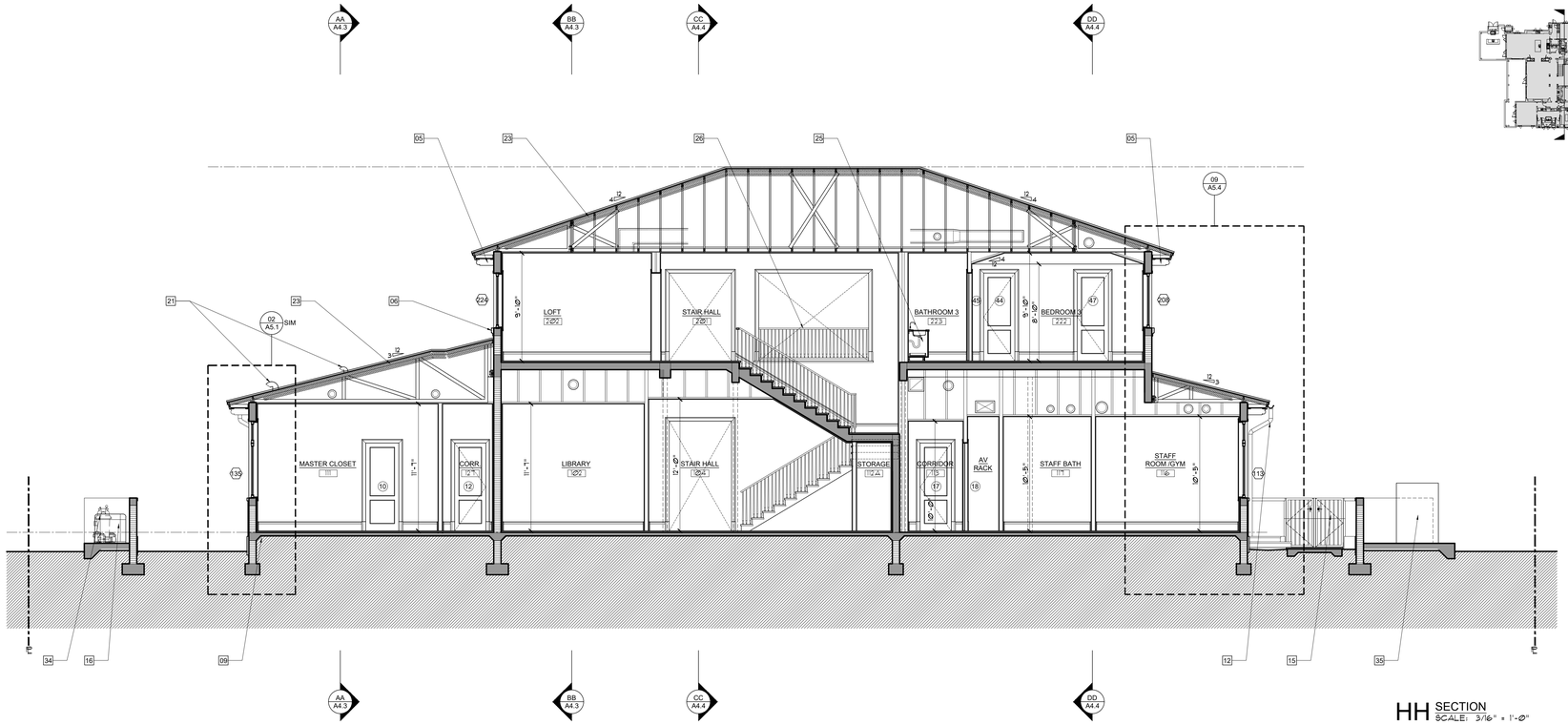



GG SECTION
SCALE: 3/16" = 1'-0"

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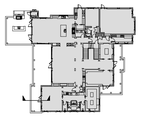
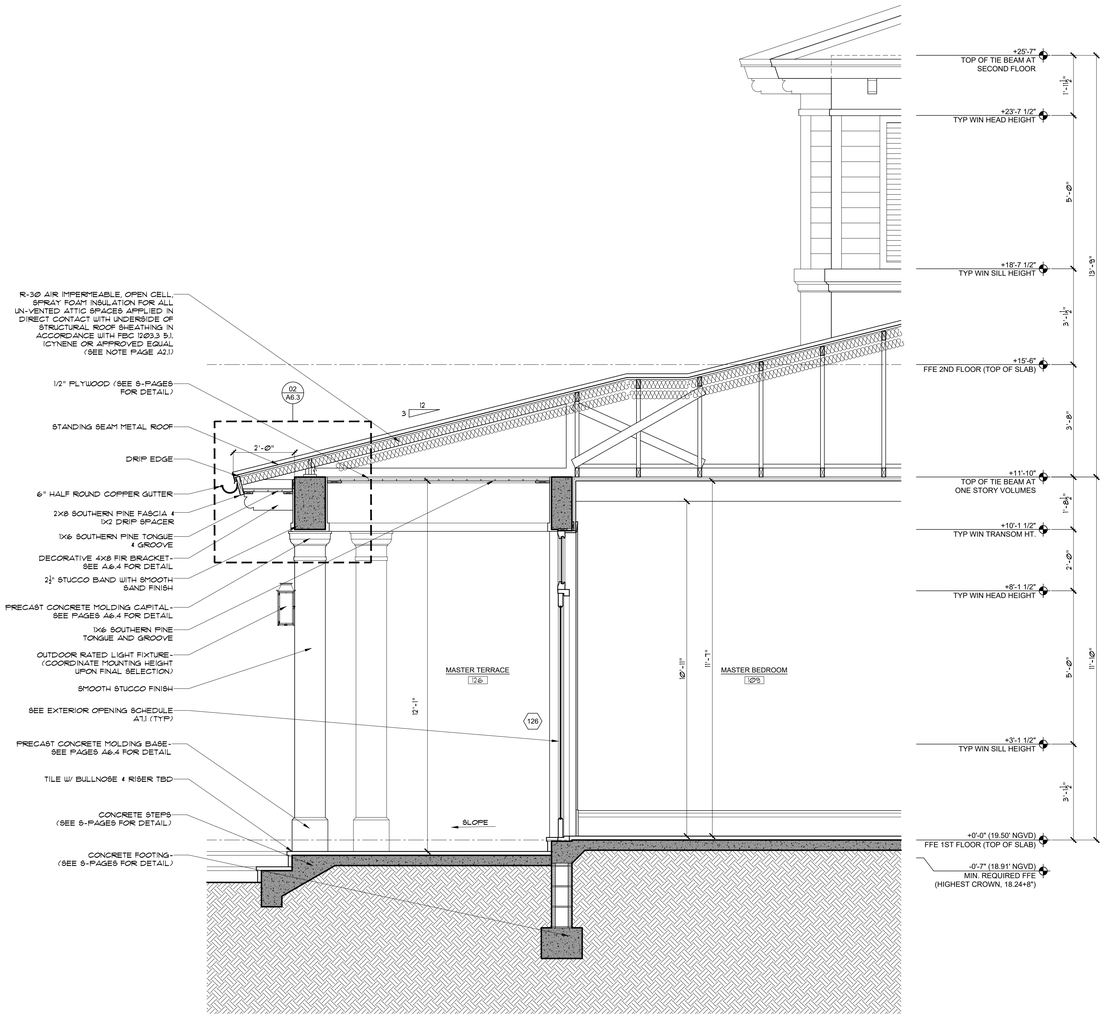
A4.6






01 WALL SECTION
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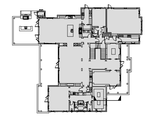

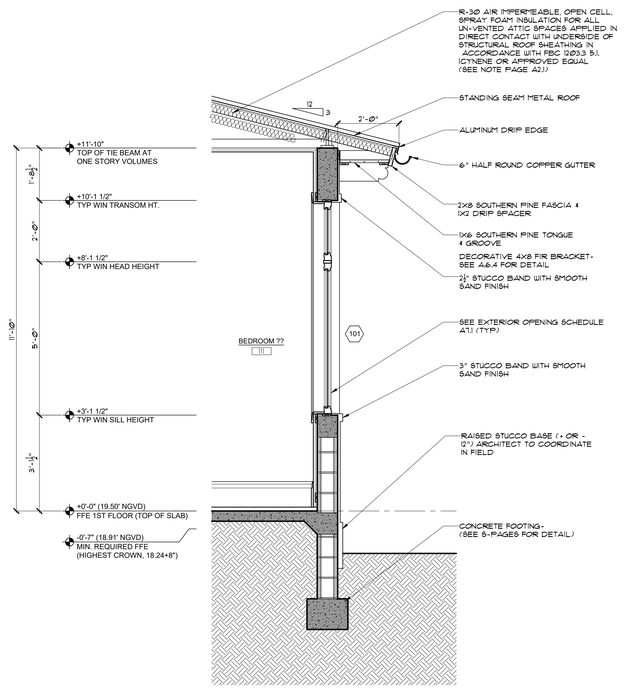


02 WALL SECTION
SCALE: 1/2" = 1'-0"

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| OWNER CHANGES | 3 06.01.26 |

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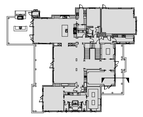
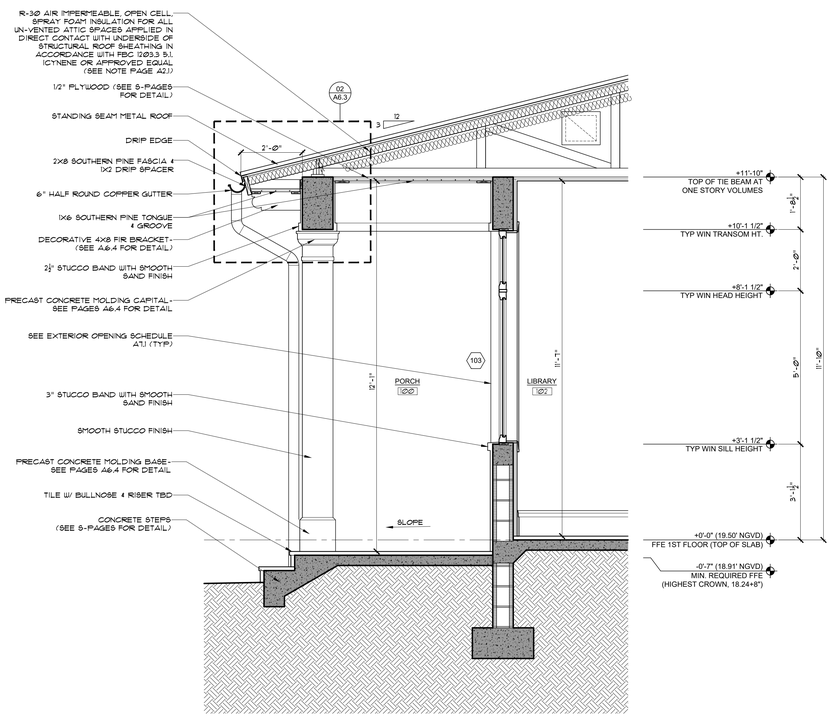
**SHEET :**

A5.1






03 WALL SECTION
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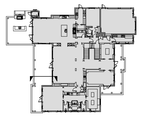

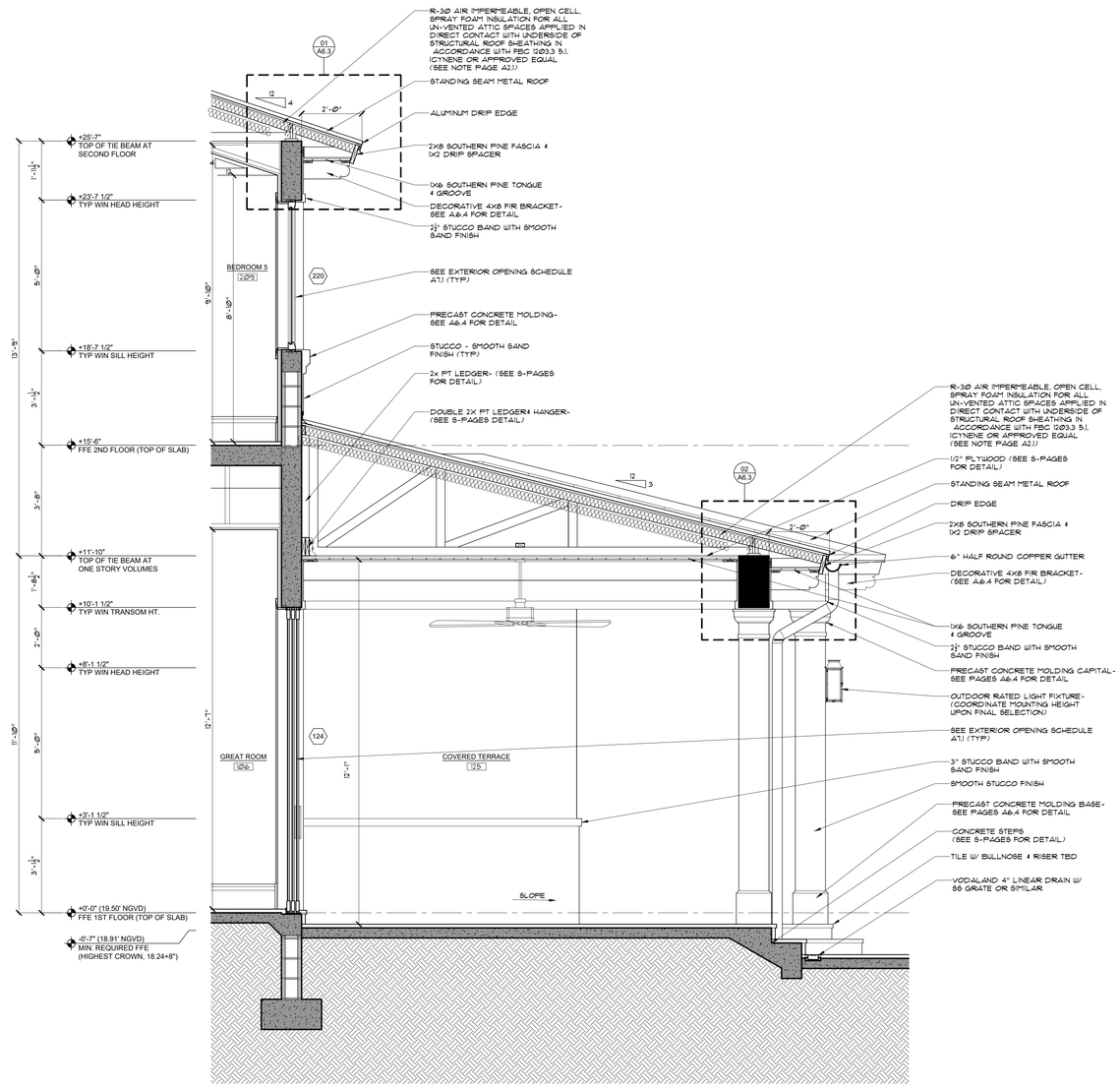


04 WALL SECTION
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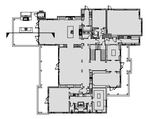

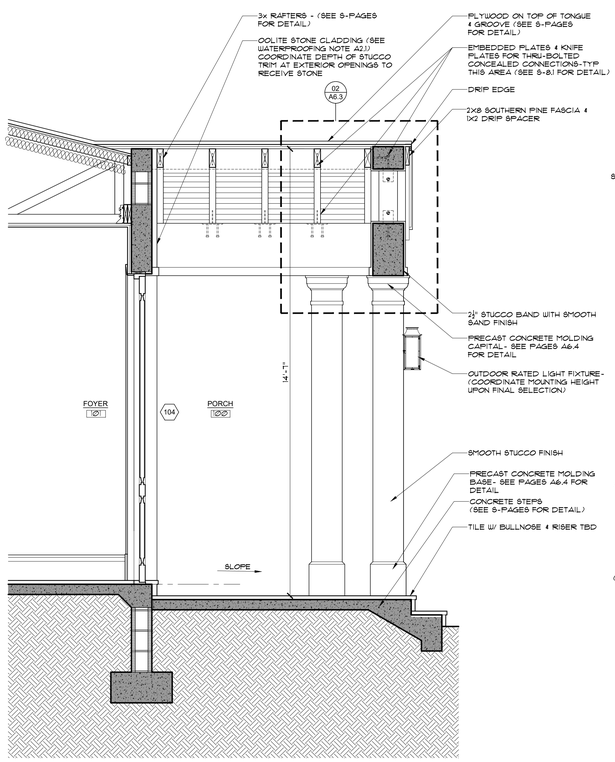


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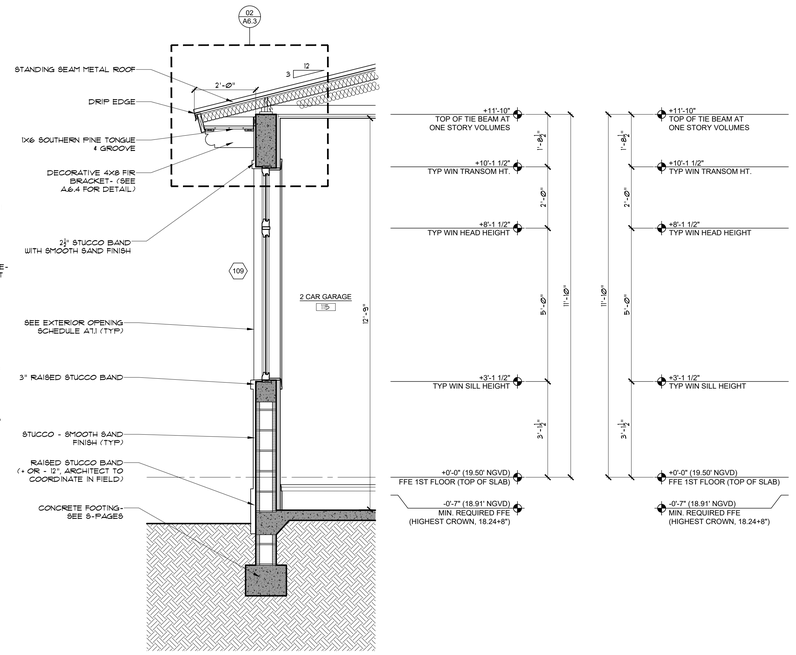


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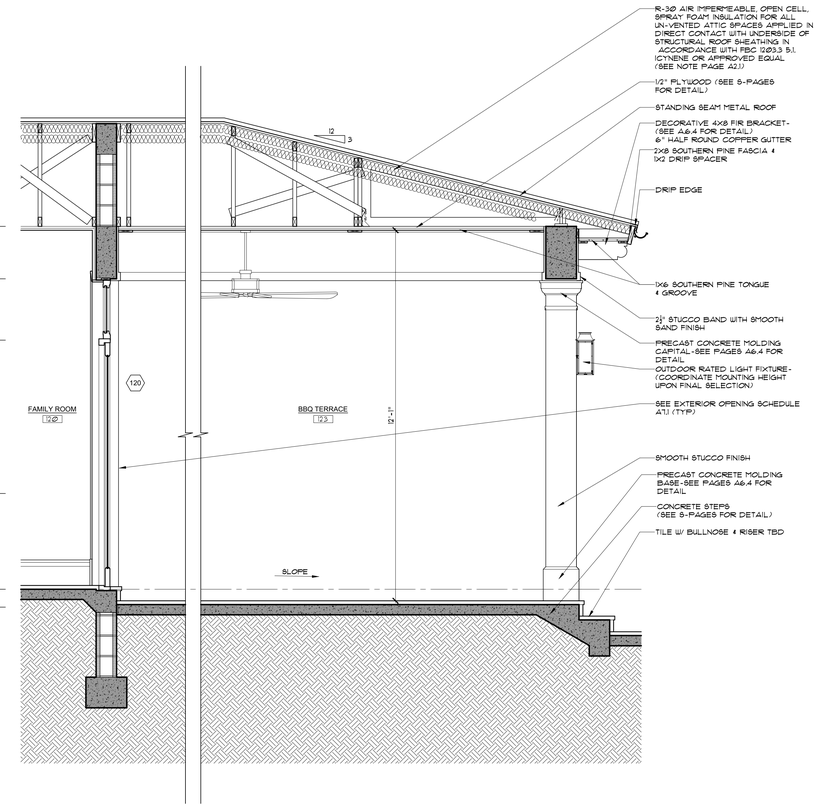


07 WALL SECTION
SCALE: 1/2" = 1'-0"

3 SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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**CLIENT :**

**ALBERT MILO**
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**PROJECT INFORMATION :**

**MILO RESIDENCE**
11901 SW 63RD AVE
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**ARCHITECT :**

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1900 CORAL WAY #301, MIAMI, FL 33145
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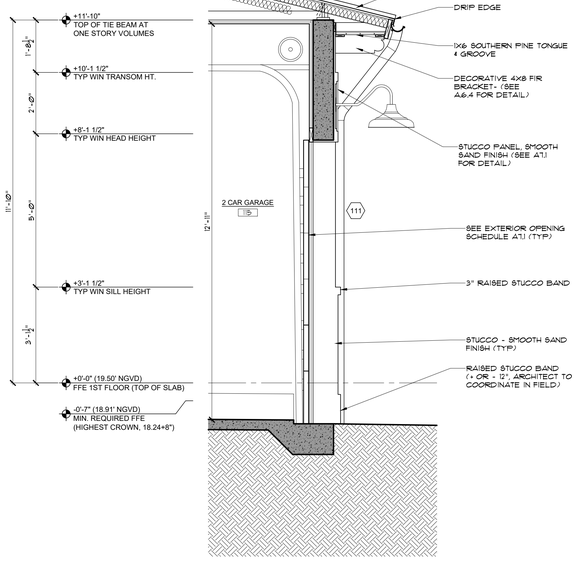


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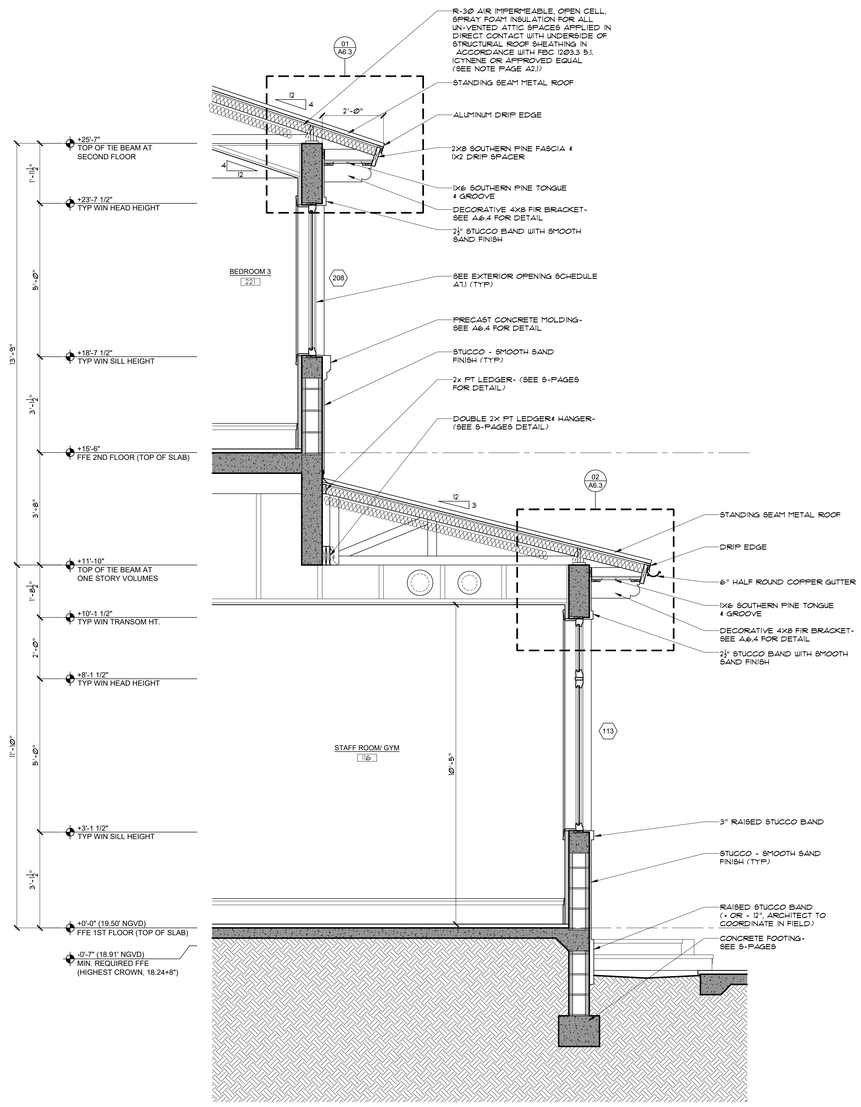


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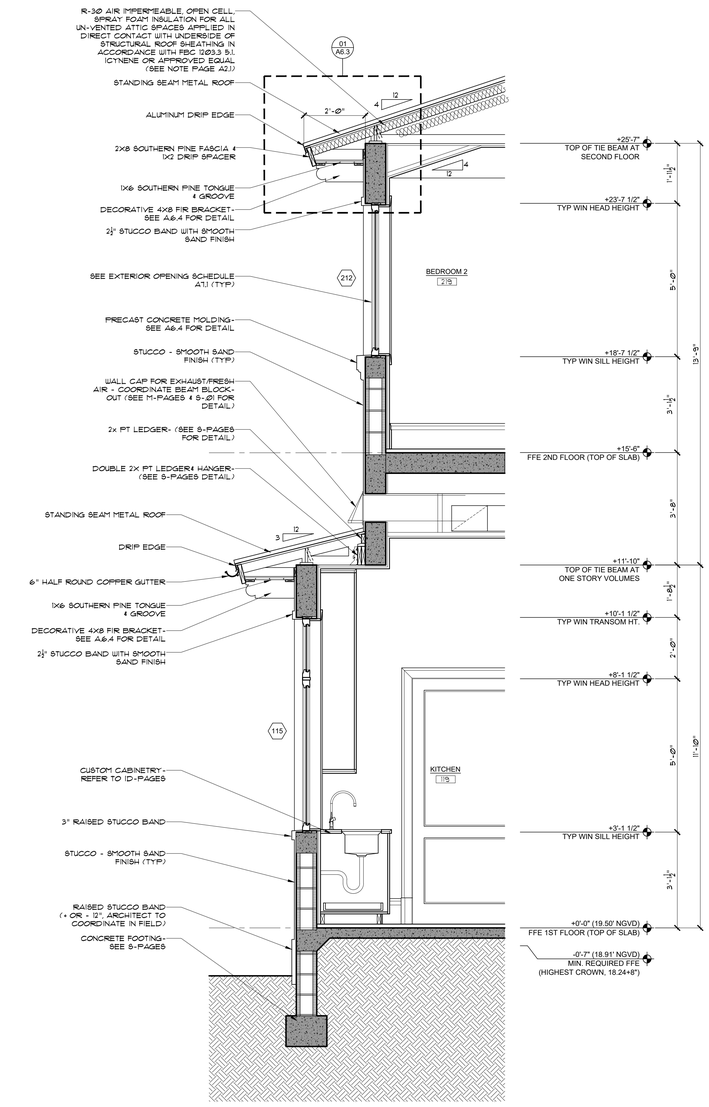


10 WALL SECTION
SCALE: 1/2" = 1'-0"

△3 SCOPE OF WORK FOR REVISION △3
OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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**SEAL :**

ANTONIO O. SOSA
ARCHITECT
STATE OF FLORIDA
AR95248

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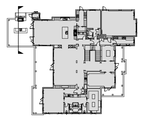

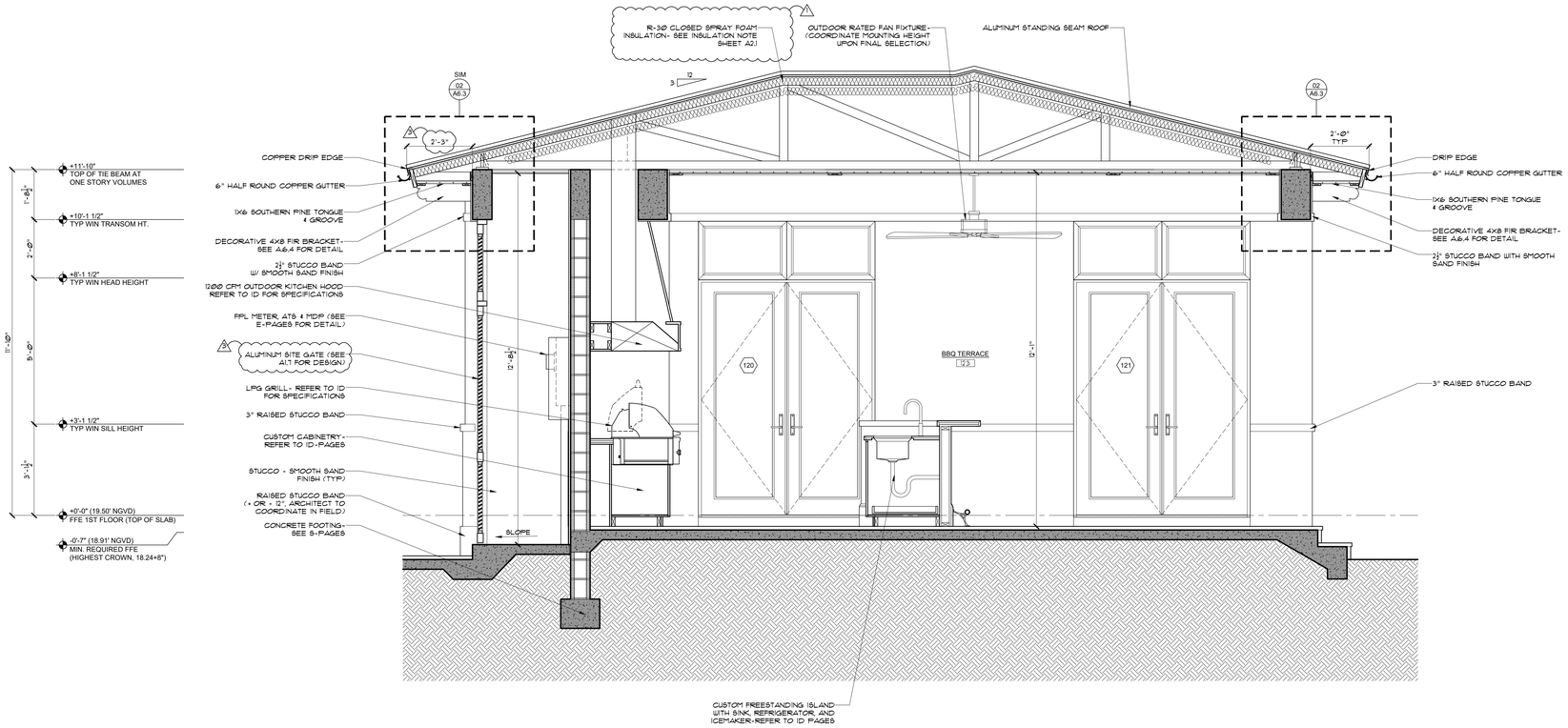


11 WALL SECTION
SCALE: 1/2" = 1'-0"

SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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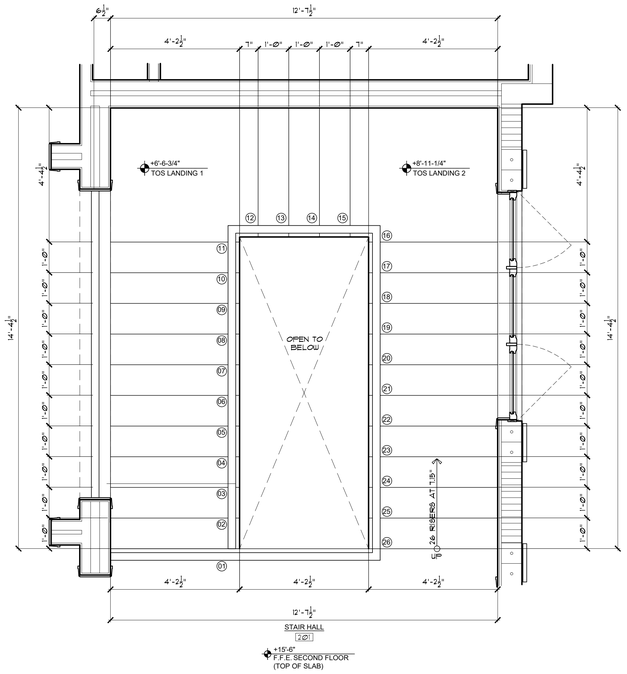


02 PLAN SECTION BB - SECOND FLOOR
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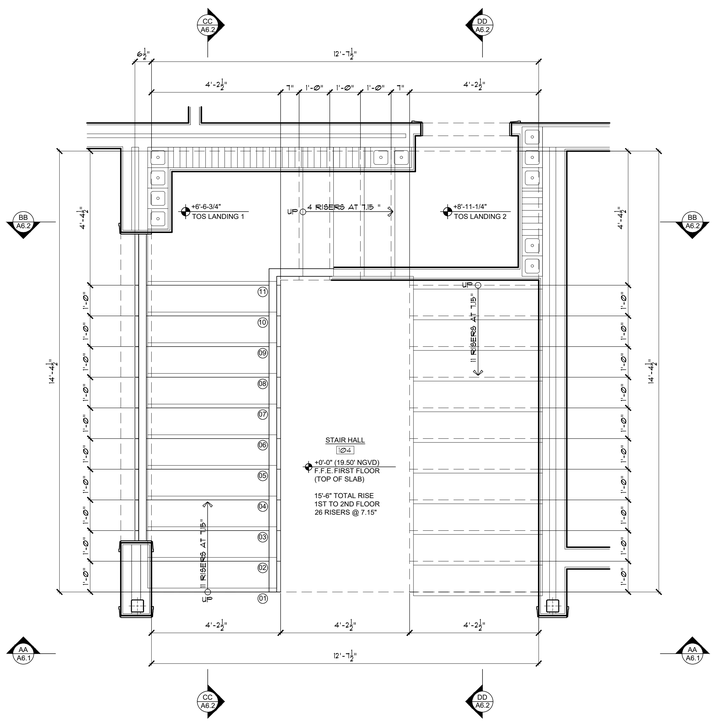
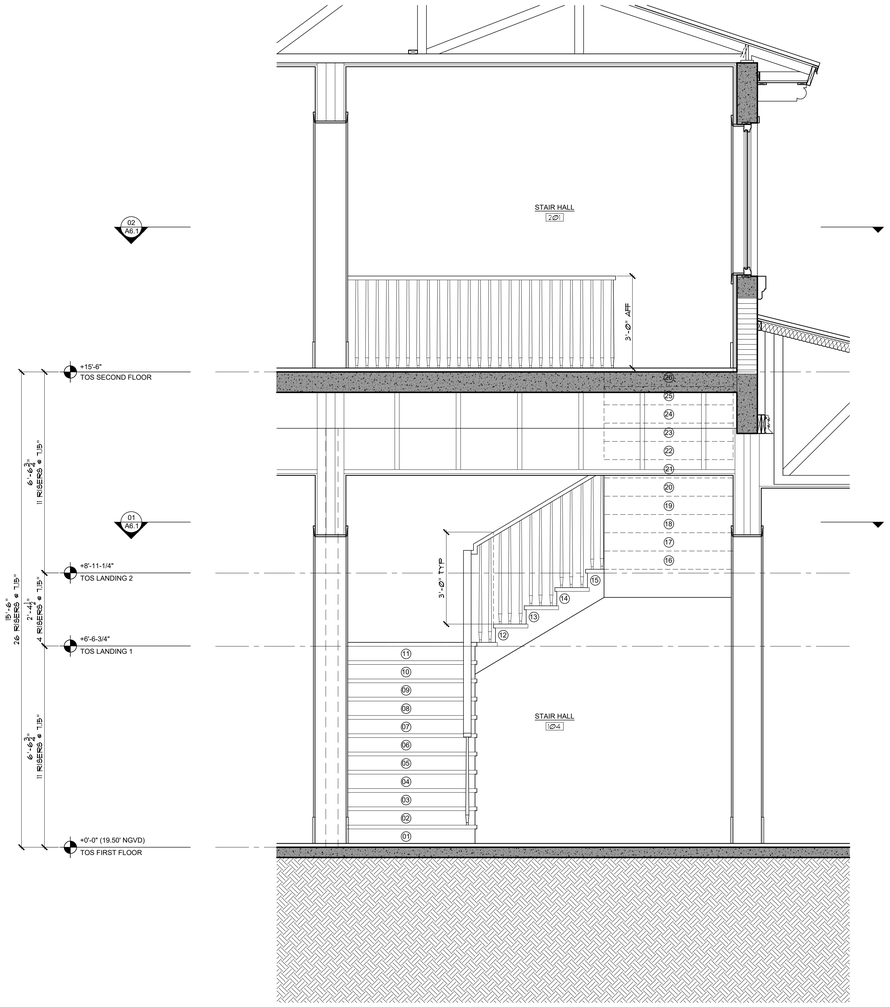



01 PLAN SECTION AA - FIRST TO SECOND FLOOR
SCALE: 1/2"=1'-0"




AA STAIR SECTION DETAIL
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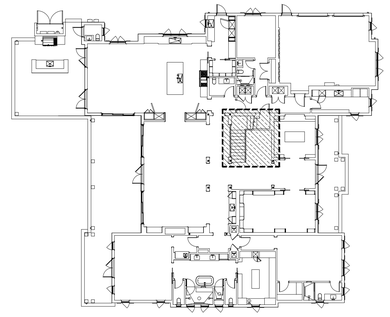

SCOPE OF WORK FOR REVISION 3
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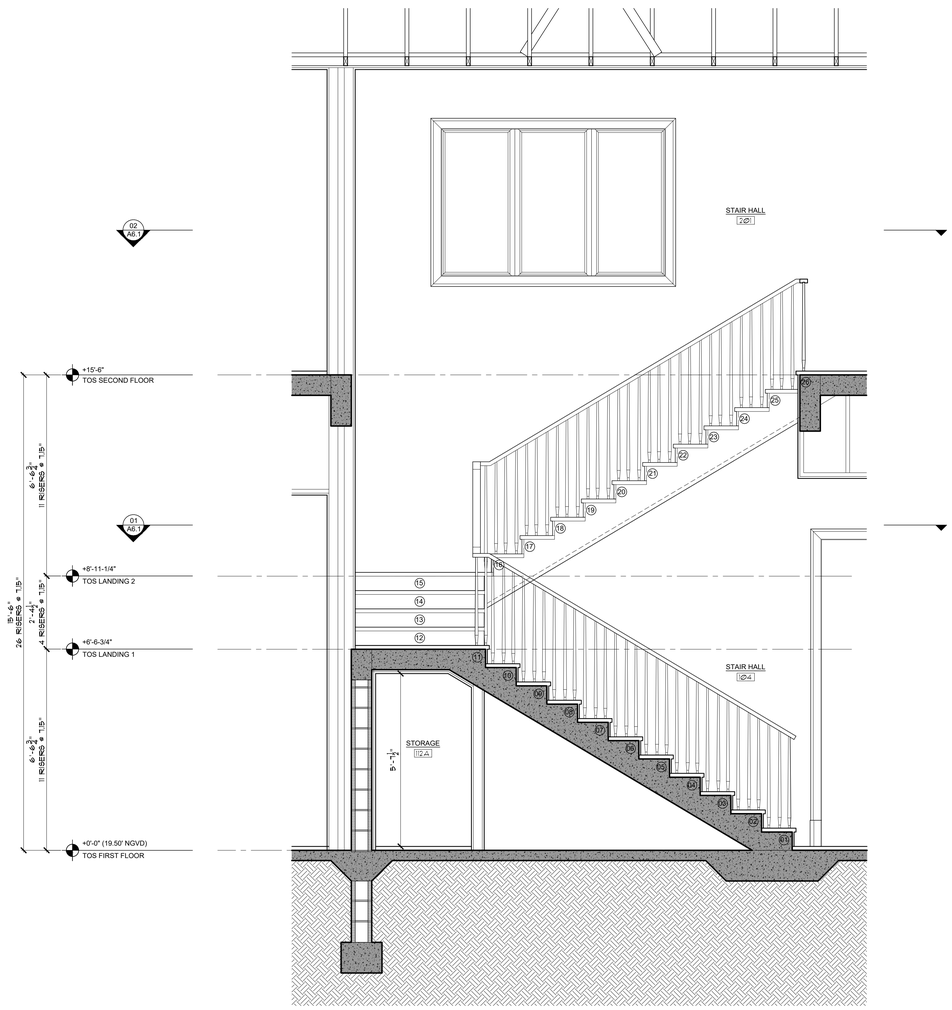


BB STAIR SECTION DETAIL
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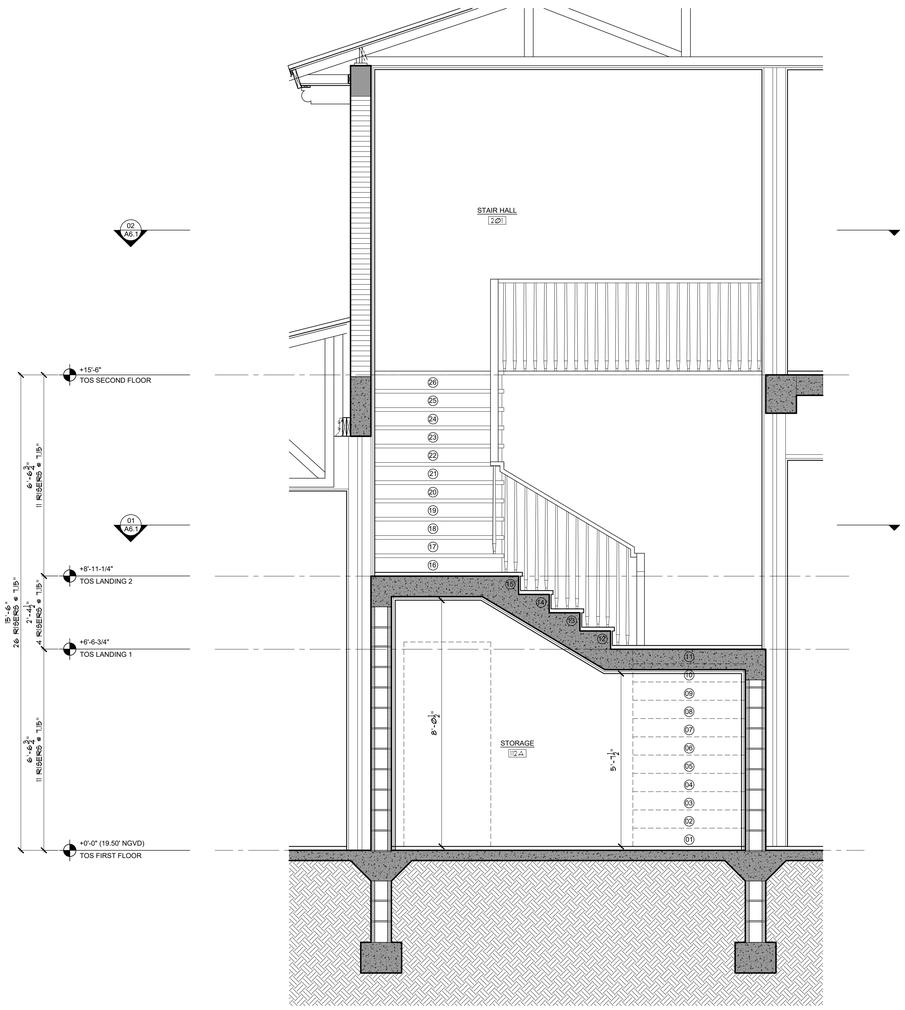


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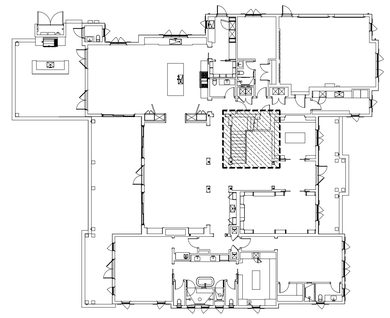

△3 SCOPE OF WORK FOR REVISION △3
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PINECREST, FL 33132

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**SEAL :**

ANTONIO O. SOSA
STATE OF FLORIDA
AR95248

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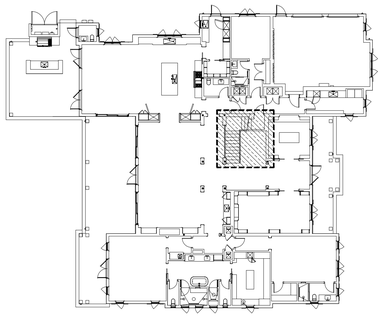
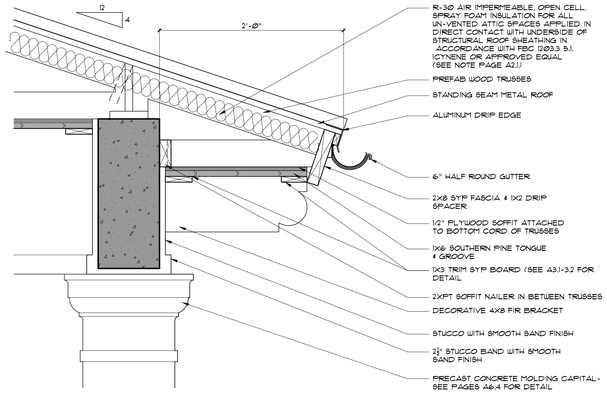
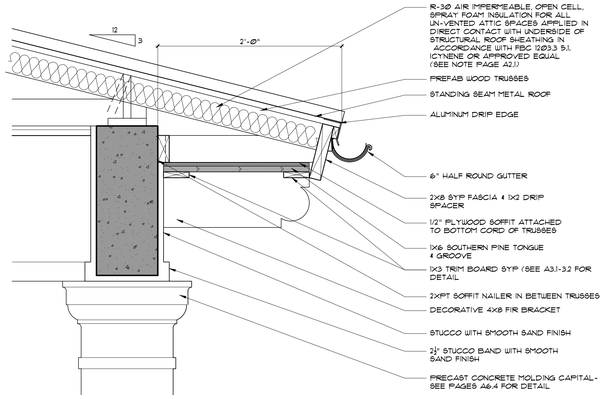
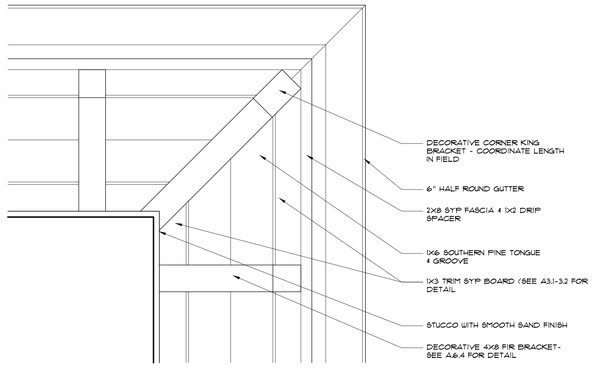
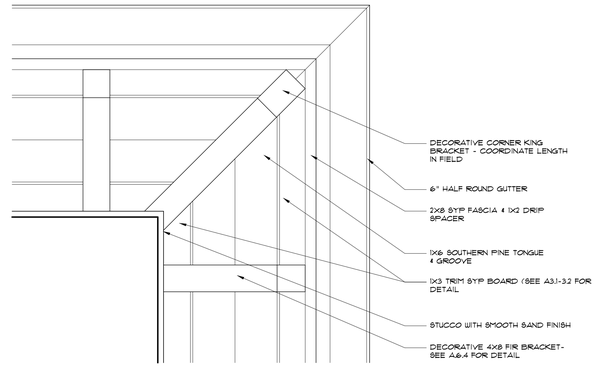





01 TYPICAL EAVE DETAIL "A"
SCALE: 1-1/2" = 1'-0"

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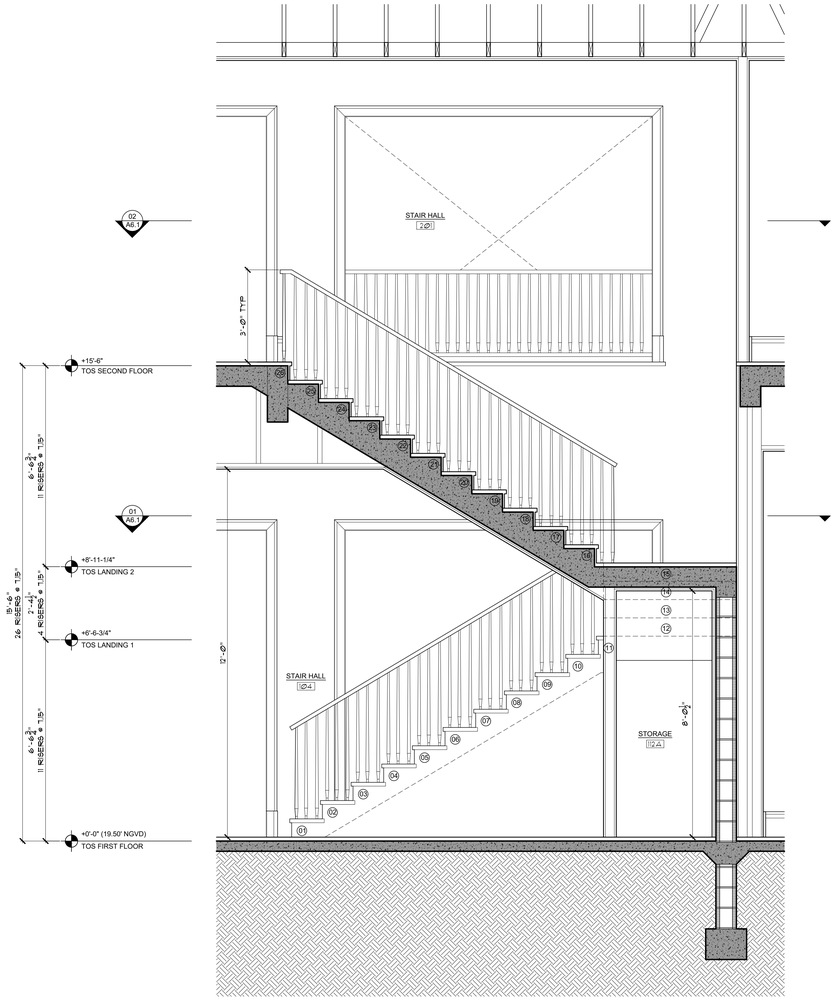


DD STAIR SECTION DETAIL
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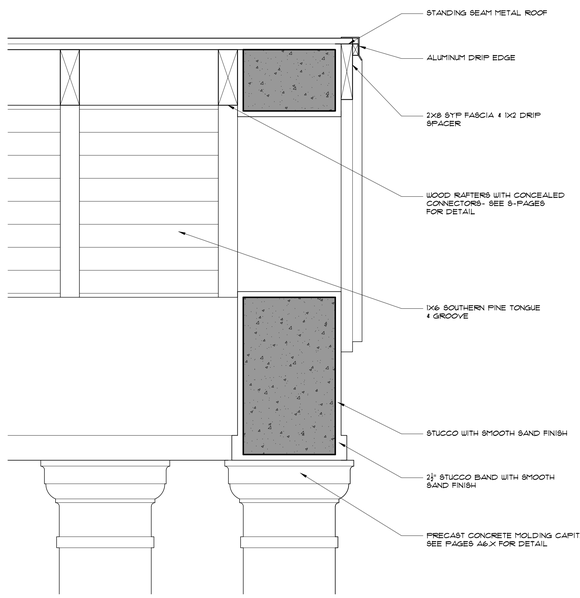


03 EAVE DETAIL
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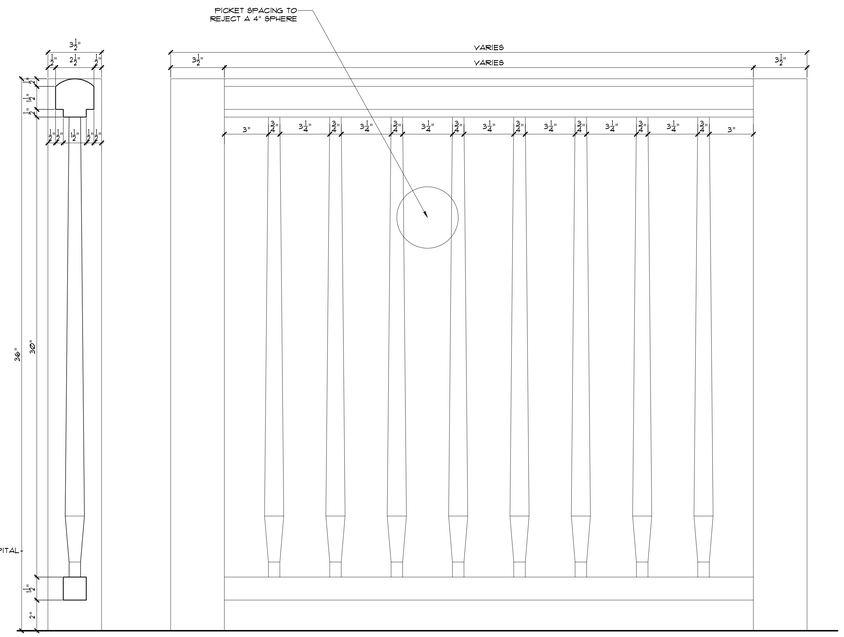


RAILING NOTE: SHOP DRAWINGS AND PERMIT BY OTHERS

04 GUARD RAIL / GRAB RAIL DETAIL
SCALE: 3" = 1'-0"

5 SCOPE OF WORK FOR REVISION 5: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED. SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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PINECREST, FL 33132

**PROJECT INFORMATION :**

**MILO RESIDENCE**
11901 SW 63RD AVE
PINECREST, FL 33156

**ARCHITECT :**

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**SEAL :**

ANTONIO O. SOSA STATE OF FLORIDA AR95350

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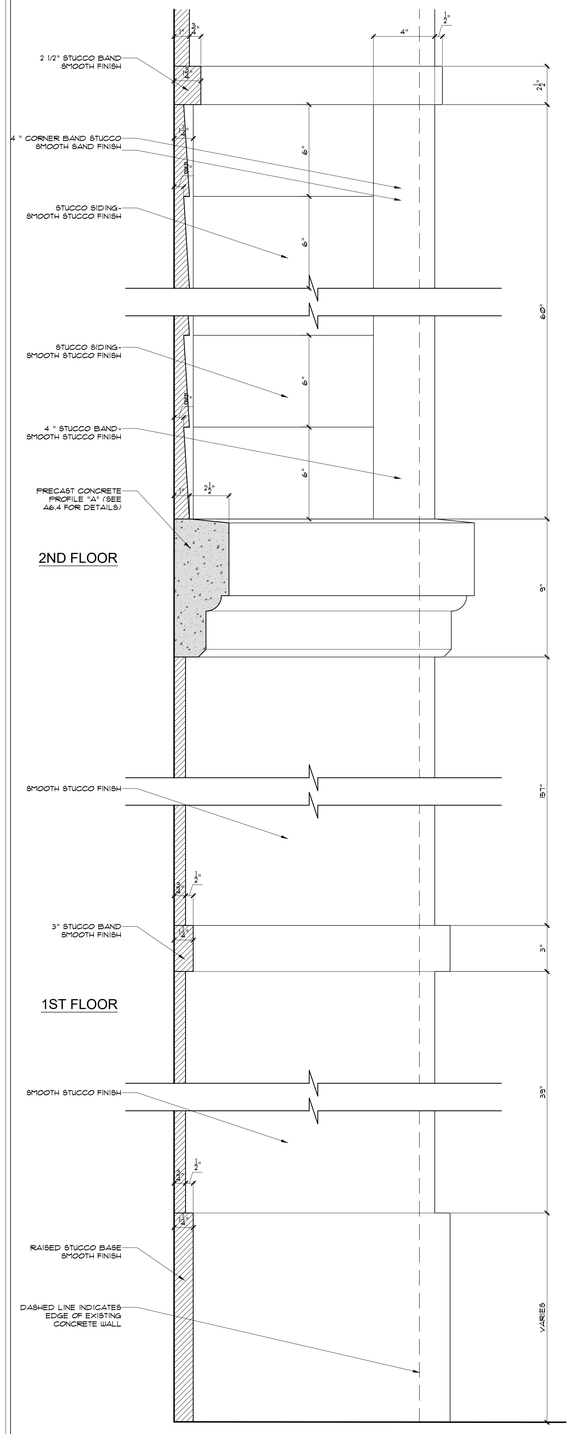
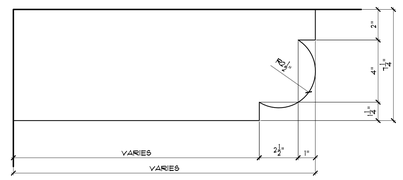
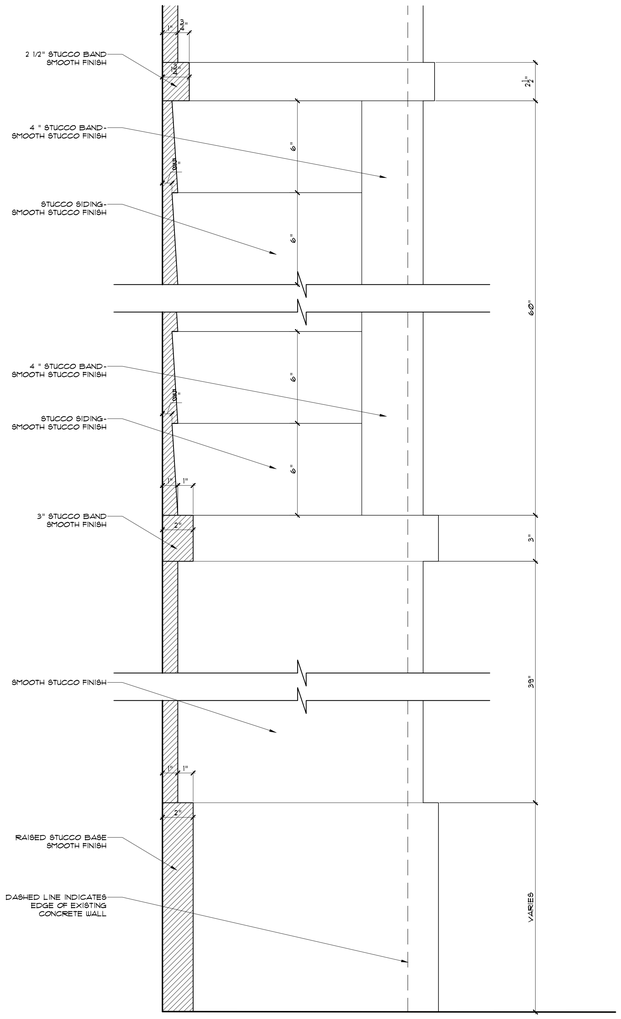


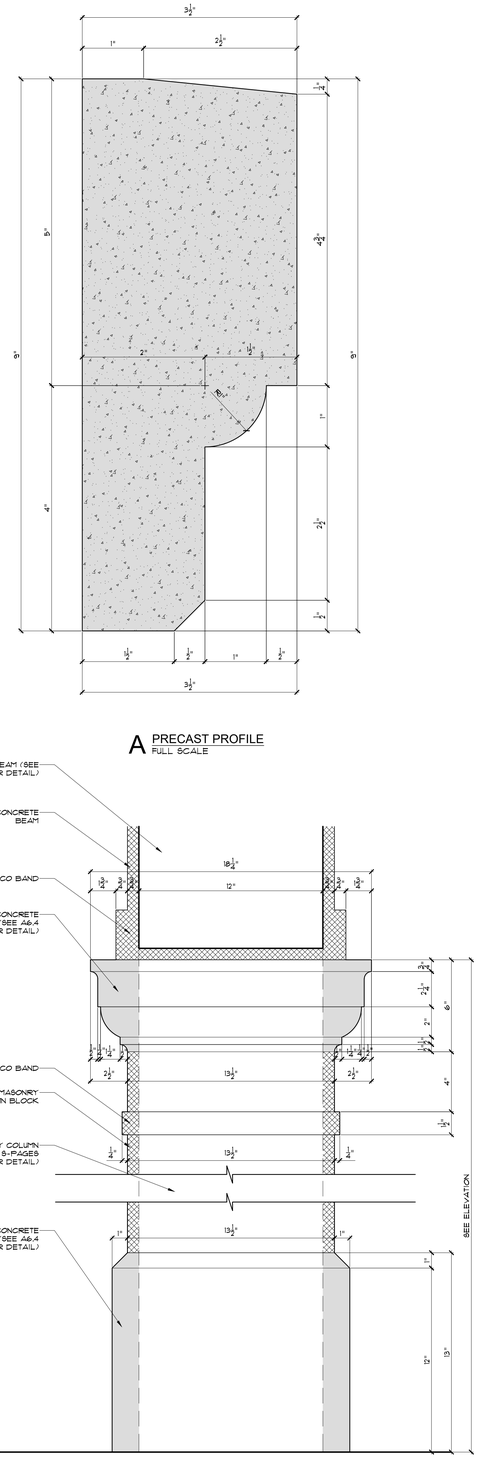

05 TYPICAL SIDING DETAIL 1
SCALE: 3" = 1'-0"




07 DECORATIVE FIR BRACKET DETAIL
SCALE: 3" = 1'-0"

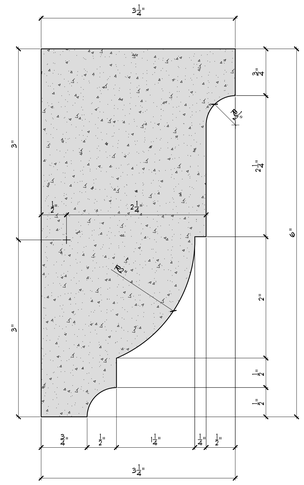



06 TYPICAL SIDING DETAIL 2
SCALE: 3" = 1'-0"

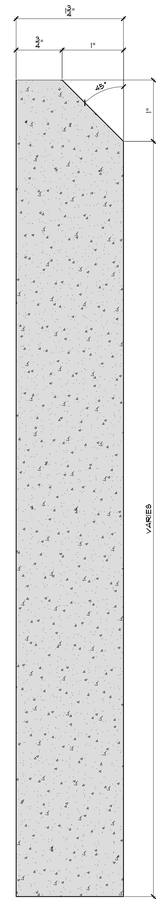



A PRECAST PROFILE
FULL SCALE

08 TYPICAL COLUMN DETAIL
SCALE: 3" = 1'-0"



B PRECAST PROFILE
FULL SCALE




C PRECAST PROFILE
FULL SCALE

3 SCOPE OF WORK FOR REVISION 3:
OWNER DESIGN CHANGE REMOVING
DOUBLE HEIGHT LIVING ROOM. ALL
ARCHITECTURAL SHEETS AFFECTED.
SOME MEP PAGES AND SOME STRUCTURAL.
SEE A0.0 REV 3 COLUMN FOR UPDATED
SHEET LIST.

| NOTE : | CLIENT : | PROJECT INFORMATION : | ARCHITECT : | SEAL : | DRAWING INFORMATION : | SHEET : |
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## FINISH SCHEDULE :

| ROOM # | LOCATION | FLOOR: TILE | FLOOR: WOOD | FLOOR: CONCRETE | CEILING: PAINT - GYP | CEILING: WOOD TAG | WALL: TILE | WALL: PAINT - GYP | WALL: TILE - WET AREA | WALL: PAINT - STUCCO | WALL: STONE CLADDING | TRIM: CASING | TRIM: BASEBOARD | TRIM: CROWN MOLD | TRIM: STUCCO |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | | | | | | | | | | | | | | | |
| 100 | PORCH | ● | | | | ● | | | | | | ● | | | ● |
| 101 | FOYER | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 102 | LIBRARY | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 103 | STUDY | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 104 | STAIR HALL | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 105 | GALLERY | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 106 | GREAT ROOM | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 107 | VESTIBULE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 108 | MASTER CORRIDOR | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 109 | MASTER BEDROOM | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 110 | MASTER BATH | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 110A & D | W.C. | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 110B | SHOWER | | ● | | ● | | | | ● | | | | | | |
| 110C | STEAM ROOM | | ● | | ● | | ● | | ● | | | | | | |
| 111 | MASTER CLOSET | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 112 | VESTIBULE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 112A | STORAGE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 113 | CORRIDOR | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 114 | LAUNDRY ROOM | ● | | | ● | | | | ● | | | ● | ● | ● | |
| 115 | GARAGE | | | ● | | | | ● | | | | ● | | | |
| 116 | STAFF ROOM / GYM | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 117 | STAFF BATH | ● | | | ● | | | ● | ● | | | ● | ● | | |
| 118 | POWDER ROOM | | ● | | ● | | | | ● | | | ● | ● | ● | |
| 119 | KITCHEN | | ● | | ● | | | | ● | | | ● | ● | ● | |
| 120 | FAMILY ROOM | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 121 | PANTRY | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 122 | KOSHER KITCHEN | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 123 | BBQ TERRACE | ● | | | | ● | | | | | ● | | | | ● |
| 124 | CABANA BATH | ● | | | ● | | | ● | | | | ● | ● | ● | |
| 125 | COVERED TERRACE | ● | | | | ● | | | | | ● | | | | ● |
| 126 | MASTER TERRACE | ● | | | | ● | | | | | ● | | | | ● |
| 127 | CORRIDOR | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 128 | BEDROOM 1 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 129 | CLOSET 1 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 130 | BATHROOM 1 | ● | | | ● | | | ● | ● | | | ● | ● | | |
| SECOND FLOOR | | | | | | | | | | | | | | | |
| 201 | STAIR HALL | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 202 | LOFT | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 203 | NOT USED | | | | | | | | | | | | | | |
| 204 | NOT USED | | | | | | | | | | | | | | |
| 205 | NOT USED | | | | | | | | | | | | | | |
| 206 | VESTIBULE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 207 | VESTIBULE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 208 | LAUNDRY | ● | | | ● | | | ● | | | | ● | ● | ● | |
| 209 | BEDROOM 5 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 210 | BATHROOM 5 | ● | | | ● | | | ● | ● | | | ● | ● | ● | |
| 211 | CLOSET 5 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 212 | GALLERY | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 213 | BEDROOM 4 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 214 | BATHROOM 4 | ● | | | ● | | | ● | ● | | | ● | ● | ● | |
| 215 | CLOSET 4 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 216 | CORRIDOR | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 217 | VESTIBULE | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 218 | LINEN | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 219 | BEDROOM 2 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 220 | BATHROOM 2 | ● | | | ● | | | ● | ● | | | ● | ● | ● | |
| 221 | CLOSET 2 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 222 | BEDROOM 3 | | ● | | ● | | | ● | | | | ● | ● | ● | |
| 223 | BATHROOM 3 | ● | | | ● | | | ● | ● | | | ● | ● | ● | |
| 224 | CLOSET 3 | | ● | | ● | | | ● | | | | ● | ● | ● | |

NOTE:
1. WALL CEILING FINISHES HAVE FLAME SPREAD INDEX NOT GREATER THAN 200 PER R302.9.1 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R.302.9.2.

2. SHOWERS & BATHTUBS SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT MIN. PER R307.2.3.

3. CERAMIC/STONE TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.24

4. ALL INTERIOR FINISHES TO EMIT LOW TO ZERO VOC'S

GENERAL NOTES:
TILE - OWNER TO SELECT, TILE AT ALL WET AREAS IN BATHROOMS
PAINT - OWNER TO SELECT COLORS - CEILING: WHITE, LATEX, FLAT - WALLS: LATEX, SATIN, TRIM: ALKYD SATIN IMPERVIO OR EQUAL
TRIM - OWNER TO SELECT PROFILES, PAINT - GRADE

*CLOSETS IN BEDROOMS TO BE FINISHED THE SAME AS BEDROOMS UNLESS OTHERWISE NOTED.

NOTE:
DOCUMENTATION OF COMPLIANCE WITH THE FOLLOWING SHALL BE PROVIDED AS AN AFFIDAVIT SIGNED BY THE GENERAL CONTRACTOR PRIOR TO ISSUANCE OF TCO OR CO BY THE CITY OF PINECREST:
1. USAGE OF TANKLESS WATER HEATERS
2. AIR CONDITIONING SYSTEMS WITH MINIMUM 15 SEER AND R410A REFRIGERANT
3. ALL INTERIOR FINISHES HAVE LOW TO NO V.O.C.

## EXTERIOR OPENING SCHEDULE :

| TAG | ROOM # | LOCATION | TYPE | SQ.FT. | WIDTH | HEIGHT | MATL | FINISH | WINDOW: SINGLE | WINDOW: DOUBLE | WINDOW: MULTIPLE | WINDOW: TRANSOM | WINDOW: LOVY | DOOR: SINGLE | DOOR: DOUBLE | DOOR: TRANSOM | DOOR: SIDE LITE | DOOR: SLIDER | MANUF | HINGE/ACT | ASSEMBLY | NOA / FL APPROVAL | HARDWARE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FIRST FLOOR | | | | | | | | | | | | | | | | | | | | | |
| 101 | 130 | BATHROOM 1 | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 018 | 128 | BEDROOM 1 | V | 35.00 SF | 60" | 84" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH-RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 102 | 128 | BEDROOM 1 | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 103 | 102 | LIBRARY | V | 35.00 SF | 60" | 84" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH-RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 104 | 101 | FOYER | XI | 58.33 SF | 72" | 120" | WOOD | STAIN | | | | | | ● | | | | | SIGNATURE | LH-RH | FD | FL 17222 | KL, DB |
| 105 | 103 | STUDY | V | 35.00 SF | 60" | 84" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH-RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 106 | 114 | LAUNDRY ROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 107 | 114 | LAUNDRY ROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 108 | 115 | GARAGE | VI | 52.50 SF | 90" | 84" | ALUM | WHITE | | | ● | ● | | | | | | | ESW | LH, FX, RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 109 | 115 | GARAGE | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 110 | 115 | GARAGE | XII | 81.00 SF | 108" | 111" | ALUM | WHITE | | | | | | ● | | | | | HAAS | | OVERHEAD | FL 17430 | |
| 111 | 115 | GARAGE | XII | 81.00 SF | 108" | 111" | ALUM | WHITE | | | | | | ● | | | | | HAAS | | OVERHEAD | FL 17430 | |
| 112 | 115 | GARAGE | IX | 27.50 SF | 36" | 111" | ALUM | WHITE | | | | | | ● | | | | | ESW | RH | FD | NOA 23-0724.12 | KL, DB |
| 113 | 116 | STAFF ROOM / GYM | V | 35.00 SF | 60" | 84" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH-RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 114 | 122 | KOSHER KITCHEN | IX | 23.75 SF | 36" | 96" | ALUM | WHITE | | | | | | ● | | | | | ESW | RH | FD | NOA 23-0724.12 | KL, DB |
| 115 | 122 | KOSHER KITCHEN | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 116 | 119 | KITCHEN | VI | 52.50 SF | 90" | 84" | ALUM | WHITE | | | ● | ● | | | | | | | ESW | LH, FX, RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 117 | 120 | FAMILY ROOM | V | 35.00 SF | 60" | 84" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH-RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 118 | 124 | CABANA BATH | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 119 | 124 | CABANA BATH | IX | 30.00 SF | 36" | 96" | ALUM | WHITE | | | | | | ● | | | | | ESW | LH | FD | NOA 23-0724.12 WHITE INTERLAYER | KL, DB |
| 120 | 120 | FAMILY ROOM | X | 58.33 SF | 72" | 120" | ALUM | WHITE | | | | | | | ● | ● | | | ESW | LH-RH | FD, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | KL, DB |
| 121 | 120 | FAMILY ROOM | X | 58.33 SF | 72" | 120" | ALUM | WHITE | | | | | | | ● | ● | | | ESW | LH-RH | FD, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | KL, DB |
| 122 | 120 | FAMILY ROOM | VIII | 101.67 SF | 120" | 120" | ALUM | WHITE | | | | | | | | | | ● | ESW | | SGD | NOA 23-0918.06 | KL |
| 123 | 106 | GREAT ROOM | VIII | 101.67 SF | 120" | 120" | ALUM | WHITE | | | | | | | | | | ● | ESW | | SGD | NOA 23-0918.06 | KL |
| 124 | 106 | GREAT ROOM | X | 75.00 SF | 72" | 120" | ALUM | WHITE | | | | | | | ● | ● | | | ESW | LH-RH | FD, TR | NOA 23-0724.12 | KL, DB |
| 125 | 106 | GREAT ROOM | VIII | 101.67 SF | 120" | 120" | ALUM | WHITE | | | | | | | | | | ● | ESW | | SGD | NOA 23-0918.06 | KL |
| 126 | 109 | MASTER BEDROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | | | | | | ● | | | ● | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 127 | 109 | MASTER BEDROOM | X | 75.00 SF | 72" | 120" | ALUM | WHITE | | | | | | | ● | ● | | | ESW | LH-RH | FD, TR | NOA 23-0724.12 | KL, DB |
| 128 | 109 | MASTER BEDROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 129 | 109 | MASTER BEDROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 130 | 109 | MASTER BEDROOM | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 131 | 110A | W.C. | VII | 3.75 SF | 18" | 30" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 20-1116.01 | |
| 132 | 110B | SHOWER | I | 12.50 SF | 30" | 60" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 133 | 110B | SHOWER | I | 12.50 SF | 30" | 60" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | RH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 134 | 110C | STEAM | I | 12.50 SF | 30" | 60" | ALUM | WHITE | | ● | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 135 | 110D | W.C. | VII | 3.75 SF | 18" | 30" | ALUM | WHITE | ● | | | | | | | | | | ESW | | CMT (FIXED) | NOA 20-1116.01 | |
| 136 | 111 | MASTER CLOSET | IV | 17.50 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 137 | 130 | BATHROOM 1 | IV | 35.00 SF | 30" | 84" | ALUM | WHITE | ● | | | ● | | | | | | | ESW | LH | FX, CMT, TR | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| | | SECOND FLOOR | | | | | | | | | | | | | | | | | | | | | |
| 201 | 202 | LOFT | III | 37.50 SF | 90" | 60" | ALUM | WHITE | | | ● | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 202 | 201 | STAIR HALL | II | 25.00 SF | 60" | 60" | ALUM | WHITE | | ● | | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 24-0312.06 | |
| 203 | 201 | STAIR HALL | III | 37.50 SF | 90" | 60" | ALUM | WHITE | | | ● | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 20-1116.01 , 24-0312.06 | |
| 204 | | NOT USED | | | | | | | | | | | | | | | | | | | | | |
| 205 | 223 | BATHROOM 3 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 206 | 222 | BEDROOM 3 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 207 | 222 | BEDROOM 3 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 208 | 222 | BEDROOM 3 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 209 | 222 | BEDROOM 3 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 210 | 224 | CLOSET 3 | VII | 07.50 SF | 18" | 30" | ALUM | WHITE | ● | | | | | | | | | | ESW | | CMT (FIXED) | NOA 20-1116.01 | |
| 211 | 221 | CLOSET 2 | VII | 07.50 SF | 18" | 30" | ALUM | WHITE | ● | | | | | | | | | | ESW | | CMT (FIXED) | NOA 20-1116.01 | |
| 212 | 219 | BEDROOM 2 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 213 | 219 | BEDROOM 2 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 214 | 219 | BEDROOM 2 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 215 | 219 | BEDROOM 2 | II | 25.00 SF | 60" | 60" | ALUM | WHITE | | ● | | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 24-0312.06 | |
| 216 | 220 | BATHROOM 2 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 217 | 213 | BEDROOM 4 | II | 25.00 SF | 60" | 60" | ALUM | WHITE | | ● | | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 24-0312.06 | |
| 218 | 214 | BATHROOM 4 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 219 | 210 | BATHROOM 5 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 220 | 209 | BEDROOM 5 | II | 25.00 SF | 60" | 60" | ALUM | WHITE | | ● | | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 24-0312.06 | |
| 221 | 209 | BEDROOM 5 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 222 | 209 | BEDROOM 5 | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | RH | CMT | NOA 24-1007.07 | |
| 223 | 208 | LAUNDRY | I | 12.50 SF | 30" | 60" | ALUM | WHITE | ● | | | | | | | | | | ESW | LH | CMT | NOA 24-1007.07 | |
| 224 | 202 | LOFT | II | 25.00 SF | 60" | 60" | ALUM | WHITE | | ● | | | | | | | | | ESW | LH-RH | CMT | NOA 24-1007.07 , 24-0312.06 | |

EXTERIOR OPENING NOTES:

SH SINGLE HUNG
HR HORIZONTAL ROLLER
CMT CASEMENT
FX FIXED
TR FIXED TRANSOM
FD FRENCH DOOR
SL SIDE LITE
SGD SLIDING GLASS DOOR
MB MULL BAR

HARDWARE NOTES:

PR PRIVACY
PS PASSAGE
KL KEYED LOCK
DB DEAD BOLT
DM DUMMY (F) = FULL DUMMY
PP PUSH PLATE
PL PULL PLATE
KP KICK PLATE
CL CLOSER
RL ROLLER LATCH
CP CUP PULL

ALL WINDOWS AND EXTERIOR DOORS ARE NEW. REFER TO ELEVATIONS FOR WIND PRESSURES OF ALL OPENINGS AND HANDING OF CASEMENTS AND EXTERIOR DOORS. *WINDOWS SHALL HAVE A U VALUE = 0.94 AND SHGC = 0.50

EGRESS NOTE:

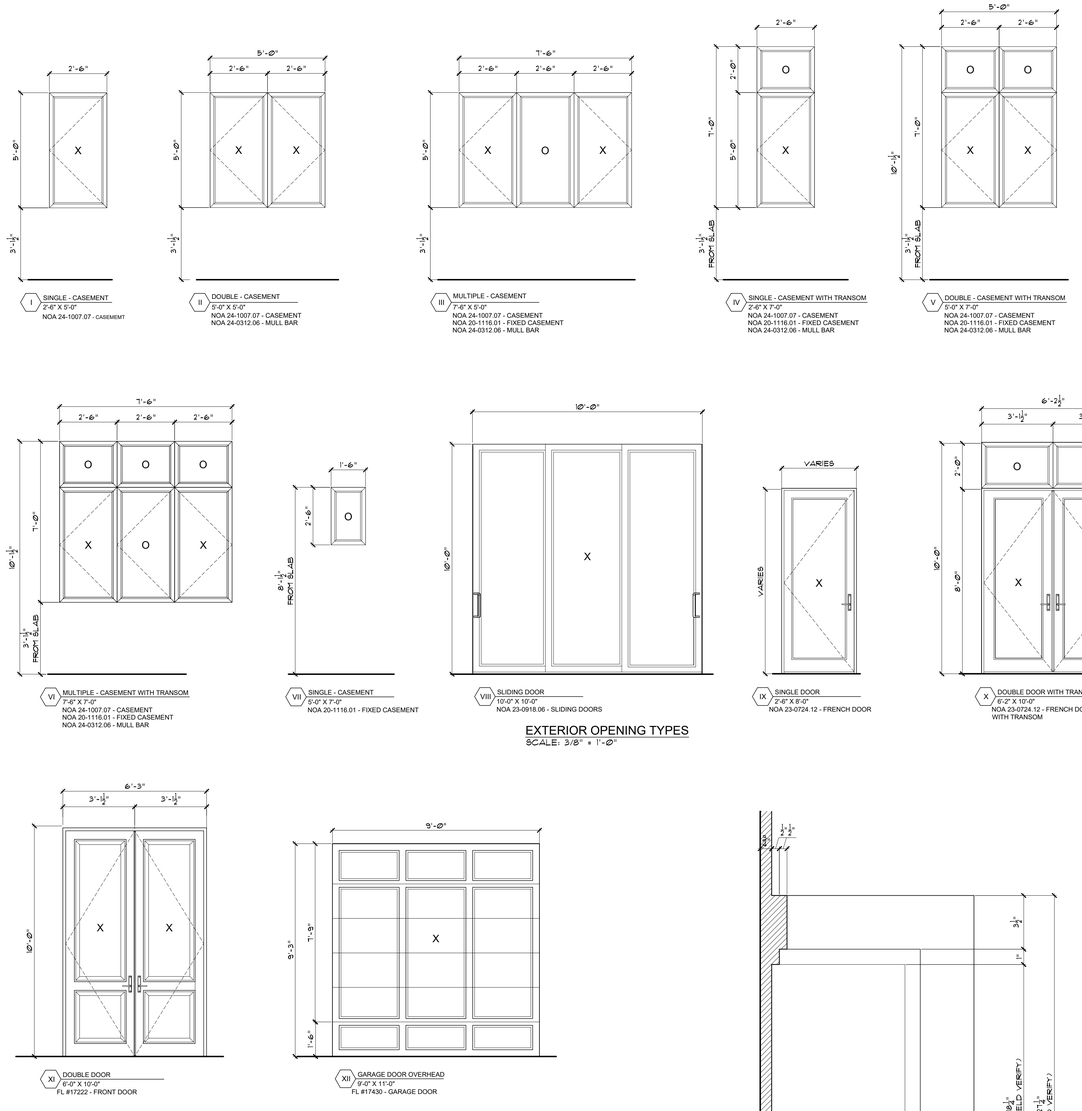
FBC SECTION 1005 - EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT TO EXCEED 44" AFF. MIN. NET CLEAR OPENING: HEIGHT 24", WIDTH 20". MIN. NET CLEAR OPENING AREA: 5.7 SF, GROUND FLOOR: 5.0 SF.

GLASS NOTE:

FBC R308.4.2/R308.3.1 EXTERIOR GLASS DOORS SHALL BE CATEGORY II SAFETY GLAZING

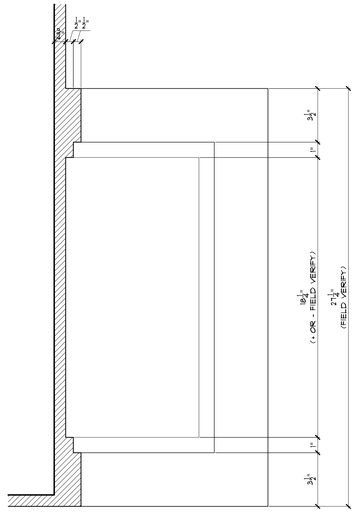
FBC R308.4.2 GLAZING ADJACENT TO DOORS (WITHIN 24" OF DOOR EDGES IN CLOSED POSITION, WHERE GLAZING IS LESS THAN 60" ABOVE FLOOR) SHALL BE CATEGORY II SAFETY GLAZING

FBC R308.4.6 GLAZING ADJACENT TO STAIRS SHALL BE CATEGORY II GLAZING




EXTERIOR OPENING TYPES
SCALE: 3/8" = 1'-0"




STUCCO PANEL DETAIL
SCALE: 3" = 1'-0"

SCOPE OF WORK FOR REVISION 3: OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

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**SEAL :**

Digitally signed by Antonio O Sosa
Date: 2026.06.02 17:44:09-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ARCHITECT ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

**DRAWING INFORMATION :**

| | |
|---|---|
| ISSUED | 04.25.25 |
| BLDG. DEPT. COMMENTS | 1 08.25.25 2 01.06.26 |
| OWNER CHANGES | 3 06.01.26 |

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**SHEET :**

A7.1

## INTERIOR DOOR SCHEDULE :

| TAG | ROOM # | LOCATION | TYPE | WIDTH | HEIGHT | THICKNESS | MATL | JAMB | FINISH | SINGLE | DOUBLE | BI-FOLD | POCKET | BYPASS | SWING | REMARKS | HARDWARE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | FIRST FLOOR | | | | | | | | | | | | | | | |
| 01 | 103 | STUDY | D | 6'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | ● | | LH-RH | | PS, FB |
| 02 | 102 | LIBRARY | D | 6'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | ● | | LH-RH | | PS, FB |
| 03 | 107 | AHU 4 | A | 2'-2" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | RH | | PS |
| 04 | 108 | MASTER CORRIDOR | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 05 | 110 | MASTER BATH | B | 3'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | ● | | -- | | PR |
| 06 | 110A | W.C. | A | 2'-6" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 07 | 110B | SHOWER | E | 2'-2" | VIF | -- | GLASS | -- | -- | ● | | | | | -- | SEE GLASS NOTES BELOW | PS |
| 08 | 110C | SHOWER | E | 2'-2" | VIF | -- | GLASS | -- | -- | ● | | | | | -- | SEE GLASS NOTES BELOW | PS |
| 09 | 110D | W.C. | A | 2'-6" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 10 | 111 | MASTER CLOSET | B | 3'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | ● | | -- | | PS |
| 11 | 107 | AHU 3 | A | 2'-2" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | LH | | PS |
| 12 | 127 | CORRIDOR | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 13 | 129 | CLOSET 1 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PS |
| 14 | 130 | BATHROOM 1 | F | 5'-6" | VIF | -- | GLASS | -- | -- | | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 15 | 130 | BATHROOM 1 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PS |
| 16 | 118 | POWDER ROOM | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 17 | 113 | CORRIDOR | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PS |
| 18 | 113 | AV CLOSET | G | 4'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | LH-RH | LOUVERED | DM, RL |
| 19 | 112A | STORAGE | H | 2'-10" | 6'-8" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | LOUVERED | PS |
| 20 | 116 | STAFF ROOM / GYM | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 21 | 116 | STAFF ROOM / GYM | C | 5'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | LH-RH | | DM, RL |
| 22 | 117 | STAFF BATH | A | 2'-6" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 23 | 117 | STAFF BATH | F | 5'-2" | VIF | -- | GLASS | -- | -- | | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 24 | 113 | CORRIDOR | G | 4'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | LH-RH | | DM, RL |
| 25 | 115 | GARAGE | A | 3'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | SEE GARAGE DOOR NOTE BELOW | PS |
| 26 | 114 | LAUNDRY ROOM | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PS |
| 27 | 122 | KOSHER KITCHEN | B | 3'-6" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | ● | | -- | | PS |
| 28 | 121 | PANTRY | B | 3'-0" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | ● | | -- | | |
| | | | | | | | | | | | | | | | | | |
| 29 | 207 | VESTIBULE | C | 4'-8" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | LH-RH | | DM, RL |
| 30 | 208 | LAUNDRY | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PS |
| 31 | 209 | BEDROOM 5 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 32 | 210 | BATHROOM 5 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 33 | 210 | BATHROOM 5 | F | 5'-6" | VIF | -- | GLASS | -- | -- | ● | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 34 | 211 | CLOSET 5 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PS |
| 35 | 213 | BEDROOM 4 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 36 | 214 | BATHROOM 4 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 37 | 214 | BATHROOM 4 | F | 5'-6" | VIF | -- | GLASS | -- | -- | ● | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 38 | 215 | CLOSET 4 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PS |
| 39 | 218 | LINEN | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | | ● | | | | RH | | PS |
| 40 | 217 | VESTIBULE | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 41 | 220 | BATHROOM 2 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 42 | 220 | BATHROOM 2 | F | 5'-4 1/2" | VIF | -- | GLASS | -- | -- | | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 43 | 221 | CLOSET 2 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PS |
| 44 | 222 | BEDROOM 3 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | RH | | PR |
| 45 | 223 | BATHROOM 3 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PR |
| 46 | 223 | BATHROOM 3 | F | 5'-4 1/2" | VIF | -- | GLASS | -- | -- | | | | | ● | -- | SEE GLASS NOTES BELOW | SH |
| 47 | 224 | CLOSET 3 | A | 2'-10" | 8'-0" | 1-3/4" | WOOD | WOOD | PAINT | ● | | | | | LH | | PS |

HARDWARE NOTES:

PR PRIVACY
PS PASSAGE
KL KEYED LOCK
DB DEAD BOLT
DM DUMMY (F) = FULL DUMMY
SH SHOWER PULL
PP PUSH PLATE
PL PULL PLATE
KP KICK PLATE
CL CLOSER
RL ROLLER LATCH
CP CUP PULL
FB FLUSH BOLT

* HARDWARE MANUFACTURER TO BALDWIN OR EQUAL

GLASS:
FBC R4410.2.3.1.3.2 - DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II SAFETY GLAZING.

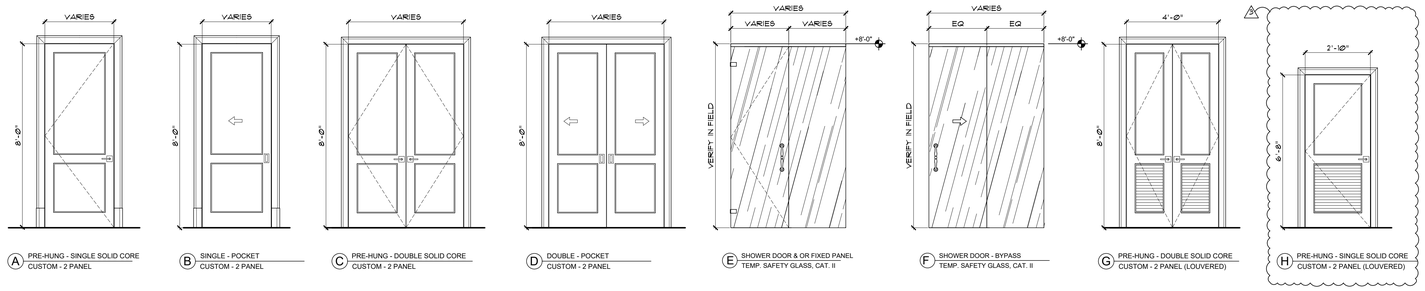
FBC R4410.2.6.1 & R308.4.5 - GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER, & WITHIN 60" HORIZONTALLY FROM TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II.

SHOWER ACCESS MINIMUM CLEAR WIDTH OF 22" FBC R2708.1.1

GARAGE:
* * MUST BE SOLID WOOD OR HONEY COMB CORE STEEL DOOR, MIN. OF 1-3/8" THICK, OR 20 MIN FIRE-RATED AND SELF-CLOSING.

NFPA 101:
24.2.4.4 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.

24.2.4.5 - EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.




(A) PRE-HUNG - SINGLE SOLID CORE
CUSTOM - 2 PANEL

(B) SINGLE - POCKET
CUSTOM - 2 PANEL

(C) PRE-HUNG - DOUBLE SOLID CORE
CUSTOM - 2 PANEL

(D) DOUBLE - POCKET
CUSTOM - 2 PANEL

(E) SHOWER DOOR & OR FIXED PANEL
TEMP. SAFETY GLASS, CAT. II

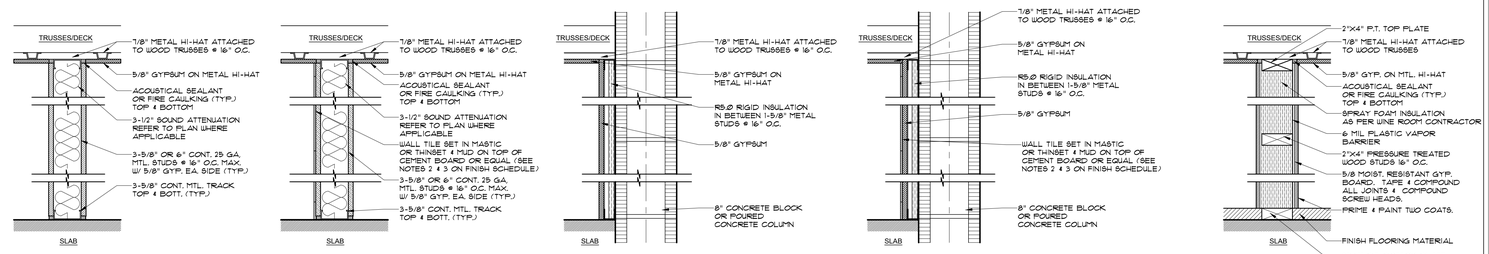
(F) SHOWER DOOR - BYPASS
TEMP. SAFETY GLASS, CAT. II

(G) PRE-HUNG - DOUBLE SOLID CORE
CUSTOM - 2 PANEL (LOUVERED)

(H) PRE-HUNG - SINGLE SOLID CORE
CUSTOM - 2 PANEL (LOUVERED)

### INTERIOR DOOR TYPES
SCALE: 3/8" = 1'-0"

VERIFY ASSEMBLY W/ WINE ROOM SPECIALTY CONTRACTOR




WALL TYPE "A"
SCALE: 1-1/2" = 1'-0"

WALL TYPE "B"
SCALE: 1-1/2" = 1'-0"

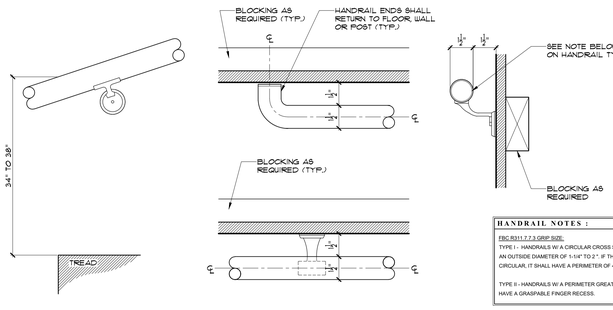
WALL TYPE "C"
SCALE: 1-1/2" = 1'-0"

WALL TYPE "D"
SCALE: 1-1/2" = 1'-0"

WALL TYPE "E"
SCALE: 1-1/2" = 1'-0"

**PARTITION NOTE :**

FBC R4411.4.5.1.1/2/3 - STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 INCH4(360 M4). SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.



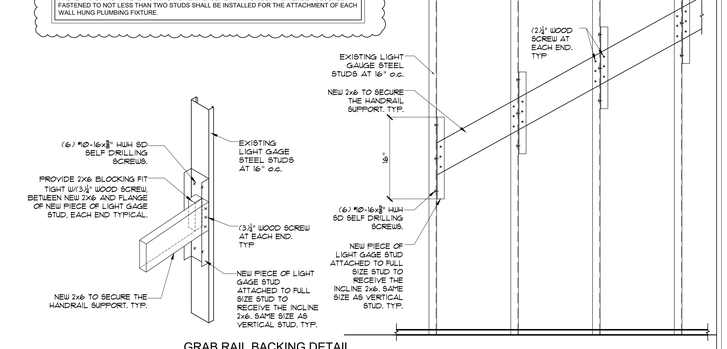

### HANDRAIL DETAILS
SCALE: 3" = 1'-0"

**HANDRAIL NOTES :**

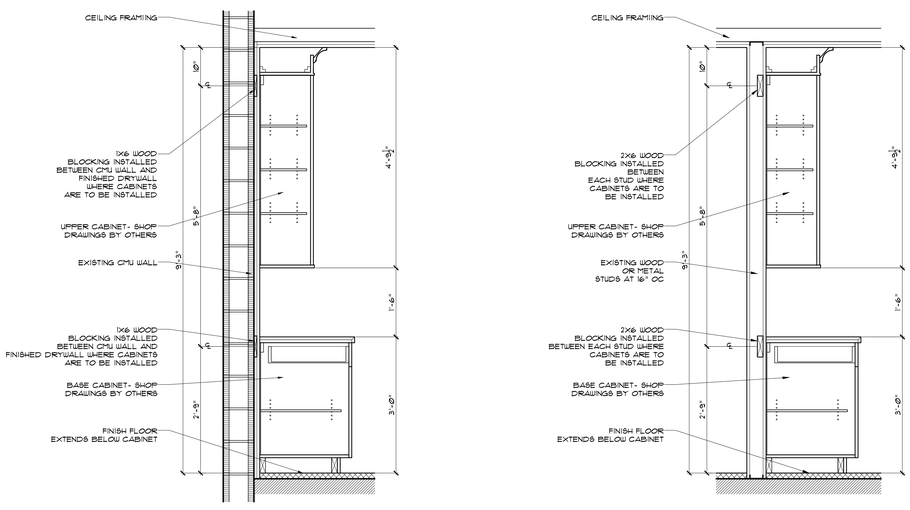
FBC R311.7.7.3 GRIP SIZE:

TYPE I - HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" TO 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF 4" TO 6-1/4".

TYPE II - HANDRAILS W/ A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS.

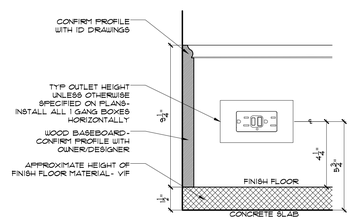



### GRAB RAIL BACKING DETAIL
SCALE: 1" = 1'-0"

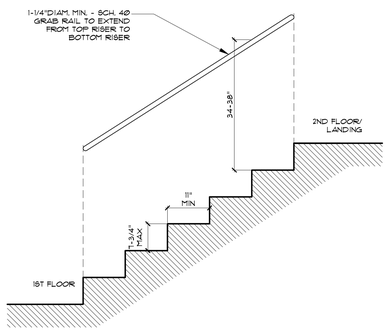



TYPICAL CABINET MOUNTING DETAIL ON CMU WALL
SCALE: 3/4"=1'-0"

TYPICAL CABINET MOUNTING DETAIL ON INTERIOR PARTITION
SCALE: 3/4"=1'-0"




TYPICAL BASEBOARD RECEPTACLE DETAIL
SCALE: 3"=1'-0"




TYPICAL GRAB RAIL DETAIL
SCALE: 3/4" = 1'-0"

**STAIRS,RAILING,AND GUARD RAIL NOTES :**

1. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI-RESISTANT COATING, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE METHACRYLATE LACKER - FBC 2003.8.4.

2. MATERIAL: USE (6061) ALUMINUM.

3. FABRICATOR IS TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.

4.THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.

5. GC TO FIELD VERIFY ALL SITE CONDITIONS, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL AND PERMIT AS REQUIRED.

6. PER FBC R311.7.1/R311.7.5 MINIMUM WIDTH OF STAIR AND MINIMUM DEPTH OF LANDING 36"

7.PER FBC R312.1.3 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER

SCOPE OF WORK FOR REVISION 1 OWNER DESIGN CHANGE REMOVING DOUBLE HEIGHT LIVING ROOM. ALL ARCHITECTURAL SHEETS AFFECTED, SOME MEP PAGES AND SOME STRUCTURAL. SEE A0.0 REV 3 COLUMN FOR UPDATED SHEET LIST.

**NOTE :**

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**DRAWING INFORMATION :**

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|---|---|
| ISSUED | 04.25.25 |
| BLDG. DEPT. COMMENTS | 1 08.25.25 2 01.06.26 |
| OWNER CHANGES | 3 06.01.26 |

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**SHEET :**

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