GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSION AND CONDITIONS IN THE FIELD PRIOR TO START OF WORK AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCY IN THE DRAWINGS AND OBTAIN HIS APPROVAL BEFORE PROCEEDING WITH WORK.
2. UNLESS NOTED OTHERWISE (U.N.O) ON DRAWINGS OR THE SPECIFICATIONS, THESE NOTES SHALL APPLY TO THIS PROJECT.
3. IF ANY ERRORS OR MISSIONS APPEAR ON THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
4. THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE FLORIDA BUILDING CODE & OTHER REFERENCES CODES & SPECIFICATION. ALL REFERENCED CODES AND SPECIFICATIONS SHALL BE THE LATEST EDITION AT TIME OF PERMIT. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. THIS WORK REQUIRES A BUILDING PERMIT. CONTRACTOR TO OBTAIN THE APPROPRIATE BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
6. LOCATION AND SIZES OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL UTILITIES IN COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OPERATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
7. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN ON PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING AND COMPACTING AROUND THESE SERVICES IS CONTRACTOR RESPONSIBILITY.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS EXPOSED OR OPEN AT THE END OF THE WORKING DAY WHEN THE CONTRACTOR IS NOT WORKING, UNLESS ANY TRENCH IS COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN TRAFFIC.
10. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND/OR INSTRUCTIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED CONDITIONS AND PROPER DISPOSAL OF ANY MATERIAL & GARBAGE FROM THE SITE AFTER COMPLETION OF WORK. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE EPA AND THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)
13. DRAWINGS AND DIMENSIONS ARE BASED UPON DRAWINGS SUPPLIED BY THE CLIENT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR MISINTERPRETATIONS OF THE SYSTEM DESIGNED BY THE ENGINEER BASED ON CLIENT CONFIRMED DESIGN AND DIMENSIONS. ADDITIONAL DRAFTING TIME EMPLOYED IN THE CHANGE OF THE DESIGN AFTER SIGNING AND SEALING OF DRAWINGS WILL RESULT IN ADDITIONAL COST.
14. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
15. THE ENGINEER HAS GENERATED THESE SHOP DRAWINGS BASED ON A PROVIDED DESIGN THAT HAS BEEN DEVELOPED BY A LICENSED ARCHITECT OR A COMPETENT LICENSED DESIGN PROFESSIONAL WHO CONFIRMED COMPLIANCE WITH ALL APPLICABLE NATIONAL AND FLORIDA BUILDING CODES.
16. CONCRETE DESIGN AND REINFORCEMENT IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 318) AND WITH " DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
17. ANCHORING CEMENT WITH A COMPRESSION STRENGTH OF 10 KSI AT THE END OF 7 DAYS.
18. WHEN DISSIMILAR MATERIAL CONNECTIONS ARE MADE, SUCH AS CONCRETE TO METAL, THE DISSIMILAR MATERIAL SHALL BE SEPARATED BY COATING THE CONTACT SURFACE WITH BITUMASTIC MATERIAL.
19. DO NOT SCALE DRAWINGS, DIMENSIONS ALWAYS GOVERN.
20. DETAILS LABELED "TYPICAL (TYP.)" SHALL APPLY TO ALL SITUATIONS THAT ARE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. TYPICAL DETAILS SHALL APPLY WETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
21. THE QUANTITIES AND DIMENSION SHOWN ON DRAWINGS ARE BASED ON THE ARCHITECTURAL DRAWINGS. ALL DIMENSION TO BE SITE VERIFIED BY GENERAL CONTRACTOR/ SUBCONTRACTOR.
22. ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 48 HOURS PRIOR TO INSPECTION.
23. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ENGINEER IS PROHIBITED.

LOADS NOTES:

1. FLORIDA BUILDING CODE, FBC-2023(8TH EDITION) LOADS:
   RAILING:
   P= CONCENTRATED LOAD OF 200 lbs (0.73 kN) IN ANY DIRECTION AT ANY PLACE OF TOP MEMBER.
   W= DISTRIBUTED LOAD OF 50 PLF (0.73 kN/m) AT TOP MEMBER. THIS LOAD MUST BE TRANSFERRED THROUGH THE SUPPORT TO THE STRUCTURE.
   WIND AS PER ASCE 7-16 KD=0.85, CATEGORY II, EXP: D, V=175 MPH.
2. THE ENGINEER HAS EXCLUSIVELY DESIGNED THE STRUCTURE AND/OR BUILDING COMPONENTS IN COMPLIANCE WITH FBC-20 (7TH EDITION) AND DESIGN STANDARDS FOR STRUCTURAL REQUIREMENTS ONLY. THE EXISTING STRUCTURE MUST SUPPORT THE LOADS IMPOSED BY THE SYSTEM OR SYSTEMS. ENGINEER ON RECORD OF THE BUILDING SHALL VERIFY THE STRUCTURE FOR SUCH LOADINGS.

STAINLESS STEEL NOTES:

1. STAINLESS STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE FBC-14 (5th ED), ASTM A176-85a, ASTM A240-86, ASTM A276-85a, ASTM A666-84 AND ASTM F593.
   STAINLESS STEEL SS30400 OR SS31600.....Fy=30 ksi, (YIELD STRENGTH)
   STAINLESS STEEL SS32101 .....Fy=65 ksi (YIELD STRENGTH)
   STAINLESS STEEL SS32304 .....Fy=58 ksi (YIELD STRENGTH)
   STAINLESS STEEL SS32205 .....Fy=65 ksi (YIELD STRENGTH)
2. WELDING:
   ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AWS CODE, D1.6, STRUCTURAL WELDING-STAINLESS STEEL, LATEST EDITION, AND SHALL BE PERFORMED BY CURRENTLY AWS CERTIFIED OPERATORS. ELECTRODES TO BE AWS E309 OR E318. (80 ksi TENSILE STRENGTHS). FIELD WELDING SHALL BE INSPECTED BY AN INDEPENDENT TESTING LABORATORY RETAINED BY THE OWNER.
3. ALL CONNECTIONS TO BE WELDED SHALL BE 3/16" FILLET WELD MINIMUM U.N.O. WELDED SURFACES SHALL BE PREPARED AND REFINISHED AS REQUIRED BY THE AWS D1.6 CODE SPECIFICATIONS.
4. BOLTED CONNECTIONS SHALL BE MADE USING HIGH STRENGTH STAINLESS STEEL BOLTS CONFORMING TO ASTM F593.

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GLASS

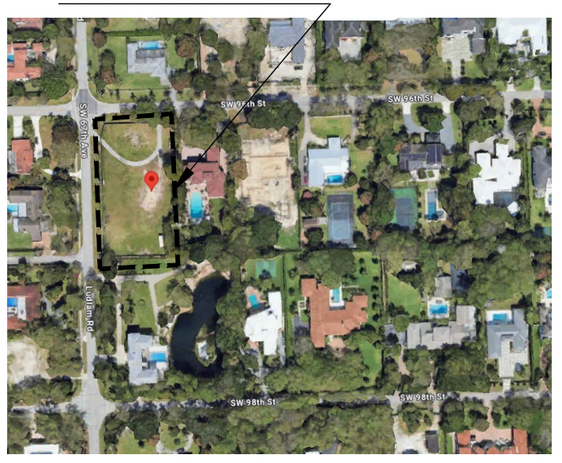
1. ALL GLASS IN THIS PROJECT WILL BE SAFETY GLASS ACCORDING TO FBC-20 (7th EDITION) RESIDENTIAL.
2. LAMINATE GLASS 7/16 BY NOA No. 17-0808.02.
3. FULLY TEMPERED GLASS AND LAMINATED GLASS SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201 OR MUST PASS ANSI Z97.1, LAB TEST.
4. PROVIDE END CAPS TO ALL TOP RAILS.
5. RAILING SHALL BE INSTALLED ACCORDING TO MANUFACTURE'S GUIDELINES.

INDEX OF DRAWINGS:

SCOPE OF WORK:

- INTERIOR STAIR GLASS RAIL (SPIGOT & STANDOFF).
- INTERIOR BALCONY GLASS RAIL (STANDOFF).

PROJECT HERE



LOCATION MAP
Not to Scale

JOSE E. POLANCO
P.E. No 76919
14927 SW 142nd Ct.
Miami, Fl. 33186
305-282-6757

SEAL

Digitally signed by Jose E Polanco
Date: 2026.01.28 18:42:10 -05'00'

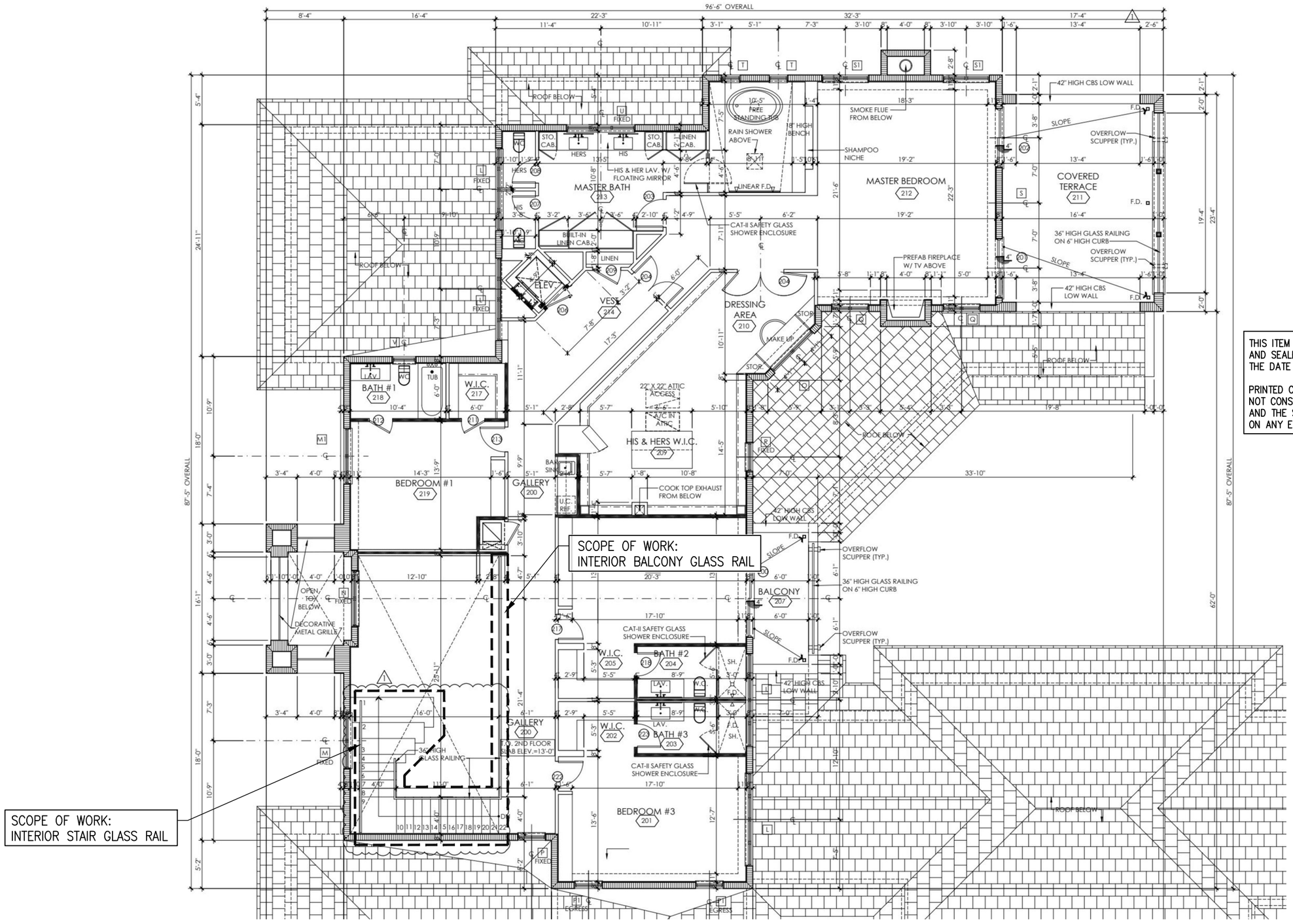
ENGINEER SIGNATURE

REVISIONS:

9601 RESIDENCE

PUMAYNA 9601 SW 67TH AVE, MIAMI, FL 33156

PROJECT No.: 01-007-25
DRAWN & DESIGN: B.L.
CHECKED: J.P.
ISSUE DATE: 11/05/2025
SHEET NAME: **SD-1**



N

KEY PLAN (SECOND FLOOR PLAN)

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

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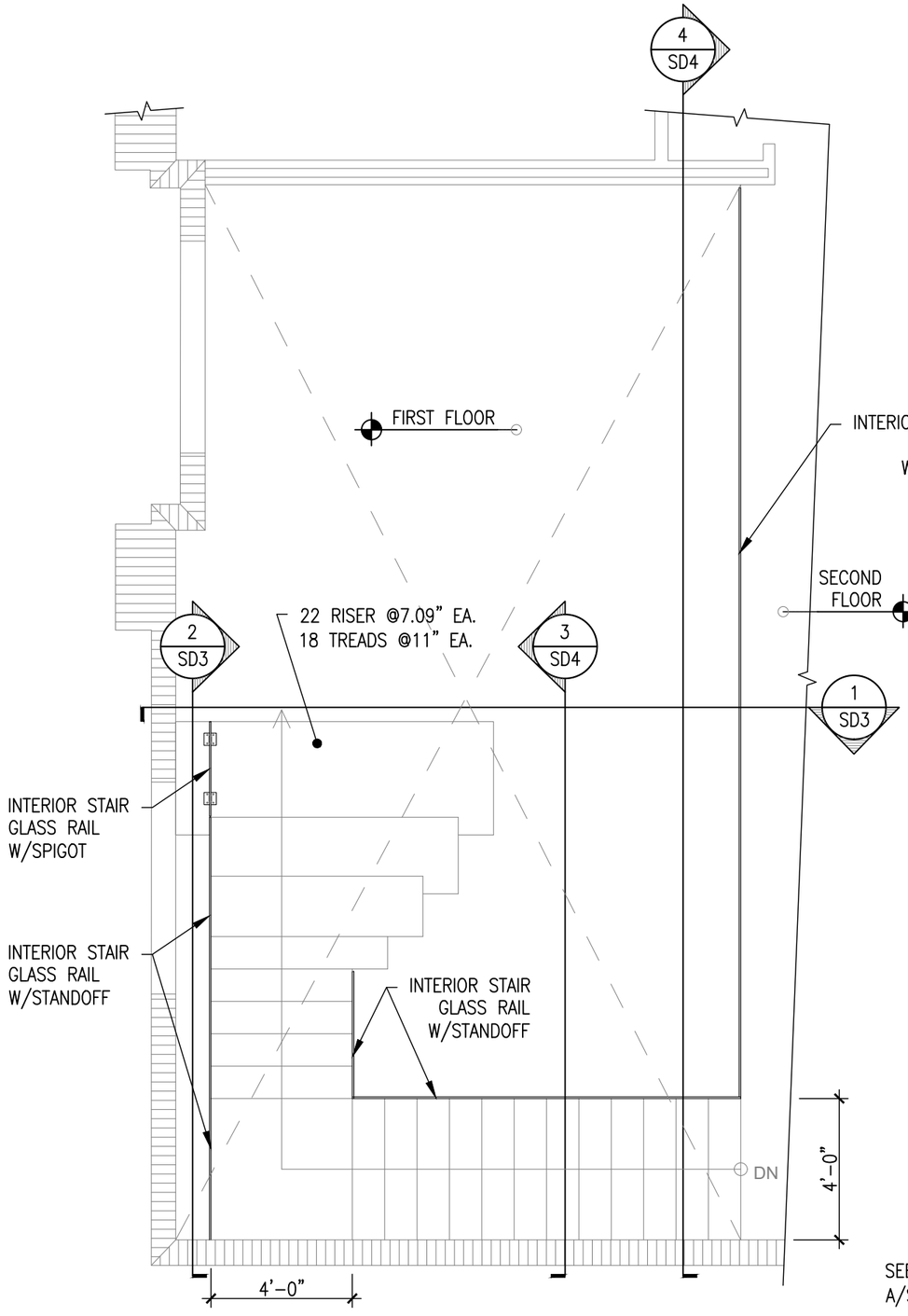
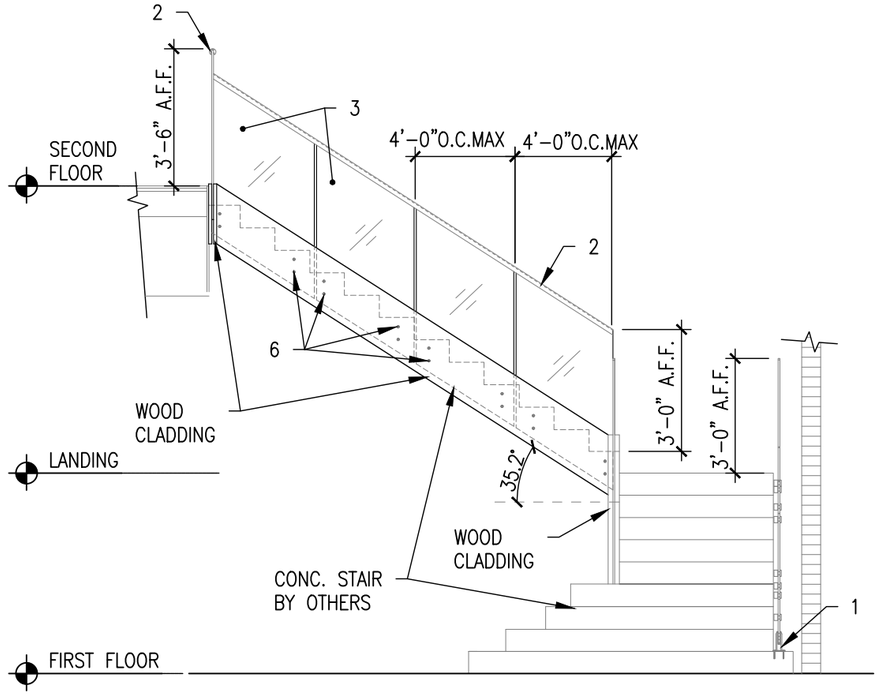


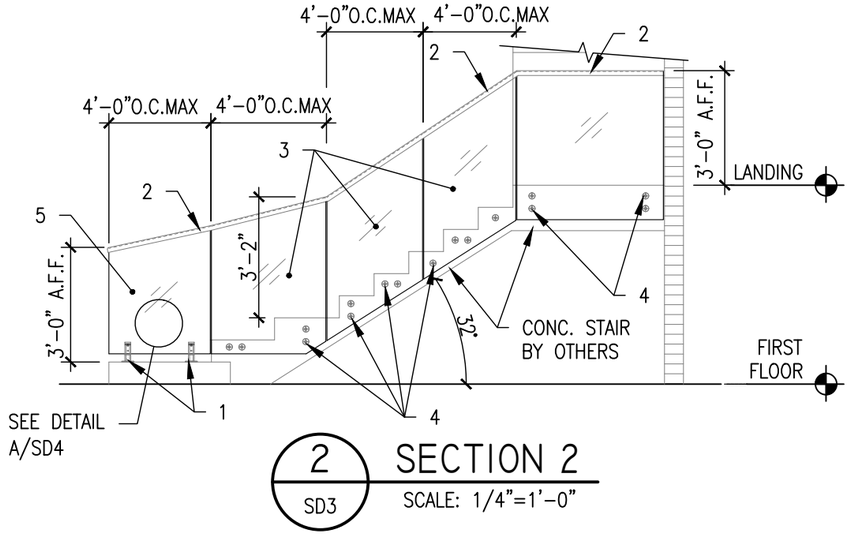
INTERIOR STAIR. 2ND FLOOR PLAN

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



I / SD3 SECTION I

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



2 / SD3 SECTION 2

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

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LEGEND:

1. TYP. FLOOR SPIGOT SEE NOTE #1 W/(4) $\frac{3}{8}$"ø x $3\frac{1}{4}$" EMBED. FLAT HEAD SS316 SCREW ANCHOR.
2. SS304 TOP RAIL (SEE E1000424/3 IAM CATALOG VOL.19 OR SIMILAR).
3. $\frac{9}{16}$" THK. TEMPERED GLASS.
4. GLASS CLAMP (SEE E620075 IAM CATALOG VOL.19)
5. $1\frac{1}{16}$" THK. LAMINATED GLASS RAILING BY N.O.A. No. 23-0714.07.
6. SCREW-BOLT +HEX WASHER HEAD ø$\frac{1}{4}$" BY DEWALT W/2 $\frac{1}{2}$" MIN. EMBED INTO CONCRETE.

NOTE:

1. FOR FLOOR SPIGOT (SEE E019700100 IAM CATALOG VOL.19 OR SIMILAR).

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MIAMI, FL 33156

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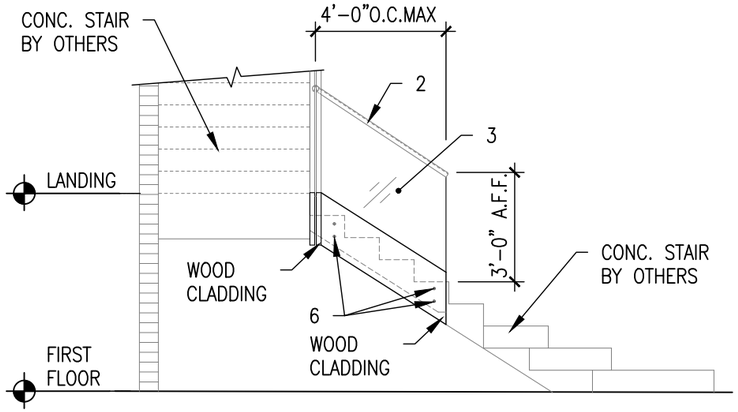
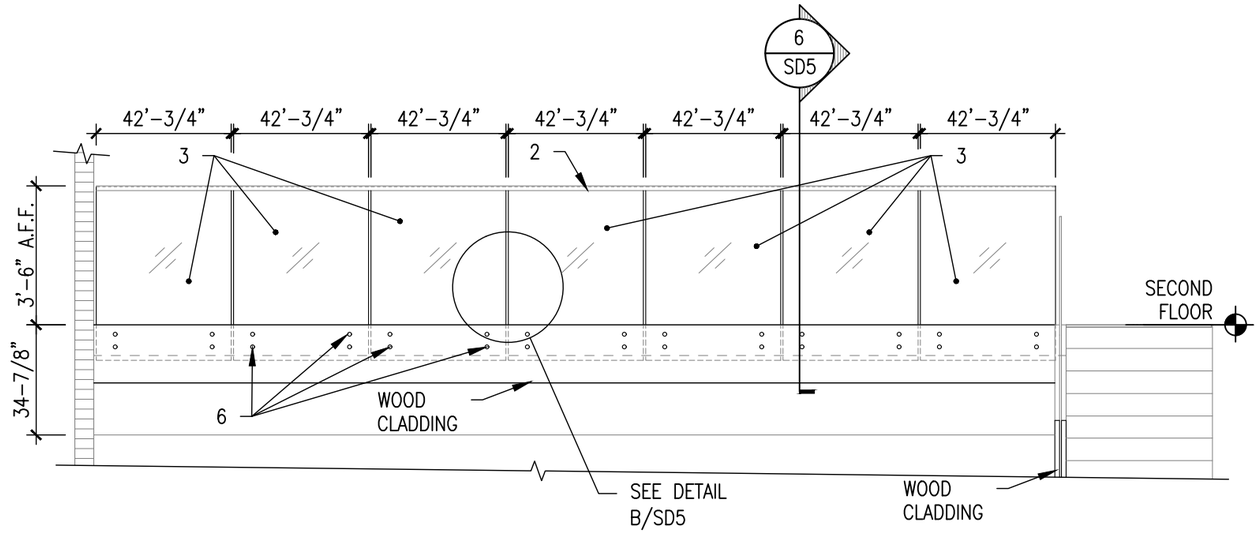
SHEET NAME: **SD-3**



3 / SD4 SECTION 3

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



4 / SD4 SECTION 4

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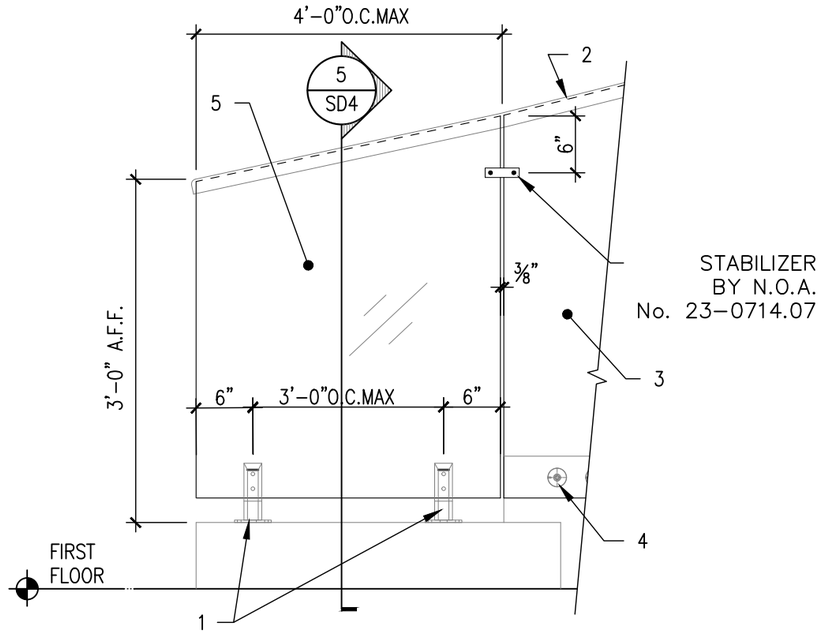
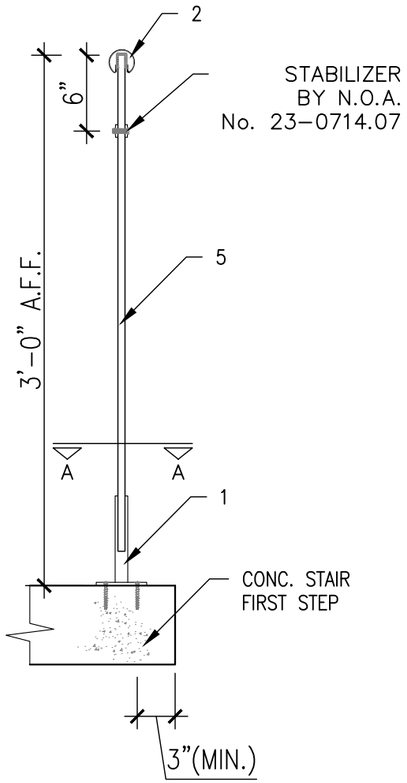


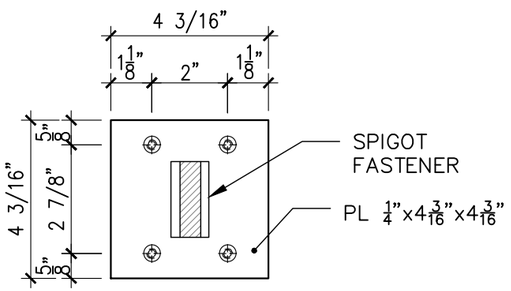
A / SD4 GLASS RAIL W/ SPIGOT DETAIL A

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



5 / SD4 SECTION 5

SCALE: 1"=1'-0"



SECTION A-A

SCALE: 3"=1'-0"

FLOOR SPIGOT

LEGEND:

1. TYP. FLOOR SPIGOT SEE NOTE #1 W/(4) 3/8"ø x 3¼" EMBED. FLAT HEAD SS316 SCREW ANCHOR.
2. SS304 TOP RAIL (SEE E1000424/3 IAM CATALOG VOL.19 OR SIMILAR).
3. 9/16" THK. TEMPERED GLASS.
4. GLASS CLAMP (SEE E620075 IAM CATALOG VOL.19)
5. 1 1/16" THK. LAMINATED GLASS RAILING BY N.O.A. No. 23-0714.07.
6. SCREW-BOLT +HEX WASHER HEAD ø¼" BY DEWALT W/2 ½" MIN. EMBED INTO CONCRETE.

NOTE:

1. FOR FLOOR SPIGOT (SEE E019700100 IAM CATALOG VOL.19 OR SIMILAR).

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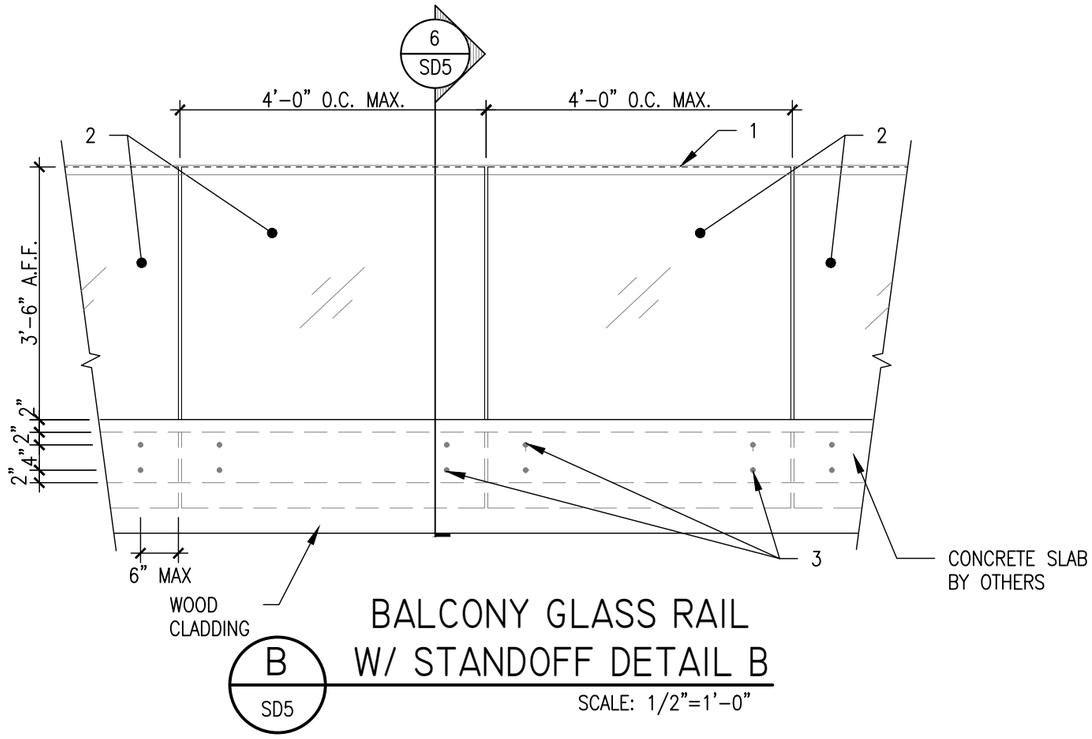
SHEET NAME: SD-4



B / SD5 BALCONY GLASS RAIL W/ STANDOFF DETAIL B

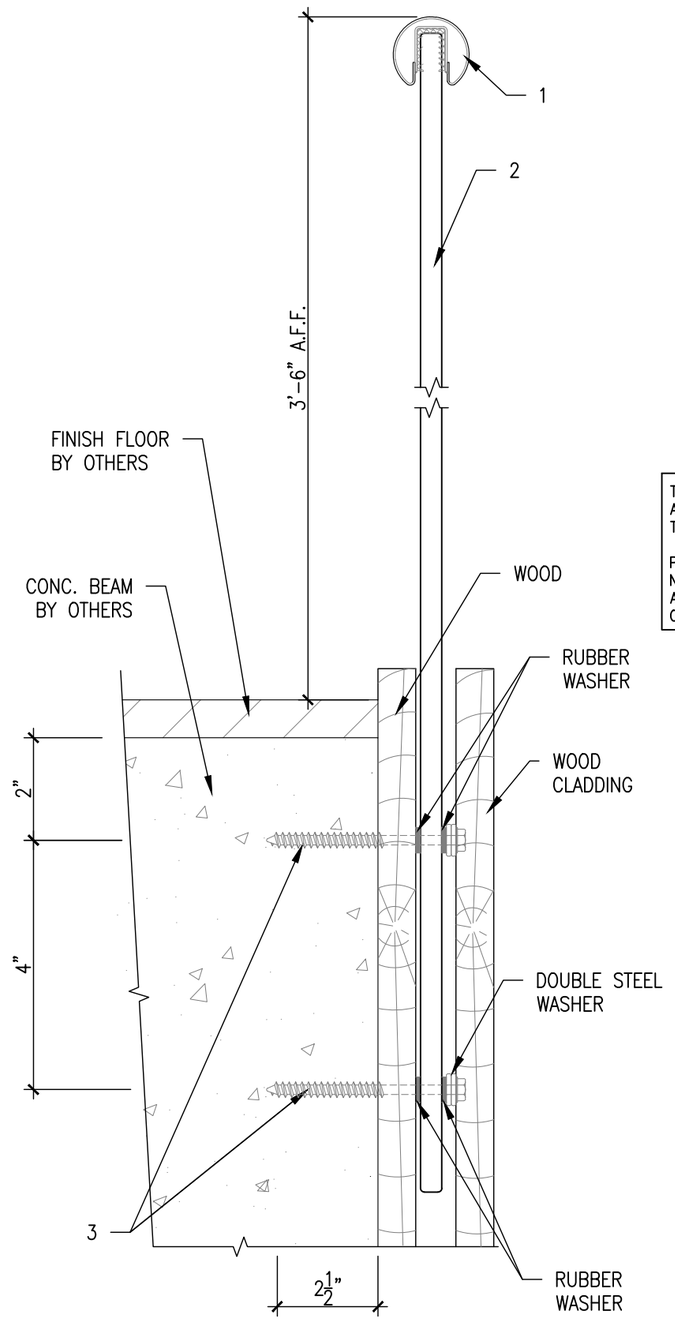
SCALE: 1/2"=1'-0"

LEGEND:

1. SS304 TOP RAIL (SEE E1000424/3 IAM CATALOG VOL.19 OR SIMILAR).
2. $\frac{9}{16}$" THK. TEMPERED GLASS.
3. SCREW-BOLT +HEX WASHER HEAD ø$\frac{1}{4}$" BY DEWALT W/2 $\frac{1}{2}$" MIN. EMBED INTO CONCRETE.

NOTES:

- ALL CONNECTIONS TO BE $\frac{1}{8}$" FILLET WELL ALL AROUND U.N.O ON DRAWINGS.



6 / SD5 SECTION 6

SCALE: 3"=1'-0"

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