

NOVUS
Archetype
architecture / interior / planning

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STATE OF FLORIDA
JULIO PULIDO
— ★ —
AR53904
REGISTERED ARCHITECT

Interior
Remodeling &
Addition

783 SW 104th St Pincrest, Fl
33156

[illegible]

Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

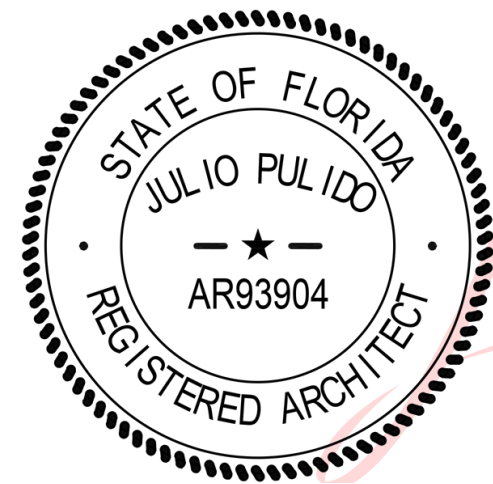
Cover Page

A000

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Digitally signed
by Julio Pulido
Date: 2026.02.23
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INTERIOR REMODELING & ADDITION
PERMIT SET
12-20-2024



Location Map_1 Referenced from Google Maps
NOT TO SCALE

ZONING INFORMATION:
ZONING DISTRICT: EL-1 (SINGLE FAMILY RESIDENTIAL ESTATES)
USE: PROPOSED USE = RESIDENTIAL (SINGLE FAMILY)
REFER TO ZONING DIAGRAMS (SHEETS A108) FOR ZONING CALCULATIONS

SETBACKS:
MAIN HOUSE:
FRONT: 55'-0"
SIDE INTERIOR: 20'-0"
REAR: 25'-0"

BUILDING HEIGHT:
MAXIMUM ALLOWED: 2-STORIES OR 35'-0"
FLAT ROOF STRUCTURES: 25'-0" TO TOP OF ROOF OR 28'-0" TO THE TOP OF THE PARAPET WALL CONCEALING THE ROOF

EXISTING HEIGHT:
25'-10" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE FIREPLACE. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

NEW ADDITION:
10'-9" FROM THE BASE ELEVATION LINE (COR + 8") TO THE TOP OF THE PARAPET. ALSO SEE ELEVATIONS FOR DIMENSIONAL SPECS.

SCOPE OF WORK DESCRIPTION:
THE SCOPE OF THE WORK UNDER THIS SUBMITTAL SHALL ENCOMPASS THE FOLLOWING:
-NEW ADDITION OF APPROXIMATELY 112 SF TO INCREASE THE CLOSET SPACE OF THE MASTER BEDROOM SUITE.
-NEW MASTER BEDROOM EXTERIOR GLASS DOORS.
-NEW MASTER BEDROOM EXTERIOR, HIGH, FIXED GLASS WINDOWS.
-NEW EXTERIOR TILE FINISH FOR MASTER BEDROOM OPEN PATIO.
-INTERIOR REMODELING OF MASTER BATHROOM WITH NEW FIXTURES, LAYOUT, ACCESSORIES, FINISHES, LIGHTING, ETC.
-INTERIOR REMODELING OF MASTER BEDROOM SUITE WITH NEW FINISHES, CEILING, LIGHTING, PAINTING, ETC.
-RELOCATION OF MASTER SUITE AHU AND CONDENSING UNIT.
-RELOCATION OF MASTER BEDROOM SUITE INTERIOR DOOR.
-CONVERSION OF UNUSED SAUNA SPACE INTO A CLOSET.
-NEW, BIGGER KITCHEN WINDOW.
-ROTATION OF AHU IN LIVING SPACE & RELOCATION OF A/C CLOSET DOOR.
-NEW CABINETRY AND STORAGE IN KITCHEN AREA.
-REPLACE ELECTRIC RANGE WITH GAS RANGE.
-REPLACE KITCHEN HOOD.
-REPLACE ISLAND CABINETRY AND COUNTER TOPS.
-REMOVE SHOWER AND TUB IN BATH 2 TO CREATE NEW CLOSETS AND STORAGE.
-NEW CABINETRY AND STORAGE IN PANTRY ROOM.
-NEW CABINETRY AND STORAGE IN OFFICE ROOM.
-REMOVE EXTERIOR DOOR IN HALLWAY ADJACENT TO LAUNDRY ROOM, AND PROVIDE A NEW CLASEMENT WINDOW.
-NEW CABINET AND LAUNDRY SINK.
-NEW GLASS DOOR FOR GYM ROOM.
-NEW CABINETRY AND STORAGE IN GYM ROOM.
-NEW CLOSETS IN GUEST BEDROOM.
-NEW CLOSET & CABINETRY IN REX'S BEDROOM.
-NEW CLOSET IN HALL.
-NEW CLOSETS AND CABINETRY IN TRY'S BEDROOM.
-NEW CABINETRY AND CLOSETS IN DEVIN'S BEDROOM.
-REMOVAL OF EXISTING SAUNA ADJACENT TO MASTER BEDROOM.
-NEW ADDITION OF W.I.C. FOR MASTER BEDROOM.

NOTE:
-PERIMETER FENCES AND GATES ARE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.
-POOL BARRIER FENCE TO REMAIN AND NOT ALTERED UNDER THIS SUBMITTAL.

CODES IN EFFECT:
FBC 8th EDITION RESIDENTIAL 2023
FBC 8th EDITION MECHANICAL 2023
FBC 8th EDITION ENERGY CONSERVATION 2023
FBC 8th EDITION TEST PROTOCOLS FOR HHVZ 2023
VILLAGE OF PINECREST ZONING CODE, LATEST EDITION

CONSTRUCTION LEGEND & INFORMATION:
OCCUPANCY CLASSIFICATION: R-3 (SINGLE FAMILY RESIDENTIAL)
CLASSIFICATION OF WORK: NEW CONSTRUCTION TYPE:
TYPE V-B: NS (NO - SPRINKLERS)
1-STORY, LESS THAN 40'-0" HEIGHT

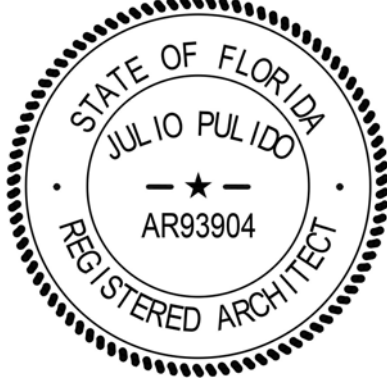
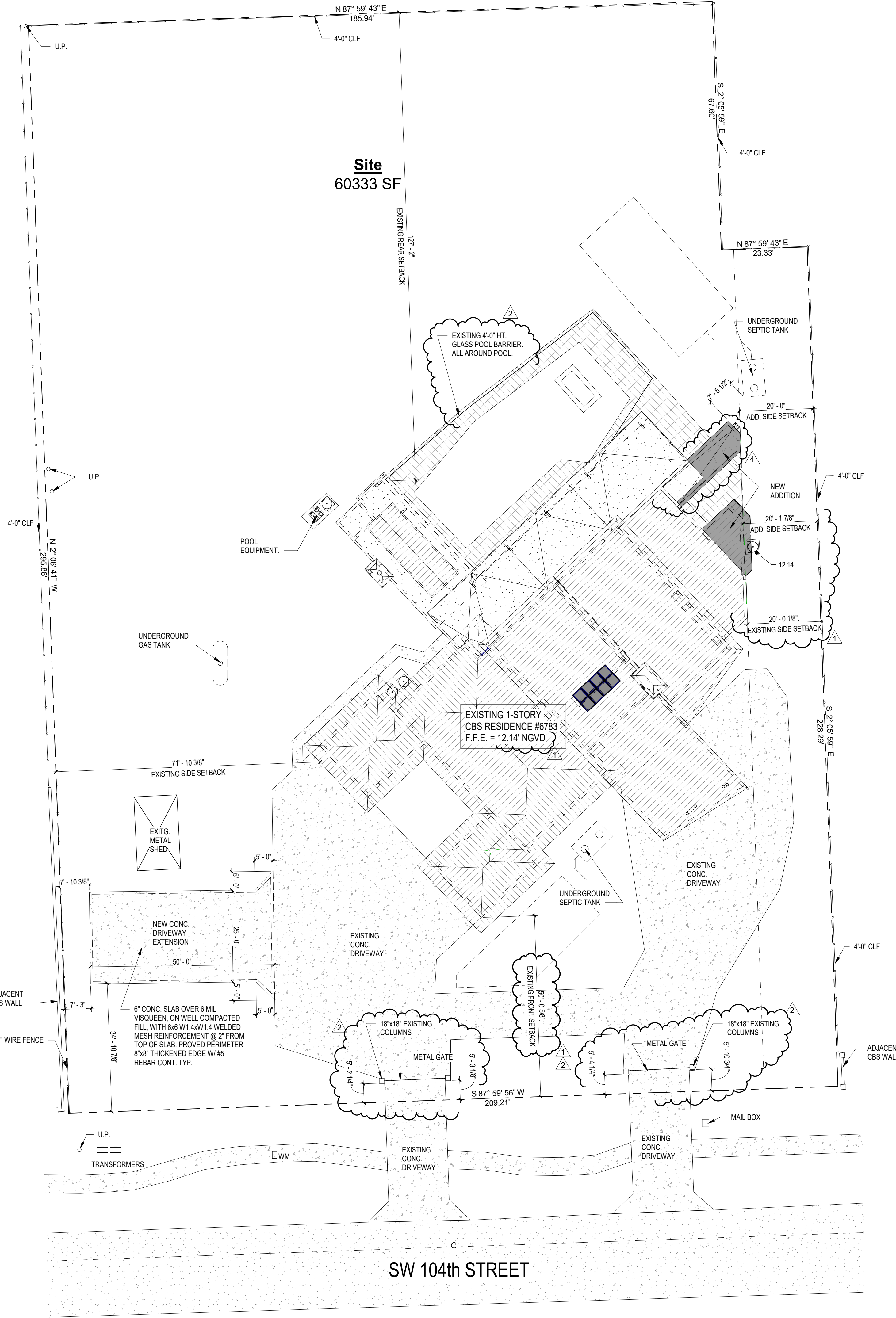
UNDER A SEPARATE PERMIT:
-ANY WORK ON THE RIGHT OF WAY
-EXTERIOR WINDOWS AND DOORS
-SWIMMING POOL, A POOL, EQUIPMENT / LIGHTING
-MECHANICAL, ELECTRICAL & PLUMBING TRADES
-GENERATOR AND GAS TANK
-DRIVEWAYS APPROACH
-ROOFING SYSTEM
-LANDSCAPE IRRIGATION SYSTEM

DEFERRED SUBMITTALS:
-SEPTIC SYSTEM (APPLICATION BY SEPTIC TANK CONTRACTOR)
-SWIMMING POOL, POOL DECK, POOL EQUIPMENT, (BY POOL CONTRACTOR)
-FLOOR & ROOF TRUSSES (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-RAILING (ENGINEERED SHOP DRAWINGS SUBMITTAL)
-EXTERIOR WINDOWS & DOORS (SHOP DRAWINGS SUBMITTAL WITH NOAS, PRODUCT APPROVALS, ETC.)
-ROOFING SYSTEM (SHOP DRAWINGS SUBMITTAL WITH PRODUCT APPROVAL, SPECS, SYSTEM DETAILS, ETC.)

NOTE:
REFER TO SURVEY FOR OTHER EXISTING SITE FEATURES, INCLUDING TREES, UTILITIES, ETC.
ALSO REFER TO TREE REMOVAL / RELOCATION PERMIT FOR PALMS TO BE RELOCATED / REMOVED.

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	202 SF
Grand total: 3	5432 SF

Proposed Site Plan
1/16" = 1'-0"



Dylan & Jamie Roy
Interior
Remodeling &
Addition

6783 SW 104th St Pinecrest, FL 33156

No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25
2	Revision 2 Zoning Comments	05-14-25
4	Revision 4 Owner Changes	01-30-26

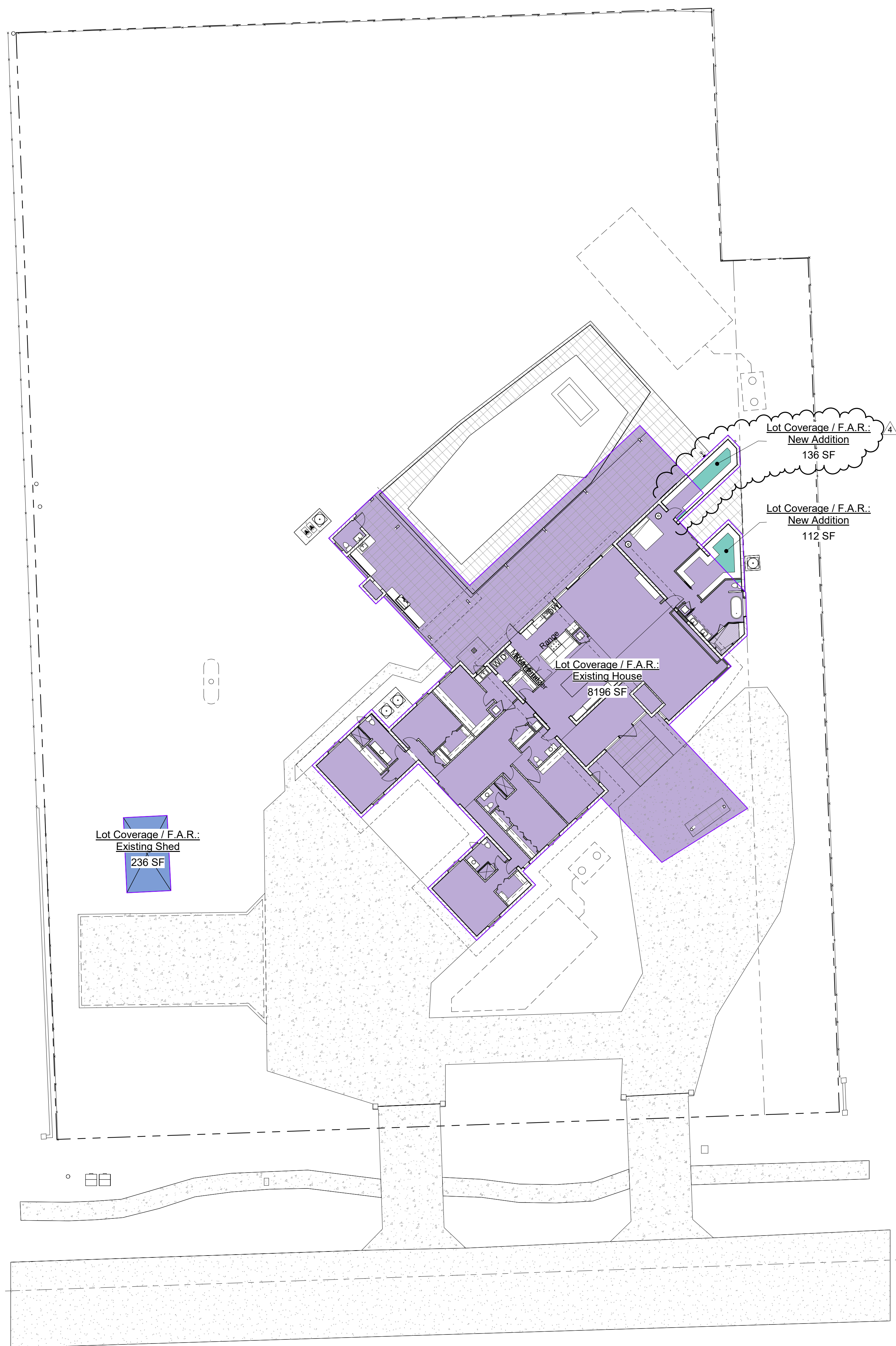
Project number	24-011
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SHEET TITLE

Proposed Site Plan

SHEET No.

A105



Lot Coverage & F.A.R. Areas

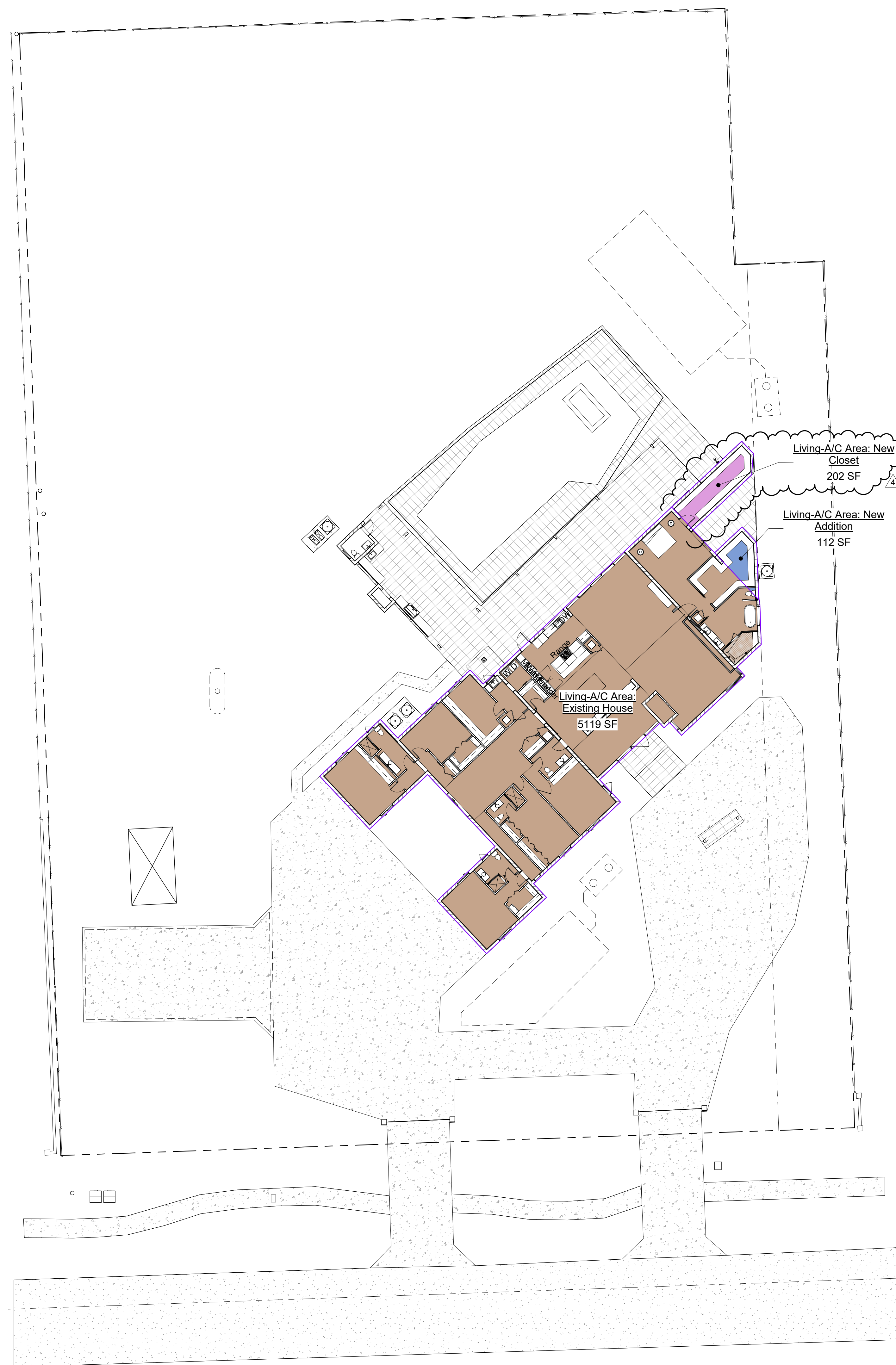
-  Lot Coverage / F.A.R.: Existing House
 Lot Coverage / F.A.R.: Existing Shed
 Lot Coverage / F.A.R.: New Addition

① Lot Coverage & F.A.R. Areas Plan
1/16" = 1'-0"

Area Schedule (Lot Coverage & F.A.R.)		
Name	Area	% of Lot
Lot Coverage / F.A.R.: Existing House	8196 SF	13.585268
Lot Coverage / F.A.R.: Existing Shed	236 SF	0.391181
Lot Coverage / F.A.R.: New Addition	112 SF	0.185429
Lot Coverage / F.A.R.: New Addition	136 SF	0.225099
Grand total: 4	8680 SF	14.386977

LOT COVERAGE & F.A.R. CALCULATIONS:

1-STORY STRUCTURE:
LOT SIZE = 60,333 SF
MAX ALLOWED FOR RESIDENCE 20% x 60,333 = 12,066.6 sf
PROPOSED LOT COVERAGE & F.A.R. = 8,680 sf OR 14.38%
(EVERYTHING UNDER ROOF)



Living-A/C Areas

-  Living-A/C Area: Existing House
 Living-A/C Area: New Addition
 Living-A/C Area: New Closet

② Living-A/C Areas Plan
1/16" = 1'-0"

Area Schedule (Living Area (A/C))	
Name	Area
Living-A/C Area: Existing House	5119 SF
Living-A/C Area: New Addition	112 SF
Living-A/C Area: New Closet	202 SF
Grand total: 3	5432 SF

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Project number	24-011
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Zoning Diagrams & Calculations

SHEET No.

A108

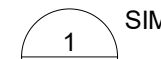
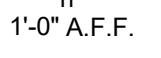
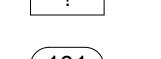
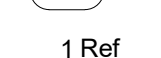
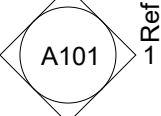
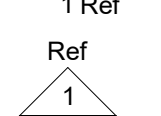
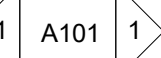
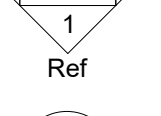
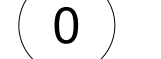
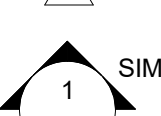
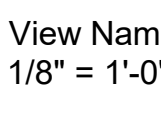


① Impervious Areas Plan
1/16" = 1'-0"

Area Schedule (Green Area)		
Name	Area	% of Lot
Green-Pervious Area 1	36905 SF	61.168842
Green-Pervious Area 3	2029 SF	3.363723
Green-Pervious Area 2	780 SF	1.292867
Green-Pervious Area 4	542 SF	0.898236
Green-Pervious Area 5	175 SF	0.289451
Grand total: 5	40431 SF	67.01312

② Green-Pervious Areas Plan
1/16" = 1'-0"

A110

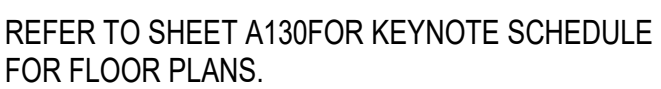
Room name		AREA TAG WITH NAME & AREA
150 SF		
		DETAIL CALLOUT HEAD
		CEILING TAG WITH MATERIAL & ELEVATION
		CENTER LINE
		KEY NOTE MARK
		DOOR TAG
		INTERIOR ELEVATIONS SYMBOL TAG
		EXTERIOR ELEVATIONS SYMBOL TAG
		GRID HEAD TAG
		NORTH ARROW SYMBOL
		REVISION TAG
		SECTION HEAD SYMBOL
		ELEVATION SYMBOL
	View Name 1/8" = 1'-0"	VIEW REFERENCE SYMBOL
		WALL TYPE TAG
		WINDOW TAG
	1/4" = 1'-0"	
Keynote Legend & General Notes		Keynote Text
01-000	GENERAL NOTES	
01-001	ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE NATIONAL AND LOCAL CODES AND CONVENTIONAL GUIDELINES. IN EFFECT AT THE TIME OF SUBMITTAL OF THIS PROJECT.	
01-002	ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED, LICENSED AND INSURED IN THEIR RESPECTIVE TRADES.	
01-003	THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES, AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	
01-004	THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS AND/OR SAMPLES OF CUSTOM FABRICATED ITEMS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE ARCHITECT.	
01-005	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.	
01-006	THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE DRAWINGS, DIMENSIONS AND CONDITIONS ON THE SITE ETC. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES.	
01-007	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS, INSURANCE, AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT.	
01-008	CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY ISSUING THE GENERAL BUILDING PERMIT.	
01-009	GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUMS TO ALL SUBCONTRACTORS ON THE JOB (ELECTRICAL, MECHANICAL, PLUMBING, INTERIOR PARTITIONS ETC.) AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE ENTIRE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.	
01-010	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR ALL MEANS OF SAFETY DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY PRECAUTIONS AS PER OSHA.	
01-011	DELIVERY OF MATERIALS, SUPPLIES, TOOLS, ETC. SHALL BE COORDINATED WITH THE OWNER AND CONDOMINIUM ASSOCIATION. WORK HOURS AND THE MANNER IN WHICH THE WORK WILL BE PERFORMED INSIDE THE CONDOMINIUM ASSOCIATION SHALL BE COORDINATED WITH THE OWNER / CONDOMINIUM ASSOCIATION.	
01-012	FOR STANDARD CONSTRUCTION DETAILS NOT SHOWN ON THE DRAWINGS, GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECT AND/OR PROCEED IN ACCORDANCE WITH THE APPLICABLE CODES AND ESTABLISHED GOOD STANDARD BUILDING PRACTICES.	
01-013	THIS SET OF PLANS HAS BEEN PREPARED TO COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.	
01-014	CONSTRUCTION SHALL PROCEED IN ACCORDANCE WITH THE OFFICIAL DRAWINGS APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH THE LATEST CORRECT SET OF DRAWINGS TO ALL SUBCONTRACTORS. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASES THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.	
01-015	CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK AS INTENDED IN THESE DRAWINGS. IN SOME INSTANCES, THESE DRAWINGS MAY NOT EXPLICITLY EXPRESS OR DEPICT A PARTICULAR SCOPE OF WORK OR COMPONENT, BUT RATHER EXPRESS AN INTENT OR PERFORMANCE OBJECTIVE. THE GENERAL CONTRACTOR SHALL DETERMINE ALL NECESSARY AND REQUIRED SCOPE OF WORK, COMPONENTS, SYSTEMS, ETC. TO ACHIEVE THE INTENT AND / OR PERFORMANCE STANDARDS. IF ANY QUESTIONS OR DISCREPANCIES CONTRACTOR SHALL VERIFY WITH ARCHITECT / ENGINEER OF RECORD BEFORE EXECUTION OF THE WORK, MANUFACTURING, ORDERING, OR INSTALLATION.	
01-100	SITE WORK AND DEMOLITION.	
02-000	GENERAL CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES (GAS, ELECTRIC, PHONE, WATER, SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UTILITIES KNOWN AND ENCOUNTERED PRIOR TO PROCEEDING WITH ANY DEMOLITION / EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS AND/OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.	
02-002	REFER TO STRUCTURAL DWGS. AND / OR GEOTECHNICAL REPORTS AND STUDIES FOR SOIL REMOVAL, FILL, COMPACTION SPECIFICATIONS, AND ALL OTHER INFORMATION REGARDING SITE PREPARATION, CUT/FILL, ETC.	
02-008	EXISTING COLUMN TO BE REMOVED.	
02-012	EXISTING CONCRETE SLAB TO BE REMOVED.	
02-013	EXISTING TILE FLOOR FINISH TO BE REMOVED IN THIS AREAS, TYP.	
02-019	PORTIONS OF EXISTING WALLS TO BE REMOVED.	
02-038	EXISTING DOOR / WINDOW TO BE REMOVED.	
02-040	EXISTING FIXTURES, CABINETS, MILLWORK, COUNTER TOPS, ACCESSORIES, ETC. TO BE REMOVED, TYP.	
02-046	EXISTING PLUMBING FIXTURES, CONTROLS, ACCESSORIES, FAUCETS, ETC. TO BE REMOVED AND REPLACED WITH NEW ONES IN THE SAME LOCATION, TYP.	
02-047	EXISTING APPLIANCES AND EQUIPMENT TO BE REMOVED. COORDINATE WITH OWNER / OWNER REPRESENTATIVE FOR DISPOSAL, REUSE, AND / OR STORAGE.	
02-048	EXISTING EQUIPMENT / COMPONENT TO BE REMOVED OR RELOCATED.	
02-050	THE DEMOLITION SCOPE OF WORK HAS BEEN GENERALLY INDICATED ON THE DRAWINGS FOR CONTRACTOR'S REFERENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE OF WORK, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.	
02-051	ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION WORK.	
02-052	CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK OR ELEMENTS THAT ARE TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK THAT IS TO REMAIN THEN THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY.	
02-053	ANY CUTS, AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO A MINIMUM.	
02-054	ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.	
02-055	REMOVE AND DISCARD ALL DEMOLISHED MATERIALS IN A MANNER FULLY APPROVED BY MIAMI DADE COUNTY AND ANY OTHER GOVERNMENT AGENCY HAVING JURISDICTION.	
02-056	DO NOT SCALE DRAWINGS.	
02-057	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAIN BEFORE COMMENCING ANY WORK.	
02-058	IN ALL CASES THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURE OR ELEMENTS THAT ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.	
02-059	CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO ITS WORK.	
02-060	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THE REMODELING.	
02-061	ANY ELECTRICAL, PLUMBING AND MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED CONTRACTORS IN EACH SPECIFIC TRADE. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.	
02-062	BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND/OR NEW CONSTRUCTION.	
02-063	IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP ALL STRUCTURAL ELEMENTS IN A SAFE AND SOUND CONDITION DURING ALL STAGES OF DEMOLITION AND CONSTRUCTION, SO AS TO PREVENT ANY UNNECESSARILY DAMAGE OR ADDITIONAL WORK OR REPAIRS.	
02-100	CONCRETE.	
03-000	REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION REGARDING CONCRETE ELEMENTS, ETC.	
03-001	CONCRETE SLAB. REFER TO STRUCT. DWGS. FOR SPECS, DETAILS, ETC.	
03-012	CONCRETE FOOTING. REFER TO STRUCT. DWGS. FOR SPECS, DETAIL, ETC.	
03-013	CONCRETE SLAB THICKENED EDGE. REFER TO STRUCT. DWGS. FOR SPECS.	
03-015	1/2" CONT. EXTRUDED EXPANSION JOINT, TYP.	
03-020	CONCRETE BEAM. REFER TO STRUCT. DWGS. FOR SPECS.	
03-022	CONCRETE SILL BEAM. REFER TO STRUCT. DWGS. FOR SPECS.	
03-050	EXISTING CONCRETE SLAB (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
03-055	EXISTING CONCRETE FOUNDATION (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
03-060	EXISTING CONCRETE BEAM / THE BEAM (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
03-061	EXISTING SILL BEAM (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
03-062	EXISTING CONCRETE COLUMN TO REMAIN (V.I.F.), REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
03-100	MASONRY	
04-001	REFER TO STRUCT. DWGS. FOR CMU SPECIFICATIONS, REQUIREMENTS, DETAILS, REINFORCEMENT, ETC.	
04-010	CMU WALL. REFER TO STRUCT. DWGS. FOR SPECS.	
04-020	EXISTING CMU WALL (V.I.F.), TO REMAIN. REFER TO DEMOLITION DRAWINGS FOR AREAS OR PORTIONS OF WALL TO BE REMOVED (DASHED LINES INDICATE THE PORTION OF EXISTING CMU WALL TO BE REMOVED TO CREATE NEW OPENINGS), IF ANY. ALSO REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION AND SPECS.	
04-100	METALS AND STRUCTURAL STEEL.	
05-001	GENERAL CONTRACTOR SHALL COORDINATE THICKNESS OF PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLANS ARE NOMINAL.	
05-010	EXISTING STEEL / METAL STRUCTURE, TO REMAIN AND NOT ALTERED.	
05-020	STRUCTURAL STEEL: COLUMNS, BEAMS, CHANNELS, JOISTS, FLANGES, ANGLES, ETC. REFER TO STRUCTURAL DWGS. FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.	
05-065	METAL STUD FRAMING FOR CEILING @ 16" c/c MAX. SPACING. PROVIDE VERTICAL SUPPORT CONNECTED TO OVERHEAD JOISTS OR DECK @ 4' c/c MAX. SPACING, TYP.	
05-080	METAL STRAPS & CONNECTORS. REFER TO STRUCT. DWGS. FOR SPECS.	
05-100	WOOD AND PLASTICS	
06-000	REFER TO STRUCTURAL DWGS. FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING WOOD ELEMENTS AND MATERIAL.	
06-001	ALL WOOD MEMBERS, PLYWOOD SHEATHING, ETC. IN CONTACT WITH CONCRETE OR STEEL SHALL BE P.T. / CDX WOOD / SHEATHING.	
06-011	1x4" P.T. WOOD HORIZONTAL FIRE STOPPING CONT. @ 8'-0" c/c MAX. SPACING AND SHALL ALSO BE PROVIDED AROUND ALL OPENINGS.	
06-012	P.T. WOOD LEDGER. REFER TO STRUCT. DWGS. FOR SPECS.	
06-020	1x6 WOOD BASE BOARD. PROFILE & FINISH TO BE SELECTED BY OWNER.	
06-028	WOOD FASCIA & MULLER. REFER TO DETAILS AND STRUCT. DWGS. FOR NAILING, SPECS, ETC.	
06-040	WOOD FRAMING. REFER TO STRUCTURAL DWGS. FOR ADDITIONAL SPECIFICATION, SPACING, CONNECTIONS, ETC.	
06-070	PLYWOOD SHEATHING DECK / WALLS / SOFFITS. REFER TO STRUCT. DWGS. FOR SPEC. NAILING, ETC.	
06-075	EXISTING PLYWOOD SHEATHING ROOF DECK (V.I.F.), TO REMAIN. REFER TO STRUCT. DWGS. FOR ADDITIONAL INFORMATION, SPECS, DETAILS, ETC.	
06-091	EXISTING WOOD STRUCTURAL FRAMING TO REMAIN AND NOT ALTERED (V.I.F.), TYP.	
06-100	THERMAL AND MOISTURE PROTECTION	
07-001	EXISTING ROOFING SYSTEM TO REMAIN AND NOT ALTERED, TYP.	
07-004	BUILDING ENVELOPE: THE INTENT AND PERFORMANCE OBJECTIVE OF THESE DRAWINGS IS TO PROVIDE A BUILDING ENVELOPE THAT PREVENTS WATER / MOISTURE INTRUSION INTO THE BUILDING. ALL WORK PERFORMED SHALL BE DONE IN A MANNER TO ACHIEVE THESE PERFORMANCE STANDARD TO THE MINIMUM PRESCRIBED BUILDING CODE REQUIREMENTS AND INDUSTRY STANDARDS. ALL PENETRATIONS THRU THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED, PROTECTED, ETC. AS TO PREVENT WATER / MOISTURE INTRUSION INTO THE BUILDING. GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL WARRANTIES, CERTIFICATIONS, ETC. FOR THE BUILDING ENVELOPE COMPONENTS & SYSTEMS.	
07-010	ROOFING SYSTEM (STANDING SEAM METAL ROOF) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOKs, ETC. AND SUBMIT TO THE ARCHING OF RECORD FOR APPROVAL.	
07-011	ROOFING SYSTEM (BUILD-UP ROOFING) ON ROOF DECK (REFER TO STRUCT. DWGS.) ROOFING SYSTEM SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SPECS, DETAILS, NOKs, ETC. AND SUBMIT TO THE ARCHING OF RECORD FOR APPROVAL.	
07-035	GALVANIZED STEEL DRIP EDGE. CONT. TYP. ANCHORED TO DECK @ 6" c/c.	
07-040	6 MIL MIN. VAPOR BARRIER.	
07-050	IN FURRING CAVITY INSULATION, R-6 MIN. RIGID BOARD OR ALUMINUM FOIL.	
07-052	PROVIDE R-30 ATTIC INSULATION IN ATTIC SPACE, TYP.	
07-054	ROOF INSULATION, ABOVE SLAB / DECK, TAPERED RIGID FOAM BOARD INSULATION, MIN. AVERAGE R VALUE FOR ROOF ASSEMBLY SHALL BE R-19.	
07-060	4" CONT. VENTILATION STRIP. SHALL BE PROVIDED WITH NON-CORROSIVE INSECT SCREEN WITH 1/16" MIN. & 1/4" MAX. SCREEN SIZE.	
07-100	DOORS, WINDOWS AND STORE FRONTS	
08-000	GENERAL CONTRACTOR SHALL PROVIDE CONTINUOUS CAULK AND SEALANT AROUND ALL EXTERIOR OPENINGS TO PREVENT WATER PENETRATION AND AIR LEAKAGE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (LATEST APPLICABLE EDITION).	
08-002	ALL DOORS AND WINDOWS SHALL BE APPROVED BY THE OWNER / ARCHT / ENG THRU A PROCESS OF SHOP DRAWINGS SUBMITTAL BEFORE ANY MANUFACTURING CAN TAKE PLACE.	
08-003	GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENING SIZES WITH THE DOOR / WINDOW MANUFACTURER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS ON THE FIELD PRIOR TO ORDERING AND MANUFACTURING.	
08-004	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRIMED.	

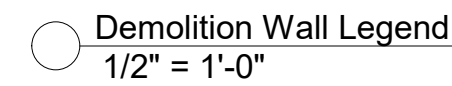
Keynote Legend & General Notes	
Key Value	Keynote Text
08-005	ALL GLAZING FOR EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT, OR STORM SHUTTERS SHALL BE PROVIDED FOR ALL FENESTRATION THAT IS NOT IMPACT RESISTANT. STORM SHUTTERS SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILS, SPECS, NOKs, PRODUCT APPROVALS, ETC. AND SUBMIT FOR APPROVAL.
08-006	EXTERIOR DOORS AND WINDOWS SHALL BE UNDER A SEPARATE PERMIT. GC SHALL PROVIDE SHOP DRAWINGS, SPECS, DETAILS, CALCULATIONS, NOKs, ETC. AND SUBMIT TO ARCHITECT / ENGINEER OF RECORD FOR APPROVAL.
08-007	DETAILS SHOWN ON THIS SET ARE TYPICAL APPROVED WINDOW AND DOORS SYSTEM MAY REQUIRE DIFFERENT AND/OR ADDITIONAL DETAILS TO DESCRIBE SYSTEM CONDITIONS. CONTRACTOR SHALL PROVIDE ALL NECESSARY DETAILS, SPECS, ETC. FOR THE SELECTED WINDOWS AND DOORS. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL.
08-008	ALL EXTERIOR DOORS SHALL BE PROVIDED WITH THRESHOLDS AND WEATHER STRIPPING TYP.
08-009	ALL EXTERIOR DOORS, STORE FRONTS, AND WINDOWS SHALL BE TESTED (AS PER MANUFACTURER SPECIFICATIONS AND / OR INDUSTRY STANDARDS) FOR WATER INTRUSION. ALL EXTERIOR FENESTRATION SHALL BE WATER, HUMIDITY TIGHT TYP.
08-010	ALL INTERIOR DOORS SHALL BE STAIN-READY FINISHED OR PRE-PAINTED AND PROVIDED WITH DOOR STOP HARDWARE, AS REQUIRED.
09-100	FINISHES
09-001	GENERAL BATHROOM FINISH SCHEDULE-1-FLOOR: -BATHROOM IMPERVIOUS TILE & MORTAR - SHOWER: IMPERVIOUS, SLIP RESISTANT TILE & GROUT, OR NON-ABSORBENT SURFACE. 2-WALLS: BATHROOM MOISTURE / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD) AND/OR IMPERVIOUS TILE & GROUT ON CEMENT BOARD BACKER - SHOWER/TUB: IMPERVIOUS TILE & GROUT, OR NON-ABSORBENT SURFACE FROM FLOOR TO CEILING OR TO A MIN. OF 72" ABOVE DRAIN, ON CEMENT BACKER 3-CEILING: MOISTURE / MILDEW RESISTANT PAINT ON MOISTURE RESISTANT DRYWALL (GREEN BOARD). NOTE: FIBER CEMENT, FIBER MATT, REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND/FIBER-REINFORCED CEMENT BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
09-019	THIN NATURAL STONE VENEER/ PORCELAIN TILE DECORATIVE WALL CLADDING, ON FULL BED SETTING / BONDING MIX, ON CMU / CONCRETE WALLS. PROVIDE FULL COVERAGE WITH BONDING AGENT TO ALL AREAS OF WALLS AND CONCRETE ELEMENTS TO RECEIVE STONE / TILE CLADDING BEFORE STONE VENEER / TILE APPLICATION, APPLY BONDING AGENT TO ALL EXPOSED CONCRETE AREAS, TYP.
09-020	CERAMIC TILE FLOOR FINISH TO BE SELECTED BY OWNER, AT UPPER FLOORS ABOVE LIVING SPACES, PROVIDE UNDER TILE SOUND INSULATION MEMBRANE. ALL TILE INSTALLATION SHALL BE ON CONCRETE SLAB OR 1/2" MIN. CEMENT BACKER, TYP.
09-021	CERAMIC TILE FLOOR FINISH FOR OUTSIDE TERRACE, SHALL BE SLIP RESISTANT. TO BE SELECTED BY OWNER, TYP.
09-023	EXPOSED CONCRETE FINISH (STEEL TROWEL FINISH) W/ EPOXY PAINT FINISH, COLOR TO BE SELECTED BY OWNER, TYP.
09-030	5/8" MIN. THICK SMOOTH STUCCO FINISH, PAINTED, 3 COAT APPLICATION. PROVIDE CONTROL AND EXPANSION JOINTS AS NECESSARY TO AVOID CRACKING, AND AS PER INDUSTRY STANDARDS AND MINIMUM CODE REQUIREMENTS. PROVIDE BONDING AGENT TO ALL EXPOSED CONCRETE TO RECEIVE STUCCO FINISH.
09-040	1/2" GYPSUM WALL BOARD FINISH, PAINTED, ON FURRING STRIP / FRAMING STUDS.
09-050	5/8" MIN. GYPSUM WALL BOARD CEILING FINISH, PAINTED, ON FURRING STRIPS, ON ROOF TRUSSES / FRAMING.
09-090	EXISTING EXTERIOR STONE CLADDING, TO REMAIN AND NOT ALTERED. REPAIR / PATCH / PAINT, AS NEEDED.
09-094	EXISTING STUCCO FINISH TO REMAIN AND NOT ALTERED. REPAIR / PATCH / PAINT, AS NEEDED.
09-100	SPECIALTY CONSTRUCTION
10-000	KITCHEN CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCHT. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-010	BATHROOM CABINETS, VANTIES, & COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCHT. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-012	CARPENTRY, MILLWORK, CABINETRY, TRIM, ETC. TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCHT. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-013	CABINETS AND COUNTER TOPS, TO BE SELECTED AND APPROVED BY OWNER / ID. MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, DESIGN, SPECS, DETAILS, ETC. AND PROVIDE TO OWNER / ARCHT. FOR APPROVAL PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
10-030	CLOSET RACKS, SHELVES, ETC. TO BE SELECTED BY OWNER / ID, TYP.
10-040	GLASS SHOWER ENCLOSURE. PROVIDE CATEGORY II SAFETY GLASS SHOWER ENCLOSURE WITH 20" MINIMUM CLEAR OPENING DOOR.
10-057	EXISTING POOL SAFETY BARRIER FENCE / MESH, SHALL COMPLY WITH FBC RESIDENTIAL SECTION R4501.17.1 AND SECTION R4501.17.1.1S.
11-000	EQUIPMENT
11-001	REFER TO EACH TRADE FOR SPECIFICATION AND INFORMATION REGARDING EQUIPMENT, APPLANCES, ETC.
11-002	ALL EQUIPMENT, APPLIANCES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER.
11-021	GAS POWERED STOVE & OVEN, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
11-030	EXHAUST HOOD, TO BE SELECTED BY OWNER. REFER TO EMP DWGS. FOR ADDITIONAL INFORMATION.
11-100	FURNISHINGS
12-001	ALL FURNISHINGS, ETC. SHALL BE SELECTED AND APPROVED BY OWNER / ID.
12-100	CONVEYING SYSTEMS
13-100	MECHANICAL
14-001	REFER TO MECHANICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING MECHANICAL EQUIPMENT & FIXTURES.
14-002	EXISTING MECHANICAL EQUIPMENT TO REMAIN AND NOT ALTERED, TYP.
14-005	MECHANICAL EQUIPMENT AHU, REFER TO MECH. DWGS. FOR SPECS.
14-100	ELECTRICAL
15-000	REFER TO ELECTRICAL DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
15-002	ALL ELECTRICAL FIXTURES, ACCESSORIES, APPLIANCES, FINISHES, ETC. SHALL BE SELECTED AND APPROVED BY OWNER BEFORE ORDERING, MANUFACTURING, FABRICATION, OR INSTALLATION.
15-100	PLUMBING
16-001	REFER TO PLUMBING DWGS. FOR ADDITIONAL INFORMATION, SPECS, CALCULATIONS, REGARDING ELECTRICAL EQUIPMENT & FIXTURES.
16-002	ALL PLUMBING ACCESSORIES, FIXTURES, ETC. TO BE APPROVED BY OWNER / ID BEFORE ORDERING, MANUFACTURING, OR INSTALLATION, TYP.
16-003	PLUMBING EQUIPMENT, FIXTURES, ACCESSORIES, ETC. REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS, INFORMATION, DETAILS, ETC.
16-005	BATHROOM VANITY SINK, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-010	TOILET, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-015	JACUZZI TUB, TO BE SELECTED AND APPROVED BY OWNER. ALSO REFER TO PLUMBING DWGS. FOR ADDITIONAL SPECS.
16-018	SHOWER DRAIN, TO BE SELECTED AND APPROVED BY OWNER / ID.
16-020	GALV. STEEL THRU WALL DRAIN SCUPPER CONNECTED TO DOWNSPOUT. REFER TO PLUMBING DWGS. FOR ROOF DRAINAGE CALCULATIONS AND SIZE OF DRAIN SCUPPERS.
16-021	10"W x 4"HT MIN. GALV. STEEL THRU WALL EMERGENCY OVERFLOW DRAIN SCUPPER. REFER TO PLUMBING DWGS. FOR ROOF DRAINAGE CALCULATIONS AND SIZE. EMERGENCY OVERFLOW SHALL BE INSTALL 2" ABOVE FINISH ROOF, BUT NO MORE THAN 4" ABOVE THE ROOF DRAIN INTAKE IT SERVES, AND NO MORE THAN 16'-0" AWAY. EMERGENCY OVERFLOW DRAINS DISCHARGE SHALL BE VISIBLE AND ABOVE GROUND.
16-032	LAUNDRY SINK, COUNTER TOP MOUNTED. REFER TO MEP DWGS. FOR ADDITIONAL INFORMATION. TO BE SELECTED AND APPROVED BY OWNER / ID, TYP.
16-100	FIRE SAFETY AND PROTECTION
17-100	CIVIL
18-000	REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE GRADING, DRAINAGE, PAVING, RETENTION, CALCULATION, RIGHT-OF-WAY IMPROVEMENTS, ETC.
18-100	LANDSCAPE AND IRRIGATION
19-000	NON CYPRESS VARIETY MULCH SHALL EXTEND UNDER ALL TREES, SHRUBS AND GROUND COVER BEDS TO THE CLOSEST HARD EDGE OR SOI BORDER, IN A MINIMUM OF 3" DEPTH.
19-002	ALL PLANTS SHALL MEET THE MINIMUM STANDARD OF FANCY AS SPECIFIED IN GRADE AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION.
19-003	ALL SHRUBS TO BE PLANTED A MINIMUM OF 24" AND GROUND COVERS A MINIMUM OF 12" FROM THE EDGE OF WALKS, BUILDING WALLS, PONDS ETC., ETC. IKORA NOKA GRANT AND RAPHIOLEPSIS NIDICA TO BE PLANTED 30" FROM EDGE OF WALKWAYS.
19-004	ALL TREES AND PALMS OVER 8' IN HEIGHT SHALL BE BRACED TO PREVENT LATERAL MOVEMENT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. EITHER WOOD BRACES AS SHOWN IN THE PLANTING DETAIL, OR THE WIRE AND TURNBUCKLE METHOD SHALL BE USED. NO NAILS, SCREWS, METAL STRAPS OR WIRES ARE TO BE USED DIRECTLY AGAINST THE TREES OR PALMS TRUNKS.
19-005	ALL PALMS EXCEPT FOR SPECIES SUCH AS COCOS, ACOELORAPHE, RAPHS, AND OTHER MULTITRUNK PALMS, SHALL HAVE STRAIGHT TRUNKS. ALL PALMS TRUNKS SHALL BE FREE OF SCARS, DECAY OR ANY DAMAGE CAUSED BY DIGGING, TRANSPORT OR PLANTING HANDLING OF THE SAME.
19-006	ALL WORK BY THE LANDSCAPE CONTRACTOR SHALL BE PERFORMED IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE WITH ESTABLISHED STANDARDS OF LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.
19-007	LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES PRIOR TO BIDDING. QUANTITIES SHOWN IN THE PLANS MAY VARY DUE TO ACTUAL SITE SCALE, JOB CONDITIONS ETC. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACTUAL PLANT COUNT NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE WORK.
19-008	LANDSCAPE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED AND INSURED AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR ANY OTHER GOVERNMENTAL AGENCY REQUIRING A LICENSE OR INSURANCE IN ORDER FOR THE LANDSCAPE CONTRACTOR TO PERFORM HIS WORK.
19-009	ALL WORK SHALL CONFORM TO THE CITY OF MIAMI LANDSCAPE ORDINANCE AND ANY OTHER MUNICIPAL LANDSCAPE ORDINANCE IN EFFECT AT THE PROJECT'S LOCATION.
19-010	LANDSCAPE CONTRACTOR IS REQUIRED TO PROCURE AND OBTAIN ANY NECESSARY PERMITS APPLICABLE FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT, IF APPLICABLE.
19-011	LANDSCAPE MATERIAL SHALL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE STREET FRONT TRIANGLE OF VISIBILITY TO PROPERTY OWNER OR NEIGHBORS, SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 5 FEET AND 8 FEET.
19-012	LANDSCAPE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-432-4770 (TOLL FREE) 48 HOURS BEFORE DIGGING.
19-013	LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE AND PHYSICALLY OBSERVING ALL THE SITE CONDITIONS PRIOR TO ENTERING INTO AGREEMENT OR CONTRACT WITH OWNER. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
19-014	ANY EXCESS SOIL, LANDSCAPE MATERIALS AND DEBRIS FROM THE LANDSCAPE CONTRACTORS WORK SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON COMPLETION OF HIS WORKS.
19-015	LANDSCAPE IRRIGATION SHALL BE UNDER A SEPARATE PERMIT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CALCULATIONS, SPECS, ETC.
19-100	

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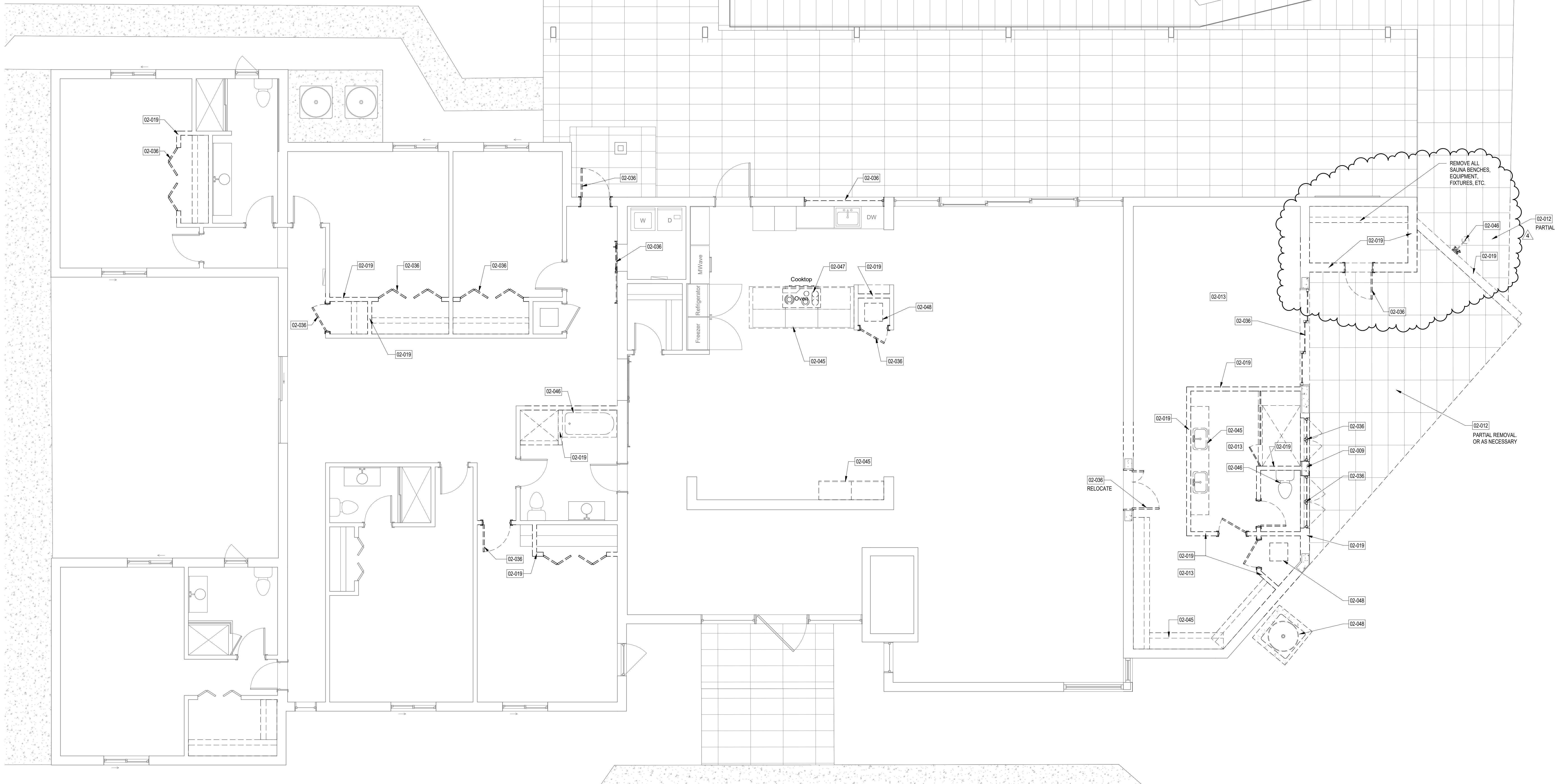
Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No. A205





Demolition Keynote Legend (02-000 Series)		
Key Value		Keynote Text
02-000		SITE WORK AND DEMOLITION.
02-001		GENERAL CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES (GAS, ELECTRIC, PHONE, WATER, SEWER, ETC.) AND STAKE OUT IN THE FIELD ALL UTILITIES KNOWN AND UNLOCATED PRIOR TO PROCEEDING WITH ANY DEMOLITION / EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS AND/OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.
02-002		REFER TO STRUCTURAL, DWSG, AND / OR GEOTECHNICAL REPORTS AND STUDIES FOR SOIL REMOVAL, FILL, COMPACTON SPECIFICATIONS, AND ALL OTHER NECESSARY PREPARATION INFORMATION ON PERIL AREA.
02-009		EXISTING COLUMN TO BE REMOVED.
02-012		EXISTING CONCRETE SLAB TO BE REMOVED.
02-013		EXISTING FLE TILE FLOOR FINISH TO BE REMOVED IN THIS AREA. TYP
02-016		PORTIONS OF EXISTING WALLS TO BE REMOVED.
02-036		EXISTING DOOR / WINDOW TO BE REMOVED.
02-045		EXISTING FIXTURES, CABINETS, MILLWORK, COUNTER TOPS, ACCESSORIES, ETC. TO BE REMOVED. TYP
02-046		THE SAME LOCATION, TYP
02-047		EXISTING PLUMBING FIXTURES, CONTROLS, ACCESSORIES, FAUCETS, ETC. TO BE REMOVED AND REPLACED WITH NEW ONES IN THE SAME LOCATION, TYP
02-047		EXISTING APPLIANCES AND EQUIPMENT TO BE REMOVED. COORDINATE WITH OWNER / OWNER REPRESENTATIVE FOR DISPOSAL, REUSE, AND / OR STORAGE.
02-048		EXISTING EQUIPMENT / COMPONENT TO BE REMOVED OR RELOCATED.
02-050		DEMOLITION SCOPE OF WORK HAS BEEN GENERALLY INDICATED ON THE DRAWINGS FOR YOUR REFERENCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE OF WORK, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
02-051		ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION WORK.
02-052		CONTRACTOR SHALL TAKE SPECIAL CARE TO REMOVE ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK OR ELEMENTS THAT ARE TO REMAIN. IF AT THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK THAT IS TO REMAIN, THEN THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY.
02-053		ANY CUTS, AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO A MINIMUM.
02-054		ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
02-055		REMOVE AND DISCARD ALL DEMOLISHED MATERIALS IN A MANNER FULLY APPROVED BY MAINT DADE COUNTY AND ANY OTHER GOVERNMENT AGENCY HAVING JURISDICTION.
02-056		DO NOT SCALE DRAWINGS.
02-057		CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. ALL NECESSARY BUILDING DEPARTMENT PERMITS SHALL BE OBTAIN BEFORE COMMENCING ANY WORK. IN ALL CASES THE CONTRACTOR SHALL PATCH ALL DISTURBED EXISTING STRUCTURE OR ELEMENTS THAT ARE TO REMAIN TO MATCH ADJACENT CONDITION AND PREPARE FOR THE RECEPTION OF NEW FINISHES.
02-059		CONTRACTOR SHALL PROTECT, PATCH AND REPAIR ALL EXISTING WORK ADJACENT TO ITS WORK.
02-060		CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUT AND PATCHING MADE NECESSARY BY THE WORK OF ALL TRADES INVOLVED IN THE REMODELING.
02-061		ANY ELECTRICAL, PLUMBING AND MECHANICAL DEMOLITION TO BE DONE BY QUALIFIED CONTRACTORS IN EACH SPECIFIC TRADE COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
02-062		BUILDING WILL NOT BE OCCUPIED DURING DEMOLITION AND/OR NEW CONSTRUCTION.
02-063		IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP ALL STRUCTURAL ELEMENTS IN A SAFE AND SOUND CONDITION DURING ALL STAGES OF DEMOLITION AND CONSTRUCTION, SO AS TO PREVENT ANY UNNECESSARY DAMAGE OR ADDITIONAL WORK OR REPAIRS.
02-100		



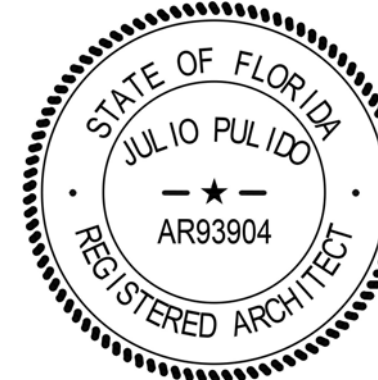
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Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

Proposed Demolition Floor Plan

A208



Dylan & Jamie Roy
Interior
Remodeling &
Addition

6783 SW 104th St Pincrest, FL
33156

No.	Description	Date
1	Revision 1 Zoning Comments	03-03-25
3	Revision 3 Owner Changes / Coordination	07-14-25
4	Revision 4 Owner Changes	01-30-26

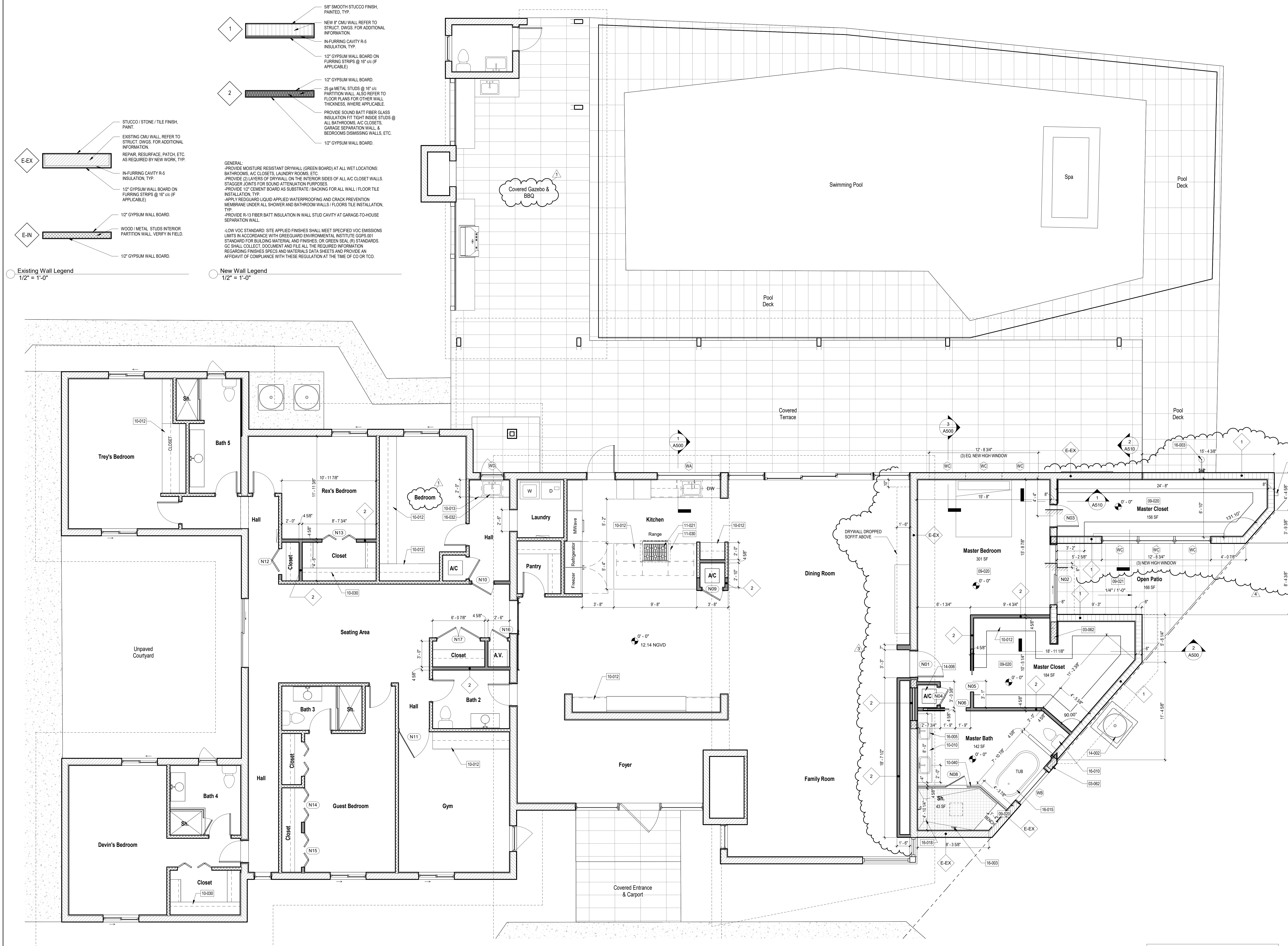
Project number	24-011
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Drawn by	JP
Checked by	JP

SHEET TITLE

Proposed Addition &
Remodeling Floor Plan

SHEET No.

A210



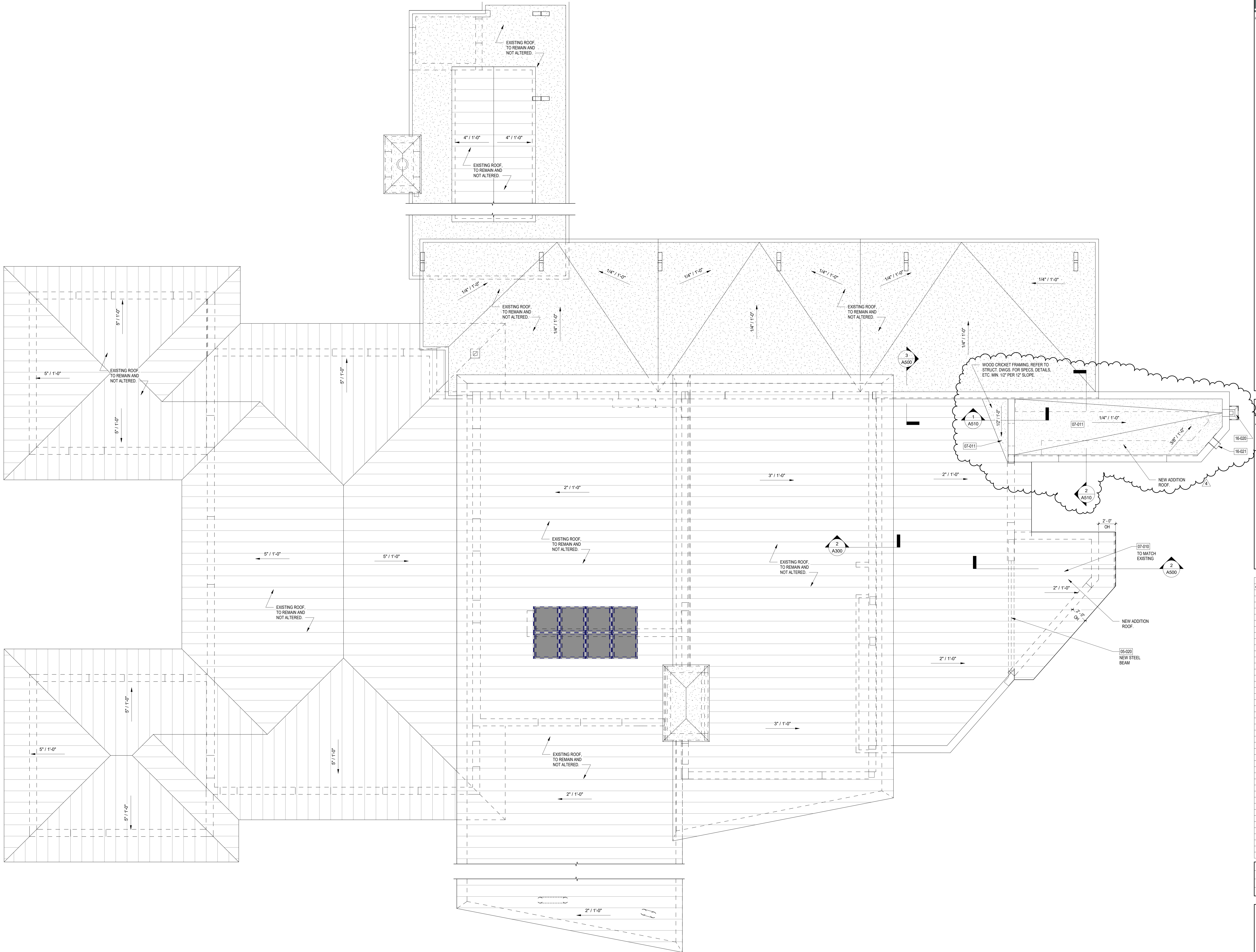
REFER TO SHEET A300 FOR KEYNOTE SCHEDULE
FOR FLOOR PLANS & ELEVATIONS.

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33156

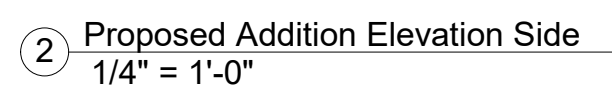
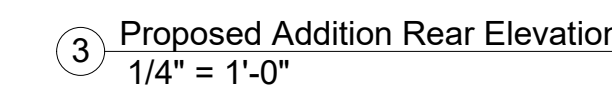
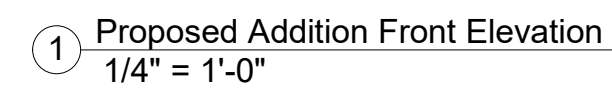
Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No.

A215



REFER TO SHEET A300 FOR KEYNOTE SCHEDULE
FOR FLOOR PLANS & ELEVATIONS.



783 SW 104th St Pincrest, Fl
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Project number	24-011
Date	07-10-24
Drawn by	JP
Checked by	JP

SHEET No.

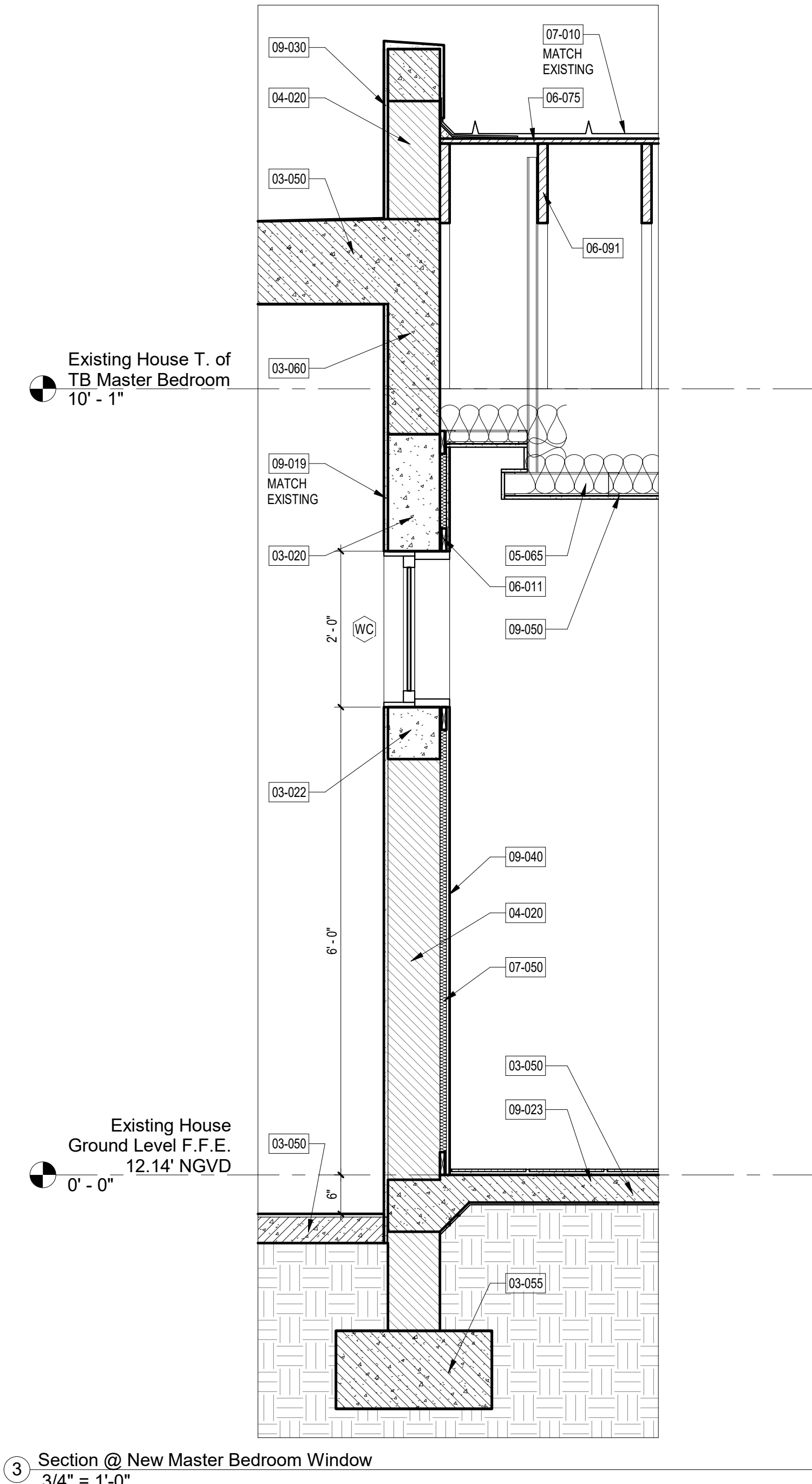
A410


 Existing
Ground Level
12.0' - 0"

① Section @
3/4" = 1'-0"

Existing
TB Mass
10' - 0"

Existing
Ground
0' - 0"

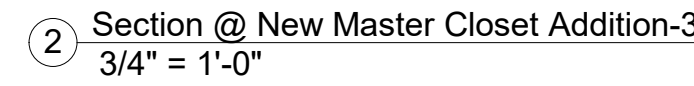
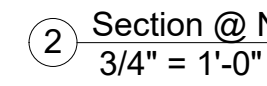
[illegible]

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Drawn by	JP
Checked by	JP

Building Sections

A510



REFER TO SHEET A500 FOR KEYNOTE SCHEDULE
FOR SECTIONS & DETAILS.