526 W. 50TH STREET BRUCK RESIDENCE

Miami Beach, FL. 33140

BOARD OF ADJUSTMENT
SECOND SUBMITTAL - MAY 11TH 2020

SCOPE OF WORK

1. SECOND STORY ADDITION TO EXISTING SINGLE STORY RESIDENCE
   - NEW MASTER BEDROOM
   - NEW MASTER BATH
   - NEW HIS AND HERS W.I.C.

2. INTERIOR REMODELING
   - EXISTING KITCHEN TO BE REMODELED
   - EXISTING TWO BATHS TO BE REMODELED
   - EXISTING W/D TO BE RELOCATED
   - NEW STAIRS AND RAILING
   - NEW BATH
   - NEW DEN

APPLICABLE CODES

NPFA 101 LIFE SAFETY AND FFPC (5TH EDITION)
FLORIDA BUILDING CODE 2017 (6TH EDITION)
FLORIDA BUILDING CODE 2017 - EXISTING
FLORIDA ACCESSIBILITY CODE (FBC)

CLASSIFICATION OF WORK

AS PER FLORIDA BUILDING CODE 2017, EXISTING BUILDING - SECTION 504:
ALTERATION - LEVEL 2:
504.1 SCOPE : LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
504.2 APPLICATION :LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.

TYPE OF REHABILITATION

AS PER NFPA 101:
MODIFICATION (43.2.2.1.3):
THE RECONFIGURATION OF ANY SPACE; THE ADDITION, RELOCATION OR ELIMINATION OF ANY DOOR OR WINDOW, THE ADDITION OR ELIMINATION OF LOAD-BEARING ELEMENTS; THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM; OF THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

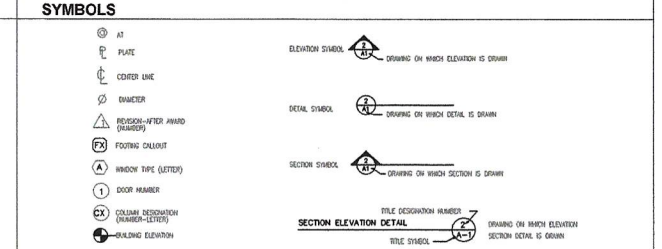
GENERAL DATA

PROJECT LOCATION	526 W. 50TH STREET Miami, FL 33140
FOLIO NO.	02-3222-022-0910
ZONING	RS-4

ABBREVIATIONS

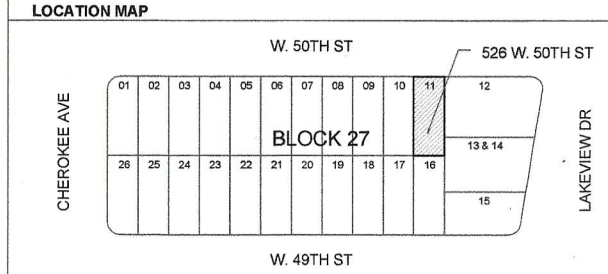
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL/ARCHITECT
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BOTT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CAB	CABINET
CEIL/CLG	CEILING
CEM	CEMENT
CLG	CEILING
CL	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
CTR	CENTER
DEG	(°) DEGREE
DEPT	DEPARTMENT
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL-ELECTRIC
EQ.	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERIOR-EXTERNAL
FD	FLOOR DRAIN
FIN	FINISH
FL	FIXTURE
FIX	FLOOR
FLUOR	FLUORESCENT
FP	FIREPLACE
FTG	FOOTING
FURR	FURRING
GA	GAGE, GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HCP	HANDICAP
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATE-INSULATION
INT	INTERIOR
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LB	POUND
LIN	LINEAR
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFC	METAL FURRING CHANNEL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTWS	METAL THRESHOLD W/ WEATHER STRIPPING
NAT	NATURAL
NIC	NOT IN CONTRACT
#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL, OUTSIDE AIR
OC	ON CENTER
OPN'G	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
PART	PARTITION
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POL	POLISHED
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PRTR	PRESSURE TREATED
PVMT	PAVEMENT
QTY	QUANTITY
REF	REFRIGERATOR
REQD	REQUIRED
REINF	REINFORCE-REINFORCING
RET	RETURN
REV	REVERSE, REVISION
RGD	RIGID
RM	ROOM
RO	ROUGH OPENING
SCHED	SCHEDULE
SD	SOAP DISPENSER
SEP	SEPARATE
SECT	SECTION
SHLF	SHELF
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUB	SUBSTRUTE
SURF	SURFACE
SUSP	SUSPEND-SUSPENDED
SYS	SYSTEM
T & G	TONGUE & GROOVE
TEL	TELEPHONE
THK	THICK-THICKNESS
TPH	TOILET PAPER HOLDER
TRANS	TRANSFORMER
TYP	TYPICAL
UGND	UNDERGROUND
UL	UNDERWRITERS LAB.
VERT	VERTICAL
W/	WITH
WC	WATER CLOSET
WH	WATER HEATER
WWM	WELDED WIRE MESH
W/O	WITHOUT
WP	WATERPROOF
WS	WEATHER STRIPPING
WWF	WELDED WIRE FABRIC

SYMBOLS



NOTES ON THE INDIVIDUAL SHEETS OF THIS SET SUPERCEDE MOST OF THE GENERAL NOTES FOUND ON THIS SHEET, IF THERE ARE ANY DISCREPANCIES OR CLARIFICATIONS NEEDED PLEASE NOTIFY THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING.

LOCATION MAP



DRAWING LIST

A - 000 COVER PAGE
A - 001 SURVEY
A - 002 PROPOSED SITE PLAN
A - 003 DEMOLITION SITE PLAN
A - 004 HARDSCAPE PLAN
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A - 403 PHOTOGRAPHS - CONTEXT / STREET

CANDELA

CANDELA + PARTNERS, LLC
ARCHITECTURE • PLANNING • INTERIORS
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HILARIO F. CANDELA, FAIA
ARCHITECT No. AR 94376

B R U C K
RESIDENCE

5 2 6 W
50th. Street
MIAMI BEACH,
Florida, 33140

COVER PAGE

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	M.C.
Scale:	AS SHOWN
Project No:	R.18.1001

5/06/20

Revisions

No.	Date	Description

A-000

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

20' 10' 0 10' 20'

(IN FEET)
1 INCH = 20 FT.

LEGAL DESCRIPTION:

LOT 11, BLOCK 27, OF "LAKE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3222-022-0910

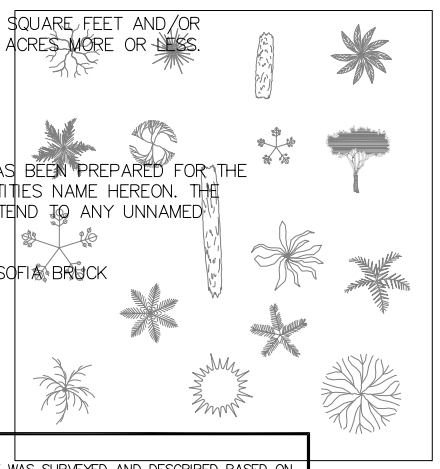
526 W 50th STREET
MIAMI BEACH, FLORIDA 33140-2606

AREA OF PROPERTY: 6,450 SQUARE FEET AND/OR 0.148 ACRES MORE OR LESS.

CERTIFIED TO:

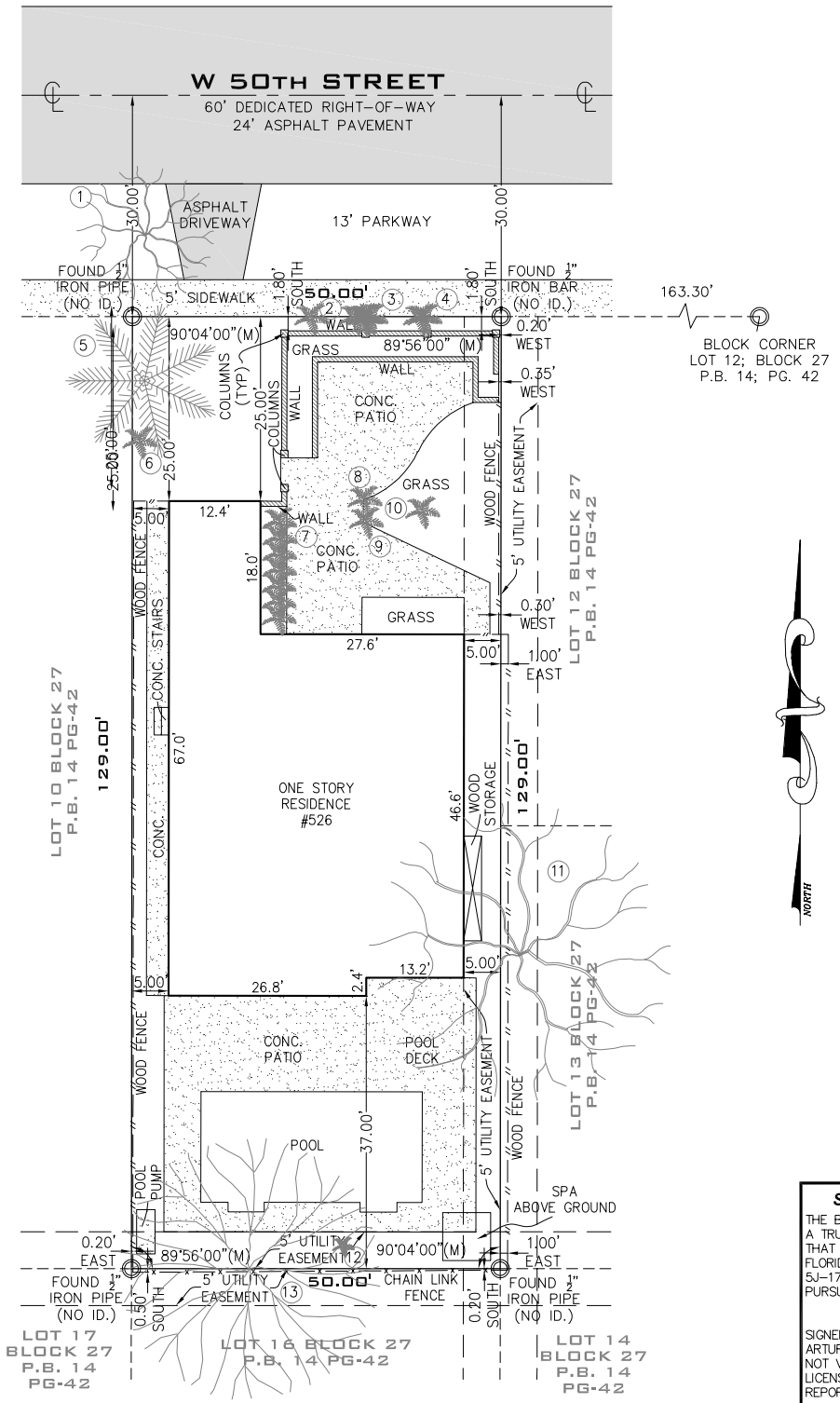
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DARREN BRUCK MD AND SOFIA BRUCK



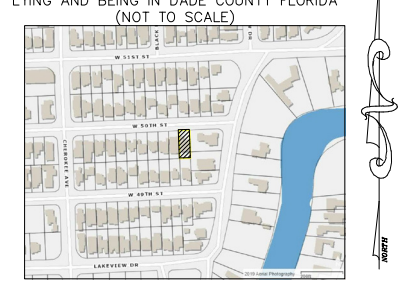
SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "LAKE VIEW SUBDIVISION" RECORDED IN PLAT BOOK 14, AT PAGE 42.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



LOCATION MAP

SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN DADE COUNTY FLORIDA
(NOT TO SCALE)



NO.	NAME	DESCRIPTION (FEET)		
		DIAMETER	HIGH	CANOPY
1	OAK	1.5	20	20
2	PALM	1.0	25	5
3	(4)PALM	0.4	15	5
4	(2)PALM	0.4	15	5
5	TREE	1.8	25	20
6	PALM	1.5	10	5
7	(7)PALM	0.4	20	5
8	PALM	1.5	30	5
9	PALM	1.5	30	5
10	PALM	1.5	30	5
11	OAK	3.0	40	40
12	PALM	1.2	8	3
13	ALMOND TREE	4.0	30	35

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.2 P.S.M. No. 5844-STATE OF FLORIDA

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—//—	=DENOTES WOOD FENCE
—x—	=DENOTES CHAIN LINK FENCE
—o—	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE
ELEVATION:	8.0
COMMUNITY:	120651
PANEL:	12086C0309
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	04-20-2020
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
04-22-2020	J.FEE	1"=20'

REVISION / UPDATE OF SURVEY

DATE	DRAWN BY	DESCRIPTION
05-08-2020	EG	ADD TREES

JOB No.
2004-0098-01

01 SURVEY
N.T.S.

CANDELA

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seal:

HILARIO F. CANDELA, FAIA
ARCHITECT AR0004376

B R U C K
RESIDENCE

5 2 6 W
50th. Street
MIAMI BEACH,
Florida, 33140

SURVEY

consultant:

Date: 09.11.2018
Drawn by: R.A.
Checked By: H.C.
Scale: AS SHOWN
Project No: R.18.1001

4/20/20

Revisions
No. Date Description

A-001

SITE DATA:

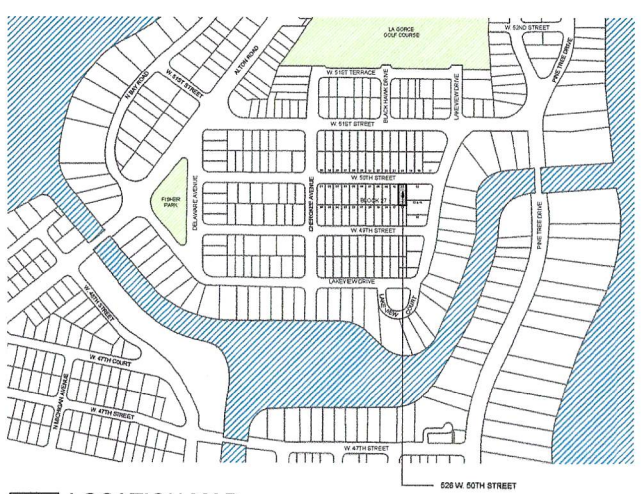
GENERAL DATA

PROJECT LOCATION	526 W. 50TH STREET Miami, FL. 33140
FOLIO NO.	02-3222-022-0910
OCCUPANCY	RS-4 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

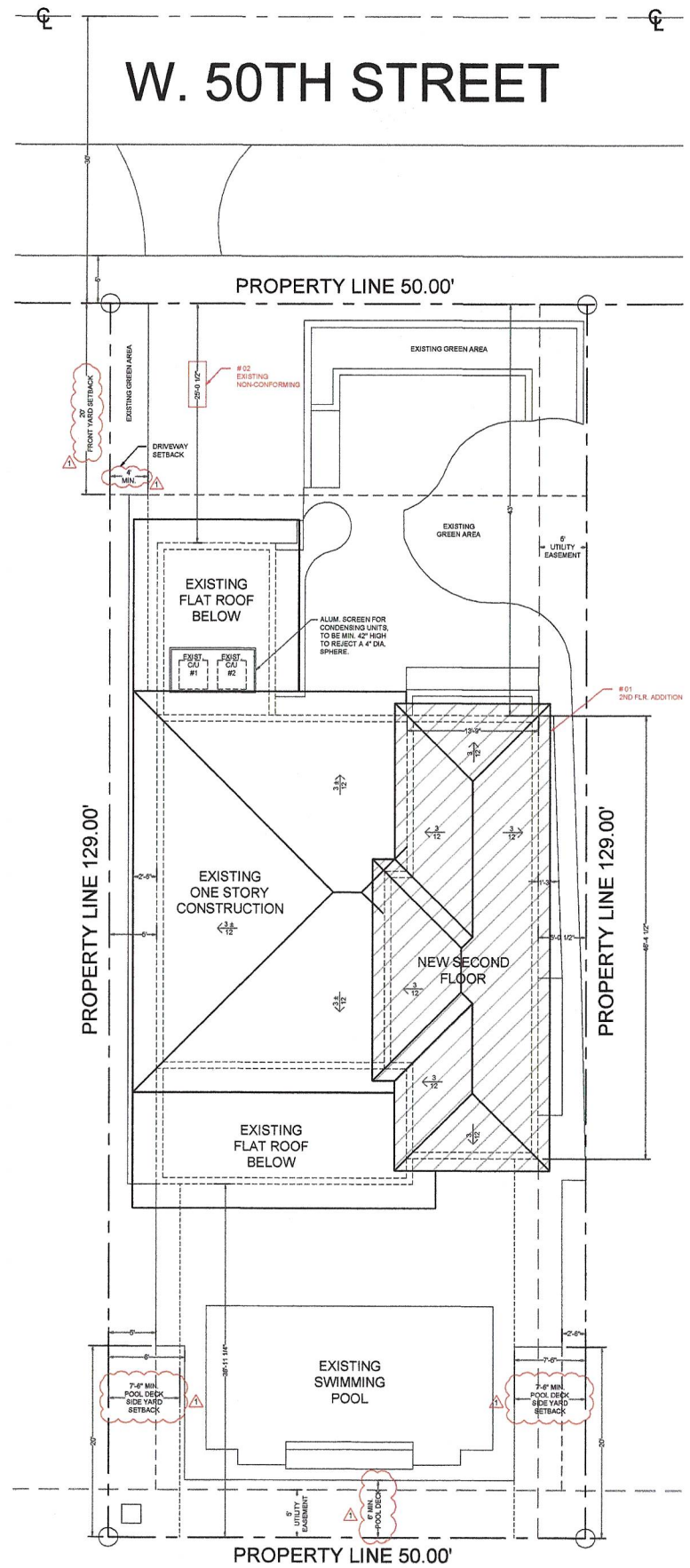
FLOOD MANAGEMENT INFO	
FLOOD ZONE	AE
BASE FLOOD ELEVATION (BFE) :	8.00 NGVD
DESIGN FLOOD ELEVATION (DFE) :	9.00 NGVD
GARAGE TOP OF SLAB ELEVATION (LP) :	N/A
LOWEST TOS ELEVATION OF HABITABLE SPACE :	5.78 NGVD
NEXT HIGHER FLOOR ELEVATION :	6.25 NGVD
LOWEST GRADE ELEVATION : ADJ. TO THE BUILDING (LAG)	N/A
HIGHEST GRADE ELEVATION : ADJ. TO THE BUILDING (HAG)	5.20 NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING :	21.0± NGVD
CROWN OF ROAD ELEVATION :	
ADJUSTED GRADE ELEVATION :	
F.I.R.M MAP NUMBER :	12086C0309L
FLOOD DESIGN CLASS PER ASCE 24-14 TABLE 1-1 (FBC 2017,1604.5):	CLASS 2

LOT AREA	**6,450 SQ.FT.**
EXISTING AREA (GROUND FLR.)	2,146 SQ.FT.
NEW AREA (SECOND FLR.)	686 SQ.FT.
TOTAL AREA	(2,146 + 686) = 2,832 SQ.FT.
LEGAL DESCRIPTION	LAKE VIEW SUB PB 14-42 LOT 11 BLK 27 LOT SIZE 50.000 X 129 OR 20435-1335 05 2002 1
LOT AREA	REQUIRED = 6,000 SQ.FT. PROVIDED = 6,450 SQ.FT.
LOT WIDTH	REQUIRED = 50 FT. PROVIDED = 50 FT.
UNIT SIZE	REQUIRED = 3,225 SQ.FT. (50% MAX.) PROVIDED = 2,832 SQ.FT. (43.9%)
LOT COVERAGE	REQUIRED = 1,935 SQ.FT. (30% MAX) *PROVIDED = 2,146 SQ.FT. (33.2%)
MAX. STORIES	THE MAXIMUM NUMBER OF STORIES SHALL NOT EXCEED **TWO** ABOVE THE BASE FLOOD ELEVATION, PLUS FREEBOARD.
MAX. HEIGHT	**24 FT** FOR FLAT ROOFS **27 FT** FOR SLOPED ROOFS
GREEN AREA	
FRONT LAYER	REQUIRED = 500 SQ.FT. (50% OF FRONT LAYER MIN.) PROVIDED = 688 SQ.FT. (68.8%)
REAR LAYER	REQUIRED = 700 SQ.FT. (70% OF REAR LAYER MIN.) PROVIDED = 546 SQ.FT. (54.6%)
SETBACKS	
PRINCIPLE FRONT SETBACK	REQUIRED = 30 FT. MIN. *PROVIDED = 25 FT.
SIDE(S) SETBACK	REQUIRED = 5 FT. MIN. (25% OF LOT WIDTH) PROVIDED = 5 FT.
REAR SETBACK	REQUIRED = 20 FT. MIN. (15% OF LOT DEPTH) PROVIDED = 36 FT. 11 IN.
ROOF OVERHANG	REQUIRED = 15 IN. (25% OF SIDE SETBACK MAX.) PROVIDED =
POOL SETBACKS	
REAR	6 FT TO DECK, 7.5 FT TO WATERLINE
SIDES	7.5 FT TO DECK, 9 FT TO WATERLINE

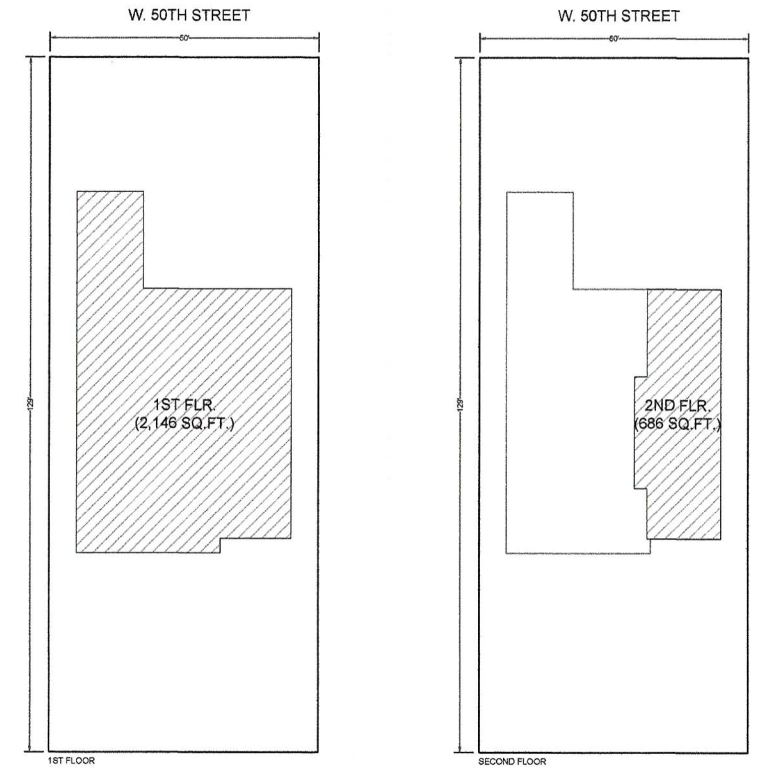
*EXISTING NON-CONFORMING
VARIANCE # 01 - LOT COVERAGE
30% MAX. ALLOWED 33.2% EXISTING NON-CONFORMING FOR TWO STORY STRUCTURE.
VARIANCE # 02 - FRONT SETBACK
30 FT MIN., 25 FT EXISTING NON-CONFIRMING.



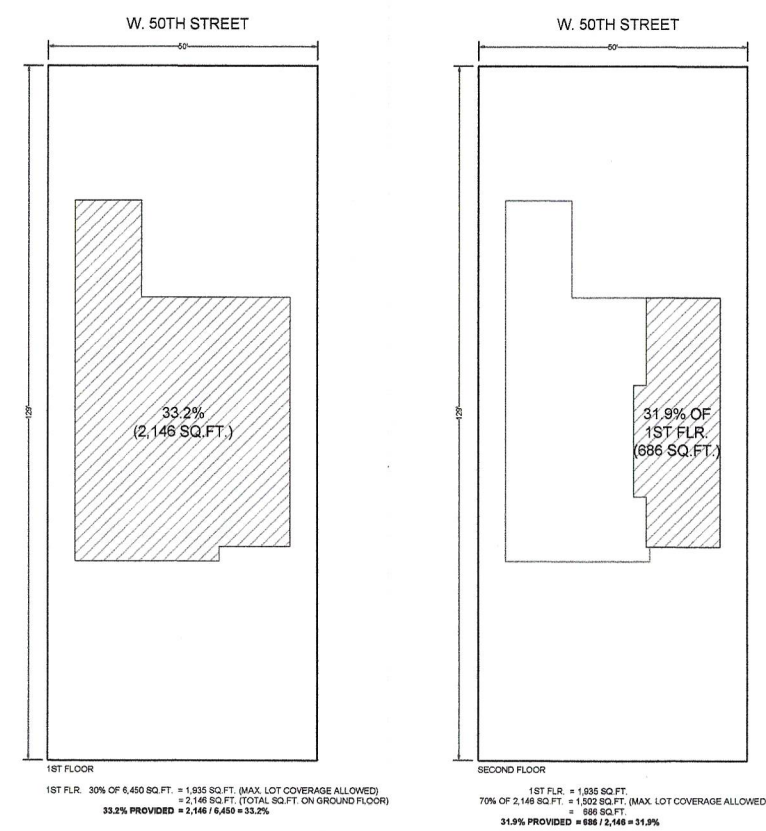
02 LOCATION MAP
1/16" = 1'-0"



01 PROPOSED SITE PLAN
1/8" = 1'-0"



03 TOTAL UNIT SIZE = 2,832 SQ.FT.
1/16" = 1'-0"



04 1ST FLR. - 30% MAX. LOT COVERAGE
1/16" = 1'-0"

05 2ND FLR. - 70% MAX. OF 1ST FLR. LOT COVERAGE
1/16" = 1'-0"

CANDELA

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seal:

B R U C K
RESIDENCE

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Florida, 33140

PROPOSED SITE PLAN

consultant:

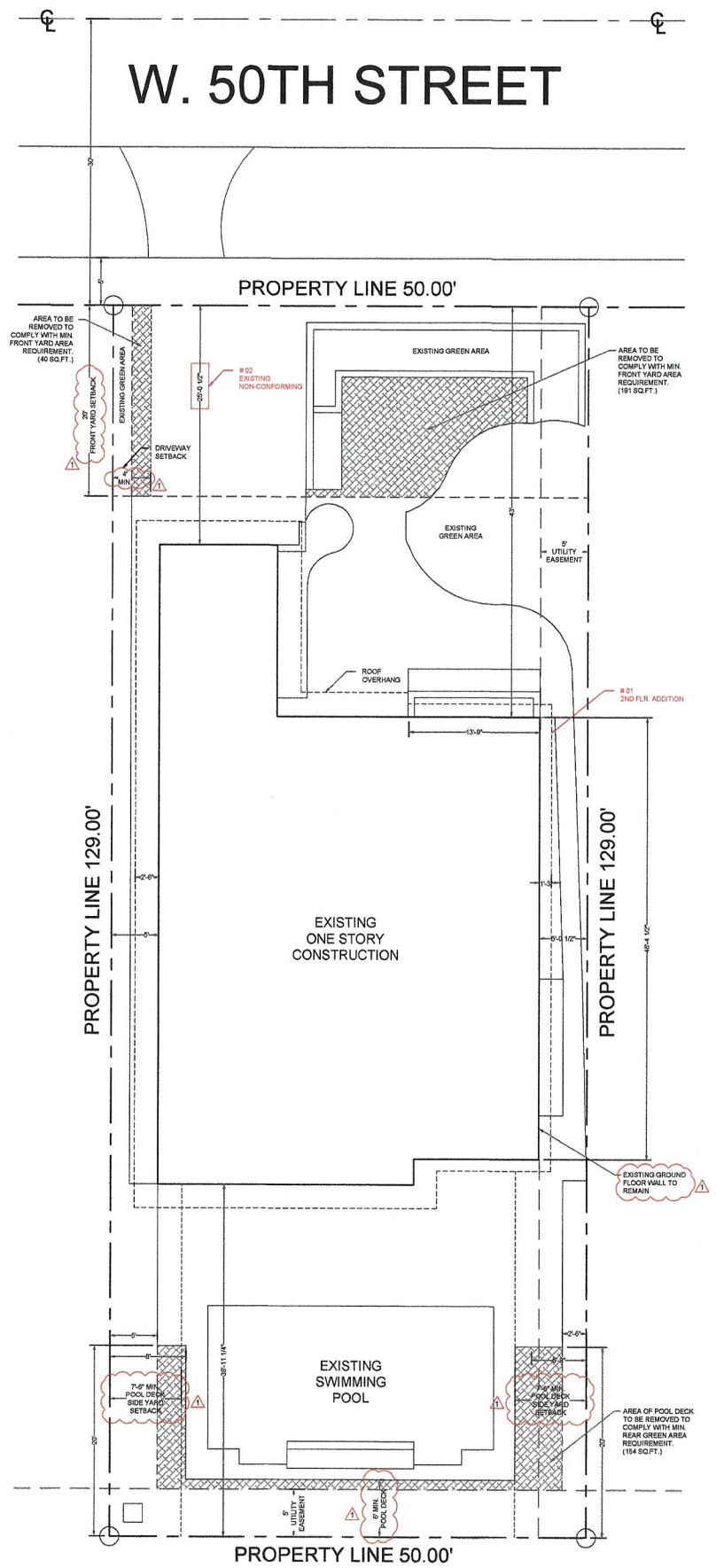
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

5/06/20

Revisions

No.	Date	Description
1	05/06/20	RESPONSE TO CITY COMMENTS

A-002



01 DEMOLITION SITE PLAN
1/8" = 1'-0"

NOTE

EXISTING PAVEMENT OTHER THAN DRIVEWAY & WALKWAYS WITHIN FRONT YARD TO BE REMOVED.

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DEMOLITION SITE PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

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Revisions

No.	Date	Description
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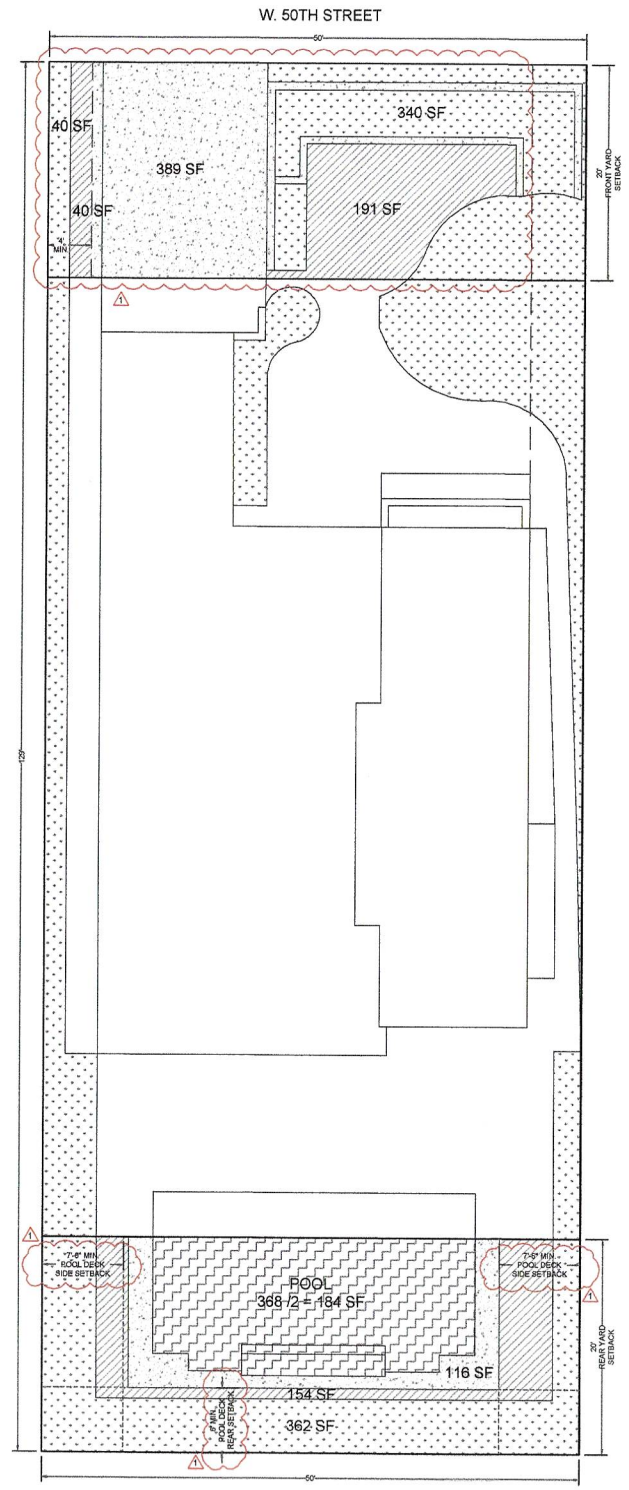
A-003



01 HARDSCAPE PLAN
1/8" = 1'-0"

OPEN SPACE CALCULATION

FRONT YARD AREA = 1,000 SQ.FT.
MIN. FRONT YARD AREA ALLOWED = 50%
611 / 1,000 =.61 OR **61% PROVIDED**

PERVIOUS = 380 SQ.FT.
(340 + 40 = 380)

IMPERVIOUS = 389 SQ.FT.

IMPERVIOUS AREA TO BE REMOVED TO COMPLY WITH REQUIREMENTS
(191 +40 = 231 SQ.FT.)

(380 +231 = 611 SQ.FT)

REAR YARD AREA = 1,000 SQ.FT.
MIN. REAR YARD AREA ALLOWED = 70%
700 / 1,000 = .70 OR **70% PROVIDED**

PERVIOUS = 362 SQ.FT.

IMPERVIOUS = 116 SQ.FT.

IMPERVIOUS AREA TO BE REMOVED TO COMPLY WITH REQUIREMENTS
(154 SQ.FT.)

POOL = 184 SQ.FT.
(368 / 2 = 184)

(362 + 154 + 184 = 700 SQ.FT)

NOTE

EXISTING PAVEMENT OTHER THAN DRIVEWAY & WALKWAYS WITHIN FRONT YARD TO BE REMOVED.

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HARDSCAPE PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
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Project No:	R.18.1001

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Revisions

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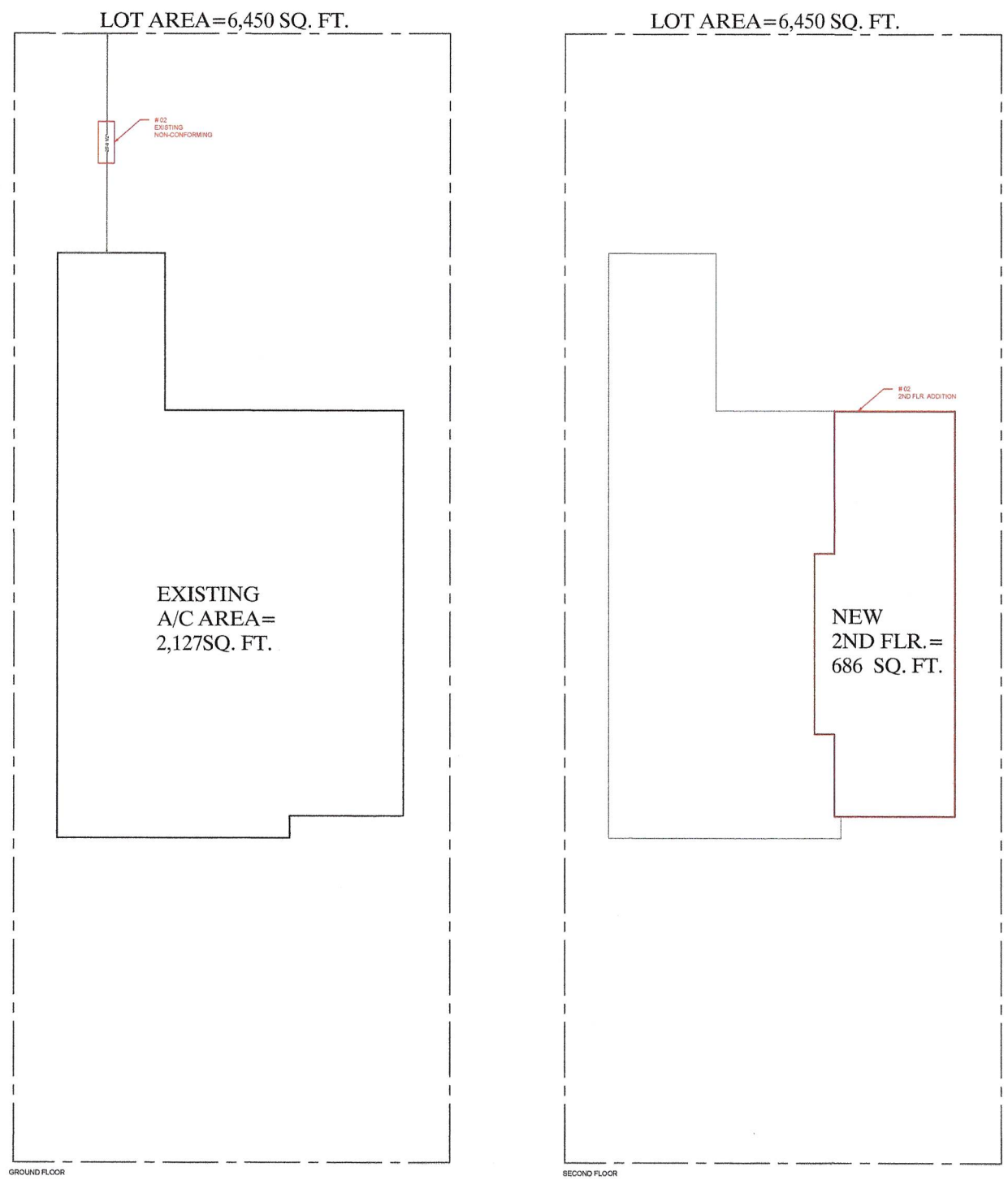
A-004



01 VARIANCE / WAIVER PLAN
1/8" = 1'-0"

VARIANCE # 01 - LOT COVERAGE
30% MAX. ALLOWED 33.2% EXISTING NON-CONFORMING FOR TWO STORY STRUCTURE.
VARIANCE # 02 - FRONT SETBACK
30 FT MIN., 25 FT EXISTING NON-CONFIRMING.

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VARIANCE / WAIVER PLAN

consultant:

Date:	09.11.2018
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Revisions

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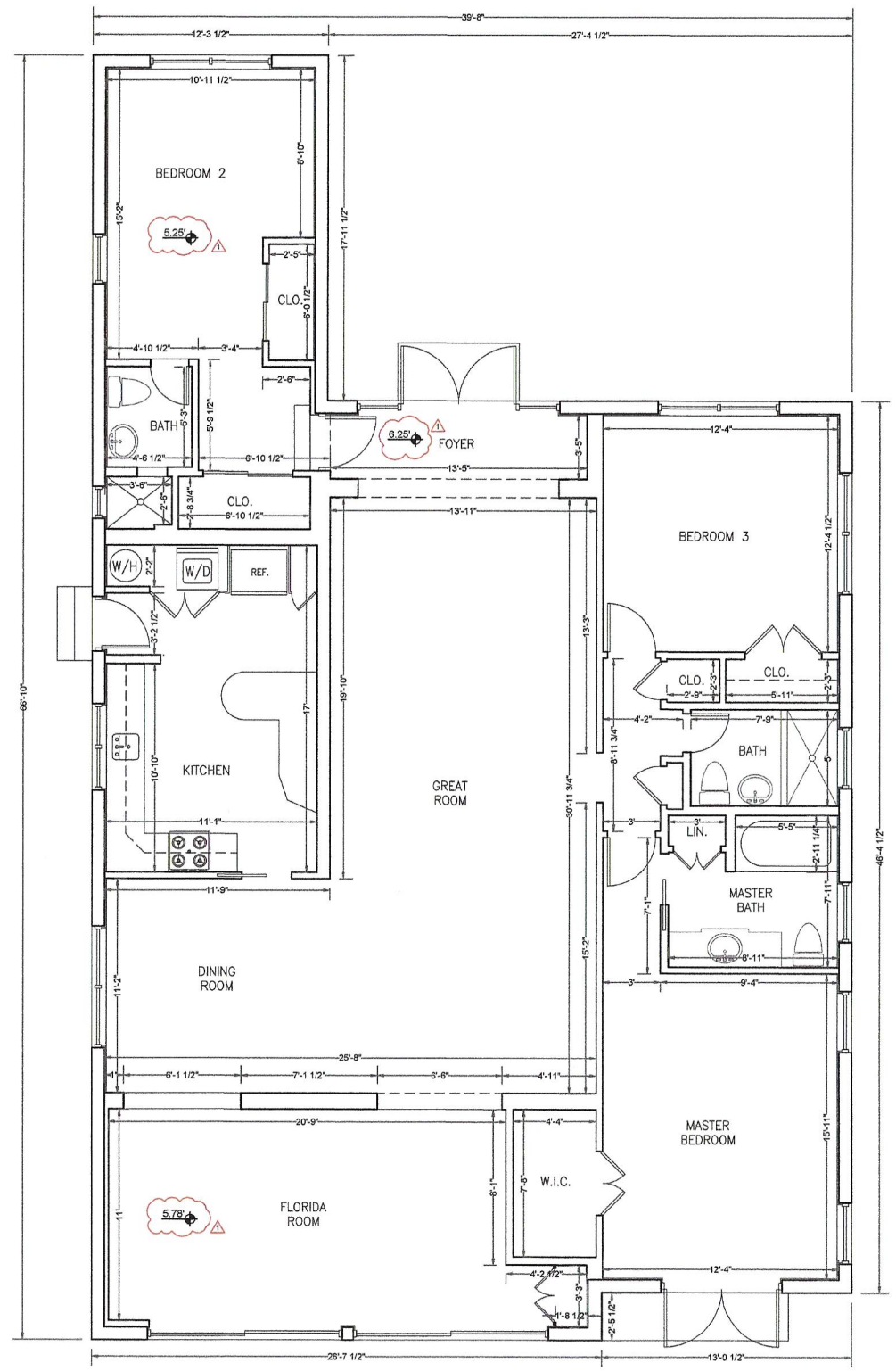
A-005



01 EXISTING GROUND FLOOR PLAN
3/16" = 1'-0"

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EXISTING GROUND FLOOR PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
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Revisions

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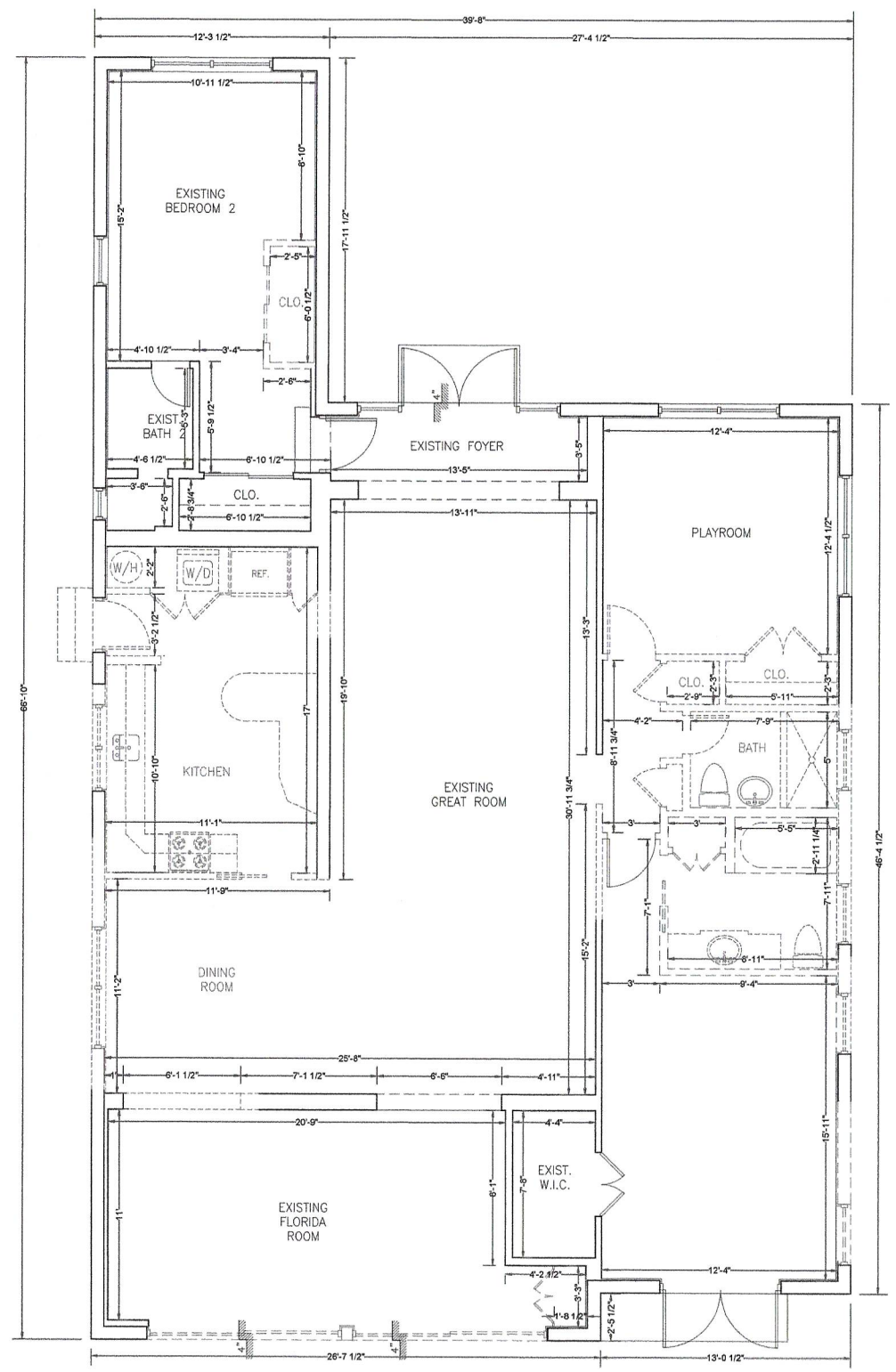
1	05/06/20	RESPONSE TO CITY COMMENTS

A-101



01 DEMOLITION GROUND FLOOR PLAN
3/16" = 1'-0"

LEGEND :

- EXISTING 8" C.B.S. WALL TO REMAIN
- EXISTING 4" PARTITION TO REMAIN
- EXISTING 8" C.B.S. WALL TO BE DEMOLISHED
- EXISTING TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

DEMOLITION KEY NOTES

1. REMOVE PART OF EXISTING CMU WALL. PREPARE SURFACE TO RECEIVE NEW WORK
2. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURFACE TO RECEIVE NEW WORK.
3. REMOVE EXISTING EXTERIOR DOOR AND FRAME. PREPARE SURFACE TO RECEIVE NEW WORK.
4. REMOVE EXISTING PARTITION TO NEAREST ADJACENT STUD. PREPARE SURFACE TO RECEIVE NEW WORK.
5. REMOVE EXISTING PLUMBING FIXTURE. CAP OR REROUTE PIPING AS REQUIRED.
6. REMOVE EXISTING INTERIOR DOOR AND FRAME. PREPARE SURFACES TO RECEIVE NEW WORK.
7. REMOVE EXISTING KITCHEN COUNTER AND CABINETS. PREPARE SURFACES TO RECEIVE NEW WORK.
8. REMOVE EXISTING W/H TANK. CAP OR REROUTE PIPING AS REQUIRED.
9. REMOVE EXISTING ROOF STRUCTURE. PREPARE SURFACES TO RECEIVE NEW WORK.
10. CUT BACK EXISTING ROOF OVERHANG. PREPARE SURFACE TO RECEIVE NEW WORK.

GENERAL DEMOLITION NOTES:

1. DASHED LINES INDICATE WALLS AND ITEMS TO BE REMOVED, LIGHT SOLID LINES INDICATE EXISTING WALLS AND ITEMS TO REMAIN.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION RELATED CONDITIONS PRIOR TO STARTING DEMOLITION. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. THE OWNER SHALL RETAIN ALL SALVAGE RIGHTS OVER BUILDING MATERIALS THAT ARE OF VALUE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE OWNER'S REPRESENTATIVE SHALL DIRECT THE INDIVIDUAL CONTRACTORS TO THE LOCATIONS OF STORAGE AREAS FOR VARIOUS SALVAGE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE BUILDING AND THE CONSTRUCTION SITE ALL CONSTRUCTION DEBRIS AND ITEMS NOT RETAINED BY THE OWNER'S REPRESENTATIVE.
4. ALL OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING CONSTRUCTION EQUIPMENT, PIPING, DUCTS, ETC. SHALL BE PROPERLY PATCHED OR CLOSED OFF TO MAINTAIN FIRE RATING OF SURROUNDING WALL AND WEATHER TIGHT CONDITIONS.
5. PATCH AND REPAIR ALL EXISTING SURFACES THAT ARE TO RECEIVE NEW FINISHES.
6. ALL FINISHED AREAS WHICH ARE DAMAGED DURING DEMOLITION BY THE CONTRACTOR SHALL BE PATCHED TO MATCH EXISTING FINISHES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NEW FINISHES, CEILING, FLOORING, ETC. TO DAMAGED AREAS.
7. EXISTING ITEMS, EQUIPMENT, PLUMBING FIXTURES, ETC, TO REMAIN IN PLACE SHALL BE PROTECTED FROM DIRT AND DAMAGE DURING DEMOLITION AND CONSTRUCTION.
8. WHERE REMOVAL OF PORTIONS OF FLOOR COVERINGS ARE REQUIRED, REMOVE ONLY THOSE MATERIALS TO THE EXTENT SHOWN WITHIN THE ROOMS.
   INCLUDING THE REMOVAL OF ADHESIVES, GROUTING BEDS, ANCHORING DEVICES AND PREPARE SURFACES FOR NEW CONSTRUCTION.
9. WHERE REMOVAL OF PORTIONS OF FINISHED CEILINGS ARE REQUIRED, REMOVE ONLY THOSE LIGHT FIXTURES AND OTHER CEILING EQUIPMENT WITHIN THAT PORTION OF CEILING. COORDINATE WITH DRAWINGS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE
    TO OWNER'S OCCUPIED AREAS ADJACENT TO NEW CONSTRUCTION OR OCCUPIED
    AREAS WHERE VARIOUS SYSTEM CONNECTIONS OR EXTENSION ARE REQUIRED.
11. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL ADHERE TO BUILDING REGULATIONS AND BE COORDINATED WITH THE OWNER'S REPRESENTATIVE TO MINIMIZE DISRUPTION WITH THE NORMAL DAILY FUNCTIONS OF THE BUILDING'S OCCUPIED AREAS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF
    ALL SALVAGE ITEMS WHICH WILL BE REUSED IN THIS PROJECT.
13. ALL NON-ATTACHED ITEMS, SUCH AS FURNISHINGS, MOBILE EQUIPMENT, CHAIRS, ETC. SHALL BE REMOVED BY OWNER PRIOR TO COMMENCEMENT OF DEMOLITION WORK. COORDINATE WITH OWNER'S REPRESENTATIVE FOR REMOVAL OR RELOCATION OF ANY REMAINING ITEMS.
14. EXISTING EXIT PASSAGEWAYS SHALL BE MAINTAINED AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
15. STOP ALL WORK IF ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT IMMEDIALTELY.
16. COORDINATE WITH BUILDING MANAGEMENT ALL WORK TO BE PERFORMED.

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DEMOLITION GROUND FLOOR PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	M.C.
Scale:	AS SHOWN
Project No:	R.18.1001

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Revisions

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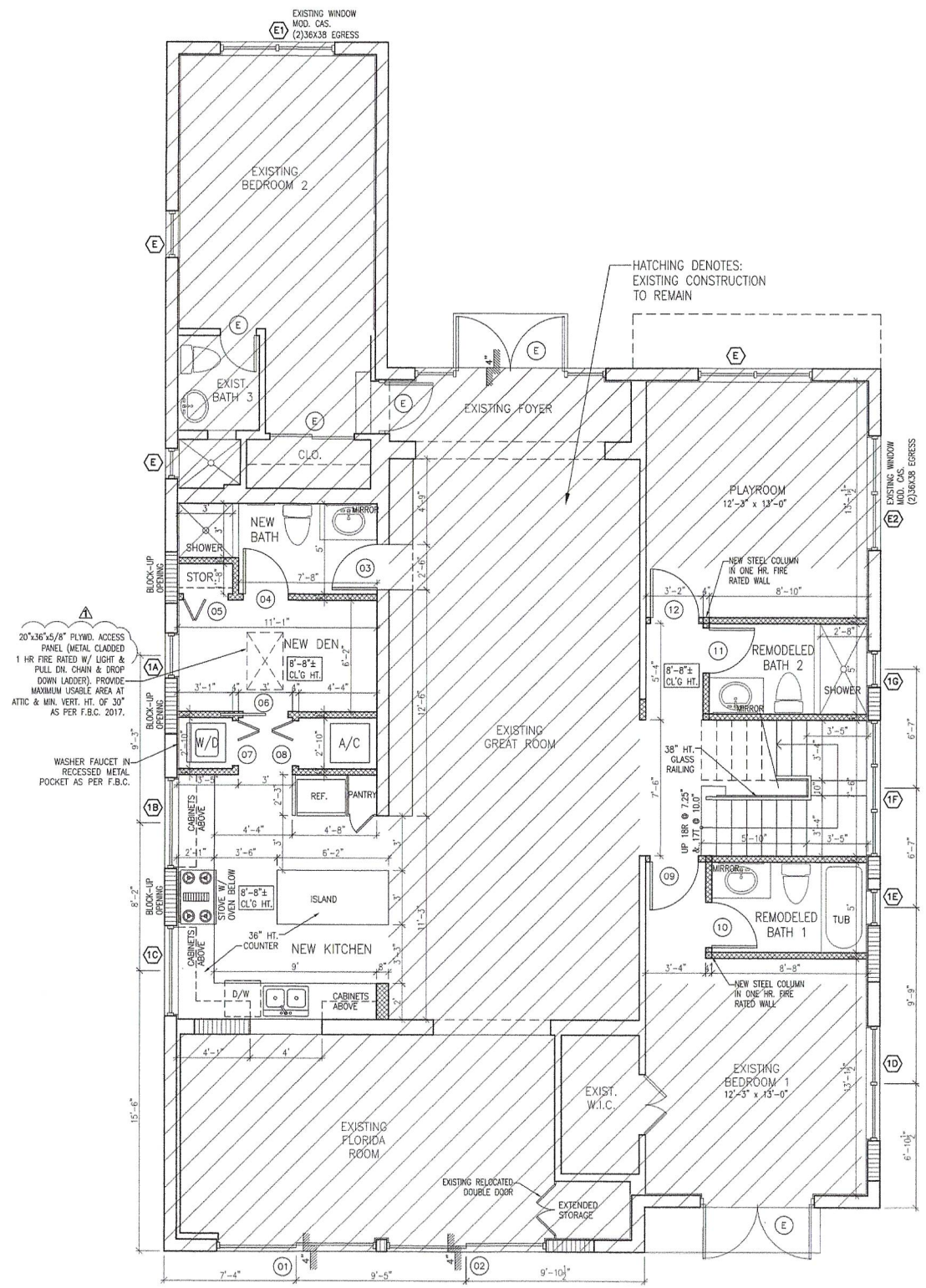
A-102



01 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

FIRE RATINGS DESCRIPTION :

1x3 FURRING 16" O.C. , ONE LAYER 5/8" TYPE X GYPSUM LATH, 5d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMETENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

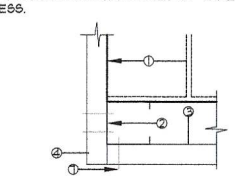
TERMITE NOTES :

AS PER F.B.C. 2017, A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

AS PER F.B.C. 2017, A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

NOTE :
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

AS PER F.B.C. 2017, THE GYPSUM WALLBOARD SHALL BE SUPPORTED AS ILLUSTRATED IN FIGURE 709.5.1C FOR FIRE RESISTANCE RATINGS OF THREE (3) HOURS OR LESS.



1 LAYER = 5/8" OR 1/2"

NOTES:

1. STRUCTURAL STEEL COLUMN, EITHER WIDE FLANGE OR TUBULAR SHAPES.

2. 1 5/8 inch (41.3mm) DEEP STUDS FABRICATED FROM 0.0179 inch (0.46mm) MINIMUM THICKNESS GALVANIZED STEEL WITH 1 5/16 - OR 1 7/16 - inch (33.6 OR 36.5mm) LEGS. THE LENGTH OF THE STEEL STUDS SHALL BE 1/2 inch (12.7mm) LESS THAN THE HEIGHT OF THE ASSEMBLY.

3. TYPE X GYPSUM WALLBOARD IN ACCORDANCE WITH ASTM C36. FOR SINGLE LAYER APPLICATIONS THE WALLBOARD SHALL BE APPLIED VERTICALLY WITH NO HORIZONTAL JOINTS. FOR MULTIPLE LAYER APPLICATIONS, HORIZONTAL JOINTS ARE PERMITTED AT A MINIMUM SPACING OF 8 FT. (2438mm) PROVIDED THAT THE JOINTS IN SUCCESSIVE LAYERS ARE STAGGERED AT LEAST 12 INCHES (305mm). THE TOTAL REQUIRED THICKNESS OF WALLBOARD SHALL BE DETERMINED ON THE BASIS OF THE SPECIFIED FIRE RESISTANCE RATING AND THE WEIGHT-TO-HEATED-PERIMETER RATIO (W/D) OF THE COLUMN.

4. GALVANIZED 0.0149 inch (0.378mm) MINIMUM THICKNESS STEEL CORNER BEADS WITH 1 1/2-inch (38.1mm) LEGS ATTACHED TO THE WALLBOARD WITH 1 inch (25.4mm) LONG, TYPE S SCREWS SPACED 12 inches (305mm) ON CENTER.

5. No. 18 SWG STEEL TIE WIRES SPACED 24 inches (610 mm) ON CENTER.

6. SHEET METAL ANGLES WITH 2-inch LEGS FABRICATED FROM 0.0209 inch (0.53mm) MINIMUM THICKNESS GALVANIZED STEEL.

7. TYPE S SCREWS 1 inch (25.4mm) LONG SHALL BE USED FOR ATTACHING THE FIRST LAYER OF WALLBOARD TO THE STEEL STUDS AND THE THIRD LAYER TO THE SHEET METAL ANGLES AT 24 inches (610mm) ON CENTER. TYPE S SCREWS 1 3/4 inches (44.5mm) LONG SHALL BE USED FOR ATTACHING THE SECOND LAYER OF WALLBOARD TO THE STEEL STUDS AND THE FOURTH LAYER TO THE SHEET METAL ANGLES AT 12 inches (305mm) ON CENTER. TYPE S SCREWS 2 1/4 inches (57.2mm) LONG SHALL BE USED FOR ATTACHING THE THIRD LAYER OF WALLBOARD TO THE STEEL STUDS AT 12 inches (305mm) ON CENTER.

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PROPOSED GROUND FLOOR PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

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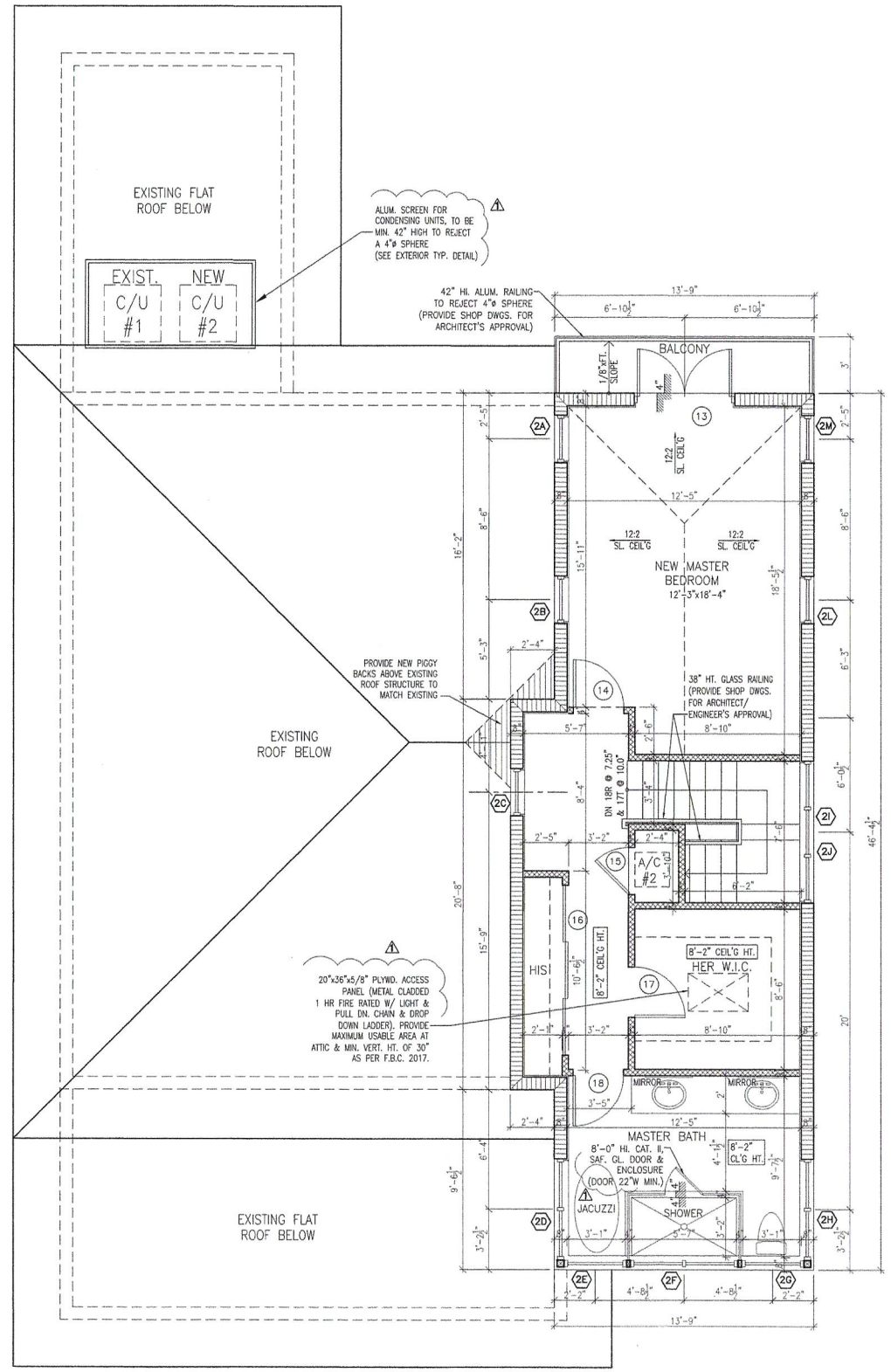

01 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

FIRE RATINGS DESCRIPTION :

1x3 FURRING 16" O.C. , ONE LAYER 5/8" TYPE X GYPSUM LATH, 5d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMETENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

TERMITE NOTES :

AS PER F.B.C. 2017, A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

AS PER F.B.C. 2017, A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

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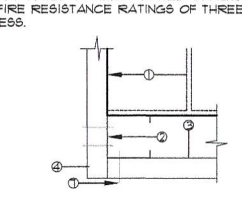
AS PER F.B.C. 2017, THE GYPSUM WALLBOARD SHALL BE SUPPORTED AS ILLUSTRATED IN FIGURE 721.3.1.C FOR FIRE RESISTANCE RATINGS OF THREE (3) HOURS OR LESS.



1 LAYER = 5/8" OR 1/2"

NOTES:

1. STRUCTURAL STEEL COLUMN, EITHER WIDE FLANGE OR TUBULAR SHAPES.

2. 1 5/8 inch (41.3mm) DEEP STUDS FABRICATED FROM 0.0179 inch (0.46mm) MINIMUM THICKNESS GALVANIZED STEEL WITH 1 5/16 - OR 1 7/16 - inch (33.6 OR 36.5mm) LEGS. THE LENGTH OF THE STEEL STUDS SHALL BE 1/2 inch (12.7mm) LESS THAN THE HEIGHT OF THE ASSEMBLY.

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4. GALVANIZED 0.0149 inch (0.378mm) MINIMUM THICKNESS STEEL CORNER BEADS WITH 1 1/2-inch (38.1mm) LEGS ATTACHED TO THE WALLBOARD WITH 1 inch (25.4mm) LONG, TYPE S SCREWS SPACED 12 inches (305mm) ON CENTER.

5. No. 18 SWG STEEL TIE WIRES SPACED 24 inches (610 mm) ON CENTER.

6. SHEET METAL ANGLES WITH 2-inch LEGS FABRICATED FROM 0.0209 inch (0.531mm) MINIMUM THICKNESS GALVANIZED STEEL.

7. TYPE S SCREWS 1 inch (25.4mm) LONG SHALL BE USED FOR ATTACHING THE FIRST LAYER OF WALLBOARD TO THE STEEL STUDS AND THE THIRD LAYER TO THE SHEET METAL ANGLES AT 24 inches (610mm) ON CENTER. TYPE S SCREWS 1 3/4 inches (44.5mm) LONG SHALL BE USED FOR ATTACHING THE SECOND LAYER OF WALLBOARD TO THE STEEL STUDS AND THE FOURTH LAYER TO THE SHEET METAL ANGLES AT 12 inches (305mm) ON CENTER. TYPE S SCREWS 2 1/4 inches (57.2mm) LONG SHALL BE USED FOR ATTACHING THE THIRD LAYER OF WALLBOARD TO THE STEEL STUDS AT 12 inches (305mm) ON CENTER.

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PROPOSED SECOND FLOOR PLAN

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	M.C.
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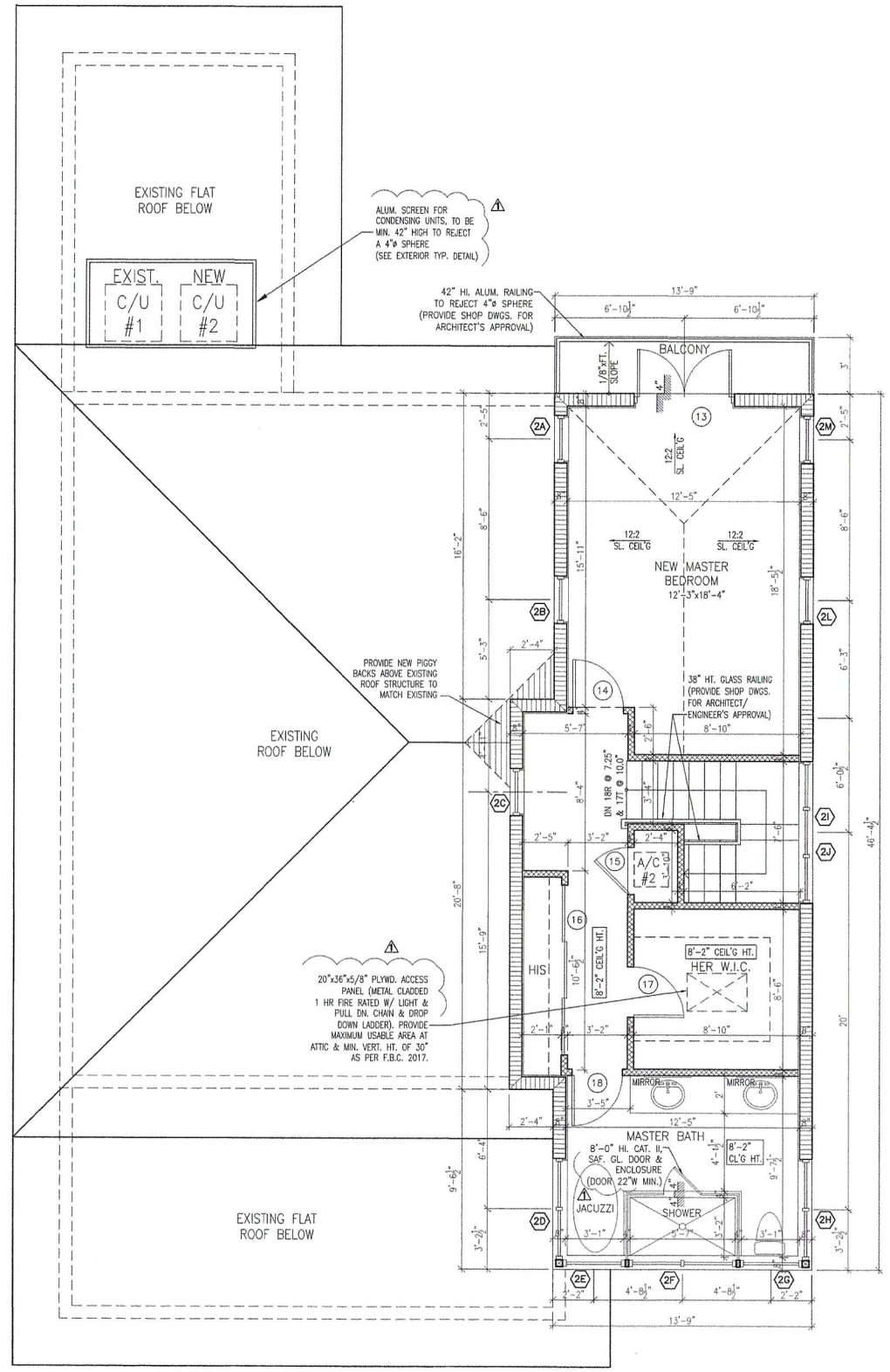


01 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

FIRE RATINGS DESCRIPTION :

1x3 FURRING 16" O.C. , ONE LAYER 5/8" TYPE X GYPSUM LATH, 5d CEMENT-COATED OR RING SHANKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMETENTITIOUS COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND OVER JOINTS, EXPOSED NAIL HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATTS, OR BLOWN IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11.

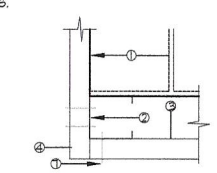
TERMITE NOTES :

AS PER F.B.C. 2017, A WEATHER-RESISTANT JOB-SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

AS PER F.B.C. 2017, A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

NOTE :
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

AS PER F.B.C. 2017, THE GYPSUM WALLBOARD SHALL BE SUPPORTED AS ILLUSTRATED IN FIGURE 709.5.1C FOR FIRE RESISTANCE RATINGS OF THREE (3) HOURS OR LESS.



1 LAYER = 5/8" OR 1/2"

NOTES:

1. STRUCTURAL STEEL COLUMN, EITHER WIDE FLANGE OR TUBULAR SHAPES.

2. 1 5/8 inch (41.3mm) DEEP STUDS FABRICATED FROM 0.0179 inch (0.46mm) MINIMUM THICKNESS GALVANIZED STEEL WITH 1 5/16 - OR 1 7/16 - inch (33.6 OR 36.5mm) LEGS. THE LENGTH OF THE STEEL STUDS SHALL BE 1/2 inch (12.7mm) LESS THAN THE HEIGHT OF THE ASSEMBLY.

3. TYPE X GYPSUM WALLBOARD IN ACCORDANCE WITH ASTM C36. FOR SINGLE LAYER APPLICATIONS THE WALLBOARD SHALL BE APPLIED VERTICALLY WITH NO HORIZONTAL JOINTS. FOR MULTIPLE LAYER APPLICATIONS, HORIZONTAL JOINTS ARE PERMITTED AT A MINIMUM SPACING OF 8 FT. (2438mm) PROVIDED THAT THE JOINTS IN SUCCESSIVE LAYERS ARE STAGGERED AT LEAST 12 INCHES (305mm). THE TOTAL REQUIRED THICKNESS OF WALLBOARD SHALL BE DETERMINED ON THE BASIS OF THE SPECIFIED FIRE RESISTANCE RATING AND THE WEIGHT-TO-HEATED-PERIMETER RATIO (W/D) OF THE COLUMN.

4. GALVANIZED 0.0149 inch (0.378mm) MINIMUM THICKNESS STEEL CORNER BEADS WITH 1 1/2-inch (38.1mm) LEGS ATTACHED TO THE WALLBOARD WITH 1 inch (25.4mm) LONG, TYPE S SCREWS SPACED 12 inches (305mm) ON CENTER.

5. No. 18 SWG STEEL TIE WIRES SPACED 24 inches (610 mm) ON CENTER.

6. SHEET METAL ANGLES WITH 2-inch LEGS FABRICATED FROM 0.0209 inch (0.531mm) MINIMUM THICKNESS GALVANIZED STEEL

7. TYPE S SCREWS 1 inch (25.4mm) LONG SHALL BE USED FOR ATTACHING THE FIRST LAYER OF WALLBOARD TO THE STEEL STUDS AND THE THIRD LAYER TO THE SHEET METAL ANGLES AT 24 inches (610mm) ON CENTER. TYPE S SCREWS 1 3/4 inches (44.5mm) LONG SHALL BE USED FOR ATTACHING THE SECOND LAYER OF WALLBOARD TO THE STEEL STUDS AND THE FOURTH LAYER TO THE SHEET METAL ANGLES AT 12 inches (305mm) ON CENTER. TYPE S SCREWS 2 1/4 inches (57.2mm) LONG SHALL BE USED FOR ATTACHING THE THIRD LAYER OF WALLBOARD TO THE STEEL STUDS AT 12 inches (305mm) ON CENTER.

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PROPOSED SECOND FLOOR PLAN

consultant:

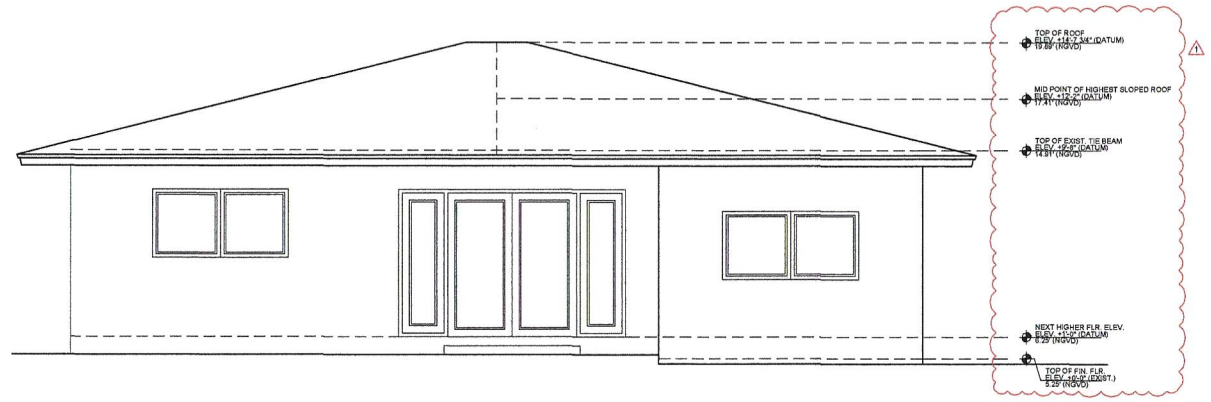
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	M.C.
Scale:	AS SHOWN
Project No:	R.18.1001

4/20/20

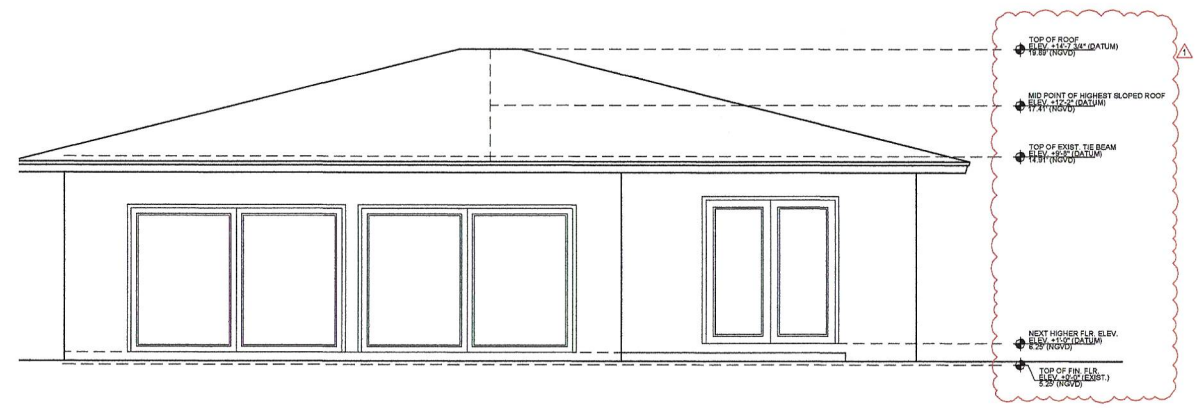
Revisions

No.	Date	Description
1	03/25 /19	COMMENTS

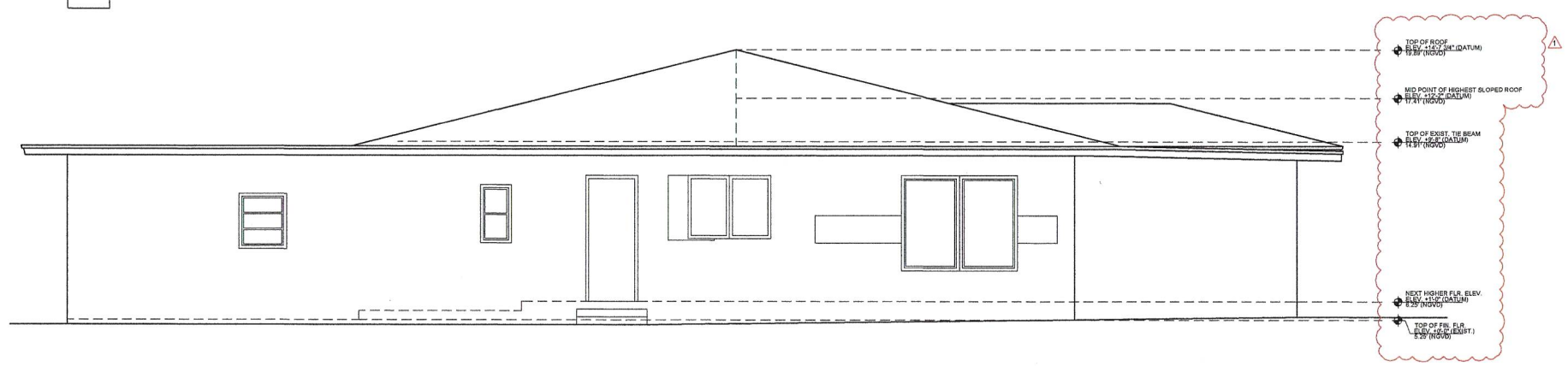
A-104



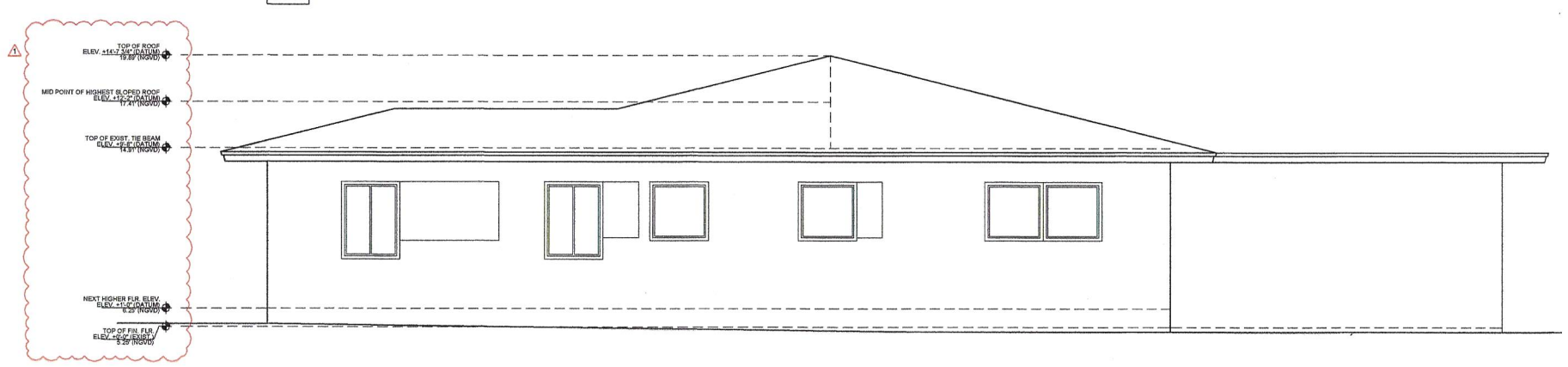
01 FRONT ELEVATION
1/4" = 1'-0"



02 REAR ELEVATION
1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
1/4" = 1'-0"



04 LEFT SIDE ELEVATION
1/4" = 1'-0"

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EXISTING ELEVATIONS

consultant:

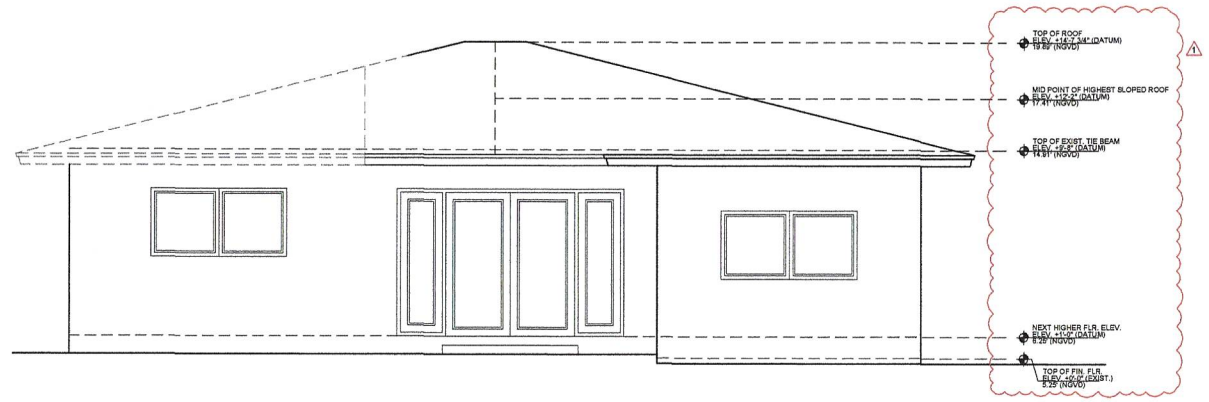
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

5/06/20

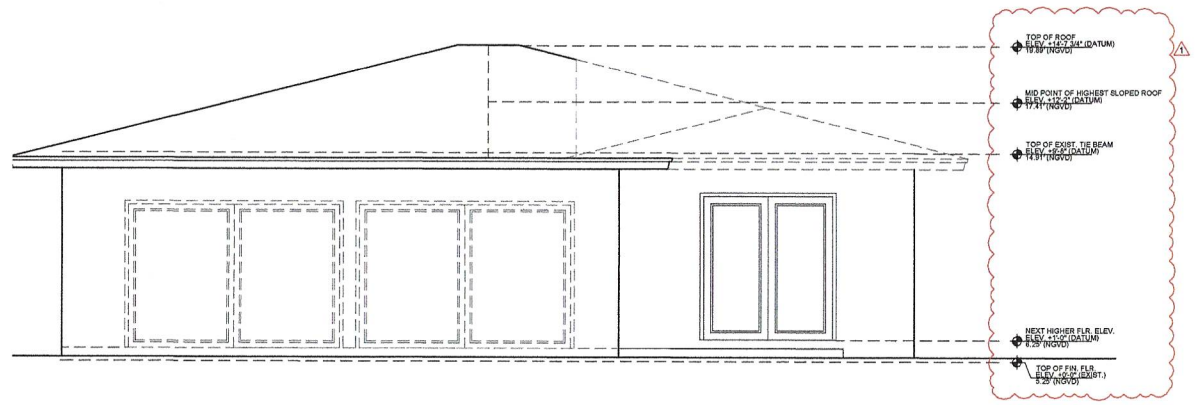
Revisions

No.	Date	Description
1	05/06/20	RESPONSE TO CITY COMMENTS

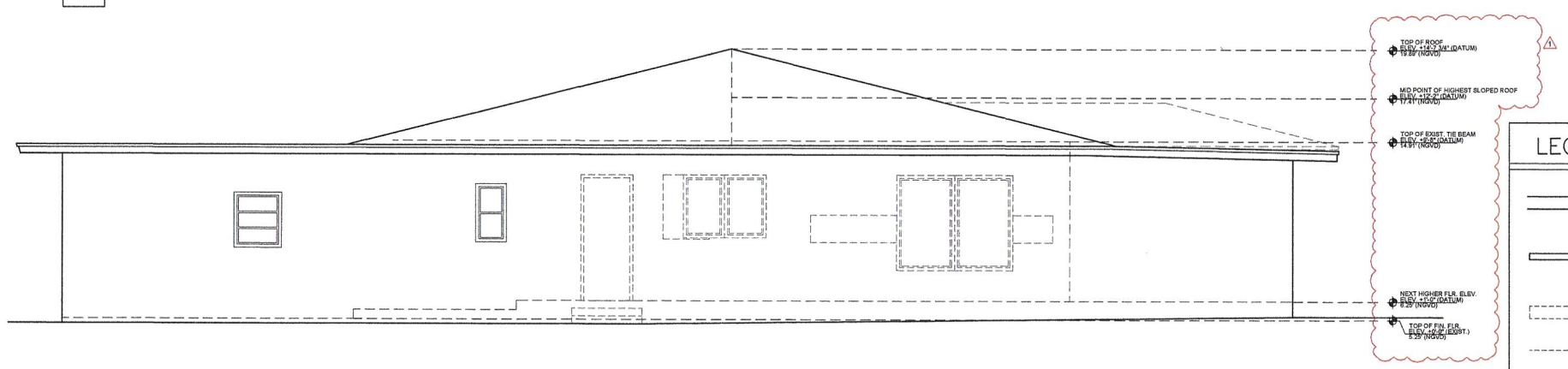
A-201



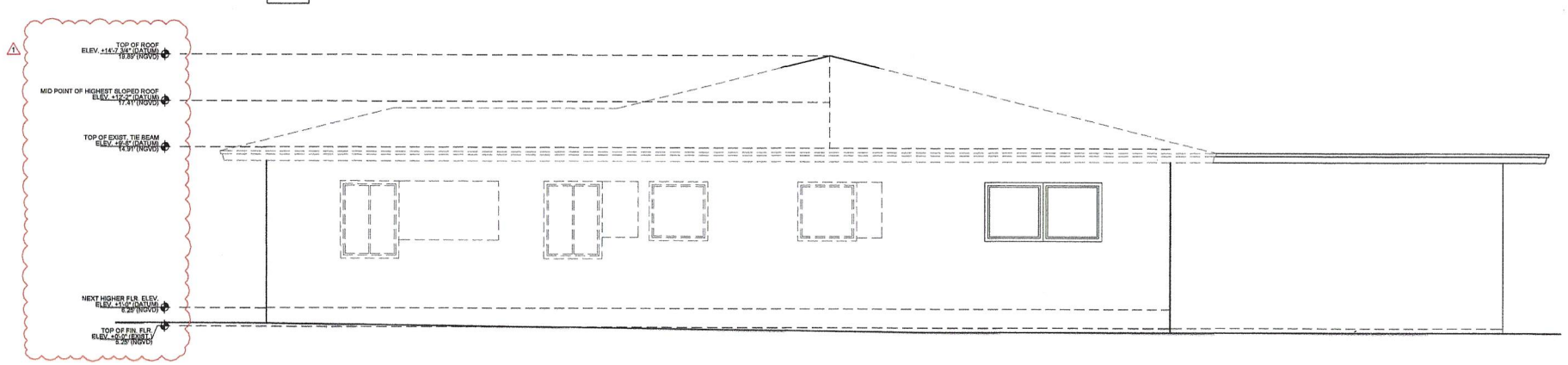
01 FRONT ELEVATION
1/4" = 1'-0"



02 REAR ELEVATION
1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
1/4" = 1'-0"



04 LEFT SIDE ELEVATION
1/4" = 1'-0"

LEGEND :

- EXISTING 8" C.B.S. WALL TO REMAIN
- EXISTING 4" PARTITION TO REMAIN
- EXISTING 8" C.B.S. WALL TO BE DEMOLISHED
- EXISTING TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

DEMOLITION KEY NOTES

1. REMOVE PART OF EXISTING CMU WALL. PREPARE SURFACE TO RECEIVE NEW WORK
2. REMOVE EXISTING WINDOW AND FRAME. PREPARE SURFACE TO RECEIVE NEW WORK.
3. REMOVE EXISTING EXTERIOR DOOR AND FRAME. PREPARE SURFACE TO RECEIVE NEW WORK.
4. REMOVE EXISTING PARTITION TO NEAREST ADJACENT STUD. PREPARE SURFACE TO RECEIVE NEW WORK.
5. REMOVE EXISTING PLUMBING FIXTURE. CAP OR REROUTE PIPING AS REQUIRED.
6. REMOVE EXISTING INTERIOR DOOR AND FRAME. PREPARE SURFACES TO RECEIVE NEW WORK.
7. REMOVE EXISTING KITCHEN COUNTER AND CABINETS. PREPARE SURFACES TO RECEIVE NEW WORK.
8. REMOVE EXISTING W/H TANK. CAP OR REROUTE PIPING AS REQUIRED.
9. REMOVE EXISTING ROOF STRUCTURE. PREPARE SURFACES TO RECEIVE NEW WORK.
10. CUT BACK EXISTING ROOF OVERHANG. PREPARE SURFACE TO RECEIVE NEW WORK.

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DEMOLITION ELEVATION

consultant:

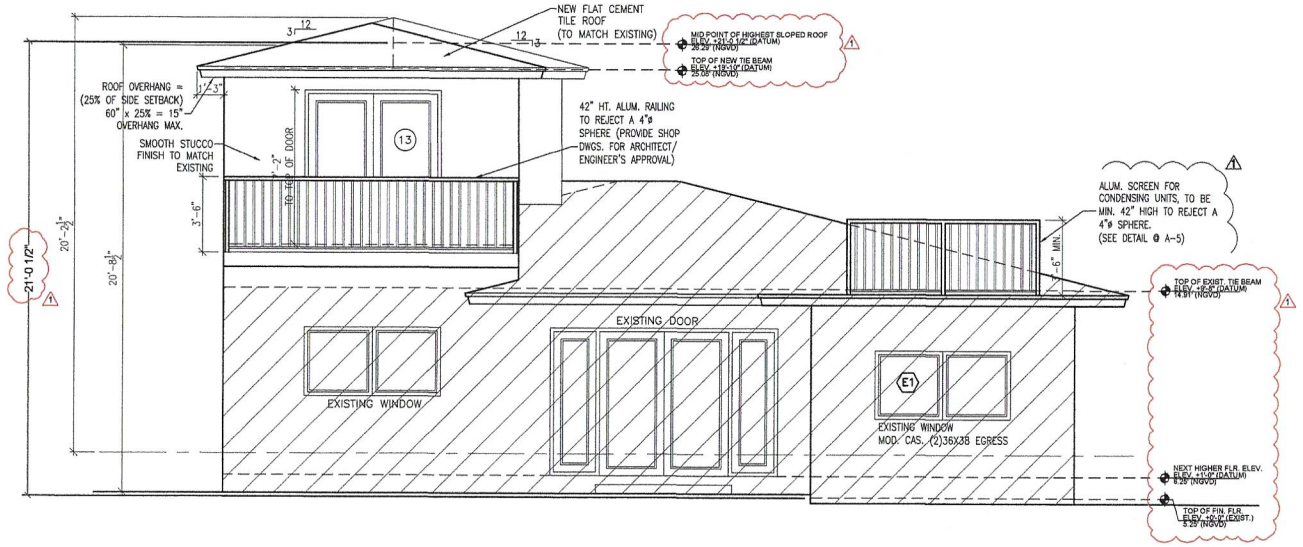
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1901

5/06/20

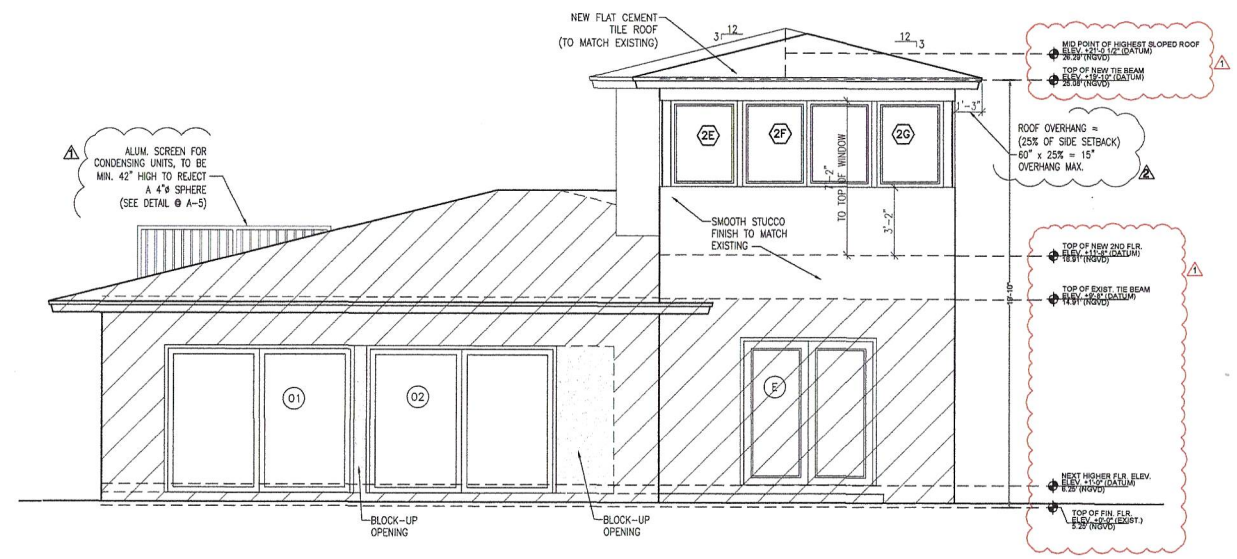
Revisions

No.	Date	Description
1	05/06/20	RESPONSE TO CITY COMMENTS

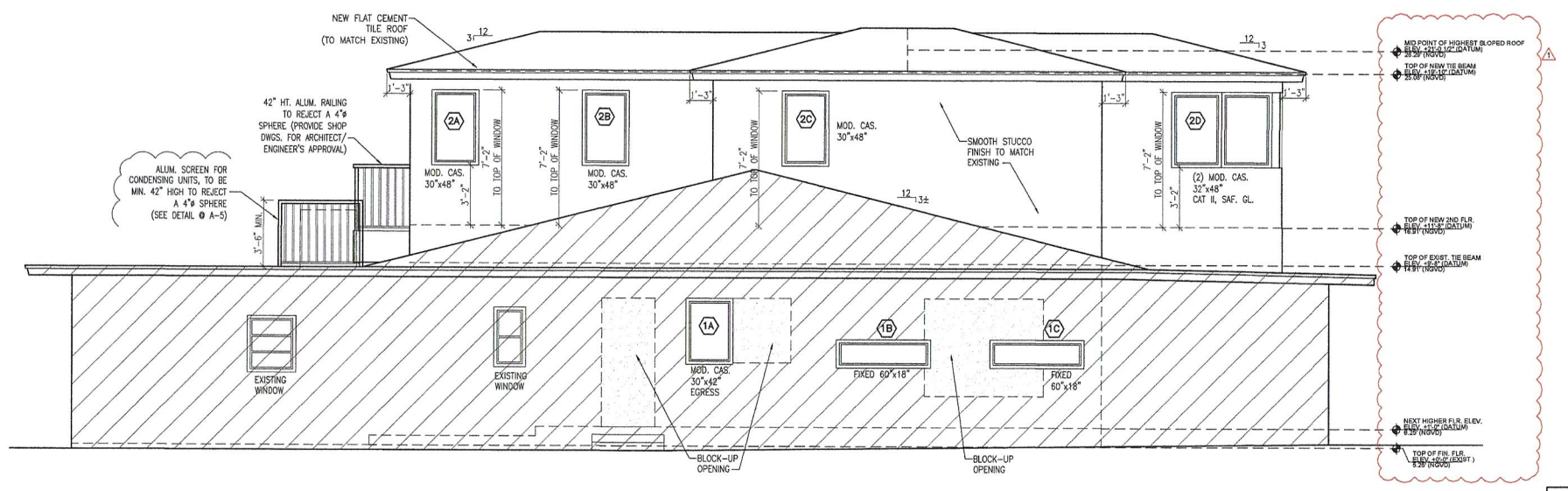
A-202



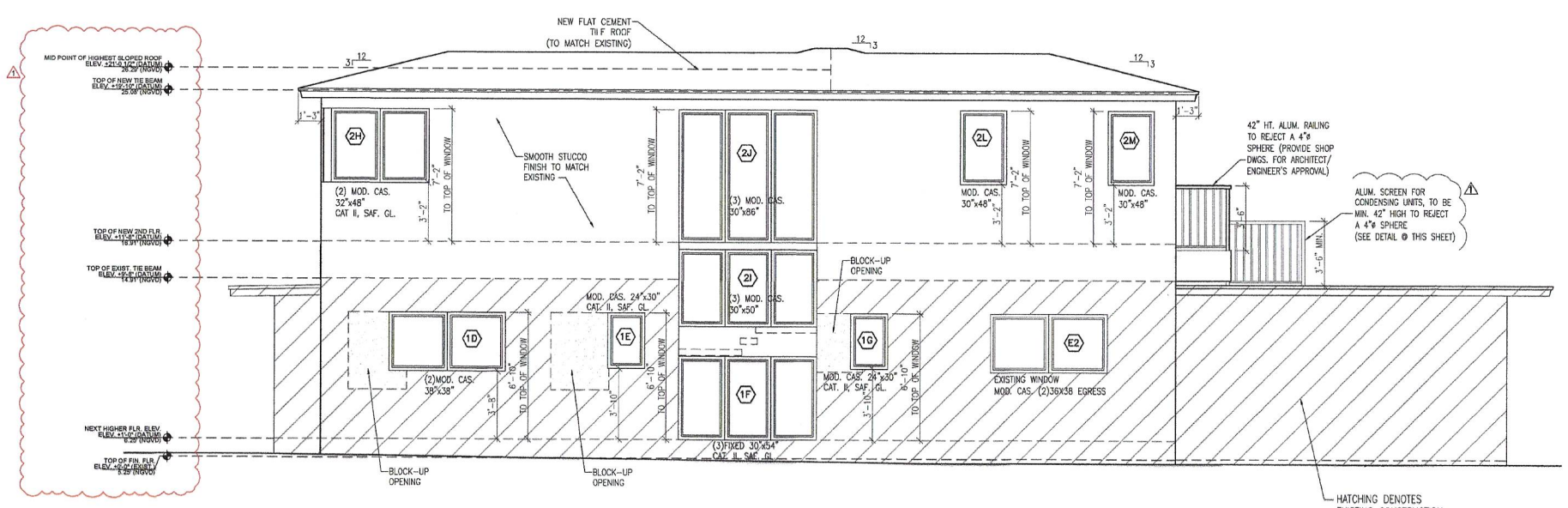
01 FRONT ELEVATION
1/4" = 1'-0"



02 REAR ELEVATION
1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
1/4" = 1'-0"



04 LEFT SIDE ELEVATION
1/4" = 1'-0"

NOTE :
PROVIDE 1/2" RECESS FOR THRESHOLD INSTALLATION AT ALL EXTERIOR DOORS. COORDINATE WITH DOOR MANUFACTURER

NOTE :
ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017

NOTE :
VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER.

ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY, IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.

NOTE :
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2017, AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

NOTE :
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC

NOTE : ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

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PROPOSED ELEVATIONS

consultant:

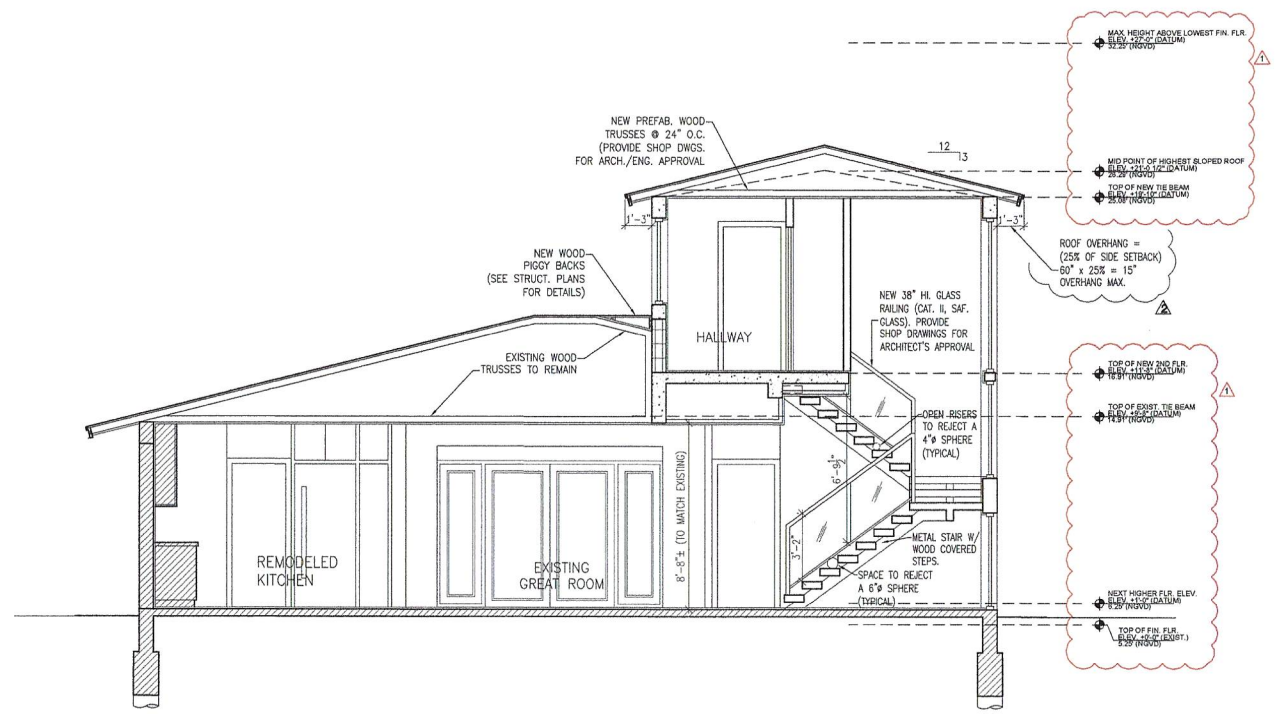
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

5/06/20

Revisions

No.	Date	Description
1	05/06/20	RESPONSE TO CITY COMMENTS

A-203



02 PROPOSED SECTION
1/4" = 1'-0"

NOTE :
PROVIDE 1/2" RECESS FOR THRESHOLD INSTALLATION AT ALL EXTERIOR DOORS. COORDINATE WITH DOOR MANUFACTURER

NOTE :
ALL WOOD IN CONTACT WITH CONCRETE OR CMU TO BE PRESSURE-TREATED AS PER F.B.C. 2017

NOTE :
VERIFY ALL WINDOW & DOOR ROUGH OPENINGS WITH WINDOW & DOOR MANUFACTURER.

ALL PRECAST ELEMENTS TO BE ATTACHED W/ 1/4" DIA. TAPCONS W/ 1 1/2" PENETRATION INTO CONC. @ 6" O.C. EA. WAY. IF PRECAST MEMBER IS LESS THAN OR EQUAL TO 8" IN WIDTH THAN PROVIDE ONLY ONE ROW OF TAPCONS STAGGERED TOP & BOTT.

NOTE :
AS PER F.B.C. 2017, COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES (76mm) FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES.

NOTE :
ALL EGRESS WINDOWS TO COMPLY W/ FBC EDITION 2017: AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

NOTE :
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. AS PER FBC

EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE PENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. AS PER FBC

NOTE : ALL HALLWAY DOORS TO BE NON-LOCKABLE (PRIMARY MEANS OF ESCAPE)

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ARCHITECT: AR0004376

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PROPOSED SECTION

consultant:

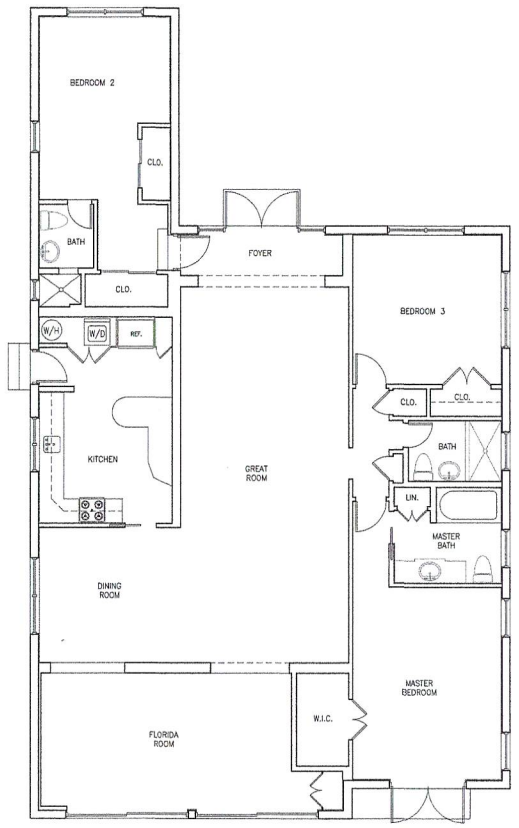
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	M.C.
Scale:	AS SHOWN
Project No:	R.18.1001

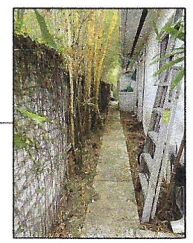
5/06/20

Revisions

No.	Date	Description
1	05/06/20	RESPONSE TO CITY COMMENTS

A-301





01 PHOTOGRAPHS - EXISTING STRUCTURE
1/4" = 1'-0"

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PHOTOGRAPHS EXISTING STRUCTURE

consultant:

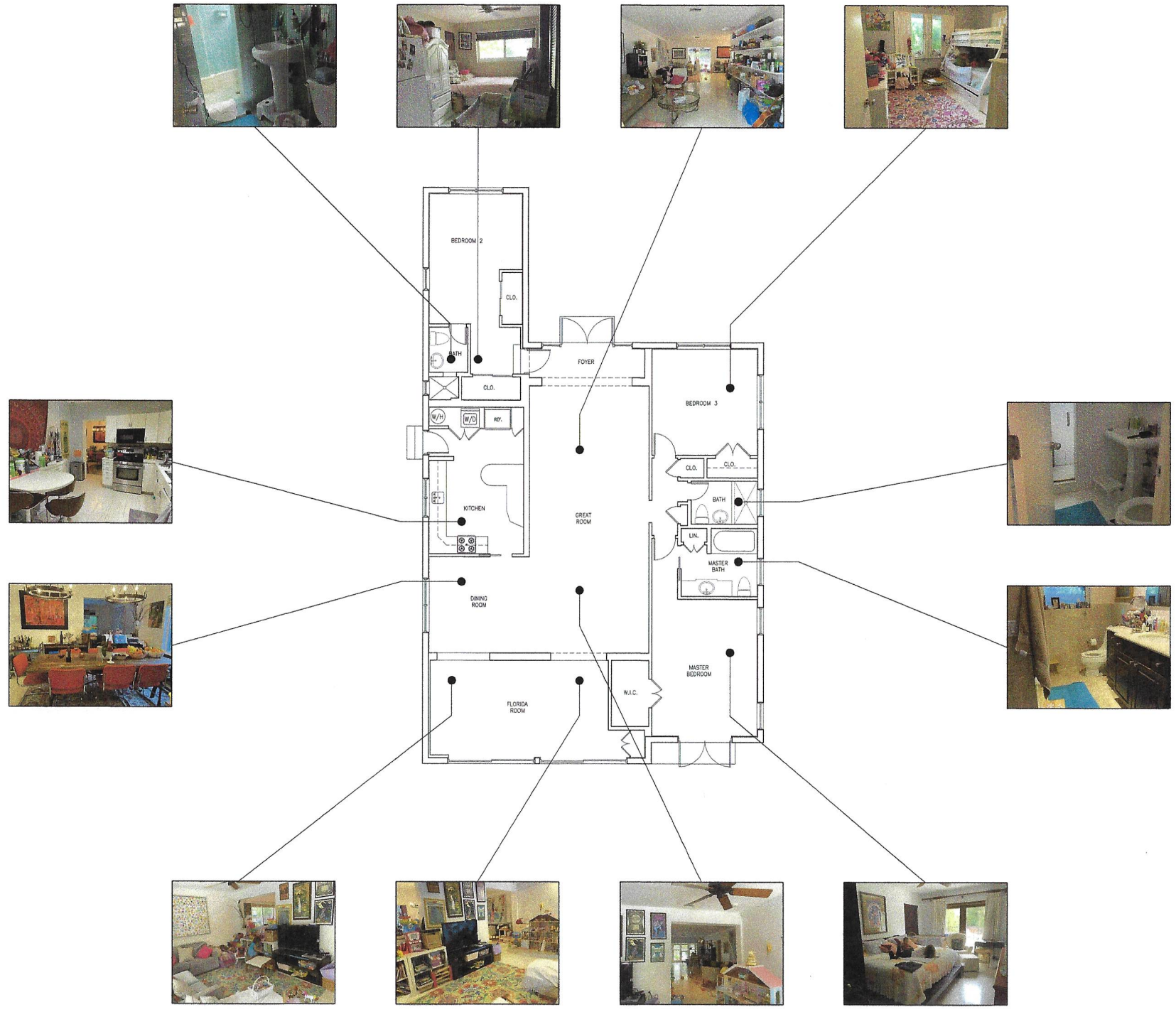
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

4/20/20

Revisions

No.	Date	Description

A-401



01 PHOTOGRAPHS - INTERIOR
1/4" = 1'-0"

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PHOTOGRAPHS INTERIOR

consultant:

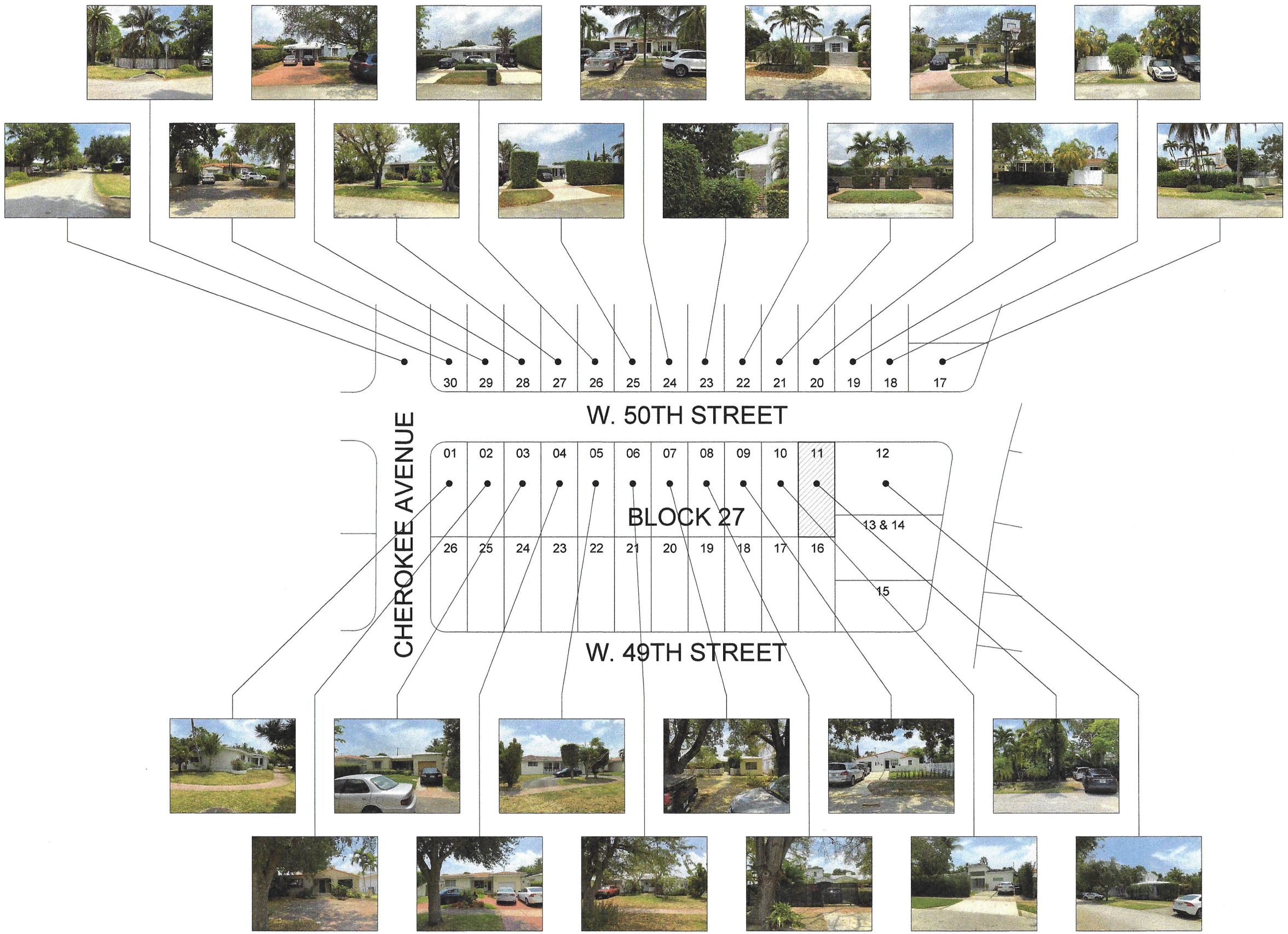
Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1091

4/20/20

Revisions

No.	Date	Description

A-402



01 PHOTOGRAPHS - CONTEXT / STREET
1/64" = 1'-0"

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PHOTOGRAPHS CONTEXT/ STREET

consultant:

Date:	09.11.2018
Drawn by:	R.A.
Checked By:	H.C.
Scale:	AS SHOWN
Project No:	R.18.1001

4/20/20

Revisions

No.	Date	Description

A-403