

DETAILS	
DATE	ISSUE
09/26/2016	DRB - MIAMI BEACH
04/03/2017	PERMIT

PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

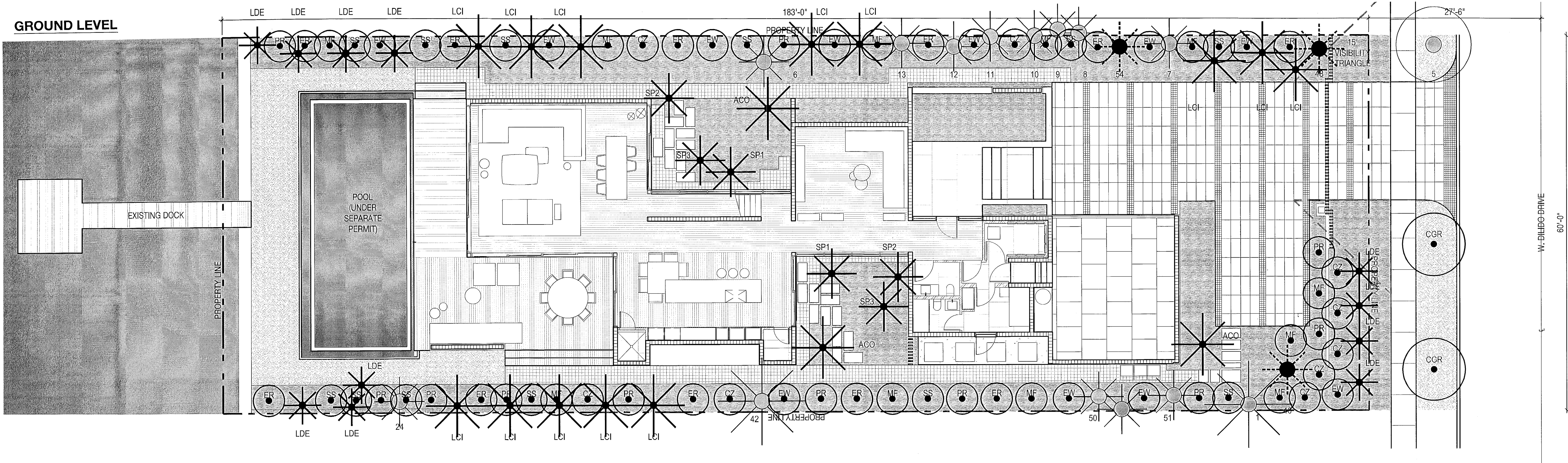
PLANTING SCHEDULE

Abbr.	Quantity	Common name	Scientific name	Specifications	Native
TREES					
CR	2	Bristleleaf Tree	<i>Craspediophora gracilifolia</i>	100 gal. 14' Ht. Tree World Wholesale	NO
PR	11	Bay Palm	<i>Pinus taeda</i>	45 gal. 12' Ht. Tree World Wholesale	YES
ER	11	Red Stopper	<i>Eugenia thymifolia</i>	45 gal. 12' Ht. Tree World Wholesale	YES
EW	11	White Stopper	<i>Eugenia acuminata</i>	45 gal. 10' Ht. Tree World Wholesale	YES
MF	11	Simpson Stopper	<i>Myrsine thymifolia</i>	65 gal. 12' Ht. Tree World Wholesale	YES
SS	12	Spanish Stopper	<i>Eugenia thymifolia</i>	45 gal. 10' Ht. Tree World Wholesale	YES
GZ	12	Myrtle of the River	<i>Calyptranthes zeylanica</i>	45 gal. 12' Ht. Tree World Wholesale	YES
PALMS					
AO	3	American Oil Palm	<i>Attalea cohune</i>	100 gal. 20' OA. Botanics Wholesale	NO
LDE	6	Same	<i>Livistona rotundifolia</i>	45 gal. 12' - 16' Ht. OA - Landscape architect to source	NO
LGI	11	Ribbon Palm	<i>Livistona decora</i>	PG. 18' Ht. OA - Landscape architect to source	NO
SP1	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 24' GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SP2	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 28' GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SP3	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 32' GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SHRUBS					

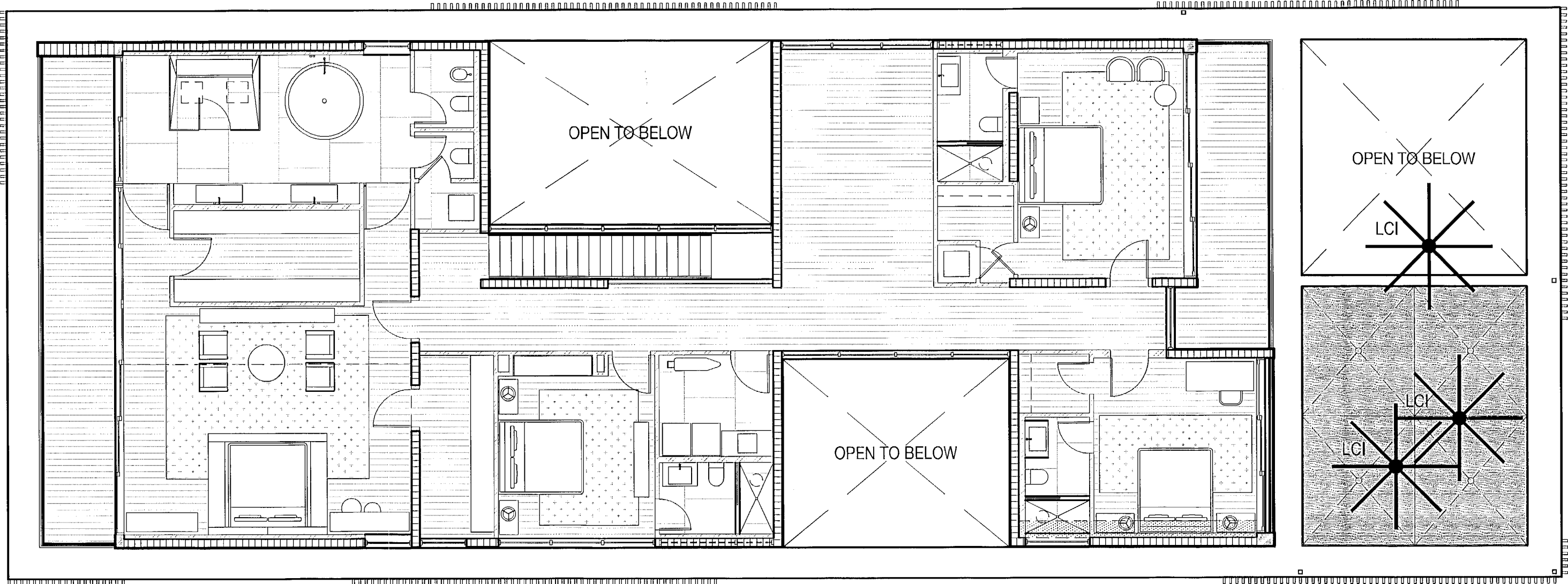
RELOCATION & PRESERVATION SCHEDULE

Abbr.	Quantity	Common name	Scientific name	Specifications	Native
1	1	Royal Palm	<i>Roystonea regia</i>	Contractor to protect & place on temporary irrigation system	YES
5	1	Pigeon Palm	<i>Coccothrinax diversifolia</i>	Contractor to protect & place on temporary irrigation system	YES
6	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
7	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
8	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
9	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
10	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	YES
11	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
12	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	YES
13	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	NO
24	1	Coccoloba Palm	<i>Coccoloba argentea</i>	Contractor to protect & place on temporary irrigation system	YES
42	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	NO
50	1	Chinese Fan Palm	<i>Livistona chinensis</i>	Contractor to protect & place on temporary irrigation system	NO
51	1	Chinese Fan Palm	<i>Livistona chinensis</i>	Contractor to protect & place on temporary irrigation system	NO
46	1	Thatch Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO
48	1	Silver Thatch Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO
54	1	Silver Thatch Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO

GROUND LEVEL



SECOND LEVEL



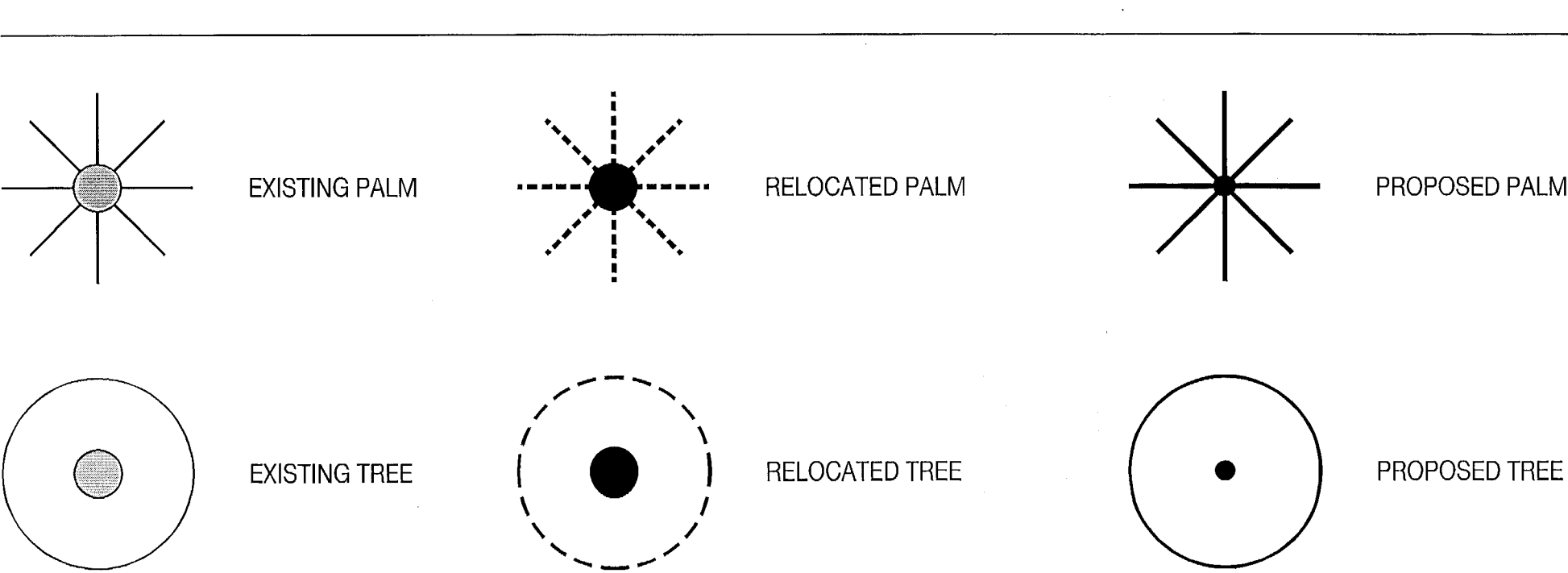
RELOCATION & PRESERVATION SCHEDULE

Abbr.	Quantity	Common name	Scientific name	Specifications	Native
1	1	Royal Palm	<i>Roystonea regia</i>	Contractor to protect & place on temporary irrigation system	YES
5	1	Pigeon Plum	<i>Coccoloba diversifolia</i>	Contractor to protect & place on temporary irrigation system	YES
6	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
7	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
8	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
9	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
10	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	YES
11	1	Montgomery Palm	<i>Veitchia montgomeryana</i>	Contractor to protect & place on temporary irrigation system	NO
12	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	YES
13	1	Sabal Palm	<i>Sabal palmetto</i>	Contractor to protect & place on temporary irrigation system	NO
24	1	Coconut Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO
42	1	Scollie Palm	<i>Ptychosperma elegans</i>	Contractor to protect & place on temporary irrigation system	YES
50	1	Chinese Fan Palm	<i>Livistina chinensis</i>	Contractor to protect & place on temporary irrigation system	NO
51	1	Chinese Fan Palm	<i>Livistina chinensis</i>	Contractor to protect & place on temporary irrigation system	NO
46	1	Thatch Palm	<i>Thrinax parvifolia</i>	Contractor to protect & place on temporary irrigation system	NO
48	1	Silver Thatch Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO
54	1	Silver Thatch Palm	<i>Coccothrinax argentea</i>	Contractor to protect & place on temporary irrigation system	NO

PLANTING SCHEDULE

Abbr.	Quantity	Common name	Scientific name	Specifications	Native
TREES					
CGR	2	Bridalveil Tree	<i>Cycas bracteata</i>	100 gal. 14" H. Tree World Wholesale	NO
PR	11	Bay Palm	<i>Plumella racemosa</i>	45 gal. 12" H. Tree World Wholesale	YES
ER	11	Red Stopper	<i>Eugenia rhombica</i>	45 gal. 10" H. Tree World Wholesale	YES
EW	11	White Stopper	<i>Eugenia exaltata</i>	45 gal. 10" H. Tree World Wholesale	YES
MF	11	Sampson Stopper	<i>Myrsine fragrans</i>	65 gal. 12" H. Tree World Wholesale	YES
SS	12	Spanish Stopper	<i>Eugenia florida</i>	45 gal. 10" H. Tree World Wholesale	YES
CZ	12	Myrtle of the River	<i>Calyptranthes zeylanica</i>	45 gal. 12" H. Tree World Wholesale	YES
PALMS					
ACO	3	American Oil Palm	<i>Attalea coquina</i>	100 gal. 20" OA. Botanical Wholesale	NO
LDE	6	Same	<i>Livistina chinensis</i>	45 gal. 12" - 15" H. OA - Landscape architect to source	NO
LO	11	Ribbon Palm	<i>Livistina decora</i>	70" H. OA - Landscape architect to source	NO
SP1	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 24" GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SP2	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 28" GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SP3	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 32" GW Character curve - Landscape architect to source from Griffin Trees & Palms	YES
SHRUBS					
BT	50	Black Taro	<i>Colocasia esculenta 'black magic'</i>	3 gal. 24" x 24" Greenhouse Wholesale	NO
OC	28	Australian Tree Fern	<i>Cyathea cooperi</i>	15 gal. 4" - 6" H. OA - Landscape architect to source	NO
DN	31	Dwarf Pink Apple	<i>Chiosia rosea 'pink'</i>	15 gal. 3" x 3" Native Tree Nursery	NO
RA	8	Tree Thai Jasmine	<i>Reinhardtia speciosa</i>	7 gal. 3" x 3"	NO
PE	48	Same	<i>Philodendron bupleuifolium</i>	3 gal. 18" x 18"	NO
GROUNDCOVERS					
NE	1000	Dwarf Boston Fern	<i>Neptrolepis exaltata</i>	1 gal. 12" x 12" OC	YES
MISCELLANEOUS					
General Contractor to provide Landscape Architect with \$2000 Wholesale plant allowance					

PLANTING LEGEND



MIAMI BEACH
REVIEWED FOR
CODE COMPLIANCE

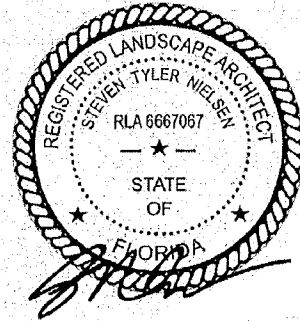
NIELSEN
landscape architects

1016 clare avenue, 5
west palm beach, fl
561.402.9414
www.nielsenlandarch.com

SEBAG GARDEN

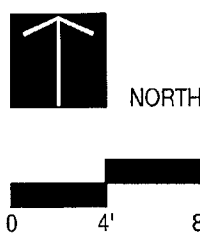
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SEAL (S TYLER NIELSEN - LA6667067)



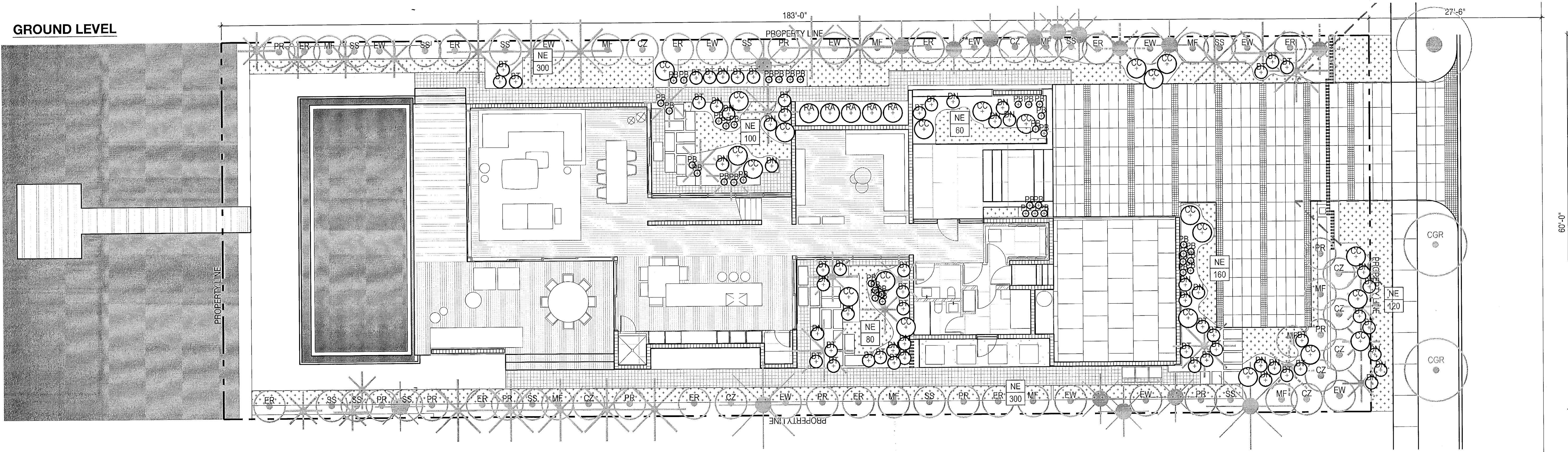
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TREE & PALM PLANTING PLAN	
DATE	ISSUE
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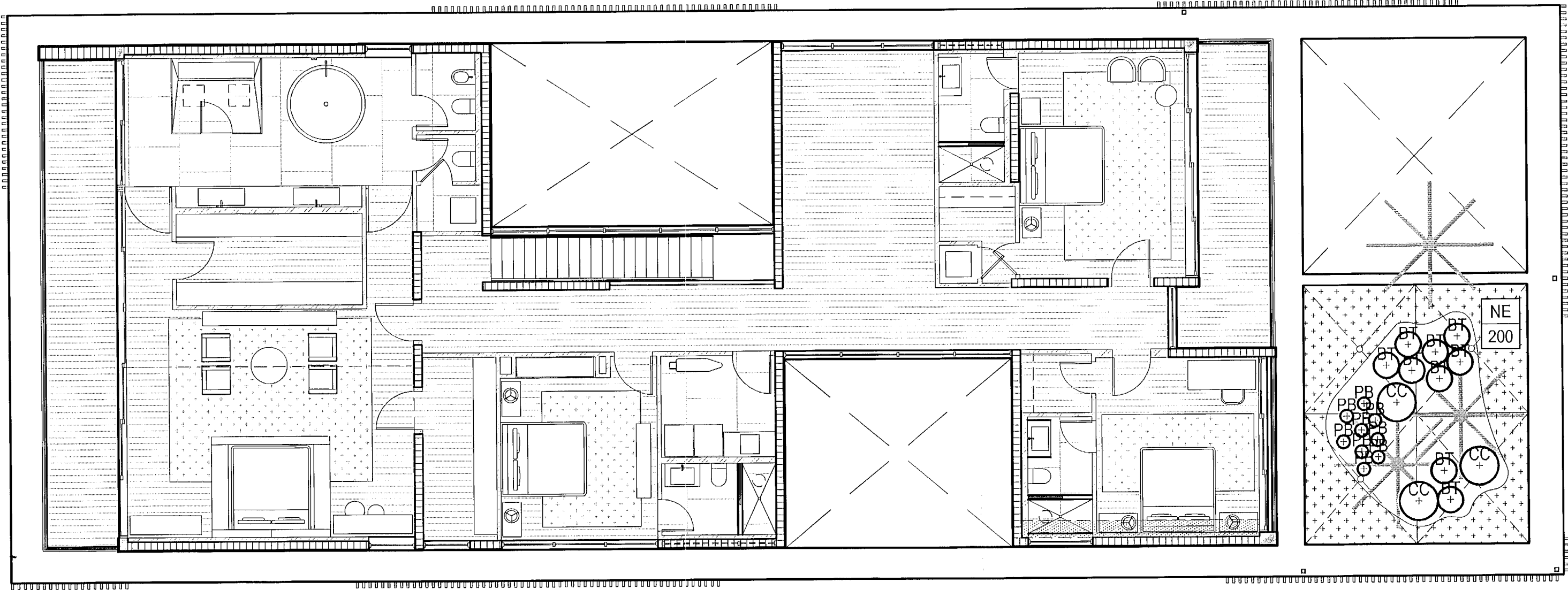


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GROUND LEVEL



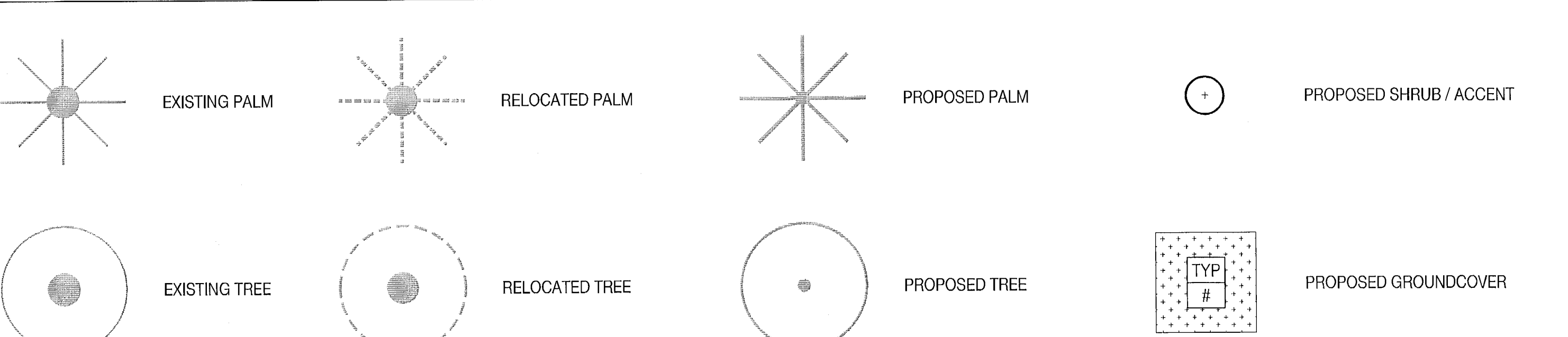
SECOND LEVEL



PLANTING SCHEDULE

Abb.	Quantity	Common name	Scientific name	Specifications	Native
TREES					
CGR	2	Breastwell Tree	<i>Conasaginia grandifolia</i>	100 gal. 14" H. Tree World Wholesale	NO
PR	11	Bay Rum	<i>Pimenta racemosa</i>	45 gal. 12" H. Tree World Wholesale	YES
ER	11	Red Stopper	<i>Eugenia rhombica</i>	45 gal. 10" H. Tree World Wholesale	YES
EW	11	White Stopper	<i>Eugenia acuminata</i>	45 gal. 10" H. Tree World Wholesale	YES
MF	11	Simpson Stopper	<i>Myrsine laevis</i>	45 gal. 12" H. Tree World Wholesale	YES
SS	12	Spanish Stopper	<i>Eugenia laevis</i>	45 gal. 10" H. Tree World Wholesale	YES
CZ	12	Myrtle of the River	<i>Calyptranthes zeylanica</i>	45 gal. 12" H. Tree World Wholesale	YES
PALMS					
ACO	3	American Oil Palm	<i>Attalea cohoe</i>	100 gal. 20" GA. Botanical Wholesale	NO
LDE	6	Same	<i>Lythraea odoratissima</i>	45 gal. 12" - 15" H. GA - Landscape architect to source	NO
LQ	11	Ribbon Palm	<i>Lythraea odoratissima</i>	FG. 18" H. GA - Landscape architect to source	NO
SP1	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 24" GW Character curve - Landscape architect to source from Griffin Trees & Plants	YES
SP2	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 28" GW Character curve - Landscape architect to source from Griffin Trees & Plants	YES
SP3	2	Sabal Palm	<i>Sabal palmetto</i>	REGENERATED - 32" GW Character curve - Landscape architect to source from Griffin Trees & Plants	YES
SHRUBS					
BT	50	Black Taro	<i>Colocasia esculenta 'Black Magic'</i>	3 gal. 24" x 24" Greenhouse Wholesale	NO
CO	28	Australian Tree Fern	<i>Cyathea cooperi</i>	15 gal. 4" - 6" H. GA - Landscape architect to source	NO
DN	31	Dwarf Pith Apple	<i>Chamaecrista nana</i>	15 gal. 3" x 3" Native Tree Nursery	NO
RA	8	Tree Thai Jasmine	<i>Plumeria alata</i>	7 gal. 3" x 3"	NO
PB	48	Same	<i>Philodendron burle Marx</i>	3 gal. 18" x 18"	NO
GROUNDCOVERS					
NE	1000	Dwarf Boston Fern	<i>Nephrolepis exaltata</i>	1 gal. 12" x 12" CO	YES
MISCELLANEOUS					
General Contractor to provide Landscape Architect with \$2000 Wholesale plant allowance					

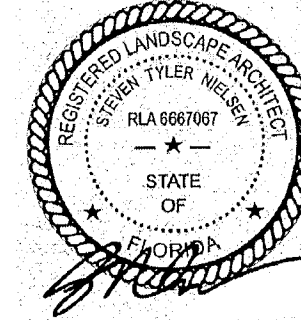
PLANTING LEGEND



SEBAG GARDEN

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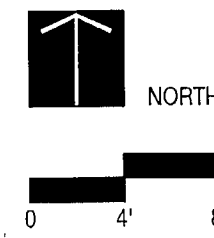
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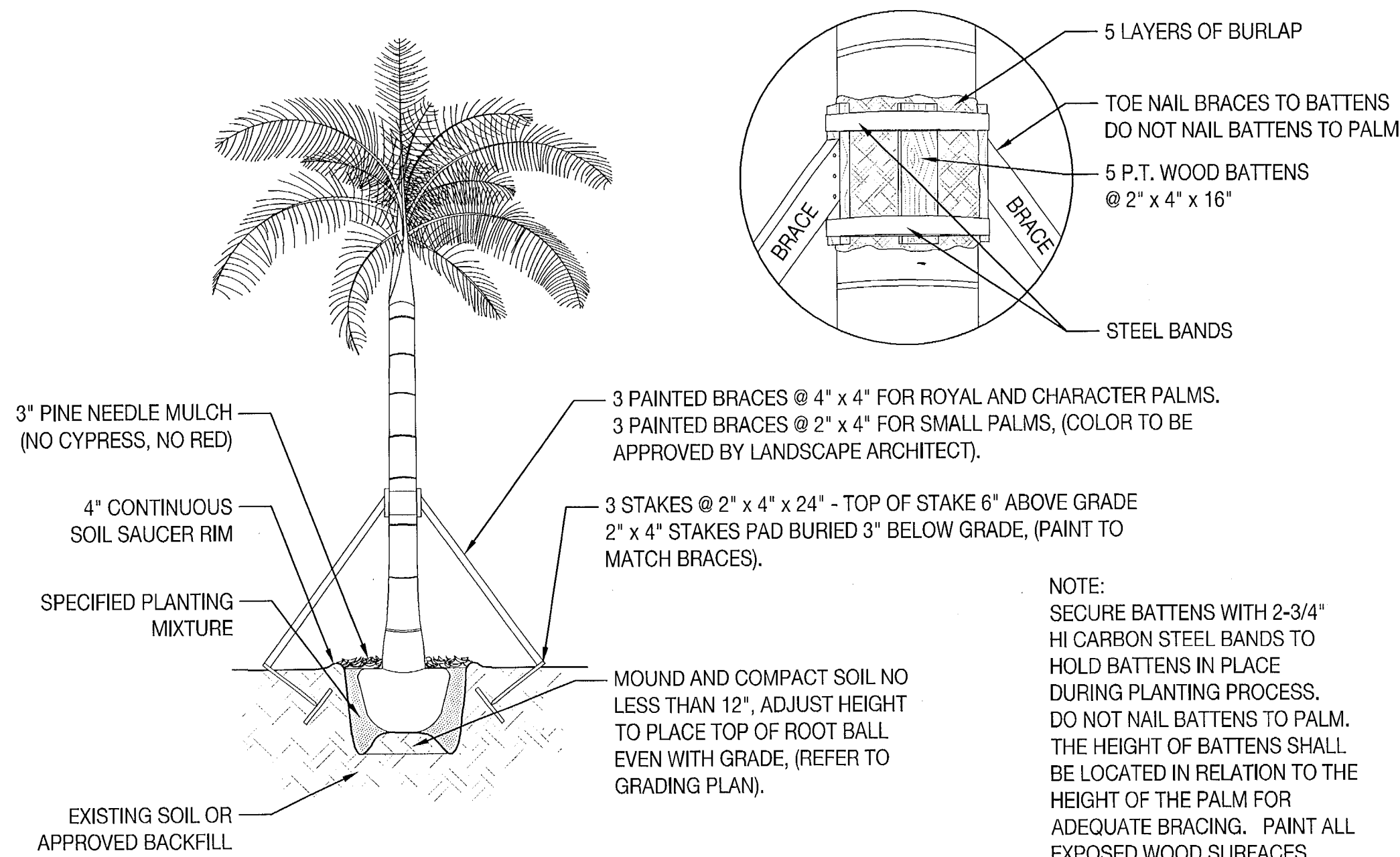
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UNDERSTORY PLANTING PLAN

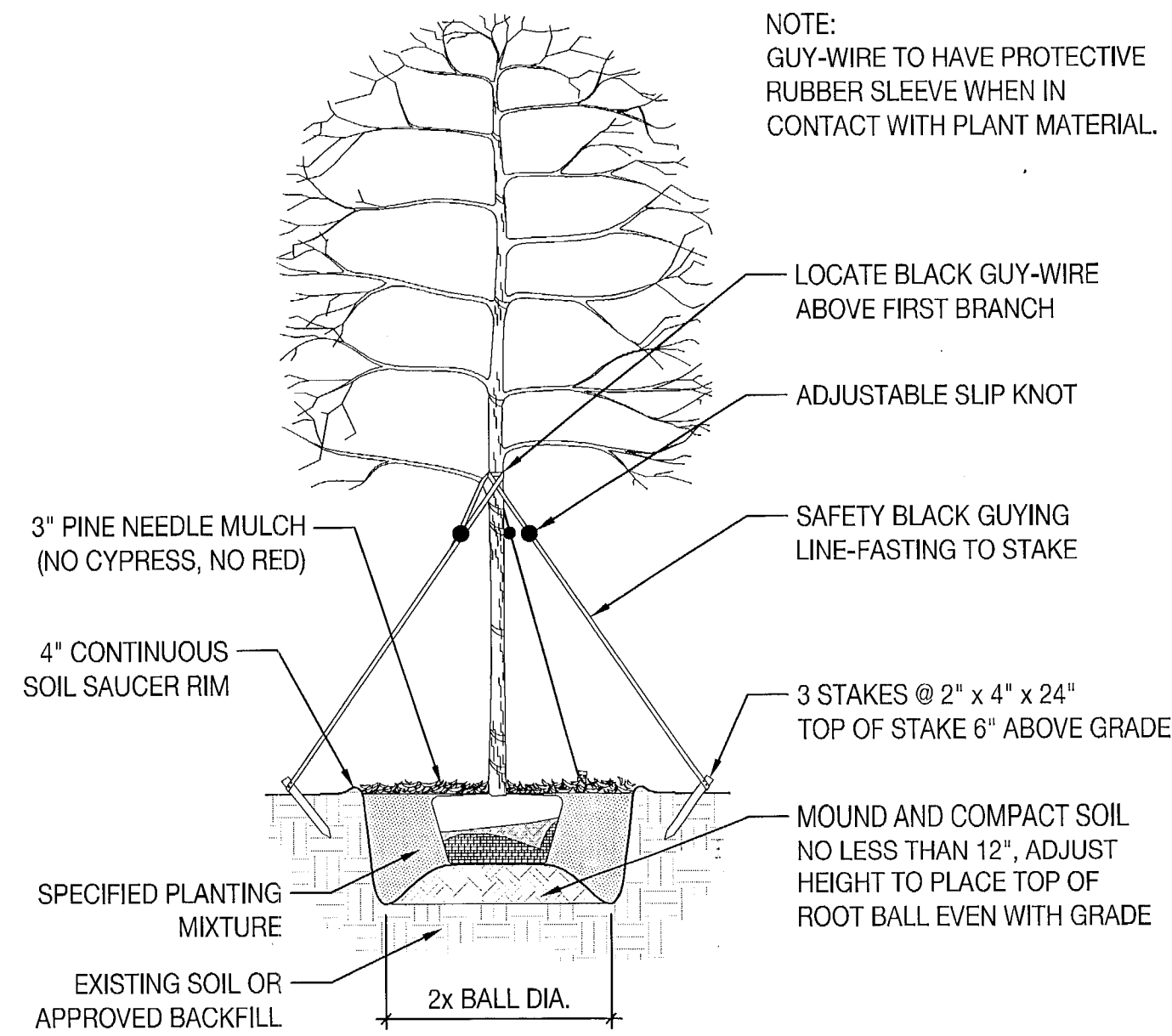
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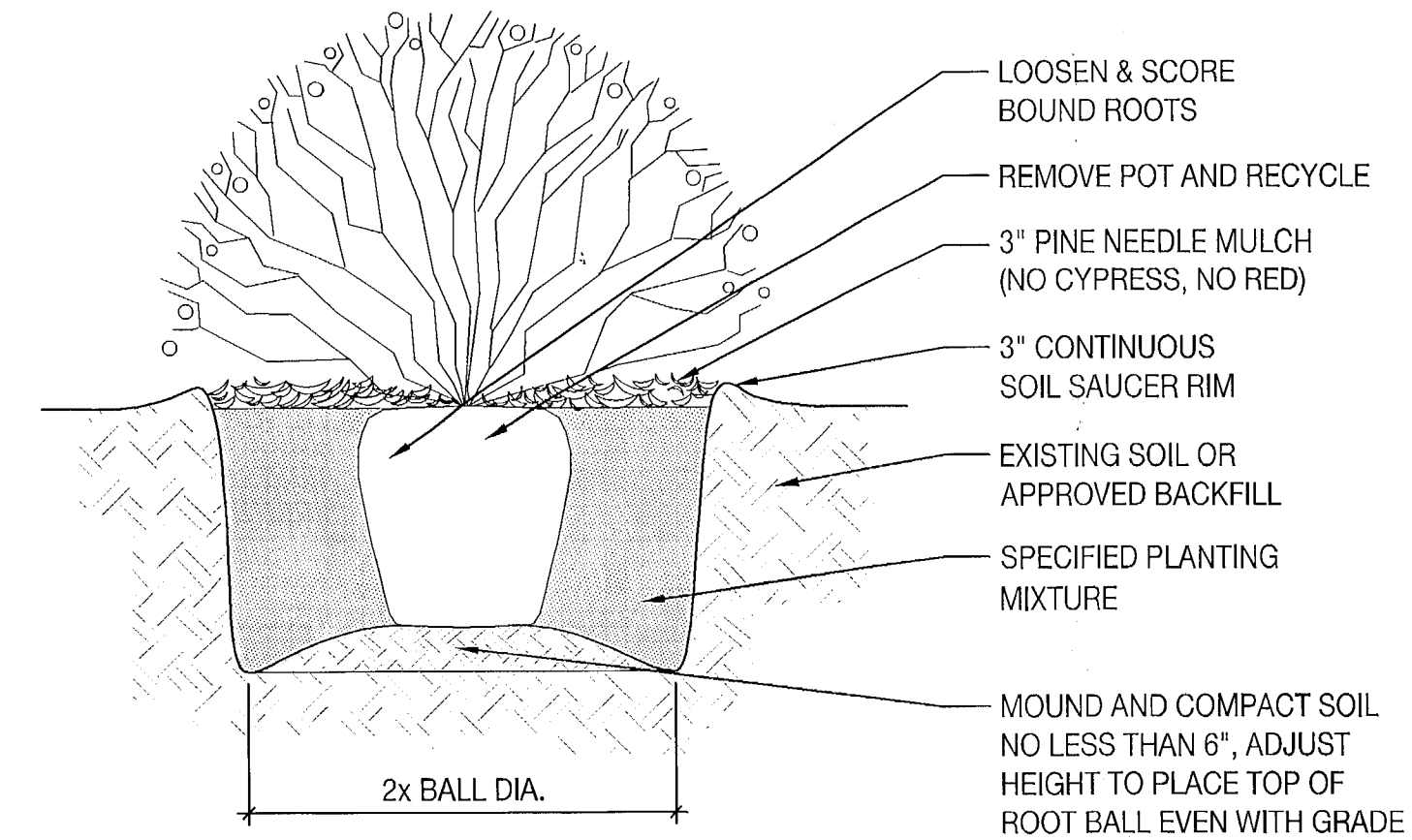
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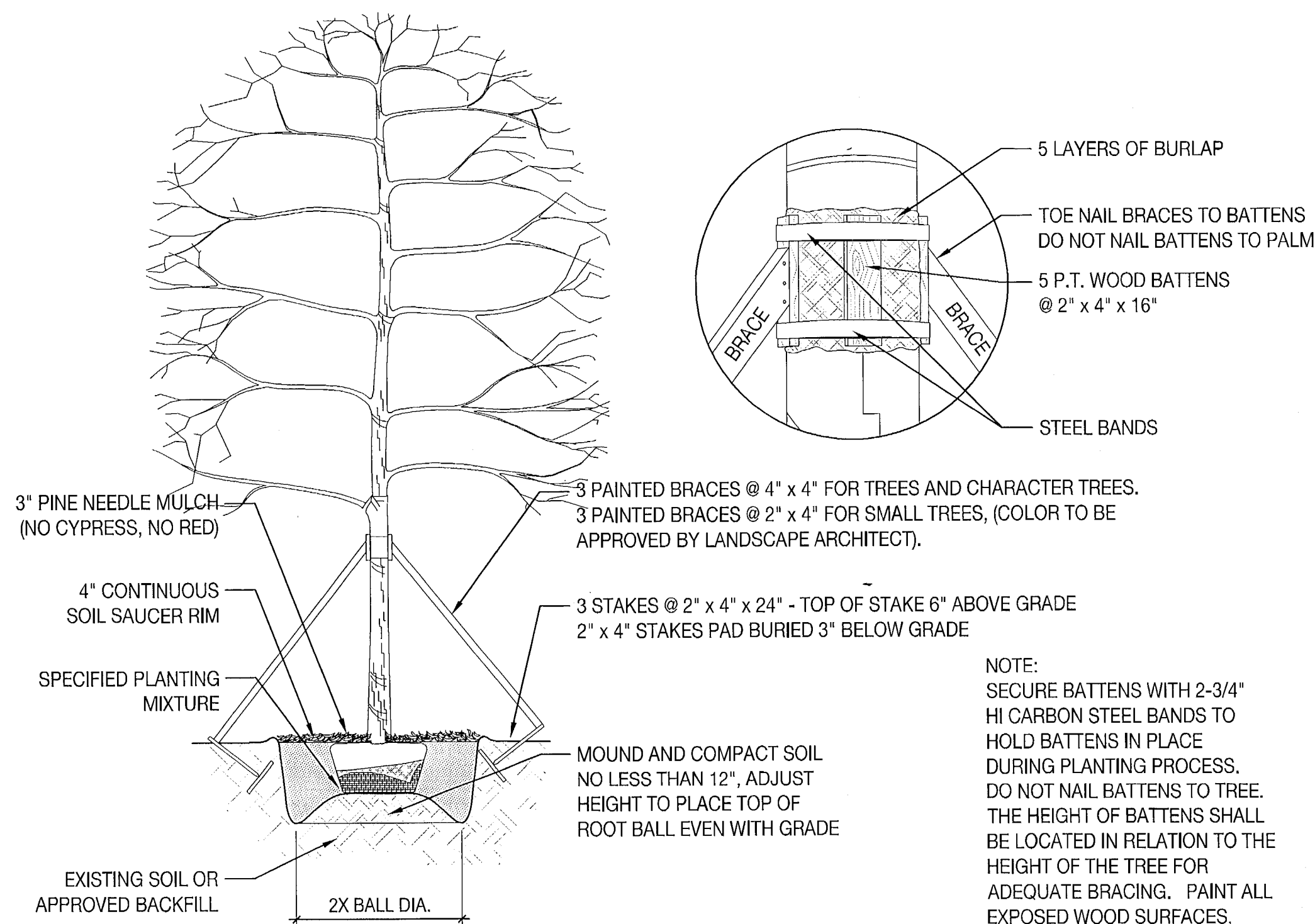
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'-0"



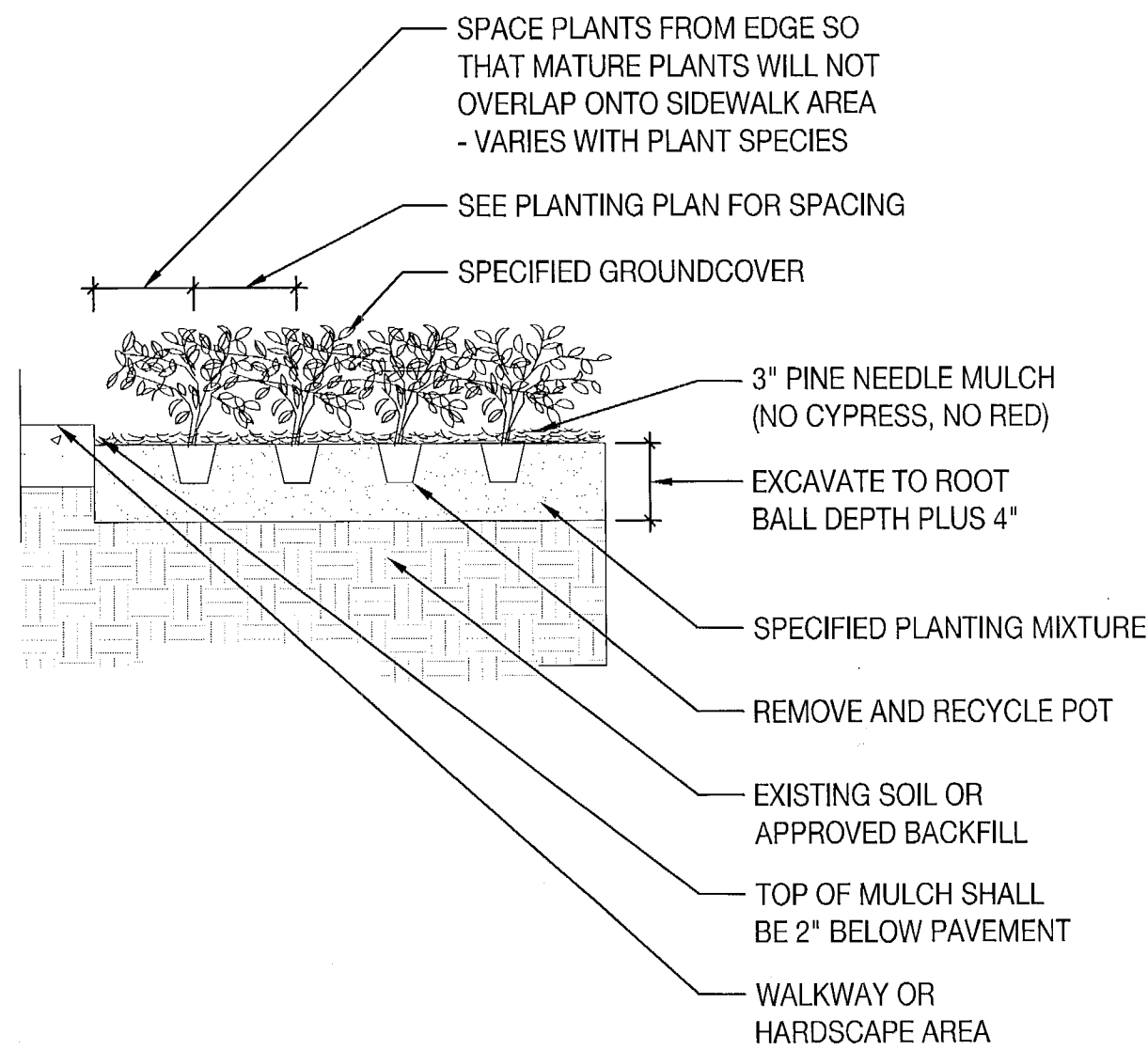
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'-0"



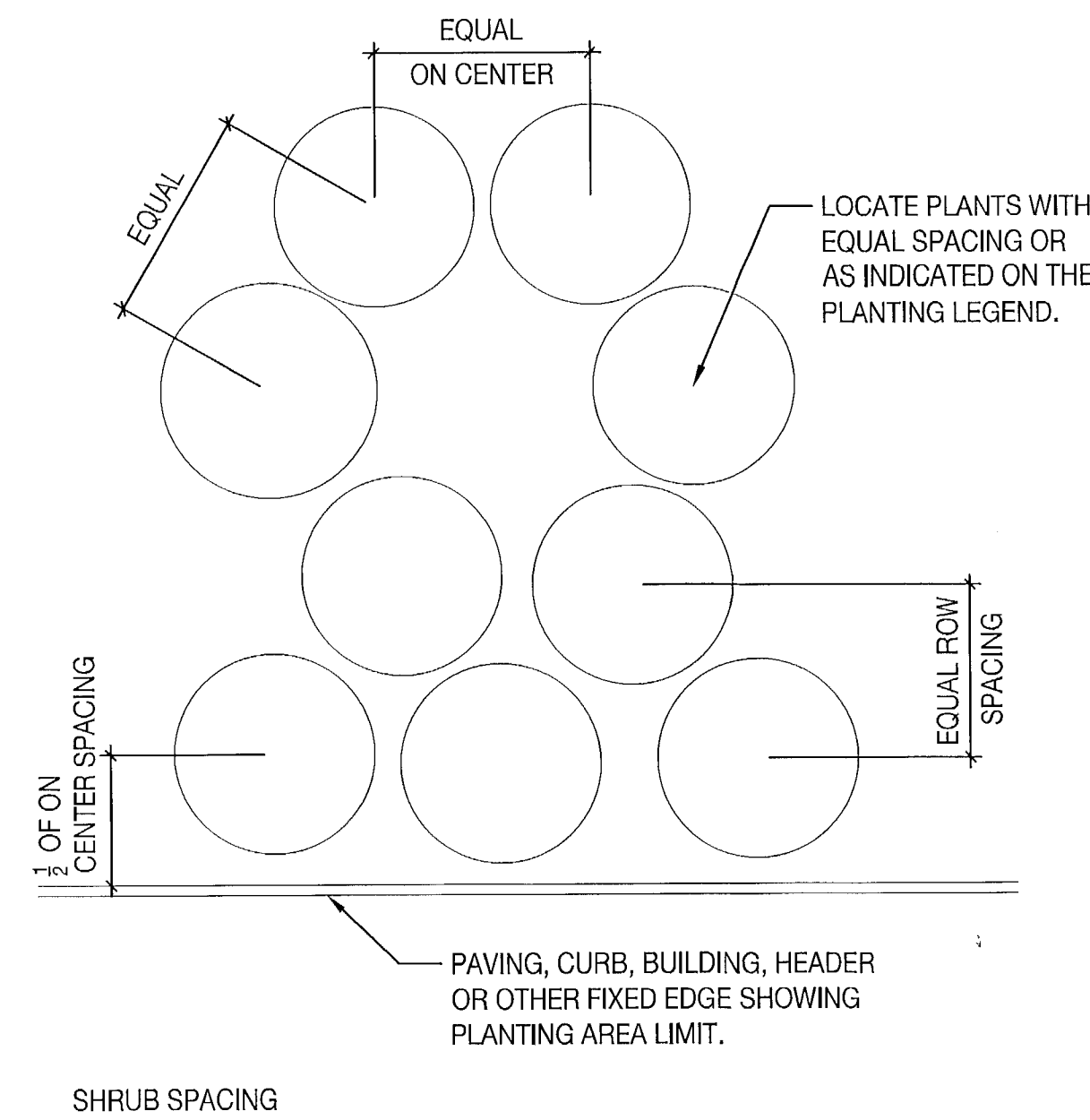
3 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'-0"



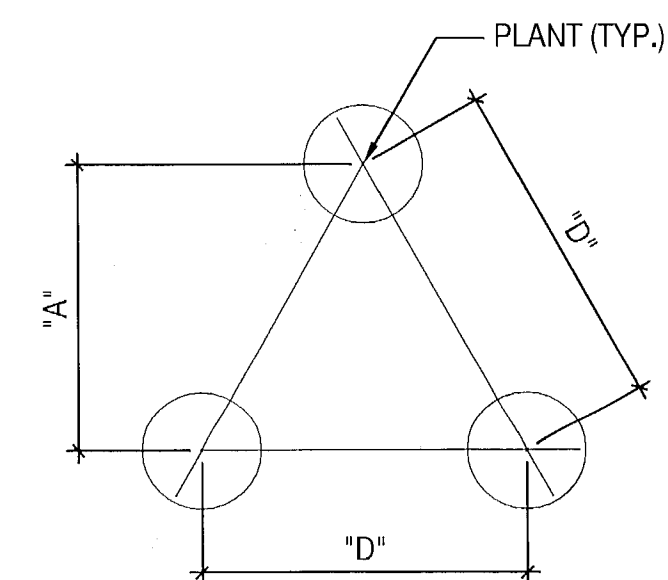
4 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'-0"



5 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'-0"



6 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'-0"

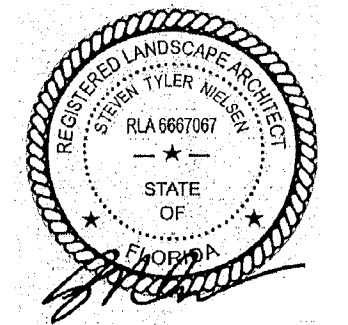


TRIANGULAR PLANT
SPACING CHART FOR GROUNDCOVERS
AND PERENNIALS

ROW	
"D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUND COVER & PERENNIAL SPACING

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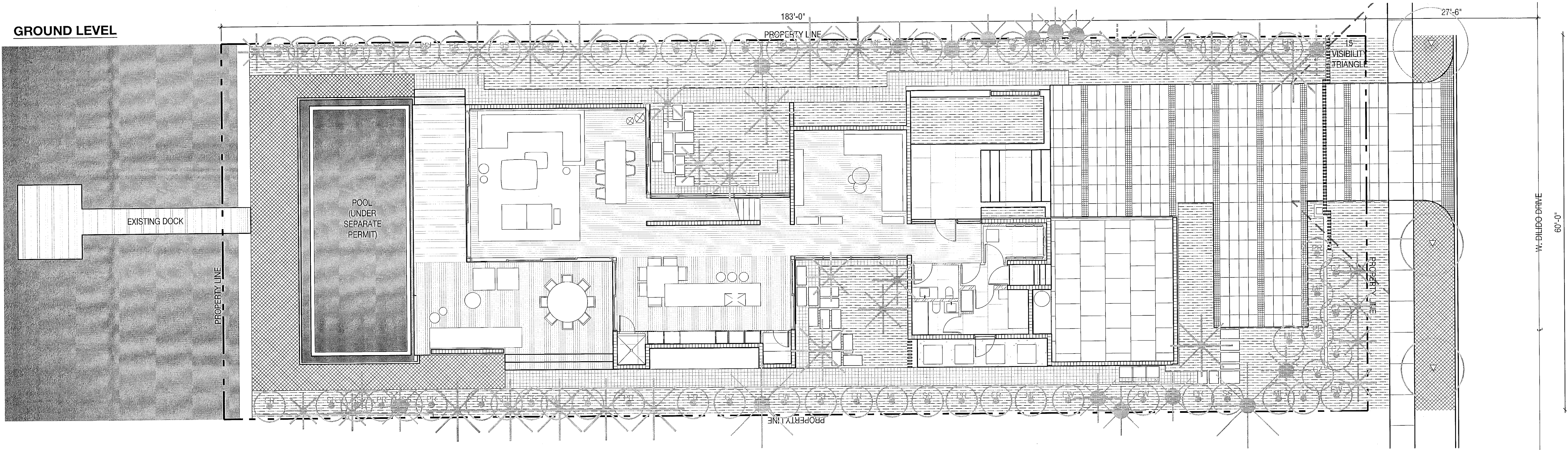
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SCALE AS NOTED:

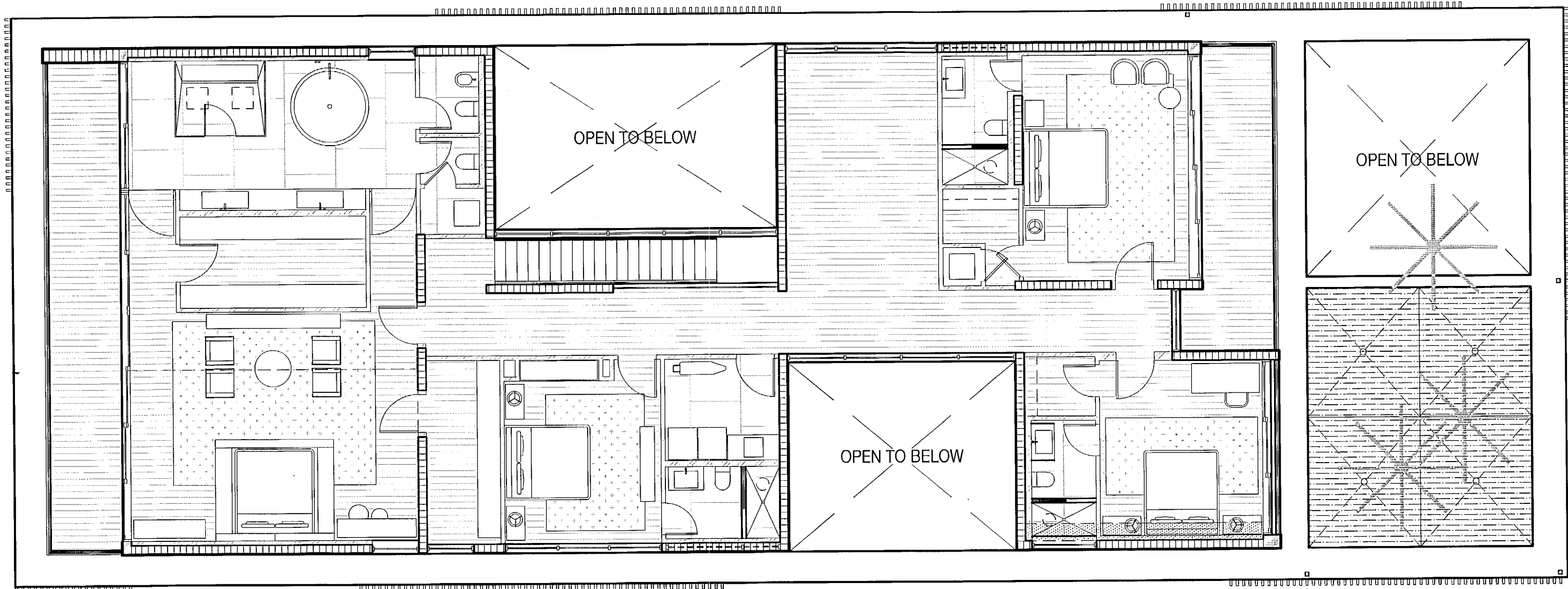
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L703

GROUND LEVEL



SECOND LEVEL



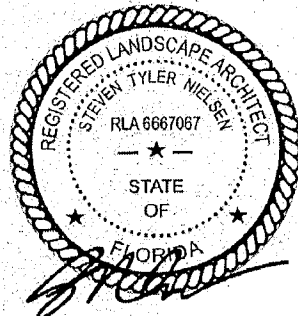
IRRIGATION NOTES

1. IRRIGATION PLAN IS CONCEPTUAL; FURTHER DESIGN TO BE COMPLETED BY IRRIGATION CONTRACTOR/DESIGNER.
2. IRRIGATION SYSTEM SHALL BE DESIGNED TO CONSERVE WATER TO THE EXTENT POSSIBLE THROUGH THE USE OF EFFICIENT HEADS, MICROCLIMATE-SPECIFIC ZONES AND A WEATHER AND MOISTURE MONITORING CONTROL STATION.
3. ALL NEW TREES AND SHRUBS TO RECEIVE DRIP-TYPE IRRIGATION.
4. ALL REVEGETATED AREAS TO RECEIVE SPRAY-TYPE IRRIGATION FOR FIRST TWO GROWING SEASONS MINIMUM.
5. ALL PERENNIAL BEDS TO RECEIVE SPRAY-TYPE IRRIGATION.
6. ALL SPRAY TYPE IRRIGATION TO BE DIRECTED AWAY FROM STRUCTURES.
7. INSTALL SPRAY HEADS ALONG SIDEWALKS ON POP-UP RISERS.
8. LOCATE HEADS SO THEY ARE PROTECTED FROM TRAVEL AND DO NOT CAUSE WATER TO FALL ON PAVED, MASONRY, OR OTHER ARCHITECTURAL SURFACES.
9. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB, OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTING AREAS.
10. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR IRRIGATION EQUIPMENT WITH MECHANICAL CONTRACTORS.
11. INSTALL MAIN LINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
12. INSTALL 3/4 INCH POLYETHYLENE LATERAL LINES TO SLOPE AT 1% MINIMUM TO AUTOMATIC DRAIN VALVES LOCATED AT LOW POINTS OF LATERAL SYSTEMS.
13. TRENCHES TO BE OF SUFFICIENT DEPTH TO PROVIDE 18 INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF 24 INCHES. TRENCHES ARE TO BE BACKFILLED WITH MATERIAL FREE OF ROCKS GREATER THAN 3/4 INCHES IN DIAMETER.
14. INSTALL BACKFLOW PREVENTOR(S) IN COORDINATION WITH GENERAL CONTRACTOR. BACKFLOW PREVENTORS SHALL BE INSTALLED PLUMB AND SQUARE WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. COLOR, BLACK.
15. CONTROL VALVE BOX AND HEAD BOX LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COLOR, BLACK.
16. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR GENERAL CONTRACTOR PRIOR TO INSTALLATION.
17. VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES SHALL BE OF PLASTIC WITH BOLT DOWN LID.
18. CONCEAL ALL IRRIGATION BOXES IN PLANTING BEDS WHERE APPLICABLE AND COVER WITH MULCH. VALVE BOXES TO BE PLACED A MINIMUM OF 12 INCHES FROM AND PARALLEL TO CURBS AND WALKS. GROUPED VALVES TO BE EQUALLY SPACED AND PARALLEL. COLOR, BLACK.
19. CONTRACTOR TO MAINTAIN A SET OF "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION, AND DELIVER THESE DRAWINGS TO OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT UPON COMPLETION OF WORK.
20. EXCAVATIONS TO BE BACKFILLED TO 95% COMPACTION, MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHED FOR ONE YEAR AFTER COMPLETION OF WORK. CONTRACTOR TO WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.
21. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES AND IN EXISTING TREE ROOT ZONES. VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES. DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF WORK TO BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
22. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
23. IRRIGATION SYSTEM TO BE COMPLETELY DRAINED TO PROTECT PIPE FROM BURSTING PRIOR TO FREEZING TEMPERATURES ANNUALLY.
24. PROVIDE SLEEVES AS REQUIRED FOR IRRIGATION LINES. IRRIGATION SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.

IRRIGATION LEGEND

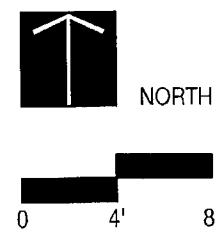
- PLANT BED IRRIGATION
- TURF LAWN IRRIGATION
- BUBBLERS (2 / TREE & PALM)

SEAL (S TYLER NIELSEN - LA6667067)



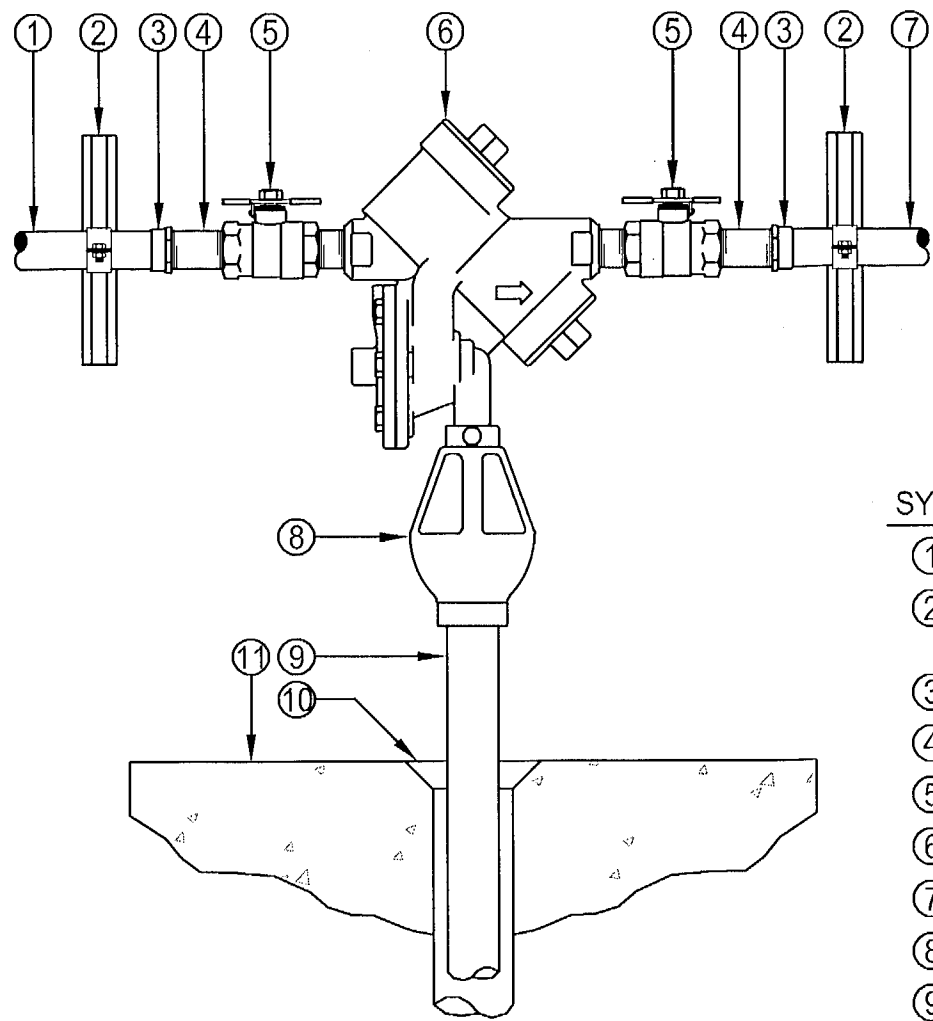
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IRRIGATION PLAN	
DATE	ISSUE
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L800

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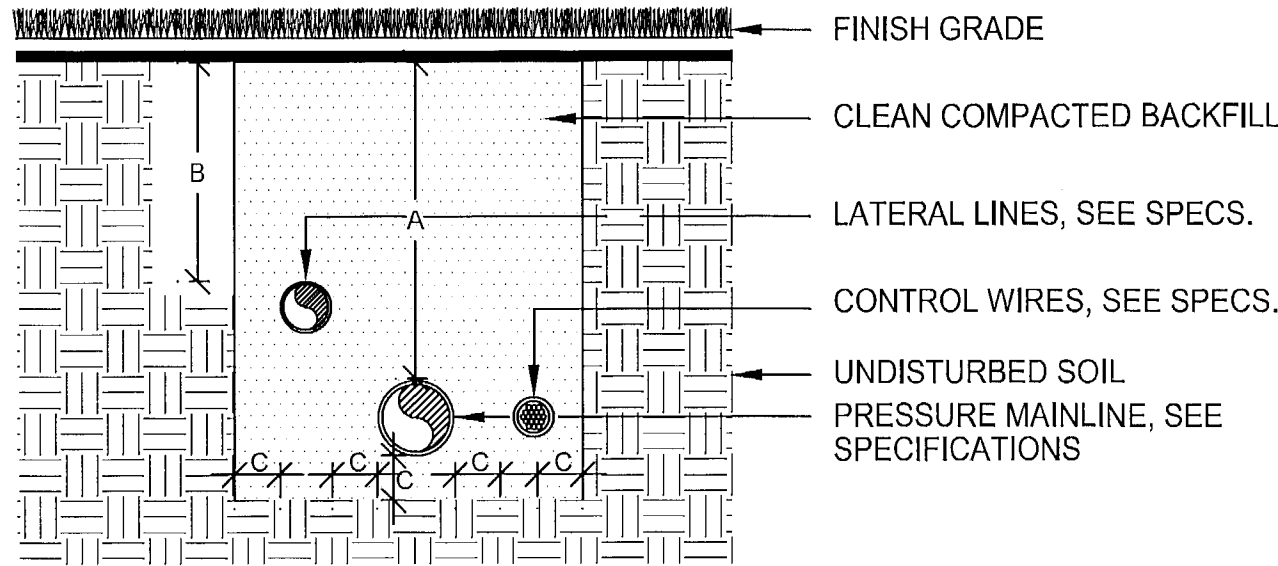


- SYM. DETAIL COMPONENT LEGEND
- ① 1 1/4" COPPER STUB OUT FROM BUILDING WATER (BY PLUMBER)
 - ② UNI-STRUT SUPPORT BRACKET, 24" MINIMUM LENGTH, WITH CUSH-A-CLAMP PIPE HANGERS
 - ③ 1 1/4" X 1" COPPER SWEAT X FIPT REDUCING FEMALE ADAPTER
 - ④ 1" X 3" BRASS THREADED NIPPLE
 - ⑤ UNION STYLE BALL VALVE, PART OF BACKFLOW DEVICE
 - ⑥ REUCED PRESSURE BACKFLOW PREVENTION DEVICE
 - ⑦ 1" COPPER PIPE TO ADJACENT PRV, MCV AND FS ASSEMBLY
 - ⑧ AIR GAP REQUIRED FOR BACKFLOW PREVENTION DEVICE
 - ⑨ 1" DRAIN LINE, SCH. 40 PVC TO FLOOR DRAIN
 - ⑩ DRAIN IN FLOOR OF ROOM (BY PLUMBER)
 - ⑪ FLOOR OF ROOM (BY OTHERS)

SECTION VIEW

1 REDUCED PRESSURE BACKFLOW DEVICE

NTS

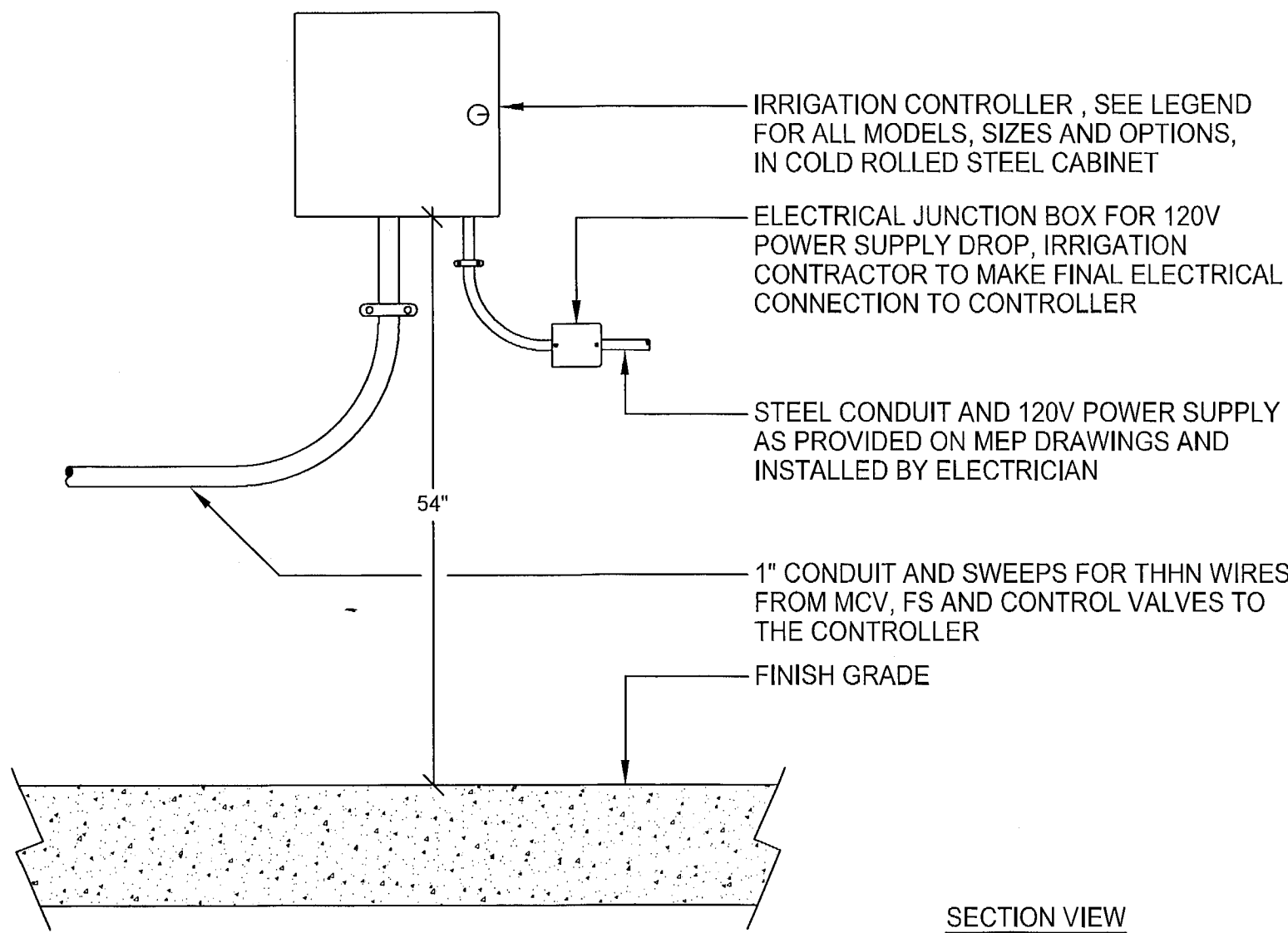


DIMENSION	A	B	C
1/2" TO 2" IN SIZE	18"	12"	4"

SECTION VIEW

2 PIPE INSTALLATION

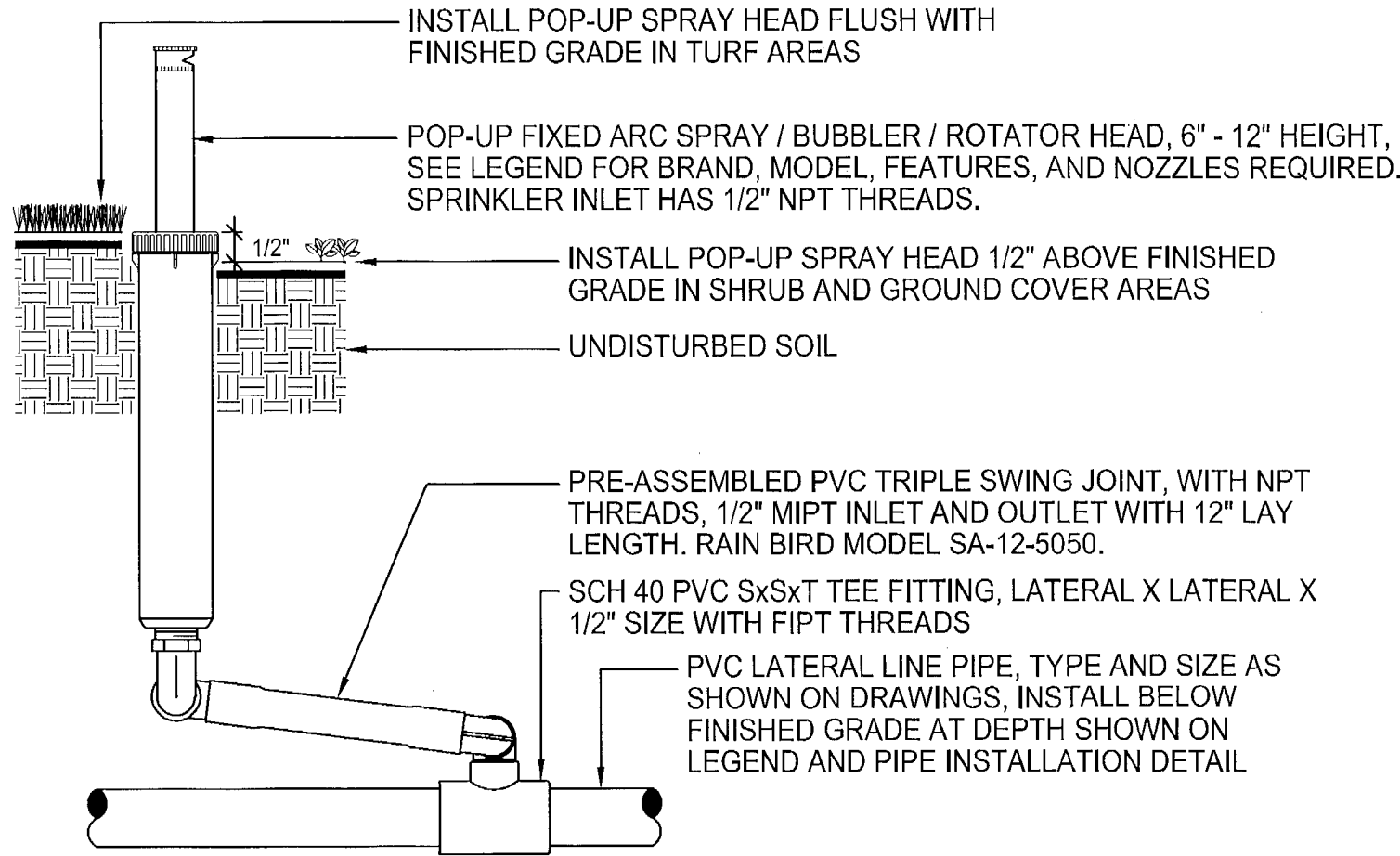
NTS



SECTION VIEW

3 CONTROLLER INSTALLATION

NTS



SECTION VIEW

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.
INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE SPRAY TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
SPRINKLER, SWING JOINT, AND PVC FITTINGS SHALL ALL HAVE "NPT" STYLE THREADS.

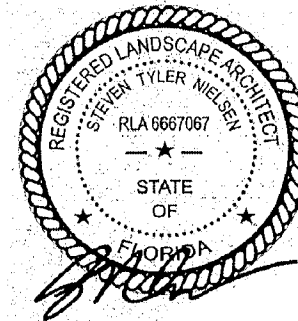
4 POP - UP SPRINKLER HEAD

NTS

SEBAG GARDEN

802 W DULDO | MIAMI BEACH, FLORIDA 33139

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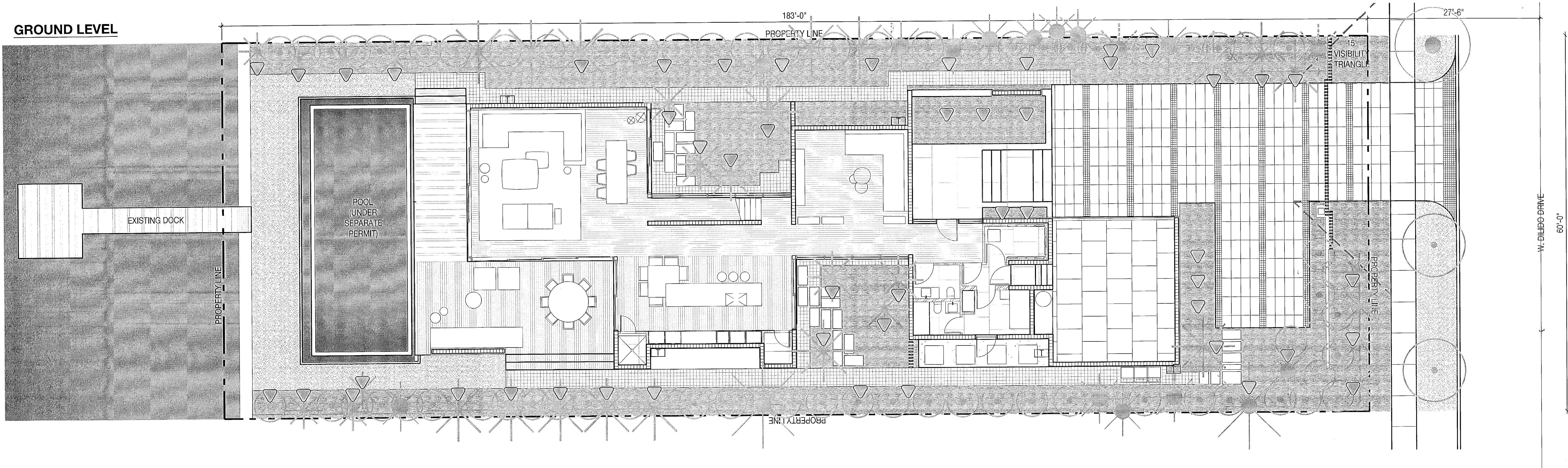
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IRRIGATION DETAILS	
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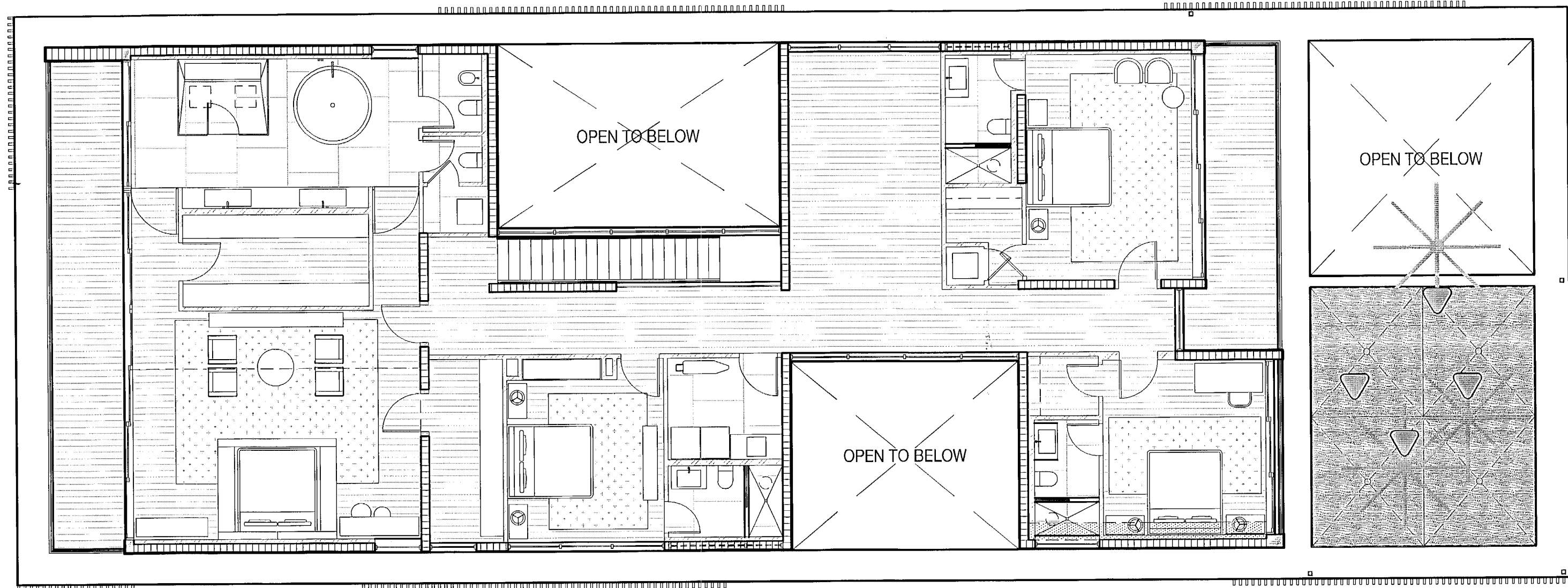
SCALE AS NOTED:

L801

GROUND LEVEL

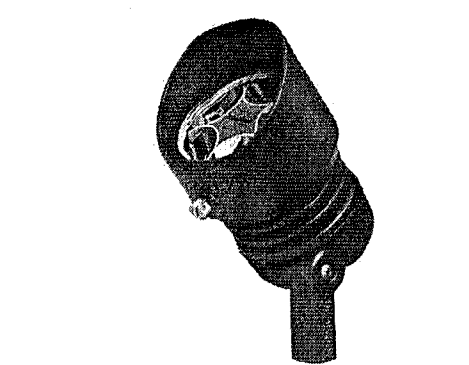


SECOND LEVEL



CUT SHEETS

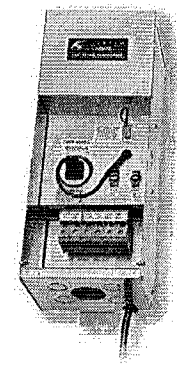
12V LED 13W 30 Deg Flood 30K BBR
(optional: universal driver)



Dimensions	
Height	4.0"
Width	4.0"
Depth	3.0"

Ordering Information	
Product ID	100-000000
Part	Standard Flood
Available Finishes	100-000000, 100-000001, 100-000002, 100-000003
Dimensions	1.55 LBS
Power/Performance	12VDC
Power Temperature	3000K
Color Rendering Index	90
Specifications	
Material	Aluminum
Construction	Die Cast Aluminum
Electrical	
Voltage	12VDC/12VAC
Power Consumption	13W
Qualifications	
Installation	See Notes
Warranty	5 Year
Primary Lighting	LED
Secondary Lighting	None
Special Features	None

Transformer 300W Pro Series
(optional: universal driver)



Dimensions	
Height	2.0"
Width	4.0"
Depth	3.0"

Alternate Lamps	
Lamp Material	Aluminum
Lamp Finish	None
Lamp Type	LED
Lamp Power	300W
Lamp Voltage	12VDC/12VAC
Lamp Temperature	3000K
Lamp Color	3000K
Lamp Life	50,000 Hours

EXTERIOR LIGHTING SCHEDULE

SYMBOL	QUANTITY	TYPE	MANUFACTURER	SPECIFICATION NUMBER	LAMP	NOTES
Δ	56	ACCENT	KICHLER	BBR	LED	NOTES
T	4	TRANSFORMER	KICHLER	SS	NA	LA TO APPROVE MOUNT LOCATION

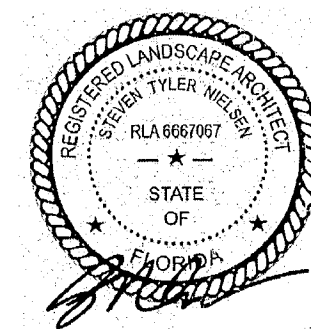
EXTERIOR LIGHTING NOTES

- THE EXTERIOR LIGHTING PLAN ILLUSTRATES FIXTURE LOCATION AND TYPE SOLELY. ALL ELECTRICAL LOADS, WIRING, AND CALCULATIONS ARE BY OTHERS.
- CONTRACTOR TO COORDINATE WITH CLIENT AND LANDSCAPE ARCHITECT CONTROL SYSTEM FOR EXTERIOR LIGHTING.
- THE CONTRACTOR TO PROVIDE SLEEVES AND CONDUIT AS NEEDED FOR ALL EXTERIOR LIGHTING FIXTURES.
- THE CONTRACTOR IS TO STAKE ALL EXTERIOR LIGHTING FIXTURES FOR LANDSCAPE ARCHITECT REVIEW.
- ALL EXTERIOR FIXTURES TO BE INSTALLED TO PREVENT GLARE AND UNWANTED DIRECTED LIGHT. CONTRACTOR TO ENSURE ALL FIXTURES DO NOT DIRECT LIGHT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF SCHEDULED EXTERIOR LIGHT INSTALLATION. UPON COMPLETION OF THE EXTERIOR LIGHT INSTALLATION, CONTRACTOR TO PROVIDE NIGHTTIME WALK THROUGH WITH LANDSCAPE ARCHITECT FOR FINAL REVIEW.

SEBAG GARDEN

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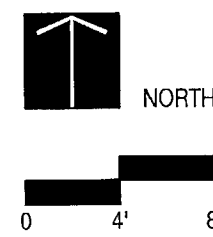
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LIGHTING SCHEDULE & NOTES

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04/03/2017	PERMIT



L900

REV#	SHEET #	REVISION DESCRIPTION
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REV#	SHEET #	REVISION DESCRIPTION
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- INSTALLATION OF LANDSCAPE PLANTING
- INSTALLATION OF DRIVEWAY & GARDEN PATHS
- INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM
- INSTALLATION OF LANDSCAPE LIGHTING

04/03/2017 DRAWING ISSUE
09/26/2016 DRAWING ISSUE

LANDSCAPE DRAWINGS DRAWING NOTES

LANDSCAPE DRAWINGS					DRAWING NOTES
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L001	SITE PLAN & GENERAL NOTES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L100	TREE DISPOSITION NOTES & PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L200	TREE PRESERVATION PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L300	MATERIALS NOTES & PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L400	GRADING NOTES & PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L500	LAYOUT NOTES & PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L600	DETAILS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L700	TREE & PALM PLANTING PLAN
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L800	IRRIGATION NOTES & PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L801	IRRIGATION DETAILS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L900	LIGHTING NOTES & PLAN

 NORTH

TYLER NIELSEN
TYLER@NIELSENLANDARCH.COM

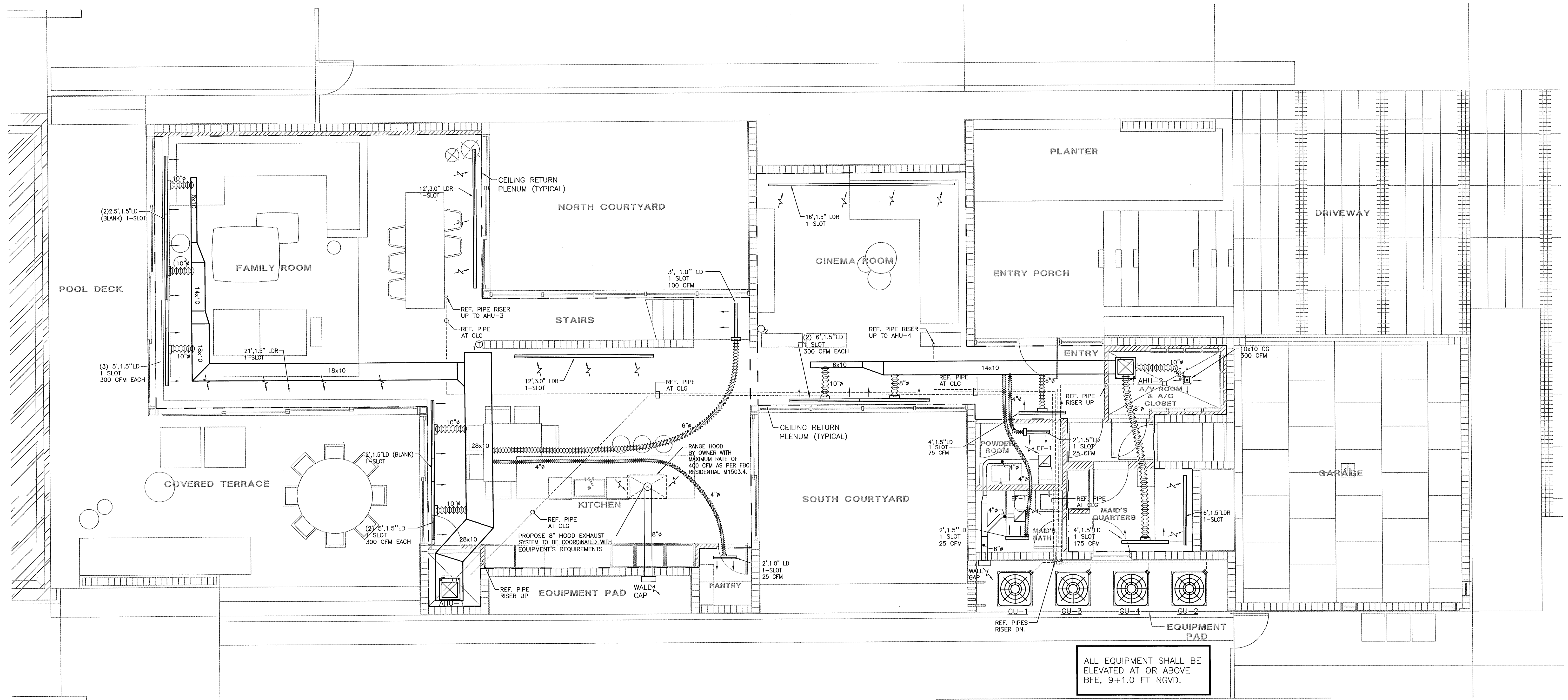
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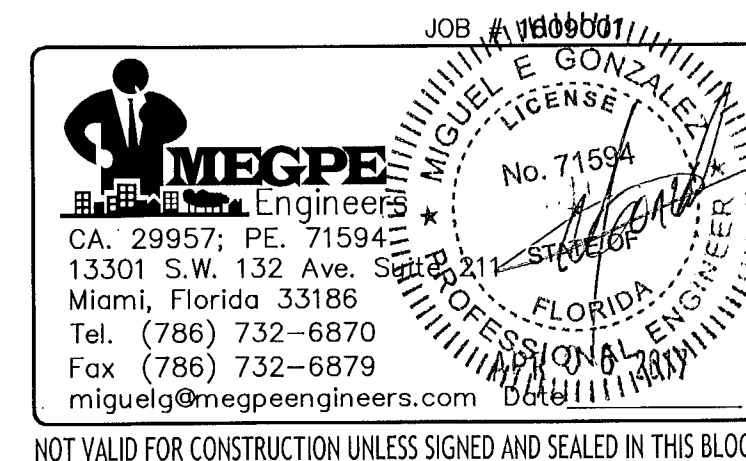


MECHANICAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201 (t) 305.434.8338
Miami, Florida 33138 (f) 305.892.5292
www.choefflevy.com

802 W DILIDO RESIDENCE
802 WEST DILIDO DR,
MIAMI BEACH, FL 33139



NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

comm. no.

1614

date:

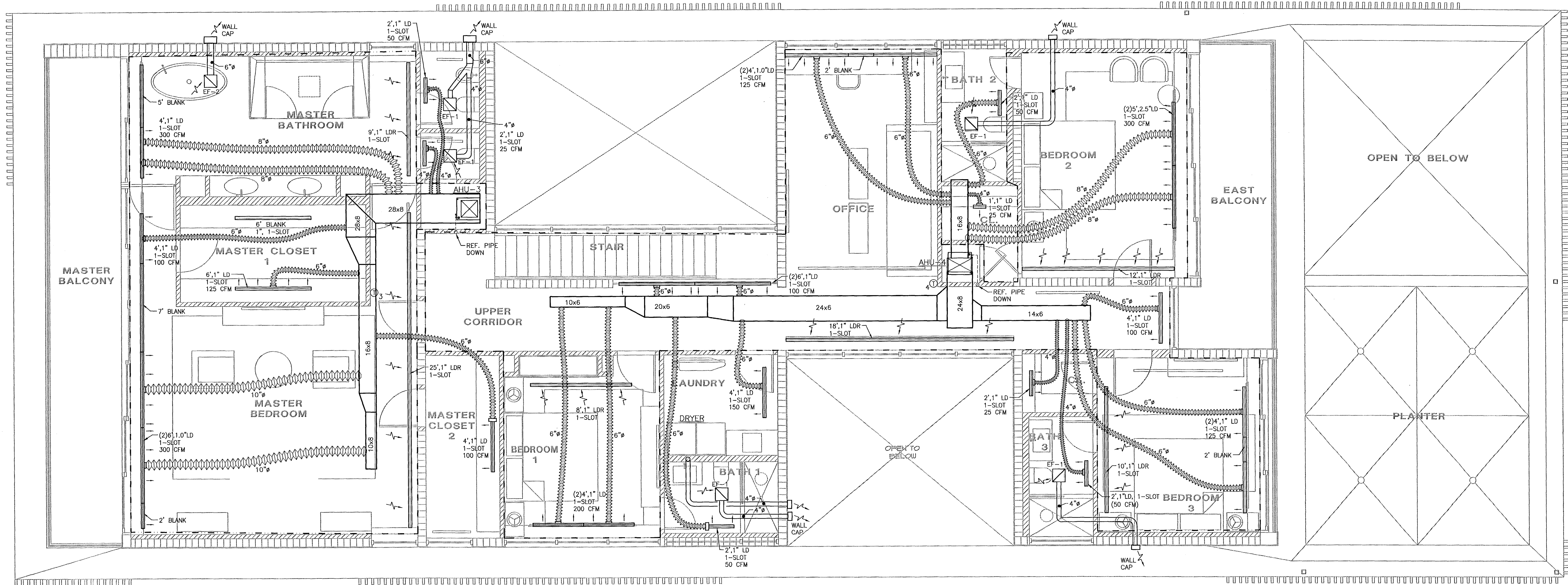
8/11/2016

revised:

sheet no.

M-1.0

seal
Raphael Levy
registered architect
AR0094779

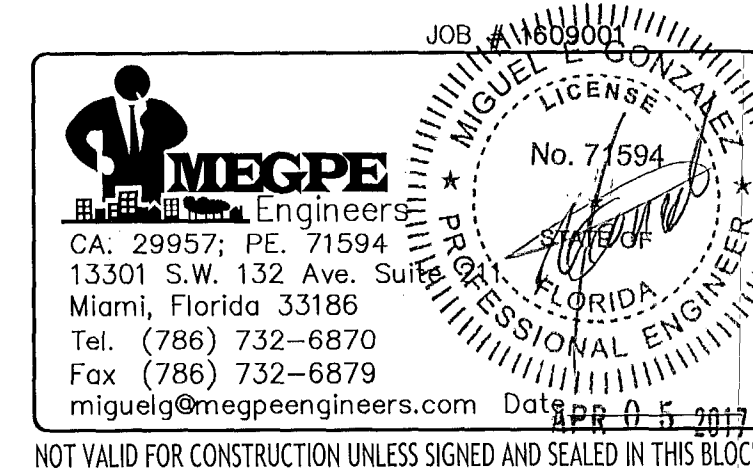


N
MECHANICAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

CHOFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

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comm. no.
1614

date:
8/11/2016

revised:

sheet no.

M-1.1

seal
Raphael Levy
registered architect
AR0084779

GENERAL CONSTRUCTION NOTES:

1. ALL BEDROOMS DOORS SHALL HAVE 1" UNDERCUT ABOVE FINISHED FLOOR OR CARPET.
2. MECHANICAL CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL AIR DIFFUSERS SO AS TO MAINTAIN A MIN OF 3'-0" FROM ANY SMOKE DETECTOR.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL DROPPED CEILING.
4. COORDINATE FINISH OF ALL GRILLES W/ARCHITEC.
5. COORDINATE DUCTWORK FOR CLEARANCE AROUND ELECTRICAL PANEL.
6. ALL DIFFUSER SHOWN OVER DOOR OPENINGS SHALL BE CENTERED OVER OPENINGS. ALL OTHERS DIFFUSERS SHOULD BE CENTERED IN ROOM, SOFFIT OR WALL PANEL. VERIFY W/ ARCHITECT BEFORE INSTALLATION.
7. AREA ABOVE ELEC. PANEL IS DEDICATED SPACE. NO DUCTS OR PIPES SHALL CROSS THIS AREA.
8. THERMOSTATS SHALL BE INSTALLED AT 48 INCHES ABOVE FINISHED FLOOR. ALL THERMOSTATS TO BE PROGRAMMABLE DIGITAL TYPE.
9. ALL WASHER/DRYER CLOSETS OR ROOMS SHALL HAVE FULL LOUVERED DOORS OR 12x12 DOOR GRILLE.
10. PROVIDE A 4" MINIMUM SPACE AROUND AIR HANDLING UNIT OF ENCLOSING SPACE TO ASSURE ADEQUATE ACCESS FOR CONSTRUCTION, SEALING, INSPECTION AND MAINTENANCE.
11. DRYER TRANSITION/CONNECTION DUCT (PROVIDED W/APPLIANCE) SHALL BE UL LISTED 2158A AND IN COMPLIANCE WITH FBC-M 2014 504.6.3.
12. ALL EXHAUST OUTLETS SHALL COMPLY WITH FMC SECTION 501.3.1.
13. WHEN UNVENTED ATTICS ARE PRESENT THE PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM [2.87 NG/(S * M2 * PA)] WHEN TESTED AS PER ASTM E 96, ACCORDING TO FBC RESIDENTIAL SECTION M1411.5.
14. FOAM INSULATION WILL BE USED ON THIS PROJECT, THEREFORE PROVISIONS SHALL BE TAKEN TO AVOID DUCTWORK SURFACE IN CONTACT WITH THE FOAM INSULATION, EITHER DURING OR AFTER THE FOAM IS DRIED TO PREVENT A VOIDED LISTING OF THE DUCT (BOTH FLEX AND/OR FIBERGLASS DUCT BOARD). INSULATION TYPE FOR UNVENTED ATTICS SHALL COMPLY WITH FBC RESIDENTIAL SECTION 806.5.

BUILDING ENVELOPE ENERGY PARAMETERS

EXTERIOR WALLS R6
ROOF DECK R30
GLAZING U=0.84 SHGC=0.22
DUCTWORK R6

FAN SCHEDULE

UNIT NUMBER	EF-1	EF-2	
AREA SERVED	BATHROOMS	BATHROOMS	
LOCATION	CEILING	CEILING	
DUTY	SUPPLY / EXHAUST	EXHAUST	EXHAUST
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL	
DRIVE	BELT / DIRECT	DIRECT	DIRECT
FAN SPEED	RPM	---	---
AIR QUANTITY	CFM	50	75
TOTAL STATIC PRESSURE	"H ₂ O	0.125	0.125
OPENING REQUIRED	IN	---	---
FAN MOTOR	AMP.	0.2	0.25
ELECTRICAL CHARACT.	V/9/Hz	120/1/60	120/1/60
MANUFACTURER	COOK	COOK	
MODEL NUMBER	GC-126	GC-128	
WEIGHT	lbs.	13	13
REMARKS	1, 2, 3	1, 2, 3	

ACCESSORIES:
1 DECORATIVE CEILING GRILLE.
2 BACK DRAFT DAMPER.
3 ISOLATORS AND BRACKETS (4), SPRING HANGING.

H.V.A.C. LEGEND

CD
CUBIC FEET PER MINUTE
CLG.
CEILING
DB
DRY BULB
DG
DOOR GRILLE
DN
DOWN
EF
EXHAUST FAN
HP
HORSEPOWER
KW
KILOWATTS
IN
INCHES
NTS
NOT TO SCALE
P.D.
PRESSURE DROP
R/A
RETURN AIR
S.P.
STATIC PRESSURE
UC
UNDERCUT
WB
WET BULB

MD
MANUAL VOLUME DAMPER
THERMOSTAT WITH SUBBASE AND ASSOCIATED AHU #

REFRIGERANT PIPING -
SEE SPLIT SYSTEM SCHEDULE FOR SIZES

RETURN AIR

1" U.C.
1" UNDERCUT DOOR

DUCT SECTION - SUPPLY

DUCT SECTION - RETURN

DUCT TRANSITION @ 30" MAX.

FLEXIBLE DUCT, CLASS I, R=4.2
(R-6 IF REQUIRED)

DUCT R=4.2 (R-6 IN ATTIC SPACES) 1ST FIGURE,
SIDE SHOWN. 2ND FIGURE, SIDE NOT SHOWN.

STANDARD BRANCH FOR SUPPLY, RETURN, EXHAUST,
AND OUTSIDE DUCTS (NO SPLITTER OR EXTRACTOR)
W/BALANCING DAMPER

SPLITTER WITH VOLUME DAMPERS.

ELBOW WITH "AIRFOIL" TURNING VANES

SUPPLY CEILING GRILLE

RETURN AIR GRILLE

SUPPLY WALL DIFFUSER

SUPPLY CEILING DIFFUSER

RETURN WALL AIR DIFFUSER

RETURN CEILING AIR DIFFUSER

SPLIT A/C EQUIPMENT SCHEDULE-1

UNIT DESIGNATION	AHU-1A	AHU-2	AHU-3
AREA SERVED	SEE PLAN	SEE PLAN	SEE PLAN
UNIT MANUFACTURER	CARRIER	CARRIER	CARRIER
MODEL NUMBER	FE4ANB006	FE4ANB003	FE4ANB006
NOMINAL TONS	5.0	3.0	4.0
SYSTEM SEER / HSPFF	18 / 12	18.2 / 10.5	18.3 / 12.5
TOTAL AIR SUPPLY	CFM	1600	1200
OUTSIDE AIR	CFM	--	--
RETURN AIR	CFM	1600	1200
EXTERNAL STATIC PRESSURE	IN.W.G.	0.5	0.3
FAN SIZE	HP	3/4	1/2
FAN MOTOR FLA	AMP	6.8	4.3
ENTERING AIR TEMPERATURE (DB/WB) F	75 / 63	75 / 63	75 / 63
LEAVING AIR TEMPERATURE (DB/WB) F	55/55	55/55	55/55
TOTAL COOLING COIL CAPACITY	MBH	56	33.4
TOTAL SENSIBLE HEAT	MBH	38	22.6
TOTAL HEATING CAPACITY	MBH	52.5	29.2
ELECTRIC HEATER SIZE (240 V)	Kw	N/A	N/A
MCA / MOCP	AMP	6.8/7.0	5.4/7.0
ELECTRICAL CHARACTERISTICS V/PH/Hz	240/1/60	240/1/60	240/1/60
DIMENSIONS (HxWxD)	In.	54x25x22	54x22x22
WEIGHT	lbs.	163	138

UNIT DESIGNATION	CJ-1A	CJ-2	CJ-3
UNIT MANUFACTURER	CARRIER	CARRIER	CARRIER
MODEL NUMBER	25VNA060	25VNA036	25VNA048
LOCATION	GROUND FLOOR	GROUND FLOOR	ROOF
AMBIENT TEMPERATURE	F	95	95
REFRIGERANT	R	R-410A	R-410A
MIN. REFR. LINES SIZES (LIQ/GAS)	In.	3/8 / 1/8	3/8 / 1/8
COMPRESSOR MOTOR FLA	AMP	27	16.5
FAN MOTOR SIZE	HP	--	--
FAN MOTOR FLA	AMP	2.9	2.9
MCA / MOCP	AMP	36.6/50	23.5/35
ELECTRICAL CHARACTERISTICS V/PH/Hz	240/1/60	240/1/60	240/1/60
DIMENSIONS (HxWxD)	In.	44x35x35	44x35x35
WEIGHT	lbs.	334	324

SPLIT A/C EQUIPMENT NOTES AND ACCESSORIES:

1. SIZE REFRIGERATION PIPING AS PER MANUFACTURER RECOMMENDATIONS. OVERSIZE LINES AS REQUIRED TO COMPENSATE FOR LINE LOSS WITH MINIMUM CAPACITY REDUCTION. SUBMIT SHOP DRAWINGS.
2. AIR HANDLING UNIT SHALL CONTAIN SOLID STATE INTERLOCK BOARD WITH BUILT IN FUSE AND TIME DELAY RELAY.
3. PROVIDE 10 YEAR WARRANTY ON ALL REFRIGERATION COMPONENTS.
4. PROVIDE ALL RELAYS, TRANSFORMERS, ETC. AS REQUIRED FOR COMPLETE OPERATING SYSTEM.
5. PROVIDE A 1 INCH THICK, THROWAWAY TYPE FILTER WITH A 30% MINIMUM EFFICIENCY. UNIT CONSTRUCTION AND INSTALLATION SHALL GUARANTEE AN EASY ACCESS TO FILTER SECTION FOR PROPER FILTER INSPECTION AND REPLACEMENT.
6. UNIT INSULATION AND UNIT ADHESIVE SHALL COMPLY WITH NFPA 90A REQUIREMENTS FOR FLAME SPREAD AND SMOKE GENERATION. INSULATION SHALL CONTAIN AN EPA REGISTERED IMMOBILIZED ANTI-MICROBIAL AGENT TO EFFECTIVELY RESIST THE GROWTH OF BACTERIA AND FUNGI IN ACCORDANCE WITH ASTM STANDARDS G21 AND G22.
7. FAN MOTOR SHALL BE HIGH EFFICIENCY TYPE.
8. FAN AND MOTORS SHALL BE PROVIDED WITH CIRCUIT PROTECTION.
9. CONDENSATE DRAIN PANS SHALL BE INSULATED AND SLOPED TO OUTLET. PANS SHALL HAVE STAINLESS STEEL LINES.
10. SUPPORT UNIT HIGH ENOUGH TO ACCOMMODATE CONDENSATE DRAIN TRAPS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
11. THE FAN DRIVE SHALL BE SELECTED FOR 125% OF THE MOTOR RATED HORSEPOWER.
12. CONTRACTOR SHALL GUARANTEE ADEQUATE CLEARANCE ALL AROUND THE UNIT FOR MAINTENANCE ACCESS.
13. CONDENSING UNIT SHALL BE INSTALLED TO WITHSTAND WIND PRESSURE FROM ANY DIRECTION AS PER THE "HHZ" REQUIREMENTS OF THE F.B.C.
14. PROVIDE A PROGRAMMABLE DIGITAL THERMOSTAT (VARIABLE SPEED AND 2 STAGES) AS RECOMMENDED BY UNITS MANUFACTURER AND SHALL BE CAPABLE OF PROVIDING AFTER HOURS SET BACK FOR ENERGY EFFICIENCY PURPOSES.
15. PROVIDE APPROVED ELECTRONIC WATER LEVEL DETECTOR. DETECTOR SHALL SHUT DOWN THE UNIT UPON DETECTION OF CONDENSATE HIGH LEVEL.
16. FACTORY CORROSION PROTECTION COATING FOR ALL EXTERIOR CONDENSER COILS AND EQUIPMENT CABINETS.
17. PROVIDE DUCT ZONE DAMPERS AS PER PLANS AND AS RECOMMENDED BY UNITS MANUFACTURER AND SHALL BE CAPABLE OF PROVIDING AFTER HOURS SET BACK FOR ENERGY EFFICIENCY PURPOSES.
18. PROVIDE 4 SYSTXCCRCT01 Infinity System Access Modules TO INTERLOCK UNITS AND BUILDING MANAGEMENT SYSTEM WHEN APPLY. CONTROL CONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS.

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
CG	CEILING GRILLE	TITUS	300F SERIES	ALUMINUM	W/ O.B.D.
LD	FLOWBAR DIFFUSER	TITUS	FTI-10, FTI-15	ALUMINUM	PATTERN CONTROLLER, INLET DAMPER AND INSULATED PLENUM (BORDER 22)
LDR	FLOWBAR RETURN	TITUS	FL-10, 15, 30	ALUMINUM	(BORDER 22)

GENERAL AND HVAC CONTRACTOR TO COORDINATE FINISH AND COLOR OF ALL AIR DISTRIBUTION PRODUCTS PRIOR TO ORDERING.

GENERAL H.V.A.C. NOTES

1. GENERAL
 - 1.1. ALL WORK TO BE PERFORMED UNDER THESE DOCUMENTS SHALL CONFORM WITH THE FLORIDA BUILDING CODE 2014 EDITION, AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
 - 1.2. ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED MECHANICAL CONTRACTOR, IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AFTER COMPLETION OF WORK.
 - 1.3. MECHANICAL CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE THAT THE INSTALLED SYSTEM SHALL BE FREE OF MATERIALS AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
 - 1.4. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND PAYING ALL PERMIT AND INSPECTION FEES.
 - 1.5. SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH PURCHASE OR INSTALLATION OF THE EQUIPMENT AND MATERIALS.
 - 1.6. THE CONTRACTOR SHALL PROVIDE A SET OF PRINTS CLEARLY MARKED TO SHOW AS-BUILT CONDITIONS AT THE COMPLETION OF CONSTRUCTION.
 - 1.7. INTERRUPTION OF EXISTING FACILITIES AND/OR SERVICES SHALL BE KEPT TO A MINIMUM. THE CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICES. COORDINATE ALL INTERRUPTIONS WITH OWNER.
 - 1.8. PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF OWNER EQUIPMENT, FURNITURE AND CARPETING WITHIN THIS BUILDING. COVER AND WRAP EQUIPMENT, FURNITURE AND CARPETING AS NECESSARY. DUST AND DEBRIS SHALL BE STRICTLY CONTROLLED. CLOSE COORDINATION WITH OWNER WILL BE REQUIRED DURING CONSTRUCTION CONTRACTOR SHALL FOLLOW THE "SMACNA" 1995 "INDOOR AIR QUALITY GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION".
 - 1.9. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS, OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS AND/ OR SPECIFICATIONS.
 - 1.10. IF ANY CONFLICT IS ENCOUNTERED WITHIN THE DESIGN DOCUMENTS, REGARDLESS OF TRADE OR RESPONSIBILITY, THE GREATER SCOPE OF WORK SHALL PREVAIL, AND ARCHITECT AND/OR ENGINEER SHALL BE ADVISED.
2. FIELD VERIFICATION
 - 2.1. ALL WORK SHALL BE FIELD VERIFIED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES.
 - 2.2. WHERE INTERFERENCES OCCUR AND DEPARTURES FROM INDICATED DESIGN WILL BE REQUIRED TO DETERMINE CHANGES ON LOCATIONS, SIZES AND ELEVATIONS OF PIPING, DUCTWORK, ETC. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE CHANGE ACCOMPANIED BY A DETAILED DRAWING FOR APPROVAL FROM ARCHITECT/ ENGINEER PRIOR TO PROCEEDING WITH ANY CHANGE OR DEPARTURES FROM EXISTING CONTRACT.
 - 2.3. COORDINATE LOCATION OF DUCTWORK WITH OTHER TRADES, PARTICULARLY WHERE DUCTS RUN THROUGH STRUCTURAL ELEMENTS. PROVIDE ALL NECESSARY SLEEVES BEFORE CONCRETE IS POURED.
 - 2.4. CONTRACTOR SHALL VERIFY EXISTING DUCTWORK SIZES WHICH CONNECT TO NEW DUCTWORK BEFORE FABRICATION AND INSTALLATION.
 - 2.5. CONTRACTOR SHALL VERIFY EXISTING PIPING SIZES WHICH CONNECT TO NEW PIPING BEFORE FABRICATION AND INSTALLATION.
 - 2.6. BEFORE CUTTING OR MAKING OPENINGS IN ANY BUILDING COMPONENT, CONTRACTOR SHALL VERIFY USING ANY REQUIRED MEANS THAT ITS LOAD BEARING CAPABILITY IS NOT COMPROMISED IN ANY MANNER.
3. NOT USED.
4. NEW EQUIPMENT
 - 4.1. ALL MECHANICAL EQUIPMENT LOCATED ON THE EXTERIOR OF THE BUILDING SHALL BE CONSTRUCTED AND INSTALLED TO WITHSTAND HURRICANE FORCE WINDS FROM ANY DIRECTION.
 - 4.2. MECHANICAL EQUIPMENT SHALL BE SUPPORTED PER MANUFACTURER RECOMMENDATIONS AND AS REQUIRED FOR APPLICABLE CODES AND STANDARDS, USING SOUND INDUSTRY STANDARD PRACTICES. STRUCTURAL ENGINEER DESIGN AND RECOMMENDATIONS SHALL BE FOLLOW. SUBMIT SHOP DRAWINGS OF ALL SUPPORTING STRUCTURES THAT CLEARLY INDICATE SIZES, MATERIAL, DESIGN AND PRODUCT APPROVAL NUMBERS.
 - 4.3. VIBRATION ISOLATORS SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT WITH MOVING AND/OR ROTARY PARTS. SUBMIT SHOP DRAWINGS SHOWING, BUT NOT LIMITED, ISOLATION PERFORMANCE AND ALLOWABLE SUPPORTING LOADS.
 - 4.4. PROVIDE FOR ALL OUTDOOR MOUNTED EQUIPMENT SURFACE AND COIL PROTECTION AGAINST CORROSION DUE TO PROXIMITY TO MARINE AND/OR CORROSIVE ENVIRONMENT.
 - 4.5. CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR. THE CONTRACTOR SHALL FURNISH ALL MOTORS, STARTERS AND RELAYS, ETC. TO CONFORM A FULLY OPERATING SYSTEM. COORDINATE WITH THE ELECTRICAL DIVISION ALL WORK RELATED TO THE MECHANICAL SYSTEMS.
 - 4.6. INSULATE REFRIGERANT SUCTION PIPING WITH 1/2" MINIMUM FIRE RESISTANT FOAM, PLASTIC OR CLOSED CELL POLYETHYLENE PRE-INSULATED PIPE INSULATION WITH THERMAL RESISTIVITY OF AT LEAST R-4 AND EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM, ALSO IT SHALL CONFORM WITH ASTM E 84 FLAME SPREAD AND SMOKE DEVELOPMENT INDEX 25/50.
 - 4.7. CONDENSATE DRAIN PIPING INSTALLED ON NON-AIR CONDITIONED SPACES SHALL BE PROPERLY INSULATED.
 - 4.8. REFRIGERANT PIPING SHALL BE SEAMLESS COPPER TYPE "L" HARD OR SOFT DRAWN ACR COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT FITTINGS. SOLDER SHALL BE EQUAL TO HARRIS'S "STAY-SILV 15", 15% SILVER BRAZING ALLOY.
 - 4.9. OPERATING AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER BY THE MECHANICAL CONTRACTOR. THE MANUAL SHALL INCLUDE, AT LEAST, THE FOLLOWING:
 - EQUIPMENT CAPACITY (INPUT AND OUTPUT) AND REQUIRED MAINTENANCE ACTIONS.
 - EQUIPMENT OPERATION AND MAINTENANCE MANUALS.
 - HVAC SYSTEM CONTROL MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS, DESIRED OR FIELD-DETERMINED SETPOINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS, AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
 - A COMPLETE WRITTEN NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
 - 4.10. MANUALS SHALL BE SUBMITTED TO THE ENGINEER FOR ACCEPTANCE.
 - 4.10. EQUIPMENT DATA SHOWN IN THE EQUIPMENT SCHEDULES IS BASED ON MANUFACTURER'S ACTUAL CATALOG. VERIFY THIS INFORMATION WITH MANUFACTURERS PRIOR TO PURCHASING OR INSTALLING ANY EQUIPMENT. MANUFACTURER'S NAMES SHALL BE INTERPRETED AS ESTABLISHMENT OF REQUIRED TYPE CLASS AND QUALITY. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT ENGINEER.
 - 4.11. PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEM.
 - 4.12. SEE EQUIPMENT SCHEDULES ON DRAWINGS FOR INFORMATION ON ALL SPECIFIED EQUIPMENT FOR THIS JOB.
5. DUCTWORK
 - 5.7. PROVIDE ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, SENSORS, AND ANY OTHER DEVICES NON-ACCESSIBLE OTHERWISE.
 - 5.8. ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
 - 5.9. CONDITIONED AIR DUCTWORK, SHALL BE CLASS "ONE" FIBER GLASS DUCT BOARD IN ACCORDANCE WITH SMACNA'S FIBROUS DUCT STANDARDS. INSULATION SHALL HAVE THE REQUIRED DENSITY AND THICKNESS TO PROVIDE A MINIMUM INSULATION VALUE OF R-6.
 - 5.10. PROVIDE VOLUME DAMPERS, TURNING VANES, ETC., IN DUCTWORK FOR PROPER AIR FLOW AND BALANCE. PROVIDE MULTIPLE VANE EXTRACTORS OR SPLITTERS WITH CONTROL RODS AT ALL OUTLETS CONNECTED CLOSER THAN TWO DUCT DIAMETERS TO MAIN SUPPLY DUCT AND WHERE SHOWN.
 - 5.11. VENTILATION AND EXHAUST AIR DUCTWORK SHALL BE OF SHEET METAL CONSTRUCTION PER SMACNA'S STANDARDS.
 - 5.12. EXHAUST VENTS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM ANY OUTSIDE AIR INTAKE.
 - 5.13. SEE SCHEDULES ON PLANS FOR AIR DISTRIBUTION DEVICES SPECIFICATIONS.
6. TEST AND BALANCING
 - 6.1. BALANCE ALL SYSTEMS TO PROVIDE FLOW QUANTITIES AND CAPACITIES AS INDICATED ON DRAWINGS.
 - 6.2. IT IS THE RESPONSIBILITY OF THE TEST AND BALANCING TO RESET AND BALANCE ALL COMPONENTS OF THE AIR CONDITIONING UNITS SYSTEM SERVING THE RESIDENCE.

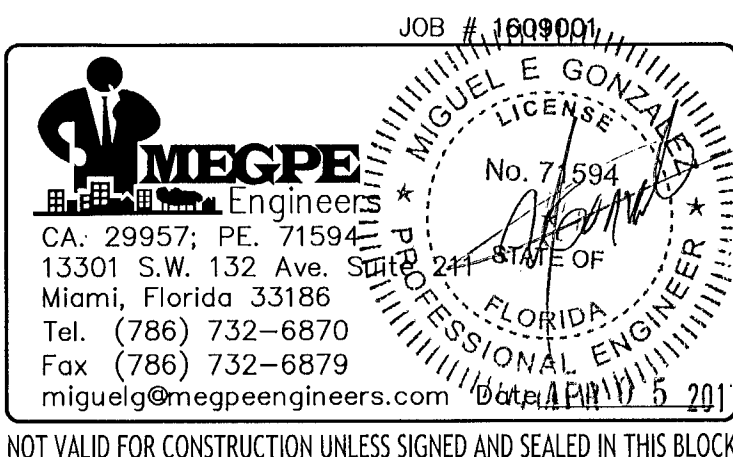
HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		●
FIRE DAMPER(S)		●
SMOKE DAMPER(S)		●
FIRE RATED ENCLOSURE		●
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		●
FIRE STOPPING		●
SMOKE CONTROL		●

CHOEFFLEVYFISCHMAN
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802 W DILIDO RESIDENCE

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MIAMI BEACH, FL 33139



NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

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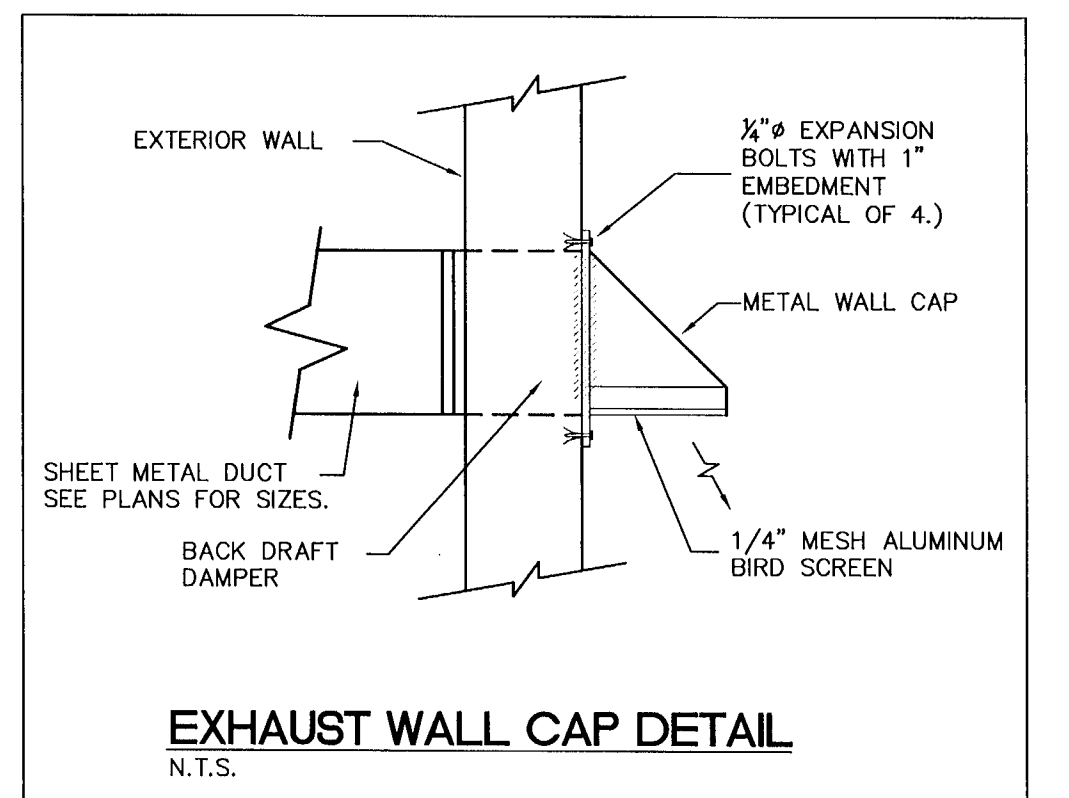
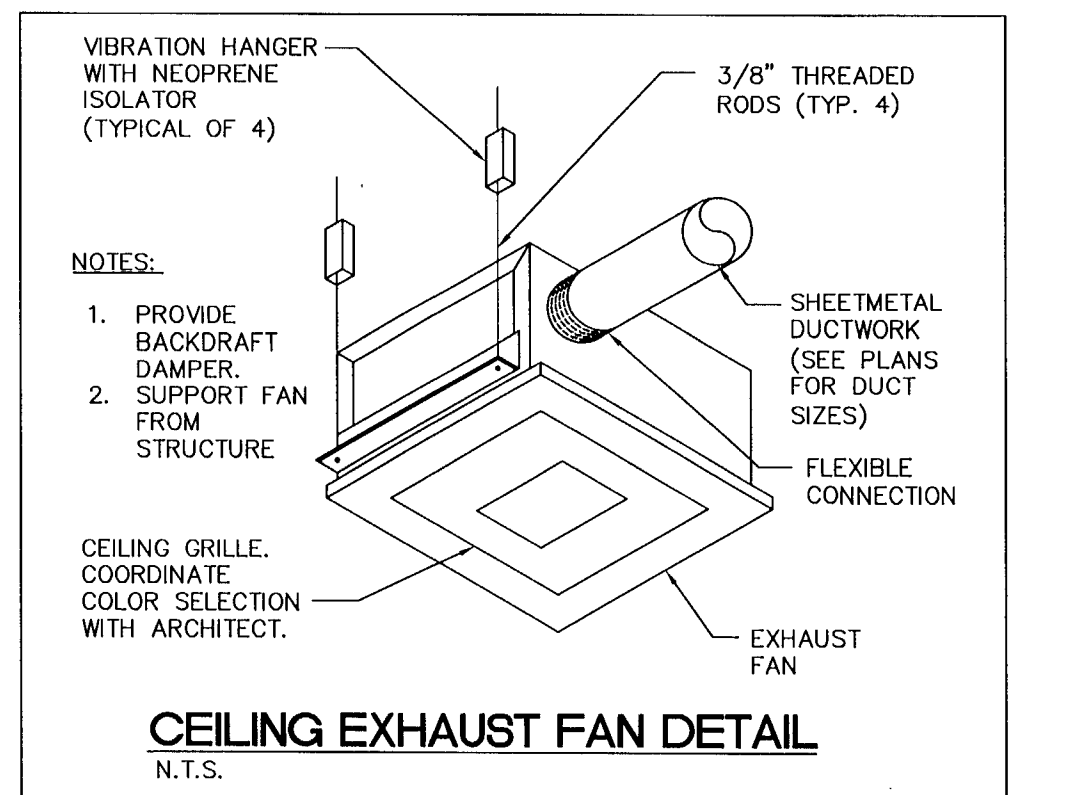
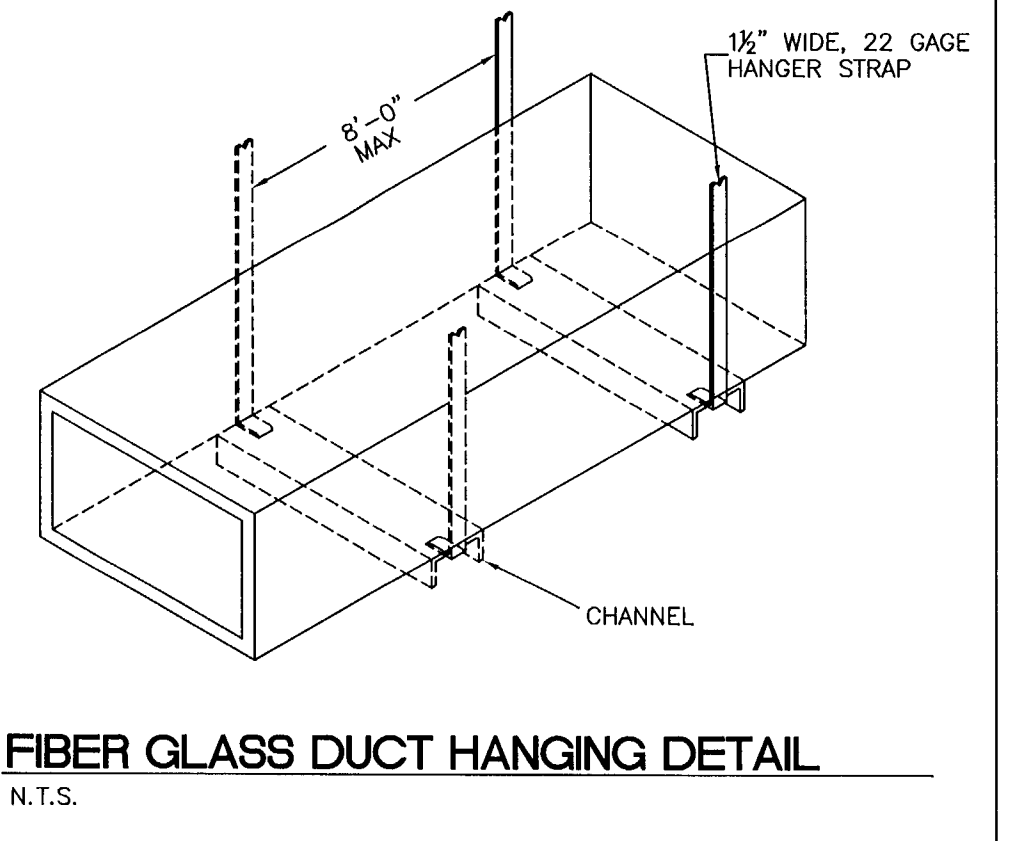
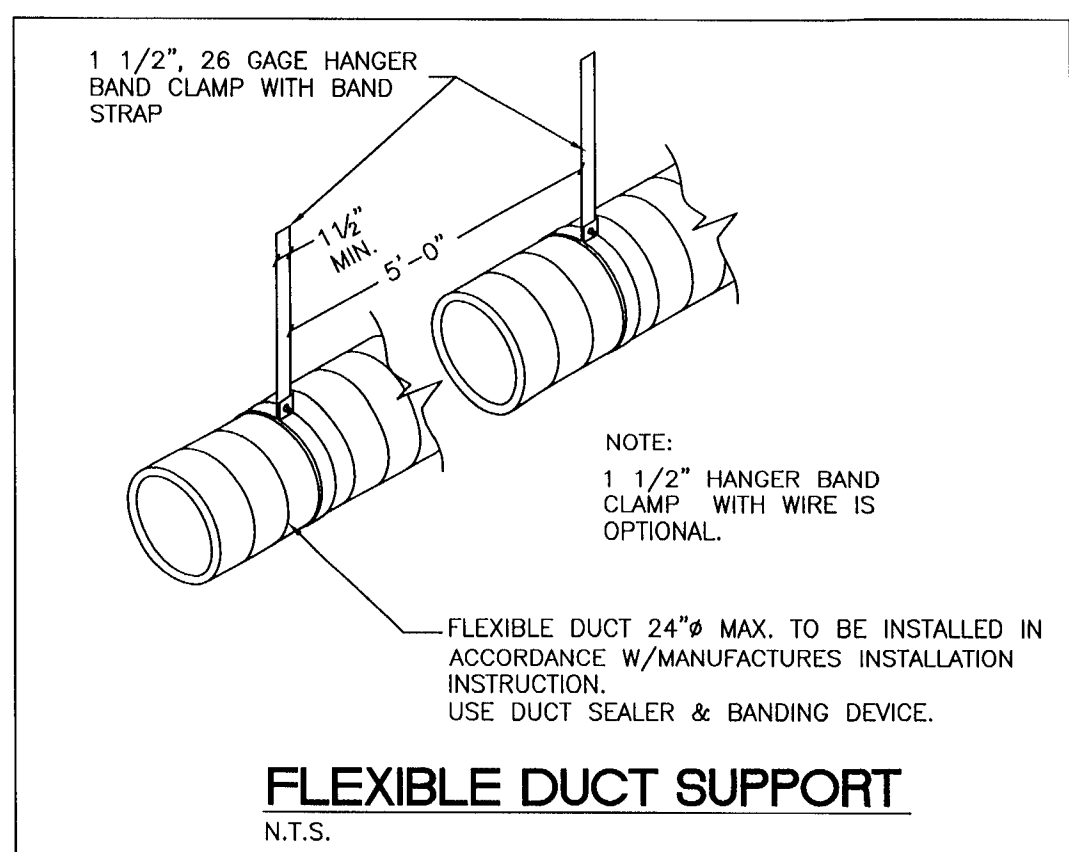
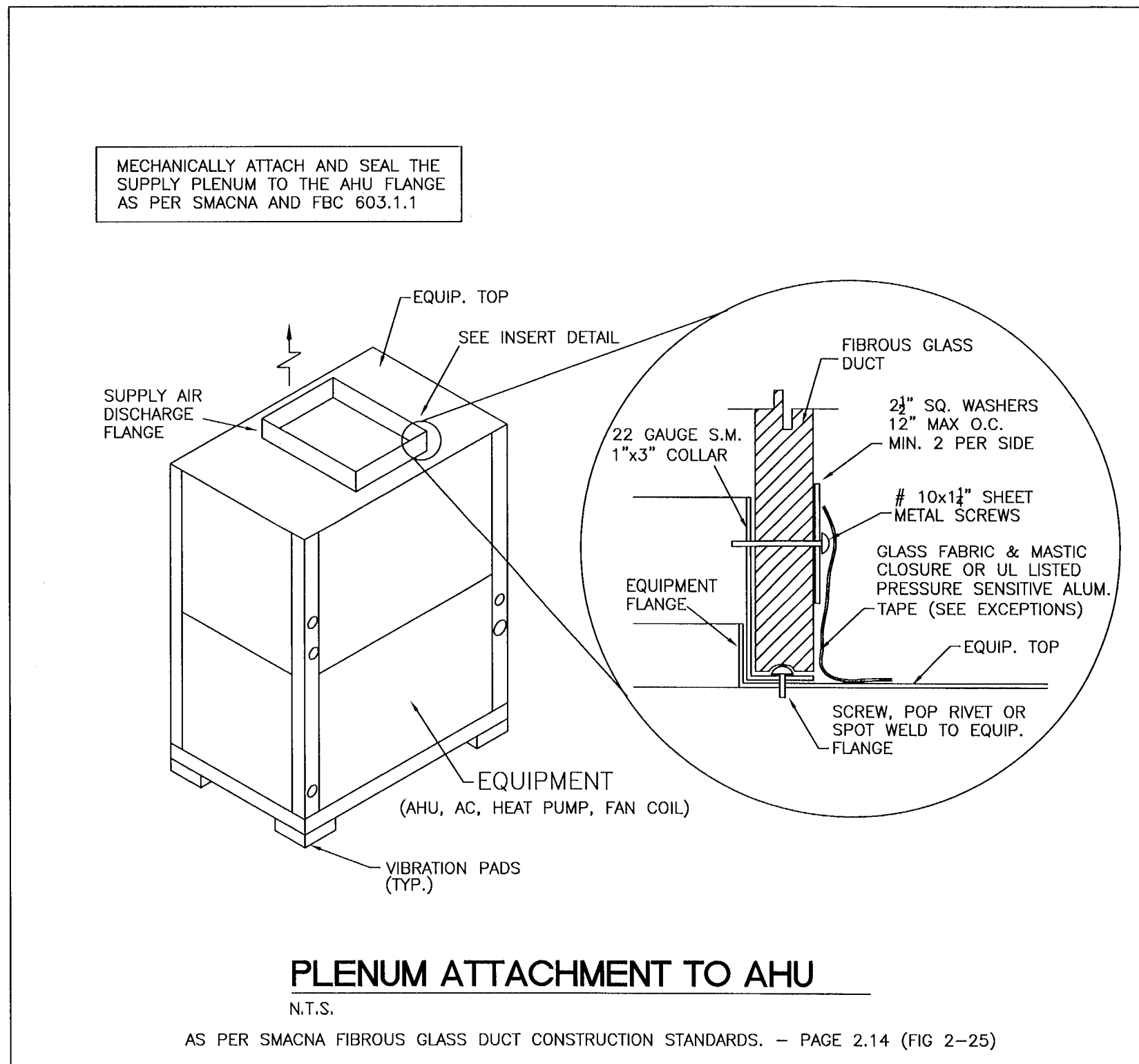
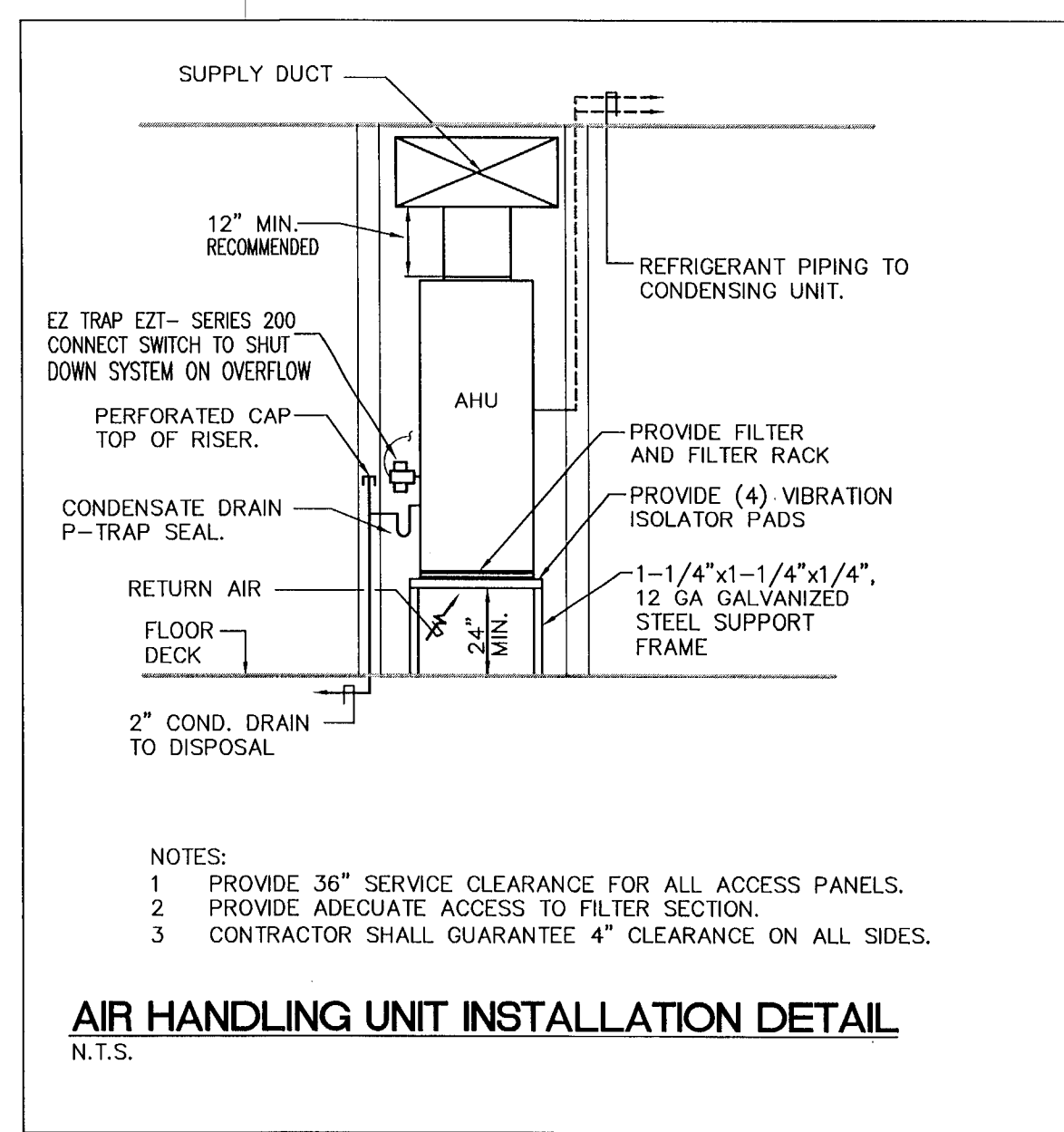
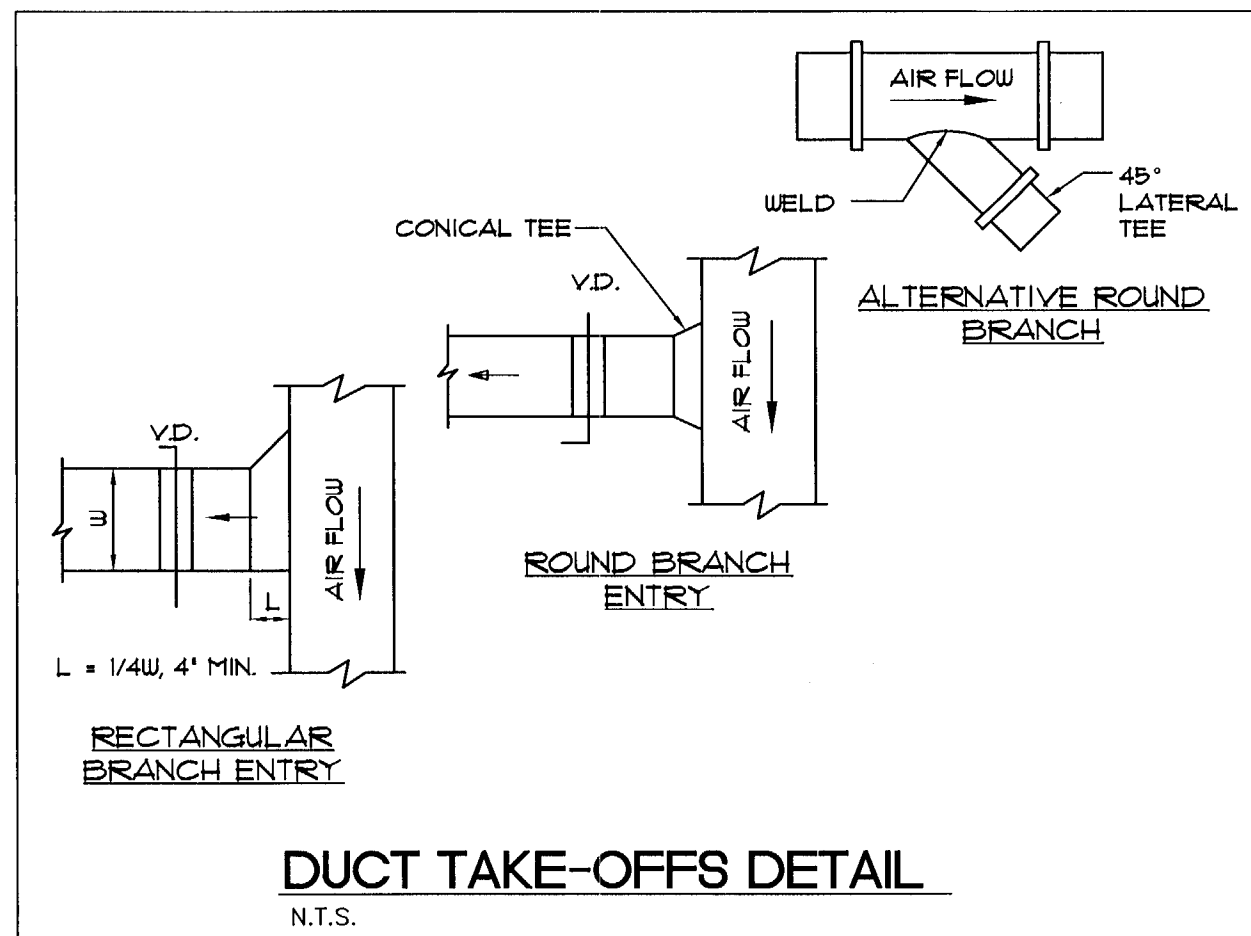
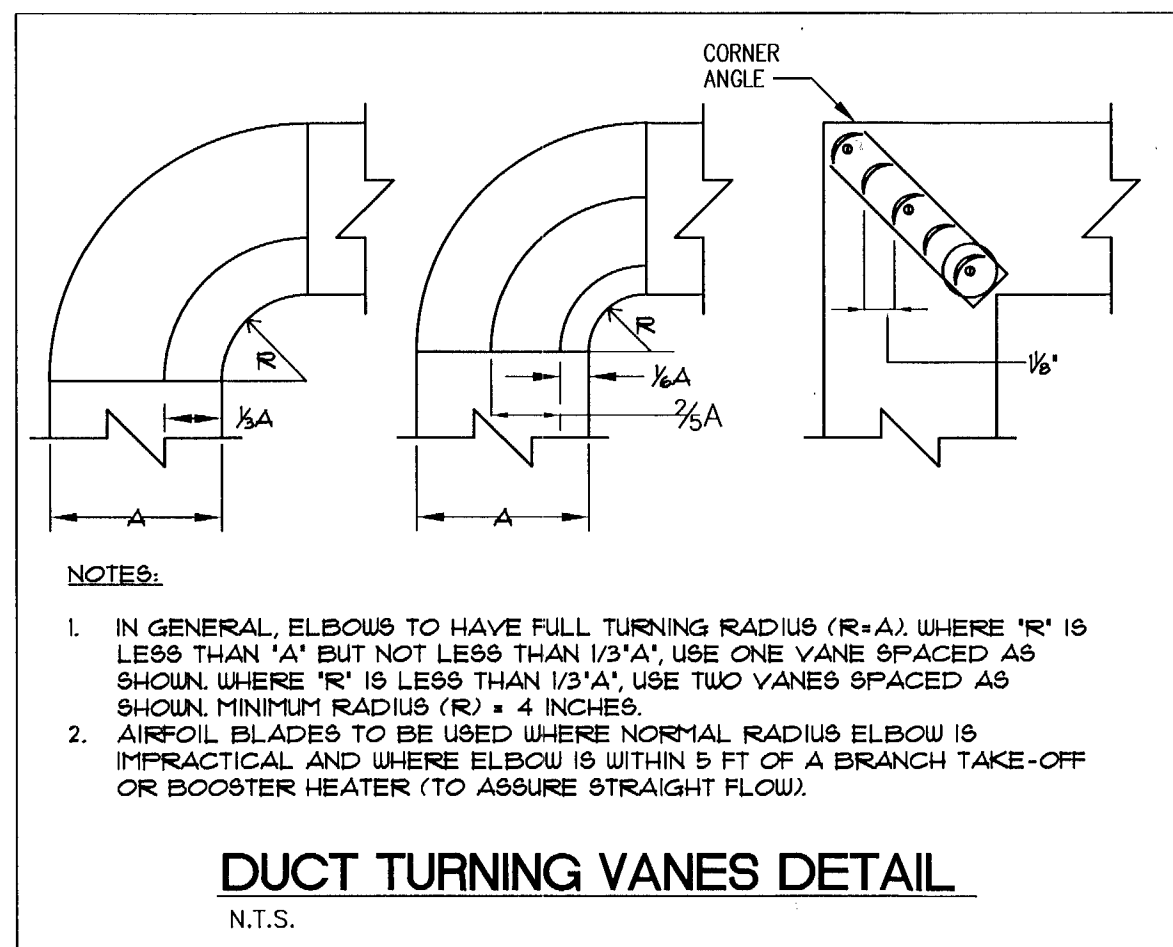
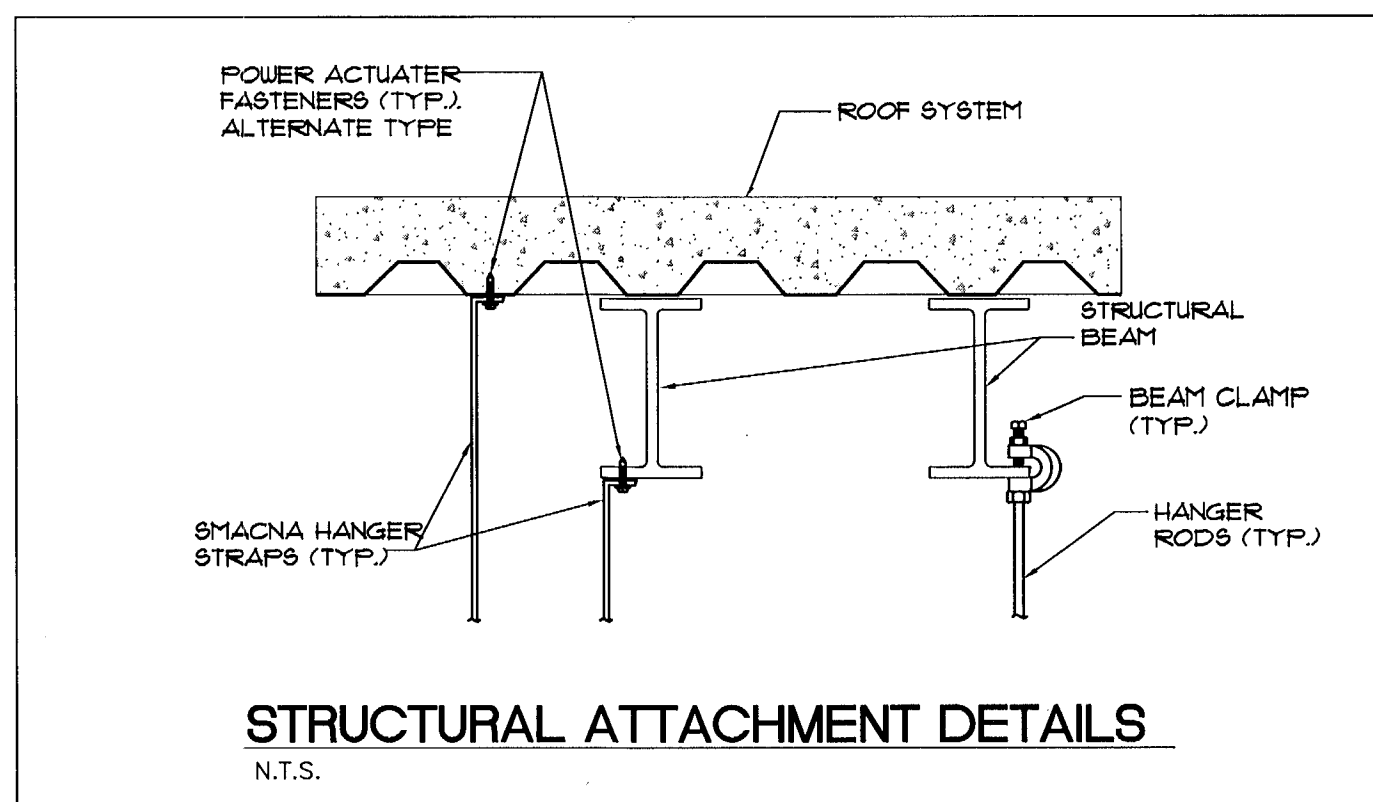
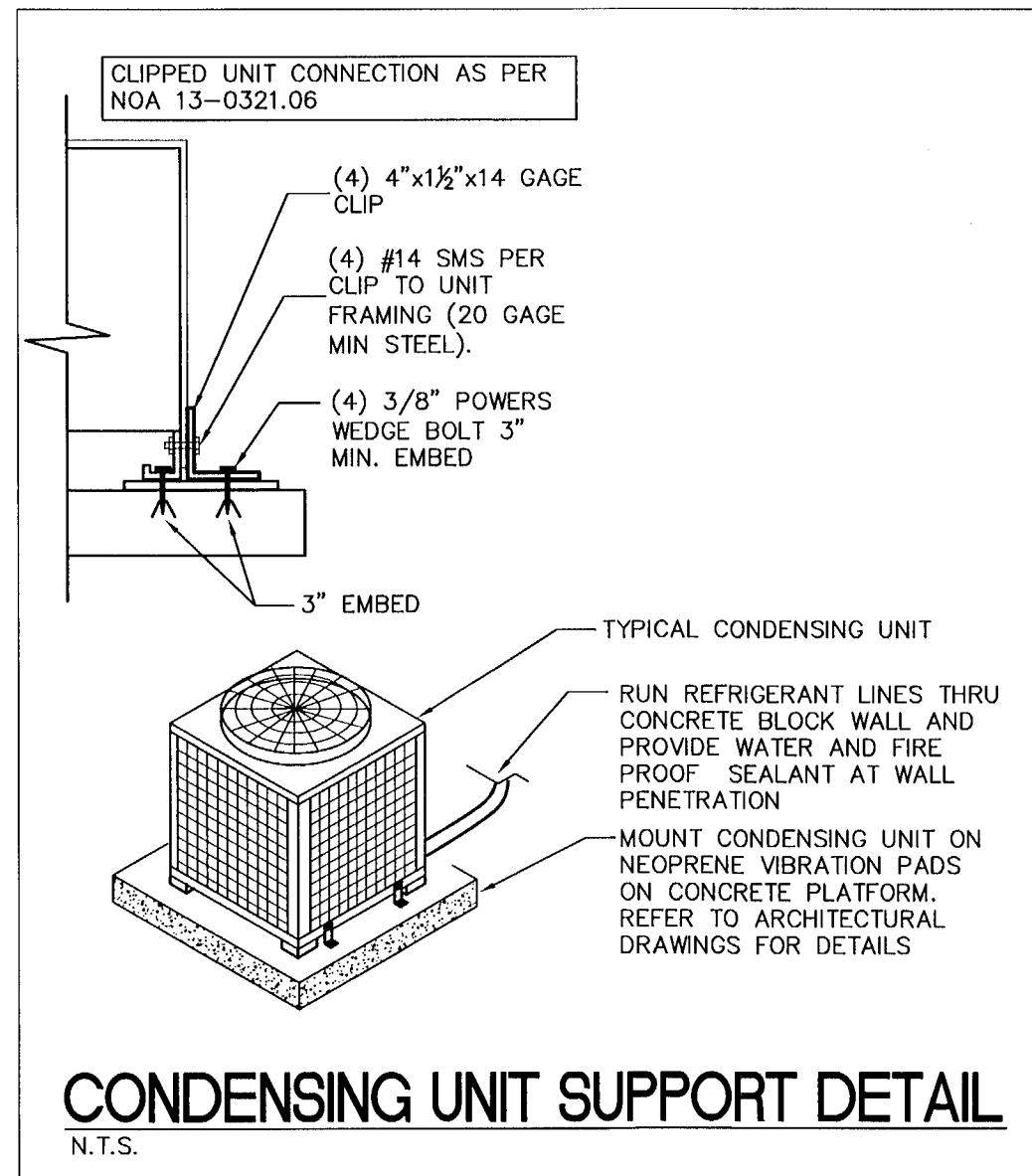
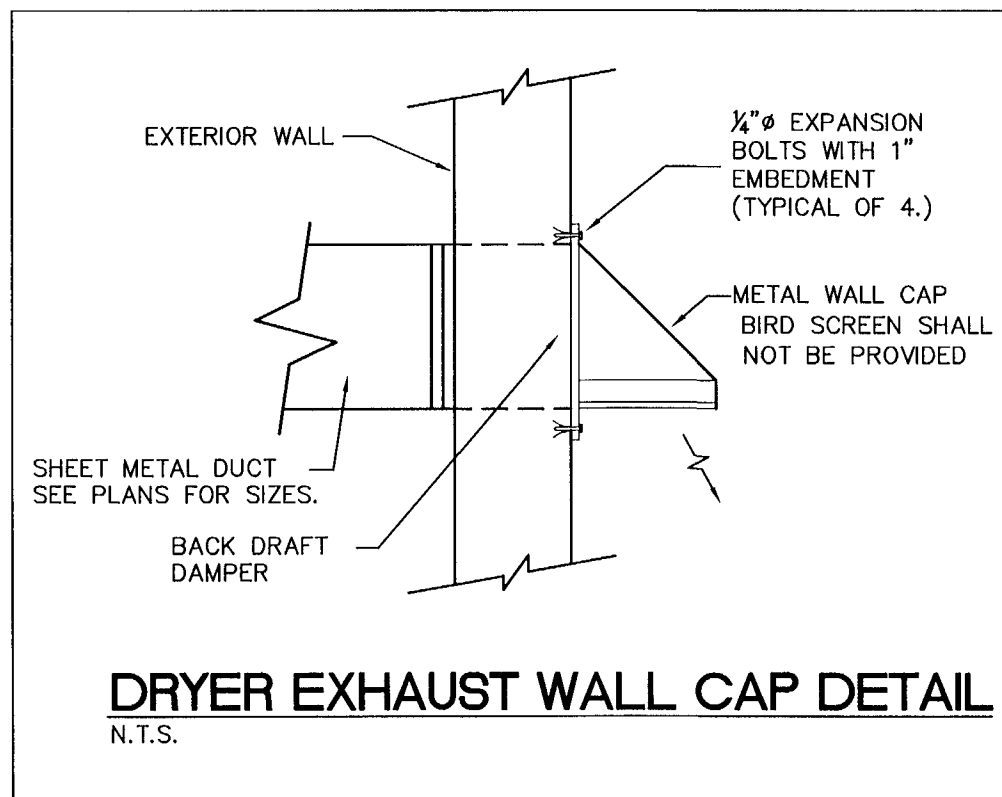
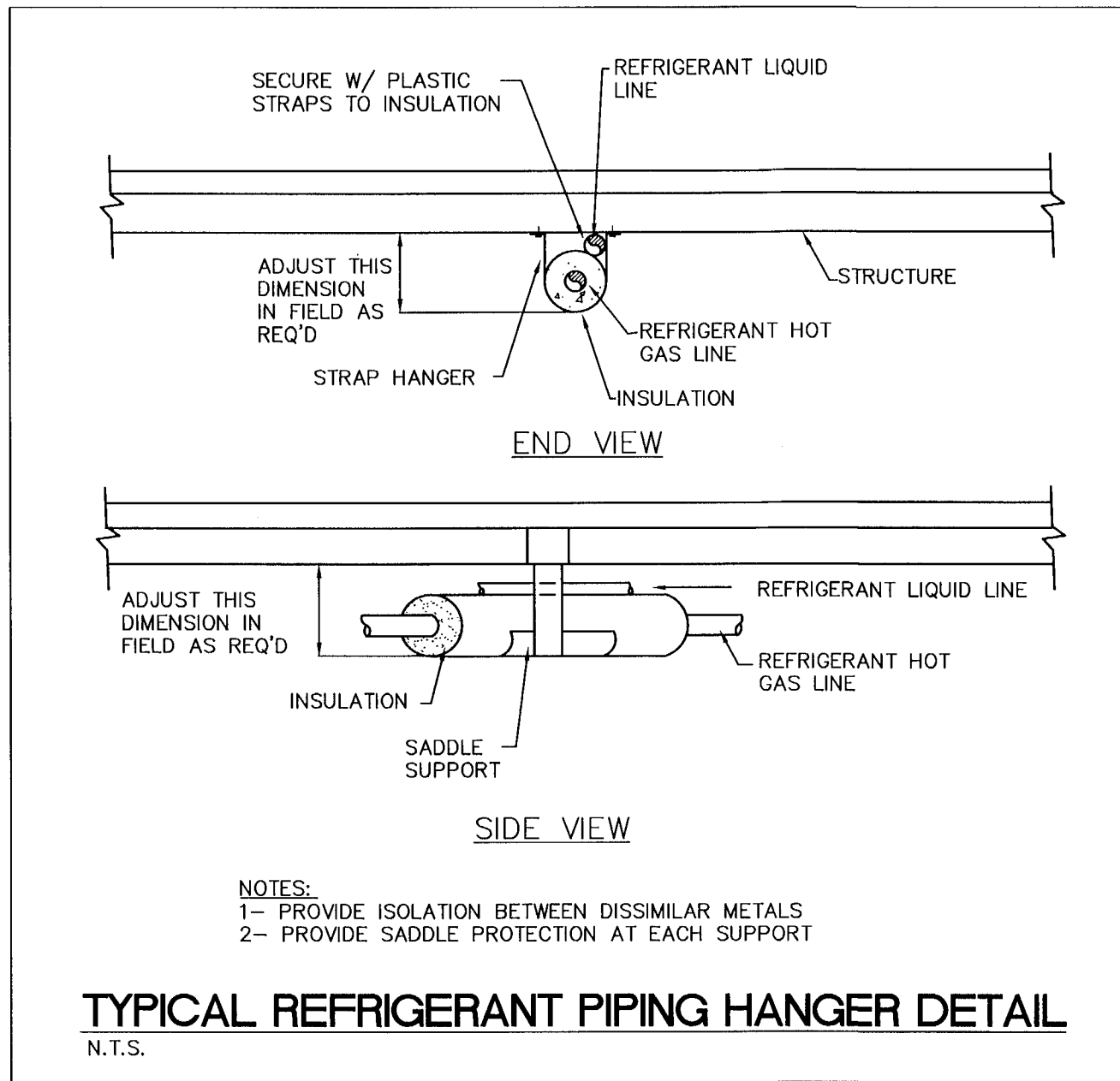
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Raphael Levy
registered architect
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PERMIT NOTES

- 1. ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. RESIDENTIAL 2014
- 2. ROOFING, WATERPROOFING, RAILINGS, POOL, GENERATOR GARAGE DOOR, EXTERIOR DOORS, WINDOWS, GLASS GUARD RAILS AND STAIRS ARE UNDER SEPARATE PERMIT.

LIFE SAFETY NOTES

- 1. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC R-308.3.1
- 2. HANDRAILS SHALL BE CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - HANDRAILS MUST TERMINATE INTO WALL OR POST - HANDRAILS MUST COMPLY WITH FBC R311.3.6 - SHOP DRAWINGS TO BE PROVIDED BY RAIL MFR.
- 3. ALL STAIR RAILINGS TO BE 3'-6" HIGH ABOVE FINISHED FLOOR - RAILING SHALL NOT ALLOW PASSAGE OF A 4" SPHERE, TYP. 6" AT TRIANGULAR OPENINGS FORMED BY TREAD, RISER AND BOTTOM RAIL OF RAILING AT STAIR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION - MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS
- 4. INTERIOR GLASS RAILINGS TO BE CLEAR SEAMLESS TEMPERED SAFETY GLASS - MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL UNDER SEPARATE PERMIT.
- 5. ANY OPENINGS IN RAILING OR BETWEEN RAILING & STRUCTURE ARE TO REJECT A 4" SPHERE & BOTTOM 6" OF RAILING IS TO REJECT A 2" SPHERE.
- 6. THE GARAGE SHALL MEET MINIMUM FIRE-SEPARATION REQUIREMENTS FROM THE DWELLING PER FBC R302.6. ALSO, DOORS IN OPENINGS BETWEEN THE DWELLING AND THE GARAGE SHALL BE 20-MINUTE RATED MINIMUM PER FBC R302.3.1.

SITE WORK NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN.
- 2. ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDED WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE
- 3. ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY & SHALL NOT DRAIN INTO NEIGHBORING PROPERTIES
- 4. TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. COMPLY WITH SECTION R-318 OF SFB.C.
- 5. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION
- 6. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OR APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED

CONSTRUCTION NOTES

- 1. ALL DIMENSIONS ARE NOMINAL. DRAWINGS SHALL NOT BE SCALED AS ALL WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
- 2. ALL DIMENSIONS GIVEN ARE BASED ON FIELD INSPECTIONS & EXISTING CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS GIVEN PRIOR TO ANY DEMOLITION/CONSTRUCTION WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 3. ALL CONCRETE SLAB EDGES & GRADE BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECEDED 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL
- 4. ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED
- 5. TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE BLOCK w/STUCCO ON EXTERIOR, UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS. SEE DRAWINGS FOR INTERIOR FINISHES.
- 6. TYPICAL INTERIOR PARTITIONS TO BE 1 1/2" x 3 3/8" MTL. STUDS @ 16" O.C. FACED w/3/8" GWB. TO RECEIVE PAINT FINISH, UNLESS OTHERWISE SPECIFIED IN DRAWINGS. PROVIDE HORIZONTAL FIREBLOCKING EVERY 1/3 OF WALL TO COMPLY w/SECTION T03.3.3 OF THE F.B.C.
- 7. PROVIDE (2) 2"x6" OR (2) 2"x4" WOOD MEMBERS BACKING OR 1/2" PLYWOOD AT ALL WALL HUNG CABINET LOCATIONS TO COMPLY w/ FBC SECTION 2318.114
- 8. PROVIDE CEMENT BOARD AT ALL PARTITIONS LOCATED IN WET AREAS TO COMPLY WITH FBC R102.4.2
- 9. ALL INTERIOR DROPPED CEILINGS TO BE 1 1/2"x1 1/2" 20 GAUGE MTL. CEILING CHANNELS @ 16" O.C. SUSPENDED FROM STRUCTURE ABOVE, w/3/8" GWB FINISH, UNLESS OTHERWISE NOTED.
- 10. ALL NEW ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION +1 FOOT, OR +10'-0" NGVD.
- 11. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS
- 12. ALL EXTERIOR PLYWOOD, WOOD FRAMING MEMBERS, OR OTHER WOOD COMPONENTS TO BE MOISTURE AND MOLD RESISTANT. ALL INTERIOR PLYWOOD, FRAMING MEMBERS OR OTHER WOOD COMPONENTS TO BE FIRE-TREATED.
- 13. STAIR NOTE: STAIR MANUFACTURER SHALL PROVIDE FULLY ENGINEERED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR TO MANUFACTURING STAIR. ON-SITE MEASUREMENTS SHALL BE TAKEN & FIELD CONDITIONS VERIFIED BY THE STAIR MANUFACTURER. ALL DISCREPANCIES OR REQUIRED ADJUSTMENTS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- 14. COORDINATE W/ ELECTRICAL, AV & LOW VOLTAGE, PRIOR TO FORMING AND POURING CONC. SLABS, WALLS OR COLUMNS. PROVIDE EMBEDMENT OF LIGHT FIXTURES PER MFR. SPECS
- 15. PROVIDE FIREBLOCKING IN PARTITIONS @ 8' INTERVALS, AT INTERCONNECTIONS, OPENINGS, FLOOR JOISTS, DOOR POCKETS
- 16. GARAGE FLOOR SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL.
- 17. SMOKE ALARMS SHALL BE INTERCONNECTED.

FINISH NOTES

- 1. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION (+10'-0" NGVD) MUST BE FLOOD RESISTANT
- 2. ROOFING: SHALL BE 'HYDROSTOP' PREMIUM COAT FLUID APPLIED (3 COAT) ROOFING SYSTEM (WHITE) BY BEST CONSTRUCTION PRODUCTS AND SHALL BE INSTALLED PER N.O.A. & MFR. SPECS + DETAILS. (UNDER SEPARATE PERMIT.)
- 3. EXTERIOR WALL FINISH: HIGH-QUALITY STUCCO FINISH W/ CHINA WHITE PAINT
- 4. STONE: SHALL BE SPECIFIED BY OWNER (TYPE, STYLE AND COLOR)
- 5. INTERIOR PAINT FINISH: BENJAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT. ALL WALL FINISHES SHALL BE FLAT AND WASHABLE - ALL BASEBOARDS, DOORS & TRIMS SHALL BE SEMI-GLOSS. THIS SPEC APPLIES UNLESS OTHERWISE NOTED OR MODIFIED BY INTERIOR DESIGN.
- 6. FLOOR FINISHES: WOOD FINISH, TO BE DETERMINED AND COORDINATED BY OWNER.
- 7. CONCRETE PAVERS: 4'x4' EXPOSED CONCRETE PAVERS W/ 4" SPACING FILLED W/ GRASS, UNLESS OTHERWISE SET FORTH ON PLANS.
- 8. GARAGE FLOOR: CERAMIC TILE, TO BE SPECIFIED BY OWNER.
- 9. ALL EXTERIOR DOORS & WINDOWS TO RECEIVE 'DARK BRONZE' ALUMINUM FINISH
- 10. EXTERIOR STEEL COLUMNS SHALL RECEIVE CLADDING TO MATCH DOORS & WINDOWS
- 11. COORDINATE/VERIFY ALL FINISHES W/ OWNER & INTERIOR DESIGNER.
- 12. THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ADVANCES. THE OWNER & ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE.
- 13. ALL SHOWER & BATHTUB AREAS SHALL HAVE A NON-ABSORBENT FLOOR & WALL FINISH UP TO 6'-0" HIGH AS PER FBC R 307
- 14. WALLS AND CEILINGS FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 217. FBC R 302.9.
- 15. INSULATION MATERIALS FACING VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 213 FBC R 302.10
- 16. FOAM PLASTIC INSULATION SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 75 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723.

INSULATION NOTES

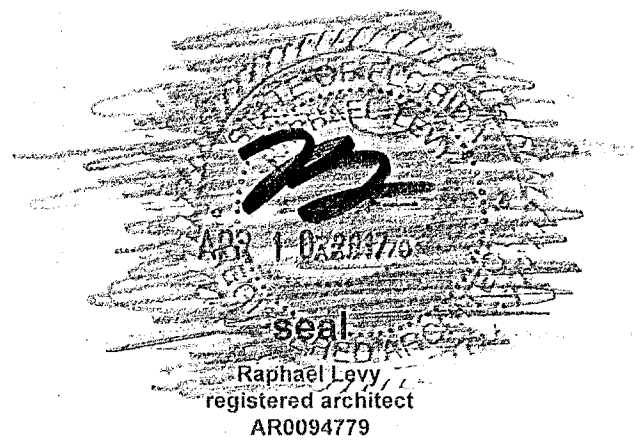
- 1. ROOF INSULATION: R-30 MIN. 2 1/8" MIN. ICYNENE SPRAY-FOAM INSULATION.
- 2. WALL INSULATION: R-6 MIN. 1" MIN. RIGID FOAM, INSULATION.
- 3. FLOOR INSULATION: NO MIN. R-VALUE REQUIRED. 2" RIGID INSULATION UNDER FINISHED FLOORING AT ALL 2ND FLOOR AREAS OVER OUTSIDE AIR.
- 4. GLAZING: U-0.84, SHGC - 0.22

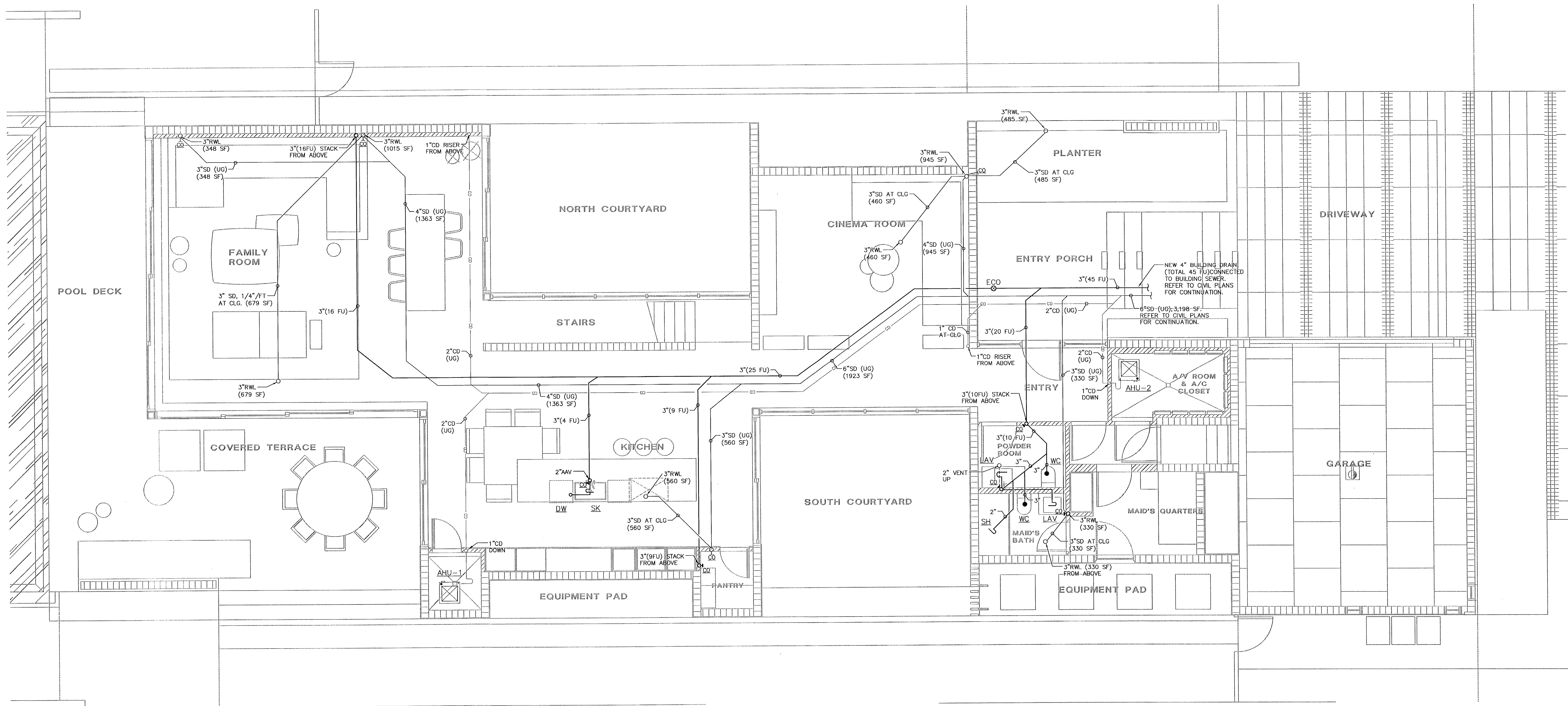
GLAZING NOTES:

- 1. PER FBC R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN FBC R308.4, SHALL BE PROVIDED WITH MANUFACTURER'S LABEL DESIGNATING THE TYPE, THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND SHALL BE VISIBLE IN THE FINAL INSTALLATION.
- 2. PER FBC 308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1)
- 3. PER FBC R308.4, ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATIONS.
- 4. GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING COMPLYING WITH THE SAFETY GLAZING STANDARDS AS SET FORTH IN FBC R4410.2.3.13
- 5. PER FBC R4410.2.3.1.3 DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 9 SQ. FT. IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I GLAZING PRODUCT.
- 6. SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINUOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER FBC R4410.2.6
- 7. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC R4403.1.3.6.3
- 8. ALL SHOWER ENCLOSURE SHOULD BE CATEGORY II SAFETY GLASS IN COMPLIANCE WITH CHAPTER 3 FBC R2014

FLOOD-RESISTANT DESIGN NOTES

- 1. CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION IS 2.
- 2. ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE.
- 3. FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- 4. FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
- 5. THE BOTTOM OF THE OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE THE HEIGHT OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.
- 6. WOOD CLADDING (IPE WOOD FINISH) COMPLIES WITH 2014 FBC R322.18 AND FLOOD-DAMAGE RESISTANT MATERIAL IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN 2-2008.
- 7. ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR-CONDITIONING EQUIPMENT & OTHER SERVICE FACILITIES INCLUDING DUCTWORK, ELECTRICAL METERS, PANELS & GENERATORS SHALL BE ELEVATED AT OR ABOVE BFE +1, OR 10'-0" NGVD.
- 8. UPON PLACEMENT OF LOWEST SLAB FOR EACH STRUCTURE, ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING DEPT. FOR REVIEW & APPROVAL.
- 9. ELEVATION CERTIFICATE SHALL BE SUBMITTED PRIOR TO OBTAINING A T.C.O OR C.O.



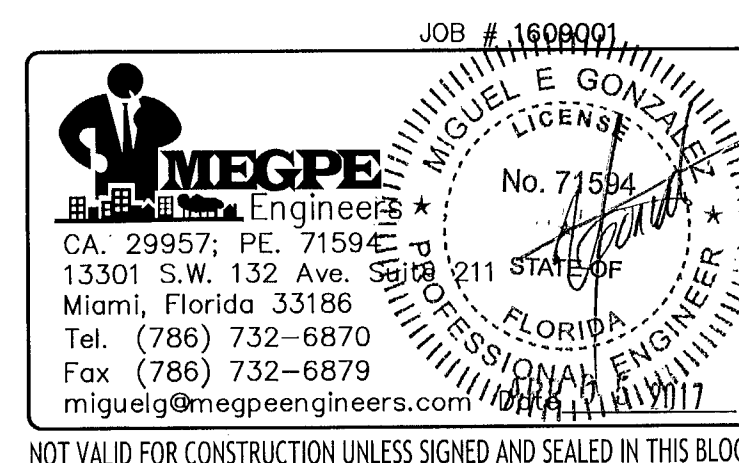


DRAINAGE FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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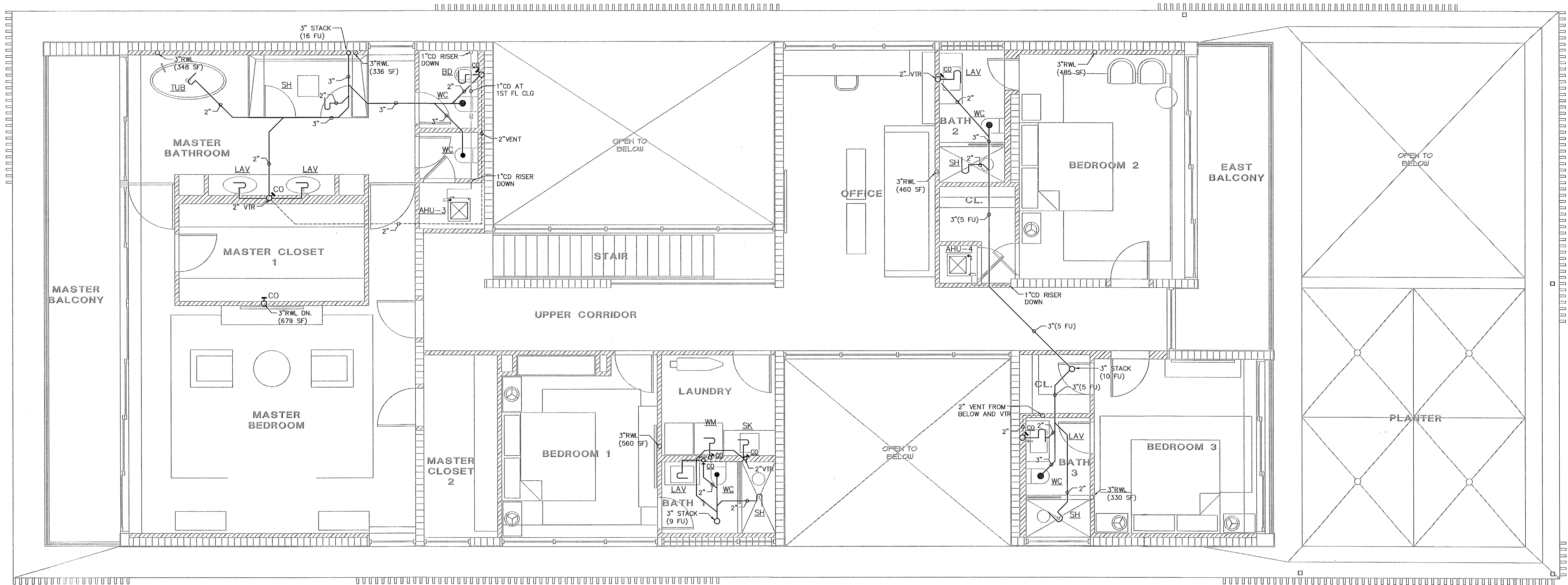
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seal
Raphael Levy
registered architect
AR0094779



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DRAINAGE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

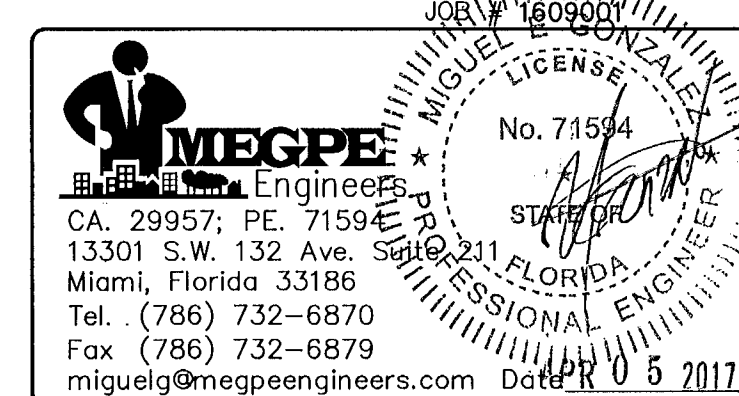
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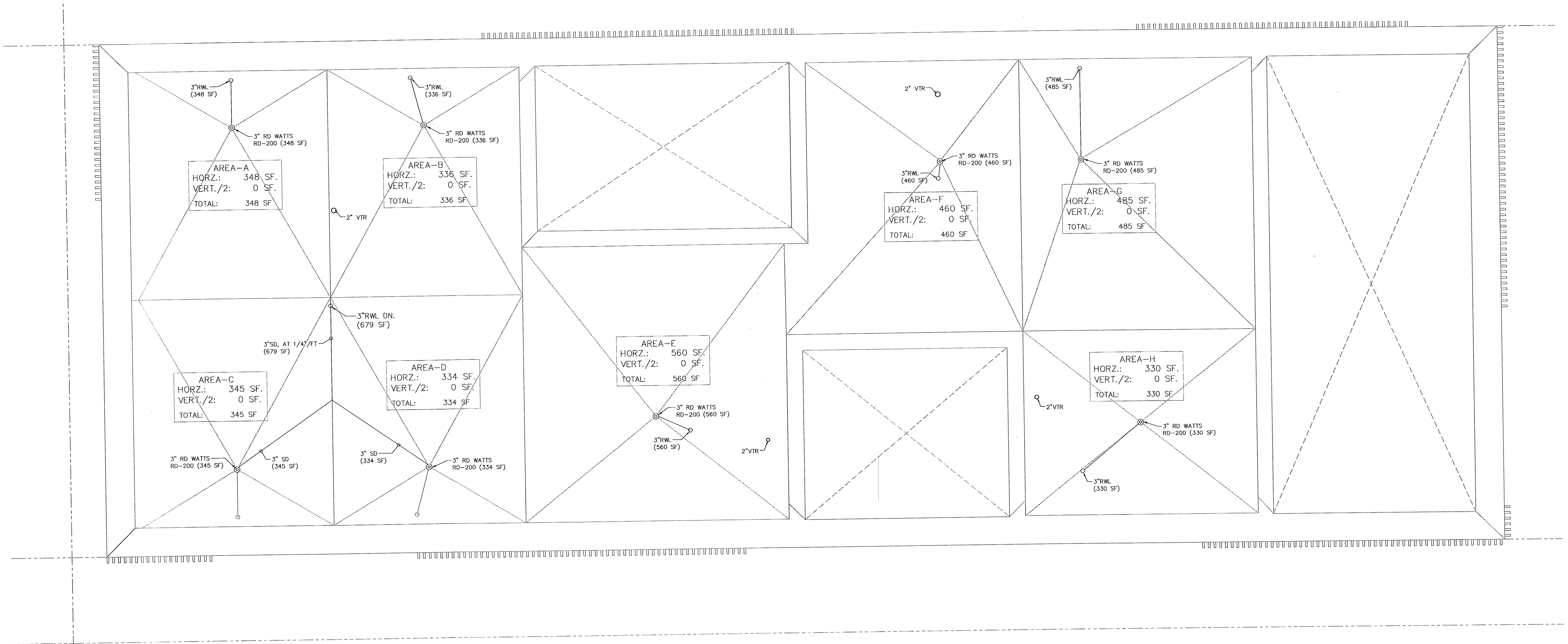
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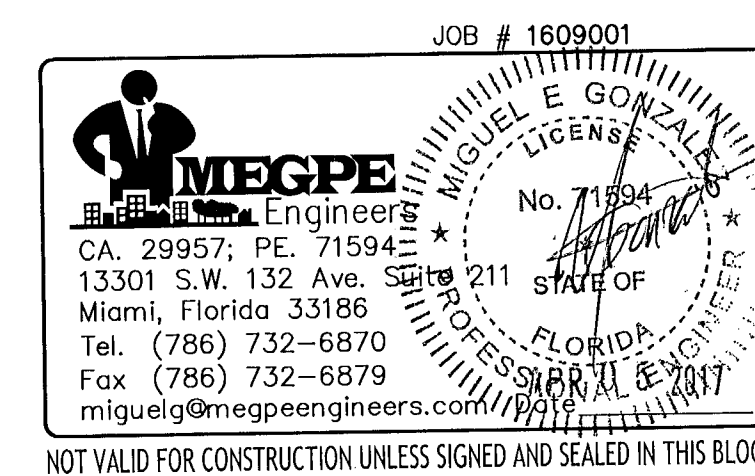


PLUMBING ROOF PLAN
SCALE: 1/4"=1'-0"

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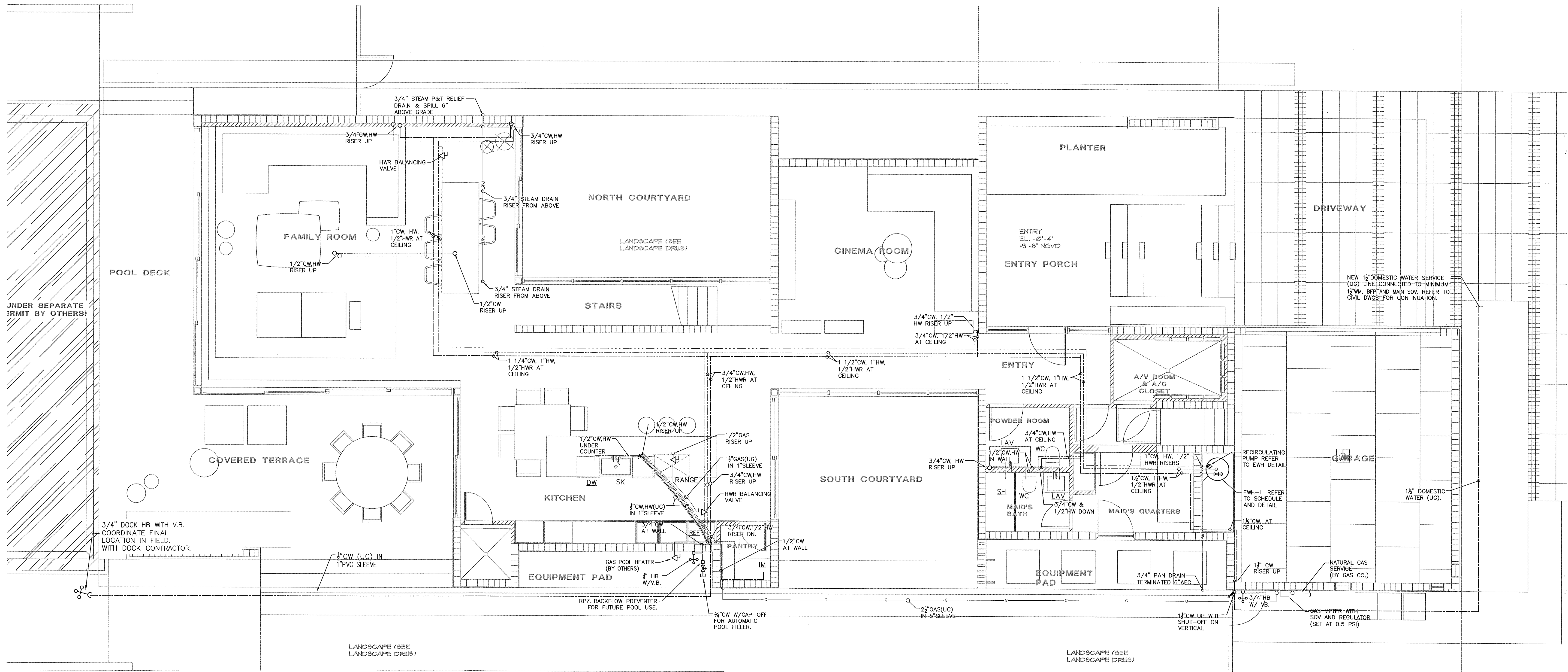
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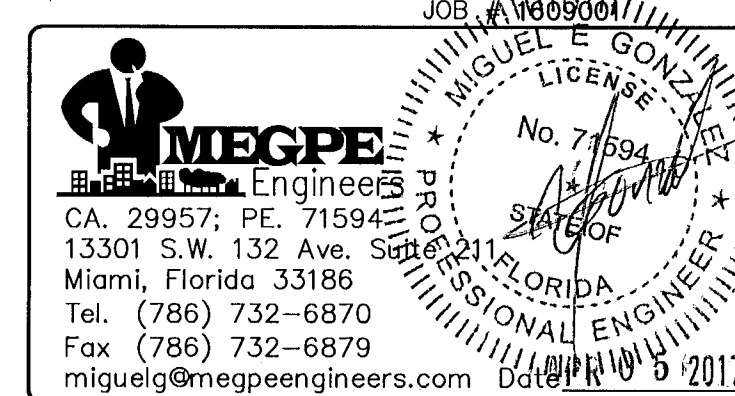


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DOMESTIC WATER AND GAS FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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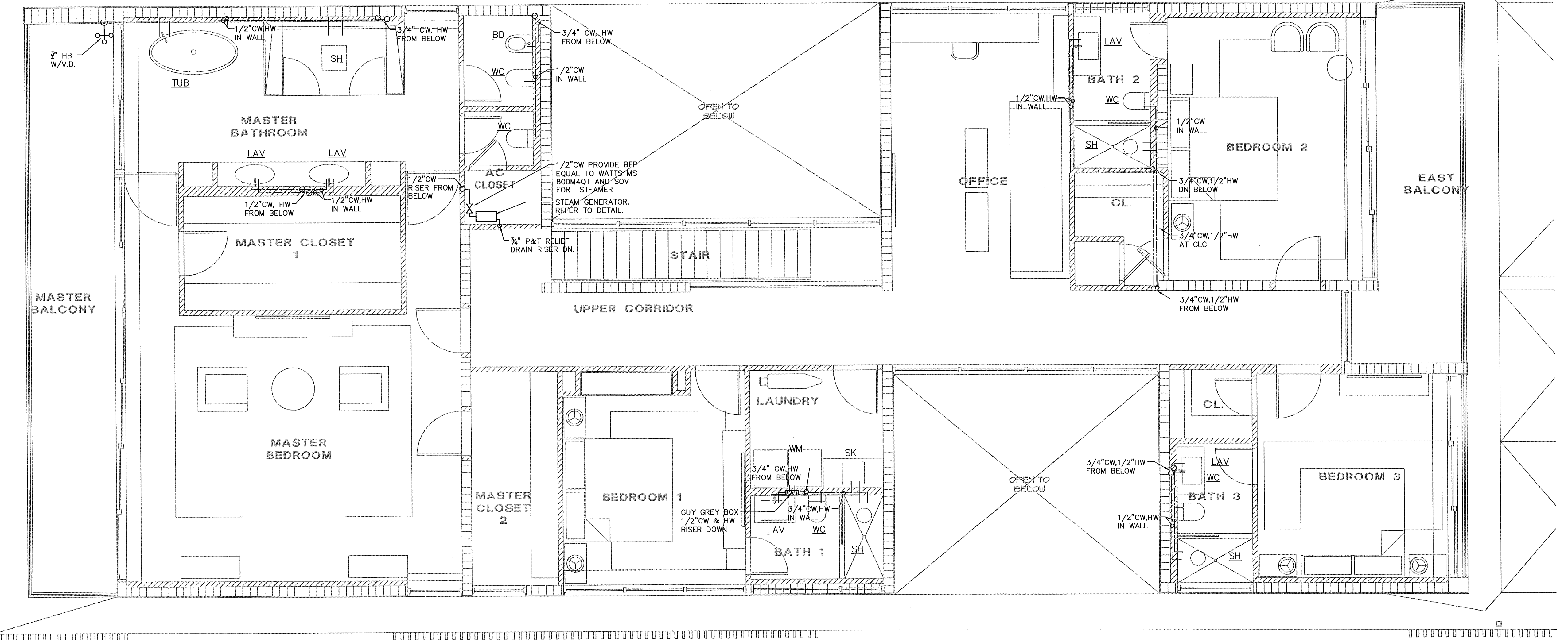
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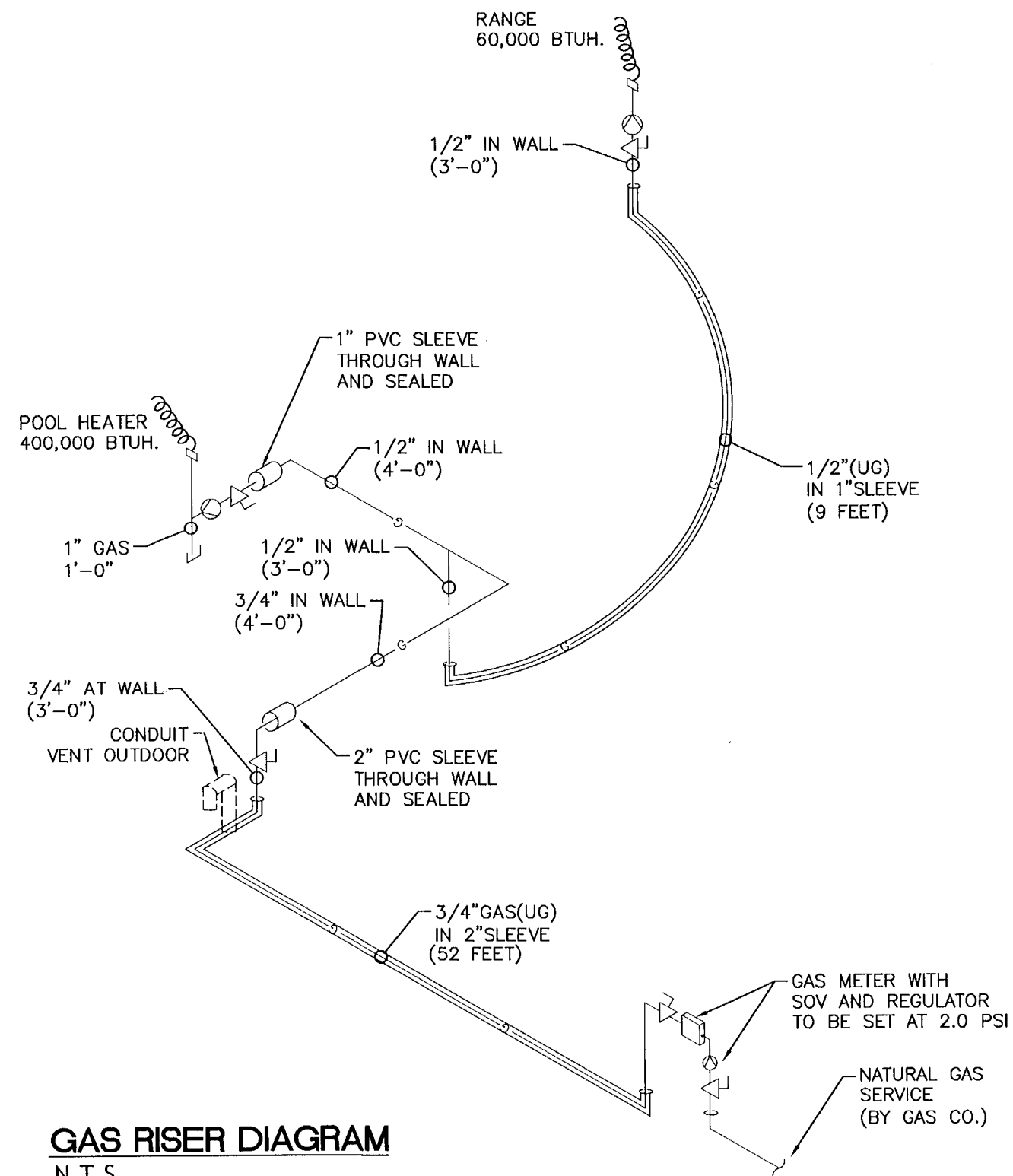
seal
Raphael Levy
registered architect
AR0094779

GENERAL PLUMBING NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014 EDITION, AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AFTER COMPLETION OF WORK.
- PLUMBING CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE OF DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- DURING THE BIDDING PROCESS CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. LOCATION OF EXISTING POINTS OF CONNECTIONS SHALL BE FIELD VERIFIED BEFORE SUBMITTING BID. REQUEST ANY REQUIRED CLARIFICATION AND NOTIFY ARCHITECT AND/OR ENGINEER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS BEFORE COMMENCING WORK.
- COORDINATE NEW PLUMBING WORK WITH LIGHTING, ELECTRICAL, DUCTWORK, STRUCTURAL FRAMING AND CEILING SYSTEMS.
- CONTRACTOR SHALL COORDINATE LOCATION AND SIZE OF ALL PENETRATIONS THROUGH WALLS, CEILINGS, FLOORS AND ROOFS WITH OTHER TRADES AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER. NO STRUCTURAL MEMBER SHALL BE CUT OR MODIFIED WITHOUT WRITTEN AUTHORIZATION.
- DRAWING ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS FOR EXACT LOCATION OF FIXTURES AND PIPING.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PERMITS, TAXES, INSPECTIONS AND TEST FEES.
- ALL MATERIALS TO BE PROVIDED UNDER THIS CONTRACT SHALL MEET ALL THE REQUIREMENTS OF THE F.P.C. AND ALL OTHER LOCAL STANDARDS AND REGULATIONS. MATERIALS SHALL BE NEW, FREE OF DEFECTS AND OF AN AMERICAN MANUFACTURER, INDUBLY MARKED WITH MANUFACTURER NAME, WEIGHT AND/OR CLASS. MANUFACTURER NAMES SHALL BE INTERPRETED AS ESTABLISHMENT OF REQUIRED TYPE, CLASS AND QUALITY. MATERIAL SHALL BE PROVIDED AS FOLLOWS:
 - ALL WASTE, VENT, AND STORM PIPING BELOW GRADE SHALL BE ONE OF THE FOLLOWING TYPES (AS PER TABLE-702.2, F.P.C.) :
 - SERVICE WEIGHT CAST IRON, SOIL PIPE. PIPING AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF CSPI STANDARD 301, ASTM A-888 OR ASTM A-74, LATEST ISSUE. CAST IRON PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON PIPE INSTITUTE.
 - SCHEDULE 40 ABS OR (DWV) PVC PIPING INSTALLED IN ACCORDANCE WITH ASTM D 2321. EXCEPTIONS:
 - FOR BUILDINGS EXCEEDING 3-STORIES IN HEIGHT, UNDERGROUND DRAINAGE PIPING SHALL BE SERVICE WEIGHT CAST IRON AS PER SECTION A.1. FOAM CORE PIPING SHALL NOT BE USED.
 - DO NOT USE IT WHEN 140 F OR ABOVE WASTE TEMPERATURE IS EXPECTED.
 - ALL WASTE, VENT, AND STORM PIPING ABOVE GRADE SHALL BE ONE OF THE FOLLOWING TYPES (AS PER TABLE-702.1, F.P.C.):
 - SERVICE WEIGHT CAST IRON SOIL PIPE. PIPING AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF CSPI STANDARD 301, ASTM A-888 OR ASTM A-74.
 - BELL AND SPIGOT, "NO HUB" SERVICE WEIGHT CAST IRON, OR WROUGHT IRON, WITH SEALING SLEEVES AND STAINLESS STEEL COUPLING JOINTS, CLAMPS AND BOLTS. PIPING AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF CSPI STANDARD 301, ASTM A-888 OR ASTM A-74, LATEST ISSUE.
 - SCHEDULE 40 ABS OR (DWV) PVC PIPING. COMBUSTIBLE OR FOAM CORE PIPING SHALL NOT BE LOCATED IN RETURN AIR PLENUM AND DO NOT USE IT WHEN 140 F OR ABOVE WASTE TEMPERATURE IS EXPECTED.
 - SANITARY PIPE FITTINGS:
 - JOINTS FOR HUBLESS PIPE AND FITTING SHALL CONFORM WITH THE F.P.C. AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODE REQUIREMENTS. HUBLESS COUPLINGS SHALL CONFORM TO CSPI 301. JOINTS FOR HUB AND SPIGOT PIPE SHALL BE INSTALLED WITH COMPRESSION GASKETS CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C-564 AND C-1563 OR SHALL BE INSTALLED WITH LEAD AND OAKUM.
 - DOMESTIC WATER PIPING AND FITTINGS SHALL CONFORM WITH TABLES 605.3 THRU 605.5, OF THE F.P.C. AND SHALL MEET THE FOLLOWING TERMS:
 - WHEN COPPER IS USED TYPE "L" SHALL BE ABOVE GROUND AND TYPE "K" BELOW GROUND CONFORMING WITH ASME B-88, AND ASTM B-16, LEAD - FREE SOLDER.
 - DOMESTIC WATER PIPING SHALL NO BE INSTALLED BELOW SLAB, UNLESS INDICATED OTHERWISE ON THESE DRAWINGS.
 - PROVIDE WATER HAMMER ARRESTOR WHERE QUICK-CLOSING VALVE ARE UTILIZED. THEY SHALL CONFORM TO ASSE 1010 AND BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.
 - HOT WATER PIPING IN AUTOMATIC TEMPERATURE MAINTENANCE SYSTEMS SHALL BE INSULATED WITH 1 NCH OF INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H · FT² · °F. THE FIRST 8 FEET OF HOT WATER PIPING FROM A HOT WATER SOURCE THAT DOES NOT HAVE HEAT TRAPS SHALL BE INSULATED WITH 0.5 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/H · FT² · °F. FLEXIBLE FOAM INSULATION SHALL NOT BE SPLIT, AND SHALL BE TAPED AT BUTT JOINTS.
 - HOT WATER RECIRCULATING PUMP SHALL BE NSF APPROVED.
 - WALL CLEANOUTS.
 - JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
 - PROVIDE CHROME PLATED BRASS ESCUTCHEONS WITH LOCKING SCREWS WHERE PIPE PASS THROUGH FINISHED WALLS.
 - A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH SOIL AND WASTE STACK.
 - VALVES.
 - LOCATION OF FULL-OPEN VALVES. AS PER FPC 606.1
 - LOCATION OF SHUTOFF VALVES. AS PER FPC 606.2
 - QUARTER TURN BALL VALVES, RATED FOR 125 PSI, MANUFACTURED BY NIBCO, SCOTT, STOCKHAM OR EQUAL.
 - PLUMBING FIXTURES.
 - SEE PLUMBING FIXTURE SCHEDULE FOR FIXTURE SPECIFICATIONS.
 - PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSERVATION REGULATION FS.553.14.
 - EXPOSED HOT WATER PIPING SERVING PLUMBING FIXTURES SHALL BE PROPERLY INSULATED.
 - PERFORM THE FOLLOWING TEST:
 - NEW DOMESTIC WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT 100 PSIG FOR A PERIOD OF NO LESS THAN ONE HOUR.
 - WASTE AND VENT PIPING SHALL BE FILLED WITH WATER TO A 10 FOOT HEAD AND ALLOWED TO STAND UNTIL THE WATER LEVEL REMAINS CONSTANT.
 - CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTING.
 - STERILIZE ALL NEW DOMESTIC WATER PIPING WITH A MIXTURE OF TWO POUNDS OF CHLORINATED LIME TO EACH 1000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPE FOR A PERIOD OF 24 HOURS. FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING SYSTEM IN SERVICE.
 - SANITARY, GREASE & STORM PIPING 2 1/2" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT MINIMUM. PIPES LARGER THAN 2 1/2" SHALL BE SLOPED AT 1/8" PER FOOT MINIMUM FALL.
 - INSULATE ALL PRIMARY HORIZONTAL AIR CONDITIONING CONDENSATE WITH 1/2" THICK ARMAFLEX AND REFRIGERATION PIPE WITH 3/4" INCOFLEX INSULATION OR EQUAL, WHERE EXPOSED, WITH 2 COATS OF WHITE LATEX PAINT AS PER MANUFACTURER'S INSTRUCTION.
 - PIPING PENETRATION AT ROOFS, CEILINGS, FLOORS AND WALLS SHALL BE SEALED AIR AND WATER TIGHT, WHERE PENETRATING FIRE RATED CONSTRUCTION, FIRE SAFE TO PROVIDE PROTECTION MATCHING REQUIRED FIRE RESISTANCE RATING.
 - ALL HORIZONTAL VENT PIPING SHALL SLOPE TO DRAW TO STACKS. NO POCKETS OR LOW POINTS SHALL BE CREATED IN THE VENT LINES WHICH MAY PREVENT VENTING IF FILLED WITH CONDENSATION. CEILING ACCESS PANELS SHALL BE PROVIDED FOR VALVES INSTALLED ABOVE OTHERWISE NON-ACCESSIBLE CEILINGS.
 - NO EQUIPMENT OR MATERIALS SHALL BE PURCHASED OR INSTALLED PRIOR TO FINAL APPROVAL OF SHOP DRAWINGS.
 - THE CONTRACTOR SHALL PROVIDE A SET OF PRINTS CLEARLY MARKED TO SHOW AS-BUILT CONDITIONS AT THE COMPLETION OF CONSTRUCTION.
 - FURNISH AND INSTALL DIELECTRIC COUPLINGS AT ALL CONNECTIONS BETWEEN DISSIMILAR METALS.
 - ALL PIPES CROSSING THRU CORROSIVE MATERIAL TO BE WRAPPED WITH A 120# ROOFING PAPER.
 - PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS:
 - PIPING PROTECTION SHALL COMPLY WITH SECTIONS: 305.1 CORROSION, 305.2 STRESS & STRAIN, 305.3 PIPES THROUGH FOUNDATION WALLS 305.4 FREEZING, 305.5 WATERPROOFING OF OPENING & 305.6 PROTECTION AGAINST PHYSICAL DAMAGE OF PLUMBING OF THE FLORIDA PLUMBING CODE, 2014.
 - ACCESS & VENTILATION SHALL BE PROVIDED TO ALL AIR ADMITTANCE VALVES.



DOMESTIC WATER AND GAS SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



GAS RISER DIAGRAM
N.T.S.

GAS PIPING PENETRATION SLEEVE NOTES

- CONDUIT WITH ONE END TERMINATING OUTDOORS. THE CONDUIT SHALL EXTEND INTO AN OCCUPIABLE PORTION OF THE BUILDING AND, AT THE POINT WHERE THE CONDUIT TERMINATES IN THE BUILDING, THE SPACE BETWEEN THE CONDUIT AND THE GAS PIPING SHALL BE SEALED TO PREVENT THE POSSIBLE ENTRANCE OF ANY GAS LEAKAGE. THE CONDUIT SHALL EXTEND NOT LESS THAN 2 INCHES (51 MM) BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR. IF THE END SEALING IS CAPABLE OF WITHSTANDING THE FULL PRESSURE OF THE GAS PIPE, THE CONDUIT SHALL BE DESIGNED FOR THE SAME PRESSURE AS THE PIPE. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4 INCHES (102 MM) OUTSIDE OF THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED TO PREVENT THE ENTRANCE OF WATER AND INSECTS.
- CONDUIT WITH BOTH ENDS TERMINATING INDOORS. WHERE THE CONDUIT ORIGINATES AND TERMINATES WITHIN THE SAME BUILDING, THE CONDUIT SHALL ORIGINATE AND TERMINATE IN AN ACCESSIBLE PORTION OF THE BUILDING AND SHALL NOT BE SEALED. THE CONDUIT SHALL EXTEND NOT LESS THAN 2 INCHES (51 MM) BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR.

GAS SYSTEM CALCULATIONS

DESCRIPTION	GAS MBTUH	QUANTITY	TOTAL GAS MBTUH
RANGE	60 MBTUH	1	60.00
POOL HEATER	400 MBTUH	1	400.00
TOTAL GAS DEMAND:			460.0

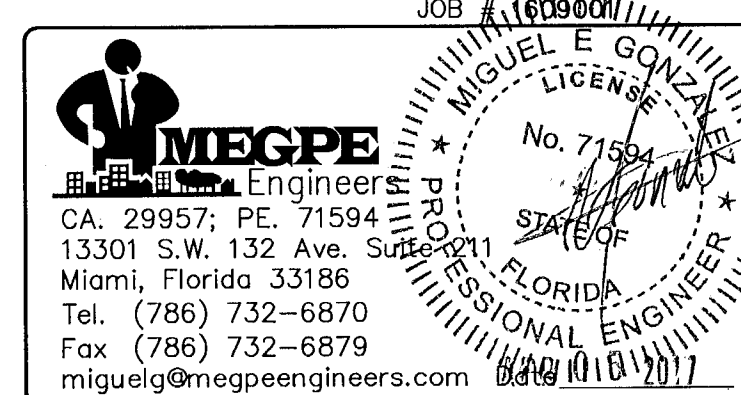
NOTES:

- CALCULUS FROM PRESSURE REGULATOR TO BBQ WAS BASED ON THE LONGEST LENGTH METHOD AND SCHEDULE 40 PIPING MATERIAL, THEREFORE FBC FG TABLE 402.4[5] WAS USED, AS PER FLORIDA GAS CODE CONSIDERING PRESSURE DROP 0.5 INCH WC, 0.6 GAS SPECIFIC GRAVITY, 2.0 PSI GAS PRESSURE, TOTAL CAPACITY OF 460 MBTUH AND MAXIMUM LENGTH OF 74 FT.

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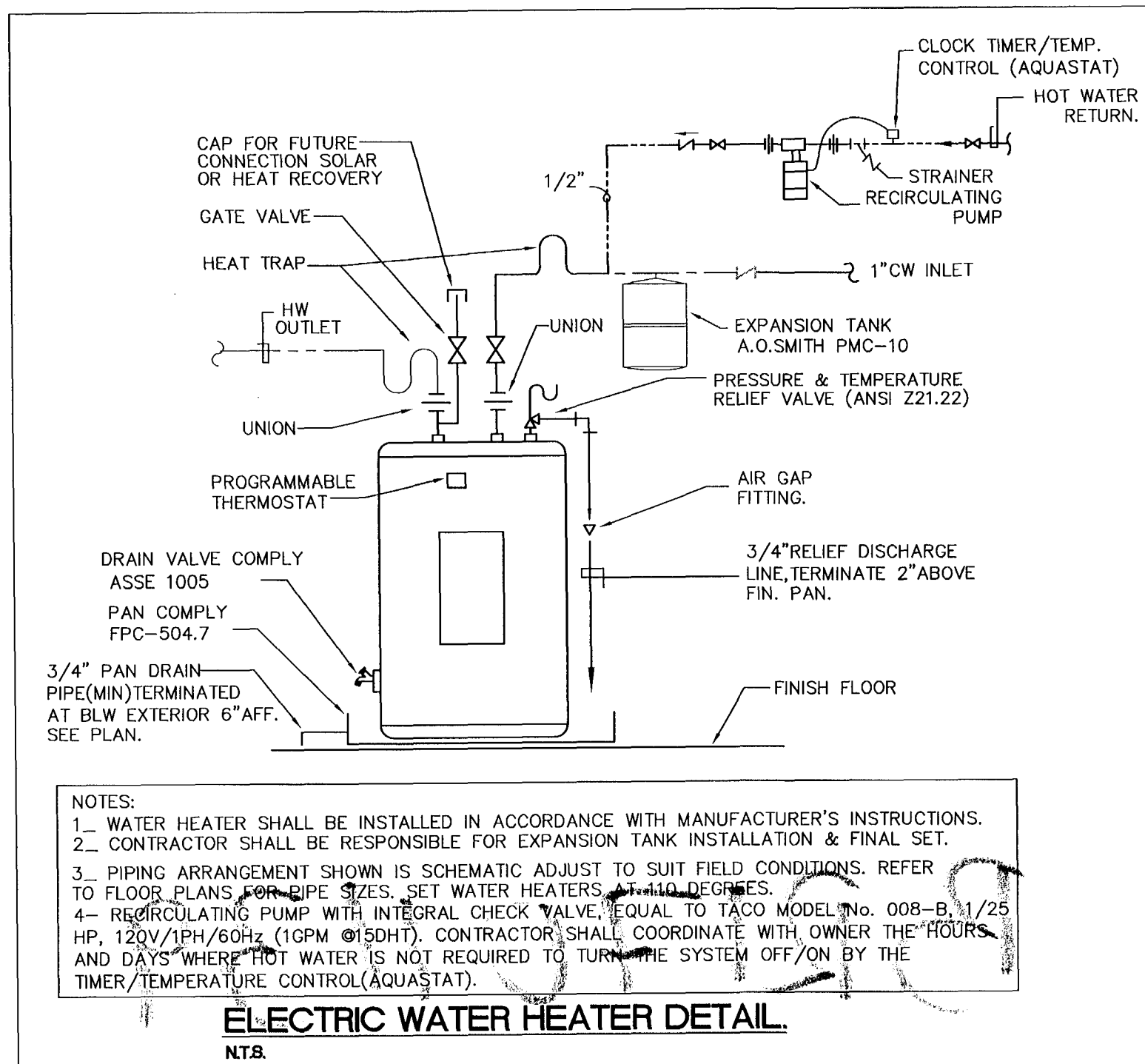
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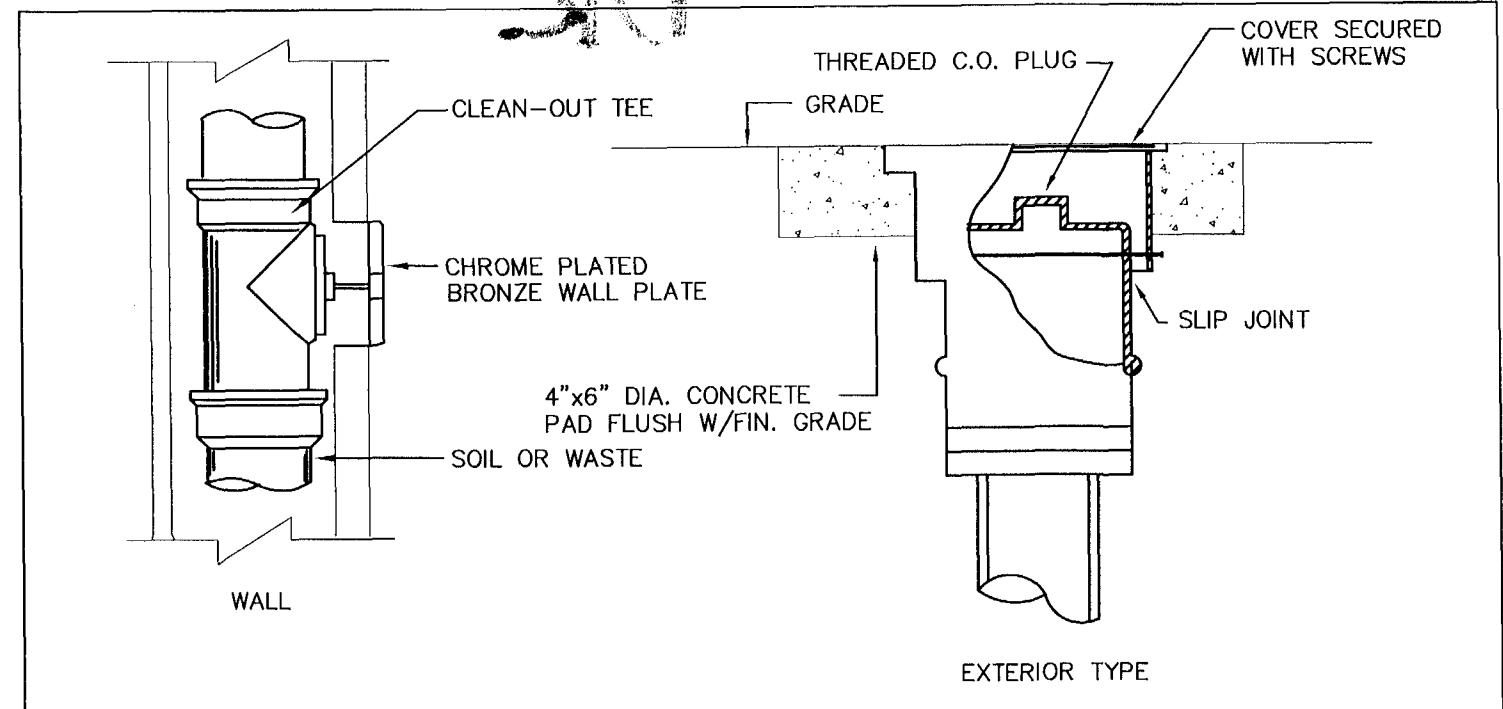
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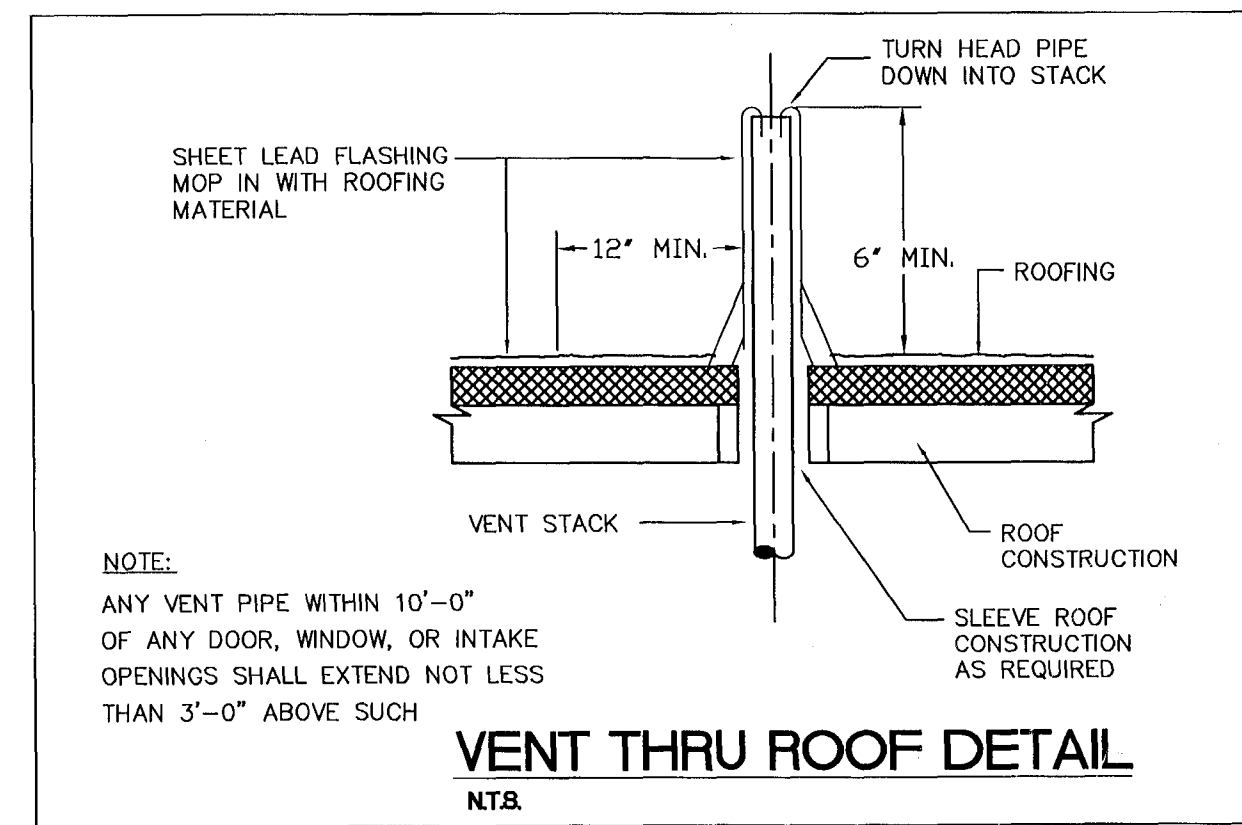
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MARK	CAP. GAL.	RECOVERY (GPH) @ 60°F RISE	ELEMENT	TOTAL INPUT	EF	VOLTAGE	OPERATING WEIGHT	MANUFACTURE AND MODEL No.
EWB-1	120	60	4.5 KW	4.5 KW	0.82	240/1/60	1,018 lb	LOCHINVAR ETX120KD 62" H x 29 1/2" Ø



PLUMBING LEGEND:	
EXISTING PIPING	CO WALL CLEAN OUT
DOMESTIC COLD WATER (CW)	FU FIXTURE UNITS
DOMESTIC HOT WATER (HWS)	FD FLOOR DRAIN
HOT WATER RETURN (HWR)	FS FLOOR SINK
PLUMBING VENT PIPING	CW COLD WATER
SANITARY PIPING	HW HOT WATER
STORM DRAINAGE PIPING	WM WATER METER
GREASE WASTE PIPING	RD ROOF DRAIN
CONDENSATE DRAIN (CD)	PD PLANTER DRAIN
INDIRECT DRAIN (ID)	SD STORM DRAIN
NATURAL GAS OR PROPANE PIPING	ESD EMERGENCY STORM DRAIN
ELBOW UP & ELBOW DOWN IN PIPING	AD AREA DRAIN
TEE UP & TEE DOWN IN PIPING	RWL RAIN WATER LEADER
SHUT-OFF VALVE (BALL)	EWL EMERGENCY RAIN WATER LEADER
FULL-OPEN VALVE (GATE)	SF SQUARE FEET
CHECK VALVE	A.F.F. ABOVE FINISHED FLOOR
STRAINER	UG UNDERGROUND
BALANCING VALVE	SAN SANITARY PIPING
GAS COOK	SOV SHUT-OFF VALVE
PRESSURE GAUGE	ECO TWO WAY EXTERIOR CLEANOUT
THERMOMETER	VTR VENT THRU ROOF
UNION	PTR PRESSURE AND TEMPERATURE RELIEF PIPE/VALVE
DIRECTION OF FLOW	EDP WATER HEATER EMERGENCY DRAIN PAN PIPING
HORIZONTAL PIPING CLEANOUT AT CEILING SPACE	B.F.P. REDUCED PRESSURE BACK FLOW PREVENTOR ASSEMBLY
WALL CLEANOUT (WCO)	INV. PIPING INVERT
P-TRAP ABOVE FLOOR	FOO FLOOR CLEANOUT
P-TRAP BELOW FLOOR	A.A.V. AIR ADMITTANCE VALVE
TRAP PRIMER	EX. EXISTING
POINT OF CONNECTION	
VENT THRU ROOF	
WATER HAMMER ARRESTOR	



SINGLE FIXTURE		MULTIPLE FIXTURES	
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	
A	1/2"	1-11	
B	3/4"	12-32	
C	1"	33-60	
D	1-1/4"	61-113	
E	1-1/2"	114-154	
F	2"	154-330	

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	---
TANK WATER CLOSET	5	---
URINAL	5	---
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.
 * PLUMBING & DRAINAGE INSTITUTE(PDI)

WATER HAMMER ARRESTERS INSTALLATION GUIDE

NTS.

MARK	FIXTURE	TRAP/WASTE (IN.)	VENT (IN.)	COLD WATER (IN.)	HOT WATER (IN.)	MANUFACTURER MODEL No.	DESCRIPTION
WC	TANK TYPE FLOOR MOUNTED	3	2	1/2	---	BY OWNER	-12" ROUGH-IN, AN ELONGATED BOWL AT COMFORT HEIGHT, WATER SEVER OF 1.28 GPF.
LAV	LAVATORY	1 1/2	2	1/2	1/2	BY OWNER	-PROVIDE AERATOR OF 1.5 GPM, AND HOT LIMIT SAFETY STOP.
SH	SHOWER	2	2	1/2	1/2	BY OWNER	-PROVIDE AERATOR OF 1.5 GPM, -PROVIDE ANTI SCALD THERMOSTATIC VALVE
TUB	TUB	1 1/2"	2	3/4	3/4	BY OWNER	-PROVIDE AERATOR OF 1.5 GPM, -PROVIDE ANTI SCALD THERMOSTATIC VALVE
SK	SINK	1 1/2	2	1/2	1/2	BY OWNER	-PROVIDE AERATOR OF 1.5 GPM.
REF	REFRIGERATOR	---	---	1/2	---	BY OWNER	-PROVIDE FILTER AND BACKFLOW DEVICE IN LINE.
WM	WASHER MACHINE	2	2	1/2	1/2	BY OWNER	-IT SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP INSTALLED INTEGRALLY WITHIN THE MACHINE CONFORMING TO ASSE 1007 OR WITH THE INSTALLATION OF A BACKFLOW PREVENTER EQUAL TO WATTS 800MGT CONFORMING TO ASSE 1020, CSA B64.1.2.
DW	DISHWASHER	1 INDIRECT	2	---	1/2	BY OWNER	-IT SHALL CONFORM TO ASSE 1006 OR PROVIDE A BACKFLOW PREVENTER EQUAL TO WATTS 288A CONFORMING TO ASSE 1001, CSA B64.1.1. AND INDIRECT WASTE W/AN AIR BREAK.
HB	HOSE BIBB	---	---	1/2	---	"WATTS" SERIE MHB-RC	-PROVIDE VACUUM BREAKER

NOTES:
 1. PLUMBING FIXTURES SHALL COMPLY WITH REQUIREMENTS OF F.P.C. CHAPTER 4, TABLES 604.5, 709.1, AND MIAMI DADE COUNTY ORDINANCE 08-14.
 2. WALL HUNG FIXTURES SHALL BE SUPPORTED AS PER FBC 2517.5.1.1.
 3. PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS SHALL COMPLY WITH REQUIREMENTS OF F.B.C. P2701.1
 4. CONTRACTOR SHALL COORDINATE FINAL FIXTURE SPECIFICATIONS WITH ARCHITECT AND OWNER BEFORE ROUGH-IN INSTALLATION.

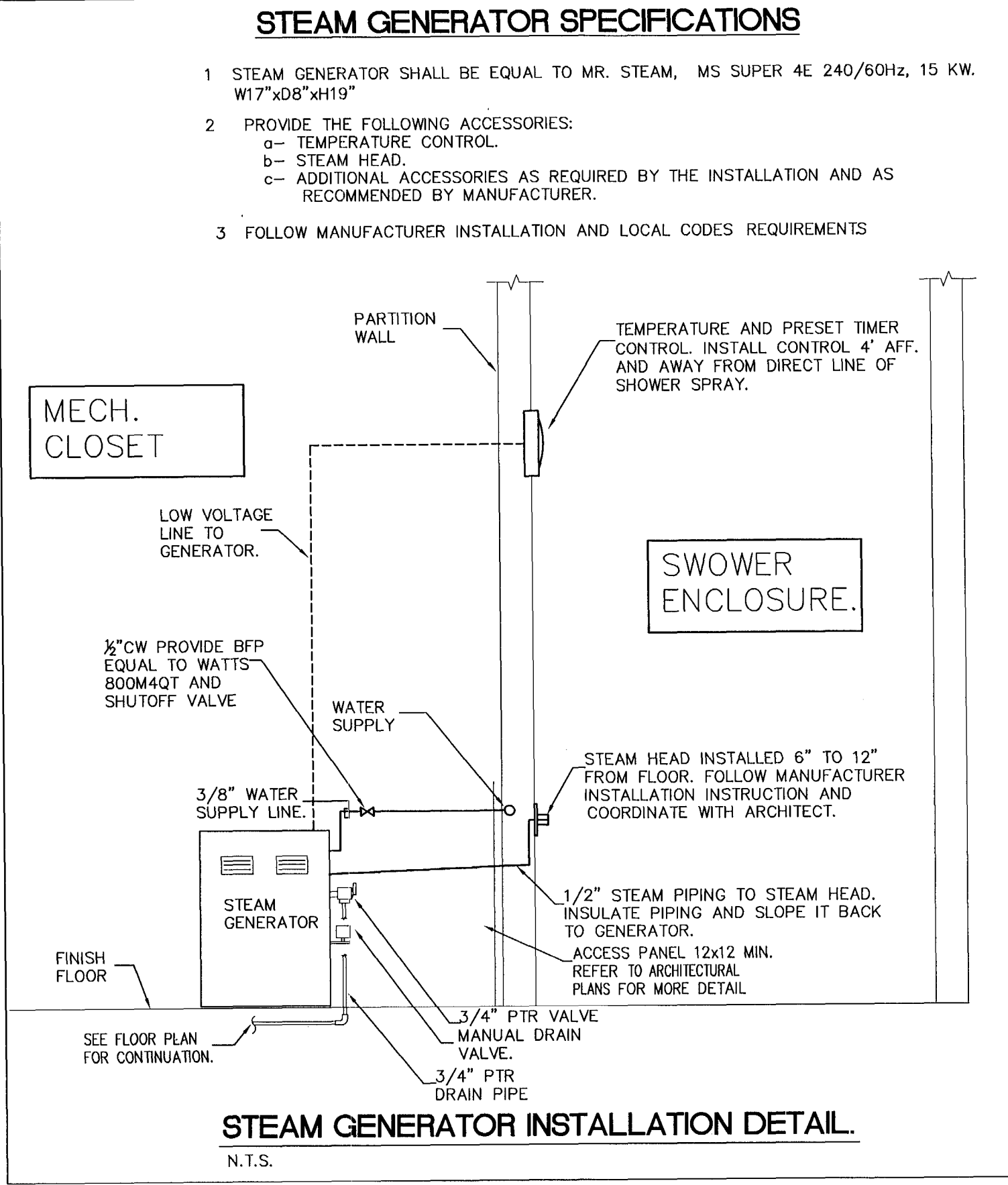
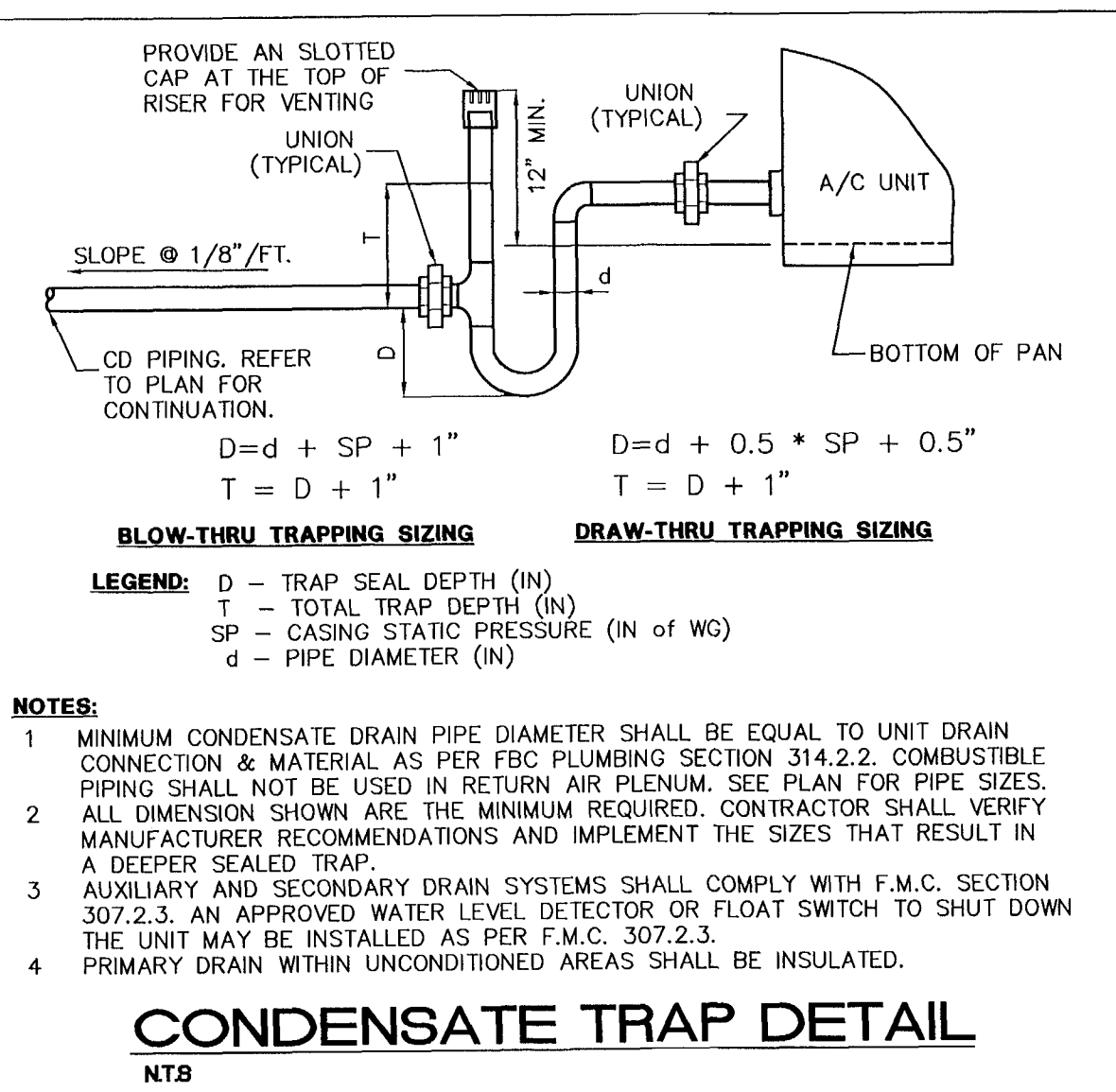
SINGLE FIXTURE		MULTIPLE FIXTURES	
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SHOWER/BATHTUB	2	2

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WATER HAMMER ARRESTERS INSTALLATION GUIDE

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HANGER SPACING		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING feet	MAXIMUM VERTICAL SPACING feet
CAST IRON PIPE	5.0	15
COPPER OR COPPER-ALLOY PIPE	12	10
COPPER OR COPPER-ALLOY TUBING, 1 1/4" DIAMETER AND SMALLER	6	10
COPPER OR COPPER-ALLOY TUBING, 1 1/2" DIAMETER AND SMALLER	10	10
PVC PIPE	4.0	10

NOTES:
 1. CEILING PIPES SHALL BE INSTALLED USING GRIPPLE HANG FAST SUSPENSION SYSTEM BY GRIPPLE, INC.
 2. HANGER SHALL BE INSTALLED AND SIZED AS PER MANUFACTURER'S INSTRUCTIONS COMPLYING WITH FBC HANGER SPACING TABLES.
 3. ALL HANGER RODS, HANGERS, FASTENERS, ETC. SHALL BE PROVIDED WITH FACTORY APPLIED HOT DIPPED GALVANIZING.
 4. ALL HANGERS SHALL BE LISTED FOR THEIR INTENDED SERVICE.

PIPE HANGERS DETAIL

NTS.

STRUCTURAL ELEVATION OF $\pm 0'-0" = +10.0' \text{ N.G.}$ V.L.

GENERAL NOTES

CODES:

THE FOLLOWING CODES ARE USED IN THE DESIGN AND SPECIFICATIONS FOR THIS PROJECT.

FLORIDA BUILDING CODE 2014

ACI 318-11	BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-11)
ACI 530-11	BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
ACI 532-11	SPECIFICATION FOR MASONRY STRUCTURES
ASCE 7-10	MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES/ASCE 7-10 (WITH ERRATA DATED JAN. 11, 2011)
AISC 14TH EDITION	MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN

DESIGN CRITERIA:

GROUND FLOOR: SUPERIMPOSED DEAD LOAD.....	30/2 PSF. (UON) SEE PLAN. LIVE LOAD.....	40/2 PSF. (UON) SEE PLAN.
2ND FLOOR: 0' PRECAST JOISTS # 4' SLAB.....	55/2 PSF SUPERIMPOSED DEAD LOAD.....	10/2 PSF.
RESIDENTIAL LIVE LOAD.....	40/2 PSF.	60/2 PSF.
ROOF: 0' PRECAST JOISTS # 4' SLAB.....	55/2 PSF SUPERIMPOSED DEAD LOAD.....	30/2 PSF. (UON) SEE PLAN.
LIVE LOAD.....	30/2 PSF.	60/2 PSF.
TERRACE LIVE LOAD.....	60/2 PSF.	
MECHANICAL EQUIPMENT ROOMS: SUPERIMPOSED DEAD LOAD.....	75/2 PSF.	
LIVE LOAD.....	50/2 PSF.	
DEAD LOAD / A/C UNIT.....	25/2 LBS.	

WIND LOADS:

WIND LOAD IN ACCORDANCE WITH ASCE 7-10 (WITH ERRATA DATED JAN. 11, 2011) AND FBC 2014.	
BASIC WIND SPEED.....	115/2 MPH.
IMPORTANCE FACTOR.....	1.0/2
EXPOSURE CATEGORY.....	D
INTERNAL PRESSURE COEF.....	0.18
RISK CATEGORY.....	II
COMPONENTS AND CLADDING AS PER ASCE 7-10	
MAIN HOUSE MEAN ROOF HEIGHT.....	26'-0"

CONCRETE:

- ALL CONCRETE SHALL REACH A MINIMUM ULTIMATE STRENGTH AS FOLLOWS:
5,000 PSI + 28 DAYS, WITH A WATER-CEMENT RATIO OF 0.4.
- THE CONCRETE SUPPLIER SHALL SUPPLY DESIGN MIXES FOR ALL CONCRETE TO BE USED IN THE PROJECT. DATA OF PAST BATCHES SHALL BE SUPPLIED AS PROOF OF DESIGN STRENGTH AND MODULUS OF ELASTICITY. MIXES SHALL INDICATE ALL MATERIALS AND ADMIXTURES USED.
- NO WATER SHALL BE ADDED TO CONCRETE AT THE JOB SITE UNLESS AUTHORIZED BY THE THRESHOLD INSPECTOR. TRANSPORTING, PLACING, DEPOSITING AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318-05.
- CONCRETE SHALL BE COMPACTED BY MECHANICAL VIBRATION.
- THE OWNER SHALL CONTRACT AN APPROVED INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE STRENGTH TEST IN ACCORDANCE WITH ACI AND ASTM STANDARDS.
- SEE "SPECIAL CONSTRUCTION NOTES" FOR ADDITIONAL INFORMATION.

REINFORCING STEEL:

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED BARS FREE FROM LOOSE RUST AND SCALE. SEE PLANS, COLUMN SCHEDULES AND SHEARWALL ELEVATIONS FOR LOCATIONS OF EACH STEEL GRADE.
- REINFORCING FABRICATOR SHALL PROVIDE SHOP DRAWINGS INDICATING STEEL FABRICATION IN CONFORMANCE WITH THE LATEST ACI STANDARDS.
- ALL ACCESSORIES SHALL HAVE PLASTIC TIPPED UP-TURNED LEGS. PLASTIC CHAIRS ONLY ARE TO BE USED TO SUPPORT BALCONY REINFORCING OR OTHER AREAS EXPOSED TO THE WEATHER. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND FIRMLY HELD IN PLACE BEFORE AND DURING THE PLACEMENT OF CONCRETE.
- SUPPORT BARS SHALL BE PROVIDED IN ADDITION TO REINFORCING SHOWN OR CALLED FOR IN THESE PLANS. BARS SHALL BE 4 OR GREATER AND NOT SPACED MORE THAN 4'-0" ON CENTER. A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.
- PLASTIC TIPPED SLAB BOLSTERS SHALL BE PROVIDED ON 4 SIDES FOR VERTICAL COLUMN REINFORCING SO AS TO MAINTAIN 1/2" MINIMUM CLEARANCE TO TIES.
- CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
FILE CAPS AND GRADE BEAMS 3"
INTERIOR SLABS 1-1/2" (TOP) 1" (BOT)
EXTERIOR SLABS AND BALCONIES EXPOSED TO WEATHER 1-1/2" (TO TIES)
BEAMS 1-1/2" (TO TIES)
COLUMNS 1-1/2" (TO TIES)
RETAINING WALLS 2"
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A105 AND BE PLACED AND SUPPORTED IN ACCORDANCE WITH ACI 301 RECOMMENDATIONS.
- THE CONTRACTOR SHALL PROVIDE 10 TONS OF STEEL REINFORCEMENT FOR THE ENGINEER TO USE AT HIS DISCRETION DURING CONSTRUCTION. THE CONTRACTOR SHALL GIVE CREDIT TO THE OWNER FOR ANY UNUSED PORTION OF THE ALLOWANCE AT THE END OF THE PROJECT. THIS REINFORCING IS IN ADDITION TO ANY REINFORCEMENT USED IN THE PLANS.

CONCRETE CONSTRUCTION:

- CONSTRUCTION JOINTS IN BEAMS AND SLABS MAY OCCUR WITHIN THE MIDDLE 1/3 PORTION OF THE SPAN. CONSTRUCTION JOINTS SHALL HAVE CONTINUOUS 1" KEY BY HALF THE DEPTH OF THE BEAM OR SLAB. ALL REINFORCING SHALL PASS THRU THE KEY IN ITS PROPER POSITION. ADD 4#12 @ C.O. TOP AND BOTTOM IF NO REINFORCING IS PRESENT.
- CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS TO LOCATE ALL SLAB DEPRESSIONS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, SLEEVES ETC AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL SLEEVES, BLOCKOUTS, DEPRESSIONS ETC MISPLACED IN BEAMS OR SLAB SHALL HAVE APPROVAL FOR RELOCATION FROM THE ENGINEER PRIOR TO ANY DRILLING OR CHIPPING.
- CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC FROM ALL DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
- ALL FLAT DECK FORMING, BEAM BOTTOMS AND TOPS OF COLUMNS SHALL BE CLEANED BY MEANS OF COMPRESSED AIR SO AS TO REMOVE ALL SAW DUST, DIRT, THE WIRE AND DEBRIS BEFORE PLACING CONCRETE.
- ALL FORMWORK SHALL BE SPRAYED WITH CLEAN POTABLE WATER BEFORE PLACING CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO CREATE PUDDLES OF WATER ON THE DECK.
- CONSTRUCTION WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND GOVERNING REGULATIONS.
- THE APPROVAL OF ANY WORK BY THE THRESHOLD INSPECTOR DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE STRUCTURAL DRAWINGS.
- APPLY Sika ARMATEC 110 BONDING AGENT AT CONSTRUCTION JOINTS (EXCEPT SLAB ON GRADE) PRIOR TO PLACEMENT OF NEW CONCRETE.

GENERAL:

- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE RESIDENTIAL, THE ACI AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE, AS SPECIFIED IN THE SECTIONS DENOTED BELOW.
- NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.
- GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS, OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO THE CODES, RULES AND REGULATIONS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION ENFORCED AT THE TIME THESE PLANS AND SPECIFICATIONS ARE ISSUED FOR BID.
- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSIONED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGISTS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.
- GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK. REFER TO SPECIALTY ENGINEERING NOTES.
- "N/C" DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "N/C" TRADES.
- TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
- THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
- BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (1) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.
- TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
- THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WASTE MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
- JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY CONTRACTED FOR. "THRESHOLD" INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.
- SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT IMPLY THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.
- THE STRUCTURAL FRAMING FOR ALL STOREFRONTS SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE DESIGNED BY A SPECIALTY ENGINEER.
- IF OPTIMUS STRUCTURAL DESIGN IS NOT RETAINED TO PERFORM INSPECTION SERVICES FOR ALL STRUCTURAL COMPONENTS SHOWN ON THESE DOCUMENTS, OPTIMUS STRUCTURAL DESIGN WILL ACCEPT NO RESPONSIBILITY FOR THE INTERPRETATION OF STRUCTURAL DRAWINGS, FOR PERFORMANCE OF STRUCTURAL FRAMING, ETC. FURTHERMORE, OPTIMUS STRUCTURAL DESIGN WILL ACCEPT NO RESPONSIBILITY IF THE PROJECT IS NOT BUILT IN ACCORDANCE WITH FLORIDA BUILDING CODE, STANDARD ENGINEERING PRACTICE, ETC.

REINFORCED MASONRY NOTES:

- REINFORCED MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530-11 AND ACI 532-11.
- MASONRY UNITS SHALL CONFORM TO ASTM C90, STANDARD SPECIFICATION FOR LOAD-BEARING CONCRETE MASONRY UNITS AND HAVE A MINIMUM STRENGTH OF $f_m = 1500 \text{ PSI}$ (UON).
- ALL MASONRY UNITS SHALL BE LAYED IN RUNNING BOND. USE ONLY MASONRY UNITS THAT ARE A MINIMUM OF 90% SOLID.
- CMU WALL MORTAR SHALL COMPLY ASTM C270, TYPE "M" ($f_c = 2800 \text{ PSI}$) MORTAR JOINTS SHALL BE 3/8" FOR ALL MASONRY UNITS. MORTAR ALL HEAD JOINTS, THE FACE SHELLS OF ALL BED JOINTS, AND THE BED JOINTS OF WEBS ADJACENT TO CELLS THAT ARE TO BE GROUTED.
- VERTICAL CELLS TO BE GROUTED SHALL BE ALIGNED AND UNOBSTRUCTED. ANY MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE GROUTED SHALL BE REMOVED. ALLOW A MINIMUM OF 24 HOURS FOR MORTAR TO CURE BEFORE PLACING GROUT.
- ALL GROUT SHALL BE FINE MASONRY GROUT IN ACCORDANCE WITH ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND TESTED IN ACCORDANCE WITH ASTM C39 WITH SLURF OF 9" TO 11". TESTS SHALL BE TAKEN EVERY 30 CUBIC YARDS AT A MINIMUM OF EACH DAYS GROUTING.
- IN HIGH LIFT GROUTING USE A MAXIMUM LIFT OF 4'-0", WITH NOT LESS THAN 30 MINUTES OR MORE THAN ONE HOUR, BETWEEN LIFTS. MECHANICAL VIBRATE EACH LIFT AND RECONSOLIDATE THE PREVIOUS LIFT AFTER PLACING THE NEXT LIFT. THE MAXIMUM TOTAL HEIGHT OF PLACEMENT SHALL BE 12'-0".
- THE BOTTOM OF ALL GROUTED CELLS SHALL HAVE A CLEAN OUT OPENING PROVIDED. BARS SHALL BE TIED AND ALL MORTAR AND DIRT SHALL BE REMOVED BEFORE PLACING GROUT.
- ALL REINFORCING BARS IN GROUTED CELLS SHALL HAVE A PLASTIC CENTRALIZER ATTACHED TO EACH BAR SPACED AT EVERY 4TH COURSE.
- MORTAR TESTING SHALL BE IN ACCORDANCE WITH ASTM C270. AT A MINIMUM ONE SET OF THREE SAMPLES SHALL BE TESTED FOR EVERY 5,000 SQUARE FEET OF WALL AREA OR ONE SET FOR EACH DAYS WORK.
- PROVIDE 30 GAGE HOT-DIPPED GALVANIZED DOVETAIL ANCHORS SLOTS VERTICALLY IN STRUCTURAL COLUMNS AND TIE COLUMNS NOT PLACED INTEGRALLY WITH CMU WALLS THAT ARE ABUTTED BY NON-LOAD BEARING MASONRY WALLS. CMU UNITS SHALL BE TIED INTO COLUMNS WITH 1" X 8" X 16 GAGE CORRUGATED HOT-DIPPED GALVANIZED DOVETAIL ANCHORS.
- LAP DOVETAIL ANCHORS WITH STANDARD HOT-DIPPED GALVANIZED NO. 3 GAGE LACUR-TYPE DUR-O-WALL WITH COROS RODS PLACED AT 16" O.C. FOR REINFORCED MASONRY WALLS. PLACE DOVETAIL ANCHORS AND DUR-O-WALL EVERY OTHER BLOCK COURSE. OVERLAP DISCONTINUOUS END A MINIMUM OF 12". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A615.
- SEE FLOOR PLANS FOR EXTERIOR CMU WALL VERTICAL REINFORCING. LAP REINFORCING 30" MINIMUM UON.
- REFER TO TYPICAL REINFORCEMENT PLACEMENT DETAILS FOR WINDOW AND DOOR OPENINGS ALONG WITH THE ARCHITECTURAL DRAWINGS.
- THE LOCATION OF CMU WALLS, WINDOW AND DOOR OPENINGS OR ANY OTHER MASONRY FEATURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
- WHEN USING POST TENSION SLABS, NO TIE COLUMNS OR GROUTED CELLS OR ANY OTHER MASONRY ITEM SHALL BE INSTALLED UNTIL THE PT SLAB ABOVE AND BELOW IS STRESSED.
- DROP CONCRETE BEAMS AT ALL MASONRY OPENINGS AND ADD 2# BARS BOTTOM FOR EACH 12" DROP OR PROVIDE PRECAST CONCRETE LIMITED WITH 4#1/2" 2#1" SHELF ANGLE WITH TWO (2) 1/2" DIAMETER FLAT HEAD EXPANSION ANCHORS WITH 3" EMBEDMENT OR 8" BEARING ON MASONRY BLOCK.
- BEAMS INDICATED WITH THE PREFIX "TB" SHALL BE CONCRETE AND FOURED AFTER THE MASONRY UNITS BELOW ARE PLACED. TIE BEAMS SHALL HAVE 2# BARS TOP AND BOTTOM MINIMUM UON AND HAVE 4 #5 TIES AT 12" O.C. AT CORNERS AND AT EACH END WITH REMAINING TIES AT 48" O.C. UON. CONTINUITY SHALL BE PROVIDED AT CORNERS BY BENDING 2 BARS FROM EACH DIRECTION AROUND THE CORNERS FOR 30" OR BY ADDING 2# BENT BARS WHICH BEND EACH WAY 90 DEGREES. CONTINUITY AT COLUMNS SHALL BE PROVIDED BY CONTINUING HORIZONTAL REINFORCING THRU COLUMNS OR BENDING HORIZONTAL REINFORCING 18" INTO COLUMN.
- REINFORCED MASONRY SHALL BE INSPECTED BY A SPECIAL INSPECTOR AS PER THE FLORIDA BUILDING CODE 2014.

FOUNDATION NOTES:

- THIS FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION BY DYNATECH ENGINEERING CORP. REPORT DATED JUNE 1, 2016.
- FOUNDATION DESIGN IS BASED ON AUGERCAST PILE CAPACITIES AS PER GEOTECHNICAL REPORT. NUMBER OF PILES AND PILECAP SIZES ARE BASED ON DEAD LOAD PLUS LIVE LOADS. THE FOUNDATION SIZES MAY NOT BE INCREASED OR DECREASED WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
- ALL FOUNDATION CONCRETE SHALL BE CAST IN THE DRY. DEWATERING OPERATION SHALL BE DONE IN SUCH A WAY THAT GROUND WATER LEVELS OUTSIDE THE SITE WILL BE MAINTAINED TO AVOID SETTLEMENT AND DAMAGE TO NEARBY BUILDINGS AND STRUCTURES.
- THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY INTERPRETATION THAT THE SUBSURFACE CONDITIONS DESCRIBED IN THE TEST BORING LOGS OCCUR CONSISTENTLY THROUGHOUT THE JOB SITE. TEST BORINGS ARE INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING DESIGN AND SUBSEQUENT CONSTRUCTION AND REPRESENT SOIL CONDITIONS ONLY AT THE SPECIFIC LOCATIONS AND AT THE PARTICULAR TIMES THEY WERE TAKEN.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SHORING, SHEETING AND BRACING OF EXCAVATIONS.
- EXCAVATION FOR PILE CAPS, FOOTINGS AND GRADE BEAMS SHALL BE FINISHED BY HAND SHOVEL.
- IN NO CASE SHALL TRUCKS, BULLDOZERS OR OTHER HEAVY EQUIPMENT BE PERMITTED CLOSER THAN 8'-0" FROM ANY FOUNDATION WALL UNLESS APPROVED BY THE ENGINEER.
- GENERAL CONTRACTOR SHALL INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS, ETC., AS REQUIRED FOR THE VARIOUS TRADES. WALL ROCKERS TO RECEIVE BEAMS AND SLABS SHALL BE PROVIDED AS REQUIRED FOR THE SUPER-STRUCTURE. SHOP DRAWINGS SHOWING THE POSITION OF OPENINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- CONCRETE COMPRESSIVE STRENGTH, f_c , FOR FOUNDATION WORK SHALL BE 5000 PSI AT 28 DAYS, WITH A WATER-CEMENT RATIO OF 0.4.
- ALL REINFORCING STEEL USED IN FOUNDATION WORK SHALL COMPLY WITH ASTM A625-83 (9), GRADE 60. SEE "REINFORCING STEEL" UNDER "GENERAL NOTES".
- THE SOIL ENGINEER OR HIS REPRESENTATIVE OR THE OWNER'S QUALIFIED REPRESENTATIVE SHALL INSPECT ALL SUBGRADE PREPARATION WORK PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE AND SHALL PERFORM TESTS AS NECESSARY TO VERIFY THAT SUCH WORK IS IN CONFORMANCE WITH THE RECOMMENDATION GIVEN IN THE SOIL REPORT.
- THE DESIGN ENGINEER OR HIS QUALIFIED REPRESENTATIVE OR THE OWNER'S QUALIFIED REPRESENTATIVE SHALL CHECK PLACEMENT OF ALL REINFORCING STEEL PRIOR TO CASTING OF ANY CONCRETE.
- THE BUILDING RETAINING WALLS SHALL BE WATERPROOFED. SEE DRAWINGS AND SPECIFICATIONS.
- PROVIDE CONTROL OR CONSTRUCTION JOINTS AS SHOWN IN PLAN. IF SAW-CUT OPTION IS USED, SLABS SHALL BE CUT NOT MORE THAN 24 HOURS AFTER POURING.

EARTH WORK

CONTRACTOR SHALL DEWATER SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF RETAINING WALLS. PROVIDE ADEQUATE EXCAVATION BRACING IN ACCORD WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES, AND OTHER IMPROVEMENTS IN A SAFE CONDITION.

GENERAL NOTES (CONT'D):

STRUCTURAL ELEVATION OF ±0'-0" = +10.0' N.G.

SPECIALITY ENGINEERING NOTES:

A SPECIALITY ENGINEER IS A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE ENGINEER OF RECORD, WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED BY A CONTRACTOR FOR THIS PROJECT.

THE SPECIALITY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALITY ITEM OR MAY BE AN EMPLOYEE OF THAT SUPPLIER. ALL COSTS ASSOCIATED WITH THE USE OF A SPECIALITY ENGINEER SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THE ITEM IN QUESTION.

THE FOLLOWING DESIGN RESPONSIBILITIES ARE ASSIGNED TO THE SPECIALITY ENGINEER. SHOP DRAWINGS AND CALCULATIONS ARE REQUIRED WITH THE IMPRESSED SEAL, DATE, AND SIGNATURE OF THE SPECIALITY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE SEAL AND SIGNATURE OF THE SPECIALITY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SHOP DRAWINGS AND CALCULATIONS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD.

FORMING, SHORING AND RESHORING:

1. THE CONTRACTOR SHALL FURNISH COMPLETE FORMING PLANS PREPARED BY A SPECIALITY ENGINEER FOR THE PROJECT. PLANS SHALL BE IN ACCORDANCE WITH ACI 347 RECOMMENDED PRACTICE FOR CONCRETE FORMING, AND INCLUDE ALL SLAB, BEAM, AND COLUMN FORMING WITH ALL CROSS AND LATERAL BRACING REQUIRED.

2. SHORING AND RESHORING PLANS SHALL INCLUDE ALL LEVELS OF SHORING REQUIRED, TYPE, CAPACITY AND SPACING OF SHORES AND RESHORES.

3. CALCULATIONS FOR THE SHORING AND RESHORING PROCESS MUST INCLUDE THE PLACEMENT AND STRIPPING CYCLE BASED ON THE CONSTRUCTION SCHEDULE, THE ASSUMED CONCRETE STRENGTH AT THE TIME OF STRIPPING AND A DETAILED PROCEDURE FOR THE ENTIRE OPERATION.

4. DESIGN FORMS AND SHORES FOR HORIZONTAL CONCRETE MEMBERS FOR NOT LESS THAN THE DEAD LOAD PLUS 50 PSF CONSTRUCTION LOAD AND FOR THE CUMULATIVE LOADS OF SUPPORTED FLOORS.

5. ALL MULTISTORY FORMING AND SHORING MUST BE COMPLETELY DETAILED ON PLANS AND SHOW ALL LATERAL BRACING AND CONNECTIONS REQUIRED.

6. FOR SPECIAL CONDITIONS SUCH AS TRANSFER SLABS, BEAMS, COLUMNS OR WALLS, OR ANY OTHER STRUCTURAL ELEMENT TRANSFERRING LOAD, THE SPECIALITY ENGINEER PREPARING THE FORMWORK SHOP DRAWINGS SHALL CONTACT THE ENGINEER OF RECORD FOR ADDITIONAL INFORMATION REGARDING LOADS TO BE TRANSFERRED AT THOSE ELEMENTS.

7. THE DESIGN AND DETAILING OF MUD SILLS, IF REQUIRED IS TO BE INCLUDED IN THE SHORING PLANS. SOIL CAPACITY AND COMPACTION REQUIREMENTS TO CARRY THE MUD SILLS SHALL BE SHOWN ON THE PLAN.

8. PRIOR TO EACH CONCRETE PLACEMENT, THE SHORING AND RESHORING SHALL BE INSPECTED AND CERTIFIED IN WRITING BY THE SPECIALITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE COMPLIANCE WITH HIS DESIGN.

9. NO CONVENTIONALLY REINFORCED FLAT SLAB SHALL BE STRIPPED AND RESHORED UNTIL THE CONCRETE HAS BEEN PLACED FOR 3 DAYS AND REACHED A MINIMUM OF 2800 PSI.

TOWER CRANES, HOISTS AND CONCRETE PUMPS:

1. ALL EQUIPMENT THAT IS TO BE ATTACHED TO THE STRUCTURE MUST HAVE THE MANUFACTURER'S SPECIFICATIONS OR SIGNED AND SEALED SHOP DRAWINGS SUBMITTED FOR REVIEW.

2. SHOP DRAWINGS OR MANUFACTURER'S SPECIFICATIONS SHALL INDICATE ALL LATERAL AND AXIAL LOADS, MOMENTS, AND SHEAR FORCES THAT WILL BE IMPOSED ON THE STRUCTURE.

3. THE CONTRACTOR SHALL RETAIN A SPECIALITY ENGINEER TO PROVIDE ALL NECESSARY DESIGN AND DETAILS REQUIRED FOR FOUNDATIONS, TIE BACKS, HOLES IN THE STRUCTURE, SHORING, AND BRACING THAT IS ASSOCIATED WITH THE EQUIPMENT THAT IS BEING INSTALLED.

4. THE SPECIALITY ENGINEER PERFORMING THIS WORK SHALL INSPECT ALL PHASES OF IT TO INSURE COMPLIANCE WITH HIS DESIGN.

BALCONY RAILINGS, HAND RAILS, STAIR RAILINGS:

1. ALL RAILING SYSTEMS FOR BALCONY RAILS, HAND RAILS, STAIR RAILS AND RAMP RAILS SHALL BE DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, WIND LOADS AS SHOWN ON THE STRUCTURAL DRAWINGS OR AS PER WIND TUNNEL TEST REPORT BY RUDI.

2. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED AND INDICATE THE DESIGN FOR EACH SEPARATE ELEMENT OF THE SYSTEM.

3. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS, THICKNESSES AND ALLOYS USED ALONG WITH ALL SCREWS, BOLTS AND WELDED CONNECTIONS.

4. ALL PROVISIONS FOR THE ATTACHMENT OF THE SPECIALITY ITEM TO THE STRUCTURE SHALL BE SHOWN FOR EACH CONDITION.

5. RAILING POSTS SHALL BE ANCHORED TO THE CONCRETE SLAB OR CURB WITH AN APPROVED HIGH STRENGTH GROUT, WHICH CONTAINS NO GYPSUM MATERIAL.

6. APPLY SIKARMADEC 110 BONDING AGENT TO ALL BLOCK-OUT OR CURED CONCRETE SURFACES AND ANY EXPOSED REINFORCING OR ACCESSORIES PRIOR TO PLACEMENT OF GROUT.

7. FULLY COAT ALL RAILING POST ENDS TO DEPTH OF GROUTED CONNECTION FOR PREVENTION OF GALVANIC ACTION WITH SIKADUR 32 HI-MOD EPOXY.

8. ALL GROUTED HOLES SHALL BE MOUNDED TO CREATE POSITIVE DRAINAGE AWAY FROM THE RAILING POSTS.

9. A SPECIAL INSPECTOR SHALL BE RETAINED TO INSPECT THE INSTALLATION OF ALL PARTS OF THE RAILING SYSTEM, SEPARATE FROM THE THRESHOLD INSPECTOR.

CURTAIN WALL SYSTEMS, EXTERIOR WINDOWS AND DOORS:

1. ALL CURTAIN WALL SYSTEMS, EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, WIND LOADS AS SHOWN ON THE STRUCTURAL DRAWINGS OR AS PER WIND TUNNEL TEST REPORT BY RUDI.

2. COMPLETE DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED SHALL BE SUBMITTED FOR APPROVAL. SHOP DRAWINGS SHALL INDICATE ALL DIMENSIONS, MEMBER SIZES, ALLOYS USED ALONG WITH ALL SCREWS, BOLTS, ANCHORS AND WELDING REQUIRED.

3. ALL PROVISIONS FOR THE ATTACHMENT OF THE SYSTEM TO THE STRUCTURE SHALL BE SHOWN FOR EACH CONDITION. COORDINATE THE LOCATION OF ALL TOP AND BOTTOM TRACKS SO AS TO AVOID ANCHOR INSTALLATION INTO THE BAND LINES OF THE POST TENSION SYSTEM.

4. NO CHIPPING OF CONCRETE COLUMNS OR SLABS SHALL BE DONE TO FACILITATE THE INSTALLATION OF WINDOWS OR DOORS WITHOUT THE PERMISSION OF THE ENGINEER.

5. A SPECIAL INSPECTOR SHALL BE RETAINED FOR GLAZING INSPECTIONS AS PER THE FLORIDA BUILDING CODE 2014, SEPARATE FROM THE THRESHOLD INSPECTOR.

SHOP DRAWING SUBMITTALS:

1. REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS.

2. NO DETAIL CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE.

3. REVIEW OF SHOP DRAWINGS IS NOT CONDUCTED FOR DETERMINING THE ACCURACY AND COMPLETENESS OF DETAILS OR FOR SUBSTANTIATING FABRICATION, INSTALLATION INSTRUCTIONS, OR PERFORMANCE, ALL OF WHICH SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

4. THE STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.

5. ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. ENGINEER'S SECOND REVIEW WILL BE LIMITED TO THESE ITEMS.

6. A MAXIMUM OF SIX ORIGINALS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW ONLY AFTER THEY HAVE BEEN APPROVED BY THE CONTRACTOR. FIVE MARKED COPIES WILL BE RETURNED AFTER THE REVIEW.

7. POST TENSION SLAB SHOP DRAWINGS AND MILD STEEL SLAB REINFORCING DRAWINGS SHALL BE SUBMITTED SIMULTANEOUSLY FOR EACH FLOOR REQUIRED.

8. TURN AROUND TIME BY THE ENGINEER FOR SHOP DRAWING REVIEW WILL BE FIVE WORKING DAYS.

CONDUITS AND PIPES IN CONCRETE SLABS:

1. CONDUITS, PIPES, SLEEVES ETC MAY BE EMBEDDED IN THE CONCRETE PROVIDING THE MATERIAL IS NOT HARMFUL TO THE CONCRETE AND THE WORK IS DONE IN SUCH A MANNER THAT NO PART OF THE STRUCTURE IS IMPAIRED. THIS WORK SHALL BE DONE WITH THE APPROVAL OF THE ENGINEER.

2. ALL MAJOR HOME RUNS OF CONDUITS OR PIPES, EITHER ELECTRICAL OR MECHANICAL WILL REQUIRE SHOP DRAWINGS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE INSTALLATION. SHOP DRAWINGS SHALL INDICATE ALL PIPE LOCATIONS, NUMBER AND SIZES, BENDS AND SLOPES THAT NEED TO BE PLACED IN THE CONCRETE.

3. ALL CONDUITS, PIPES EMBEDDED WITHIN A SLAB, BEAM OR WALL SHALL SATISFY THE FOLLOWING:

A. NO PIPES OR CONDUIT EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER SHALL BE ALLOWED.

B. THEY SHALL BE SPACED NO CLOSER THAN THREE DIAMETERS O.C. AND BE LOCATED BETWEEN THE TOP AND BOTTOM LAYERS OF REINFORCING.

C. NO CONDUITS OR PIPES SHALL BE TIED TO THE POST TENSION TENDONS UNDER ANY CIRCUMSTANCES. NO REINFORCING SHALL BE DISPLACED FROM ITS PROPER POSITION.

D. ALL CHAIRS AND BARS REQUIRED FOR SUPPORT OF CONDUITS AND PIPES SHALL BE SUPPLIED BY THE CONTRACTOR WHO IS INSTALLING THE PIPES.

4. ALL RUNS OF CONDUITS OR PIPES OVER 24 INCHES IN WIDTH SHALL HAVE 1/4" O.C. TOP AND BOTTOM ADDED PERPENDICULAR TO THE RUN AND EXTEND 12" BEYOND THE END PIPE.

5. ALL CONDUITS AND PIPES SHALL BE OF MATERIALS THAT ARE NOT EXPOSED TO RUSTING OR OTHER DETERIORATION.

6. PIPES AND FITTINGS SHALL BE DESIGNED SO AS TO RESIST THE EFFECTS OF PRESSURE, TEMPERATURE AND MATERIALS TO WHICH THEY WILL BE SUBJECTED.

7. NO GAS, VAPOR OR LIQUID EXCEEDING 50 PSI PRESSURE SHALL BE PLACED IN PIPES UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH.

SPECIAL CONSTRUCTION NOTES:

1. THE REINFORCING STEEL IN ALL EXPOSED EXTERIOR BALCONIES SHALL BE PROTECTED AGAINST MOISTURE INTRUSION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014, SECTION 1926.5.5 AS FOLLOWS:

A. MINIMUM CLEARANCE TO ALL TOP (NEGATIVE) REINFORCING SHALL NOT BE LESS THAN 1"

B. THE CONCRETE SHALL BE 6000 PSI (NORMAL WEIGHT CONCRETE) WITH A MAXIMUM WATER CEMENT RATIO OF 0.40 BY WEIGHT.

C. REINFORCING STEEL, STUD RAILS, SHEAR HEADS SUPPORT BARS, BACK-UP BARS, TIE WIRE ETC IN BALCONY SLABS, BEAMS AND CURBS SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A181 SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) BARS FOR CONCRETE REINFORCEMENT. ONLY USE PLASTIC CHAIRS FOR STEEL SUPPORT.

D. A SURFACE PENETRANT SEALER OF ALKYL-ALKOXY SILANE CLASSIFICATION OR APPROVED EQUAL SHALL BE APPLIED TO ALL EXPOSED CONCRETE.

E. BALCONY SLABS SHALL BE SLOPED A MINIMUM 1/8" PER LINEAR FOOT TO SAFE GUARD AGAINST PONDING OF WATER.

F. PLACEMENT OF SLAB REINFORCEMENT SHALL BE UNDER THE SUPERVISION OF A FLORIDA REGISTERED ARCHITECT OR ENGINEER.

2. MMFX STEEL CAN BE USED AS AN ALTERNATIVE TO HOT-DIPPED GALVANIZED STEEL IN THE BALCONIES, AT CONTRACTOR'S OPTION.

3. ALL CONCRETE FOR SHEARWALLS AND COLUMNS SHALL BE CURED WITH AN APPROVED CURING COMPOUND IMMEDIATELY AFTER THE FORMS ARE REMOVED.

4. FINISHED FLOOR SLABS SHALL BE CURED WITH AN APPROVED WATER BASED CURING COMPOUND WHICH WILL NOT EFFECT THE ADHESION PROPERTIES OF THE CONCRETE.

5. ALL MASONRY DOVE-TAIL ANCHORS, DUR-O-WALL REINFORCING SHALL BE HOT DIPPED GALVANIZED FOR STRUCTURES LOCATED IN CORROSIVE ATMOSPHERES.

CONSTRUCTION TOLERANCES:

1. THE FRAME SHALL BE BUILT TRUE AND PLUMB. CONSTRUCTION TOLERANCE SHALL CONFORM TO ACI STANDARDS AS SET FORTH IN THE MANUAL OF CONCRETE PRACTICE. MINIMUM TOLERANCE SHALL BE AS FOLLOWS:

A. VARIATIONS FROM PLUMB:

1. IN THE LINE SURFACES OF COLUMNS, PIERS, WALLS, AND IN AREAS AS FOLLOWS:

IN ANY 10 FEET OF LENGTH 1/4 INCH

MAXIMUM FOR ENTIRE LENGTH 1 INCH

2. FOR EXPOSED CORNER COLUMNS, CONTROL JOINTS GROOVES AND OTHER LINES:

IN ANY 20 FEET OF LENGTH 1/4 INCH

MAXIMUM FOR ENTIRE LENGTH 1 INCH

B. VARIATION FROM THE LEVEL OR FROM THE GRADES INDICATED ON THE DRAWINGS.

1. IN SLAB SOFFITS, CEILINGS, BEAM SOFFITS AND IN AREAS AS FOLLOWS:

IN ANY 10 FEET LENGTH 1/4 INCH

IN ANY BAY OR IN ANY 20 FEET OF LENGTH 3/8 INCH

MAXIMUM FOR ENTIRE LENGTH 3/4 INCH

2. IN EXPOSED LINTELS, SILLS, PARAPETS, HORIZONTAL GROOVES AND OTHER LINES:

IN ANY BAY OR ANY 20 FEET OF LENGTH 1/4 INCH

MAXIMUM FOR ENTIRE LENGTH 1/2 INCH

TERMITE PROTECTION:

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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ALUMINUM NOTES:

1. ALUMINUM DESIGN IS IN ACCORDANCE WITH THE F.B.C. AND THE ALUMINUM ASSOCIATION SPECIFICATIONS FOR ALUMINUM STRUCTURES.

2. ALUMINUM ALLOYS SHALL BE 6061-T6. ALL WELDING SHALL BE PERFORMED WITH 5013 FILLER ALLOY, UON, AS PER AWS GUIDELINES.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK AND VERIFY CONNECTION OF UNIT TO FRAME DOES NOT VOID MANUFACTURER'S WARRANTY.

4. FASTENING ATTACHMENTS OF THE ALUMINUM STANDS TO THE ROOF MEET THE CURRENT FBC WIND LOAD REQUIREMENTS.

STEEL JOIST NOTES:

1. OPEN WEB AND LONG SPAN STEEL JOIST AND ACCESSORIES SHALL BE DESIGNED, MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION OF THE STEEL JOIST INSTITUTE, LATEST EDITION.

2. AT JOIST ENDS MARKED THIS + BOTTOM CHORD SHALL BE EXTENDED AND CONNECTED TO THE COLUMN OR BEAM. HORIZONTAL AND DIAGONAL BRIDGING SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS AND IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

3. ALL BRIDGING AND BRIDGING ANCHORS SHALL BE COMPLETELY INSTALLED BEFORE CONSTRUCTION LOADS ARE PLACED ON THE JOISTS.

4. ALL BRIDGING ANGLES AND FIELD WELDS SHALL BE PAINTED. ALL STEEL JOISTS AND ACCESSORIES SHALL RECEIVE ON SHOP COAT OF PAINT WHICH SHALL COMPLY WITH THE APPLICABLE STEEL JOIST INSTITUTE SPECIFICATION OF LATEST ADOPTION.

5. ALL ROOF STEEL JOISTS ARE SUBJECT NET UPLIFT AND REQUIRE UPLIFT BRIDGING IN ACCORDANCE WITH SJI STANDARD SPECIFICATIONS.

6. DESIGN OF OPEN WEB STEEL JOISTS + GIRDERS SHALL INCLUDE ANY ADDITIONAL LOADS INDICATED AS PART OF THE STRUCTURAL SET OF DRAWINGS. (IE, HEF EQUIPMENT, SCREEN ENCLOSURES, ETC.)

7. STEEL JOIST MANUFACTURER SHALL SUBMIT DRAWINGS INDICATED TYPE AND LAYOUT AND ALL REQUIRED CONNECTIONS AND BRIDGING BEARING THE SEAL OF A QUALIFIED STRUCTURAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, WITH COMMENTARY.

2. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROLLED SHAPES ASTM A36
PLATES AND BARS ASTM A36
STEEL TUBING ASTM A500 GRADE B
STEEL PIPE ASTM A53 GRADE B
ANCHOR BOLTS ASTM A307
HIGH STRENGTH BOLTS ASTM A325

3. ALL BOLTS SHALL BE PROVIDED WITH HARDENED WASHERS CONFORMING TO ASTM F436.

4. HOLES SHALL BE CUT, PUNCHED OR DRILLED PERPENDICULAR TO METAL SURFACED. DO NOT FLAME CUT HOLES OR ENLARGE HOLES BY BURNING.

5. ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED INCLUDING BOLTS, NUTS AND WASHERS.

6. PROVIDE ONE COAT OF RUST INHIBITING PAINT MIN. 3 MIL DRY FILM THICKNESS ON ALL OTHER STRUCTURAL STEEL, UON.

7. ALL SHOP CONNECTIONS SHALL BE WELDED UNLESS OTHERWISE INDICATED.

8. FIELD CONNECTIONS SHALL BE WELDED UNLESS OTHERWISE INDICATED. ALL BOLTED FIELD CONNECTIONS SHALL BE FRICTION TYPE UON.

9. CONTRACTOR OR FABRICATOR SHALL PROVIDE ALL TEMPORARY BRACING NECESSARY TO INSURE A STABLE STRUCTURE DURING CONSTRUCTION.

10. ALL WELDING IS TO BE PERFORMED BY CERTIFIED WELDERS. WELDING SHALL BE MADE WITH E70XX SERIES ELECTRODES AND CONFORM TO THE CURRENT RECOMMENDATIONS OF THE AISC AND THE AMERICAN WELDING SOCIETY (AWS).

11. SHOP DRAWINGS OF ALL STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

12. THE FRAMES SHALL BE CARRIED UP TRUE AND PLUMB AND TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER TO TAKE CARE OF ALL LOAD TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING EQUIPMENT AND OPERATION OF SAME. SUCH BRACING SHALL BE THE RESPONSIBILITY OF THE STEEL CONTRACTOR AND SHALL BE IN PLACE AS LONG AS REQUIRED FOR SAFETY.

13. ALL WELDED CONNECTIONS SHALL CONFORM TO THE 'AMERICAN WELDING SOCIETY CODE', AWS D1.1-T. PROVISIONS SHALL BE MADE FOR FIELD INSPECTION AND TESTING OF WELDS. ALL SHOP WELDS SHALL BE TESTED BY NON-DESTRUCTIVE METHODS AND SHALL BE CERTIFIED. IF ALL SHOP CONNECTIONS SHALL BE HIGH STRENGTH BOLTED OR WELDED, FIELD CONNECTIONS SHALL BE BOLTED, UON. ALL WELDING SHALL BE DONE BY STATE OF FLORIDA CERTIFIED WELDERS.

14. STRUCTURAL STEEL DETAILER TO DESIGN AND DETAIL ANY CONNECTION NOT DETAILED ON DRAWINGS (BASED ON LOADS SHOWN).

15. FOR FABRICATION OF WORK WHICH WILL BE EXPOSED TO PUBLIC VIEW IN THE COMPLETED STRUCTURE, USE ONLY MATERIALS WHICH ARE SMOOTH AND FREE OF SURFACE BLEMISHES, INCLUDING FITTING, BEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES AND ROUGHNESS. REMOVE SUCH BLEMISHES BY GRINDING, OR BY WELDING AND GRINDING, PRIOR TO CLEANING, TREATING AND APPLICATION OF SURFACE FINISHES.

16. SPLICES FOR HOT ROLLED SHAPES WITH A FLANGE THICKNESS EXCEEDING 2" SHALL COMPLY WITH THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AISC 360-10 CHAPTER A3.12.

LIGHT GAUGE FRAMING:

1. UNLESS NOTED OTHERWISE, ALL STUDS SHALL BE EQUAL TO A MINIMUM OF 10" x 14ga. WITH 14ga. TRACKS. ALL JOISTS SHALL BE EQUAL TO A MINIMUM OF 10" x 14ga. WITH 14ga. TRACKS.

2. STUD, TRACK AND ACCESSORY DESIGNATIONS ARE BASED UPON THE STEEL NETWORK, INC. CATALOG. MINIMUM YIELD STRENGTH FOR 14ga. STUDS SHALL BE 150 ksi. ALL TRACK SHALL BE 50 ksi. WIND STRAPS ARE BASED UPON THE USE OF 50,000 PSI FY MIN.

3. ALL STUDS, TRACK BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL OR ATTACHED w/ #2 TEK SCREWS (MIN. 1 SCREW EACH FLANGE). ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.

4. STUDS SHALL HAVE FULL BEARING AGAINST INSIDE TRACK WEB PRIOR TO ATTACHMENT AT THEIR BOTH ENDS.

5. ALL STUD TO JOIST CONNECTIONS TO BE (4) TEK SCREWS (MIN. UON).

6. AT TRACK BUTT JOINTS, ABUTTING PIECES OF TRACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT, OR THEY SHALL BE BUTT WELDED OR SPliced TOGETHER.

7. A MINIMUM OF 10" UN PUNCHED STEEL IS REQUIRED AT BOTH ENDS OF STUD.

8. STUD DIMENSIONS ARE TO THE BACK FACE OF STUD.

9. ALL LIGHT GAUGE STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED INCLUDING ALL ACCESSORIES, UON.

DRAFTING SYMBOLS

DETAIL DESIGNATION

MAJOR/MINOR BUILDING ELEVATION

MAJOR/MINOR BUILDING SECTION

GRID LINE

MATCH LINE

ELEVATION TAG

REFERENCE TO PLAN OR SECTION AREA ENLARGEMENT

COLUMN STARTS AT THIS LEVEL

COLUMN ABOVE & BELOW THIS LEVEL

COLUMN TERMINATES AT THIS LEVEL

SHEARHEAD / STUDRAIL TYPE

STEP IN SLAB

DRAWING DETAIL NUMBER

REFERENCE DESIGNATION WHEN USED IN A NOTE

CENTER LINES, GRID LINES, FLOOR LINES ON EXTERIOR ELEV., PROJECTED LINES

INVISIBLE HIDDEN LINES, ITEMS TO BE REMOVED, ITEMS NOT IN CONTRACT

DIMENSIONS

SLASH LINES AT DIMENSIONS TO CENTER LINES AND GRID LINES

ARROWS AT DIMENSIONS TO FACE OF MATERIALS.

REVISION CLOUD & NUMBER

BREAK LINES

802 W DILIDO RESIDENCE
802 WEST DILIDO DR.
MIAMI BEACH, FL 33139

seal

comm no.
1614

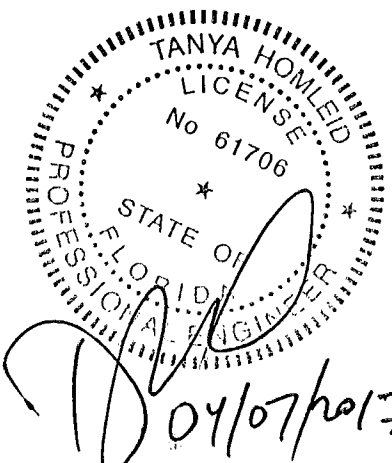
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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.

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(305) 892-5522

POST-TENSIONING CONSTRUCTION NOTES:

DESIGN CRITERIA:

- SEE PLANS FOR SLAB THICKNESS AND CONCRETE STRENGTH. SEE GENERAL NOTES FOR CODES AND SLAB LOADING CRITERIA. NO LIVE LOAD REDUCTION IS ALLOWED.
- THE STRESSING FORCES SHOWN ON THE PLANS ARE THE 'FINAL EFFECTIVE FORCE'. POST TENSION SUPPLIER SHALL PROVIDE COMPLETE DESIGN CALCULATIONS FOR ALL POST TENSION ELEMENTS IN VERIFICATION OF THE FORCES SHOWN ON THE PLANS. CALCULATIONS SHALL INCLUDE ALL LOSSES DUE TO FRICTION, Wobble AND CURVATURE. MINIMUM FINAL EFFECTIVE FORCE SHALL BE 125 PSI.
- POST TENSION SUPPLIER SHALL BE RESPONSIBLE TO VERIFY ALL STEP DOWNS, SLOPES, OPENINGS ETC WITH THE ARCHITECTURAL DRAWINGS IN THE PREPARATION OF THE SHOP DRAWINGS.
- THE LOCATION OF CONSTRUCTION JOINTS AND FOUR STRIPS (IF ANY) ARE SHOWN ON THE STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY LOCATIONS AND COORDINATE ANY PROPOSED REVISIONS WITH THE POST TENSION COMPANY. THIS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE SUBMITTING SHOP DRAWINGS.
- ALL TENDONS, ANCHORAGES, SHEATHING, GREASE, AND ALL OTHER ELEMENTS OF THE POST TENSIONING SYSTEM SHALL BE ENCAPSULATED IN ACCORDANCE WITH ACI 423.6, AND THE RECOMMENDATIONS OF THE POST TENSION INSTITUTE FOR STRUCTURES LOCATED IN CORROSIVE ENVIRONMENTS.
- POST TENSION SHOP DRAWINGS SHALL SHOW COMPLETE DETAILS OF TENDONS INCLUDING THEIR ARRANGEMENT IN THE MEMBERS, TENDON PROFILES, TENDON DESIGNATIONS, EXPECTED ELONGATIONS, ANCHORAGE DETAILS, STRESSING DATA AND CONCRETE PLACEMENT SEQUENCE.

PT. TENDONS:

- POST TENSION TENDONS SHALL BE SEVEN-WIRE, LOW RELAXATION STAND MANUFACTURED IN ACCORDANCE WITH ASTM A416-GRADE 210 KSI AND FREE FROM CORROSION.

NOMINAL DIAMETER-----	1/2"
NOMINAL AREA -----	0.183 SQ. IN.
MODULUS OF ELASTICITY (ASSURED) -----	28,500 KSI
ULTIMATE STRENGTH -----	413 KIPS
MAX. TEMPORARY FORCE (SEE RAM CALIBRATION CHART) -----	330 KIPS
ANCHORING FORCE -----	283 KIPS
FINAL EFFECTIVE FORCE -----	210 KIPS PER STRAND
- TENDONS SHALL BE COATED WITH A RUST PREVENTIVE GREASE AND ENCLOSED IN A SEAMLESS EXTRUDED PLASTIC SHEATHING. TORN OR DAMAGED SHEATHING SHALL BE REPAIRED WITH WATER- PROOF TAPE AS MANUFACTURED BY 3M OR EQUAL.
- ALL TENDONS SHALL BE FREE OF BENDS, KINKS OR OTHER VISIBLE DAMAGE. TENDONS SHALL BE LIFTED WITH A NYLON SLING TO PREVENT DAMAGE TO SHEATHING.
- TENDONS MAY BE MOVED Laterally TO CLEAR OPENINGS AND/OR SLEEVES AT FIXED LOCATIONS. SEE TYPICAL DETAILS THIS SHEET.
- PROFILE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE MEASURED FROM THE SOFFIT OF THE CONCRETE SLAB OR BEAM TO THE CENTER OF THE STRAND.
- TENDONS SHALL BE STORED ON SITE ABOVE GROUND AND IN A DRY AREA. TENDONS SHALL BE KEPT FREE OF DIRT AND OTHER DELETERIOUS MATERIAL.
- WELDING OR TORCH CUTTING IN THE VICINITY OF TENDONS IS FORBIDDEN.
- ANY BROKEN OR CUT TENDONS SHALL BE REPORTED TO THE ENGINEER FOR RECOMMENDATIONS AS TO THE REPAIR. NO REPAIR SHALL BE UNDERTAKEN WITHOUT PERMISSION AND APPROVAL OF THE ENGINEER.

ANCHORAGE:

- ANCHORING HARDWARE SHALL MEET THE MINIMUM REQUIREMENTS OF ACI 308-11, CHAPTER 18, ACI 423.6, AND THE POST TENSION INSTITUTE.
- ANCHORAGES WITH REUSABLE GROMMETS SHALL BE USED AT ALL STRESSING ENDS WHERE ANCHORAGES MUST BE RECESSED IN CONCRETE IN ORDER TO RECEIVE CONCRETE COVER.
- ANCHORAGE WITH SPLIT GROMMETS SHALL BE USED AT CONSTRUCTION JOINTS WHERE TENDONS WILL BE STRESSED INTERMEDIATELY.
- ANCHORAGE WITH SHOP PRE-SEATED WEDGES SHALL BE USED FOR ALL DEAD END ANCHORAGES.
- WHEN FOUR (4) OR MORE TENDONS ARE SPACED AT LESS THAN 12" ON CENTER, HAIRPINS MUST BE USED AT THE ANCHORAGES AS SHOWN IN DETAIL ON THIS SHEET. PROVIDE 1/4 HAIRPIN BETWEEN EACH ANCHOR AND ON EACH SIDE OF THE GROUP. (N/A HAIRPINS FOR N TENDONS.)

TENDON PLACEMENT:

- THE GENERAL CONTRACTOR SHALL COORDINATE THE PLACING OF TENDONS AND MILD STEEL REINFORCING BETWEEN SUPPLIERS AS REQUIRED.
- LOCATE THE CENTERLINES OF THE TENDON GROUP AT THE EDGE FORMS AS SHOWN ON THE POST TENSION SHOP DRAWINGS. LOCATE AND MARK THE ANCHORAGE CENTERLINES AT STRESSING ENDS.
- CONTRACTOR SHALL DRILL 3/4" DIAMETER HOLES IN EDGE FORM AT INTERMEDIATE STRESSING JOINTS. NOTCHED OR SPLIT FORMS SHALL BE PROVIDED TO FACILITATE TENDON PLACEMENT.
- AT STRESSING ENDS, NAIL THE ANCHORAGES WITH GROMMETS SECURELY IN PLACE AGAINST THE EDGE FORMS USING GALVANIZED RING SHANK NAILS OR ALUMINUM NAILS.
- LAY BOTTOM PERIMETER BARS ALONG THE EDGES OF THE SLAB AND THE INTERMEDIATE STRESSING LOCATIONS.
- PLACE SUPPORT BARS AND TENDONS ACCORDING TO THE POST TENSION SHOP DRAWINGS.
- UNCOIL TENDONS PER PLACEMENT SEQUENCE STARTING AT THE DEAD ENDS.
- AT STRESSING ENDS, REMOVE SHEATHING INSIDE THE EDGE FORM FLUSH WITH BACK SIDE OF THE ANCHORAGE. AT INTERMEDIATE STRESSING JOINTS, REMOVE JUST ENOUGH SHEATHING TO INSURE PROPER STRESSING. NO SHEATHING CAN REMAIN IN THE ANCHORAGE.
- TIE ALL DEAD ENDS AS SHOWN IN TYPICAL DETAIL THIS SHEET. AT STRESSING ENDS, PASS TENDONS THROUGH ANCHORAGES. ALLOW 12" TO 14" PAST THE EDGE FORM FOR STRESSING.
- AT INTERMEDIATE STRESSING JOINTS, PLACE TENDONS THROUGH EDGE FORM AND NAIL ANCHORAGES AGAINST THE INSIDE. PLACEMENT OF REINFORCING AND INSERTS MUST BE COORDINATED WITH THE PLACEMENT OF TENDONS. IN CASE OF CONFLICT, TENDON LOCATION GOVERNS.
- IN Banded SLAB, THE TENDON PLACING SEQUENCE IS AS FOLLOWS: PLACE UNIFORM TENDONS OVER COLUMN CENTERLINES. PLACE ALL Banded TENDONS. PLACE REMAINDER OF UNIFORM TENDONS. A MINIMUM OF 2 TENDONS SHALL PASS THRU THE COLUMN CAGE IN EACH DIRECTION.
- CHAIR UP SUPPORT BARS AND TENDONS ACCORDING TO POST TENSION SHOP DRAWINGS. PLACE TENDONS WITH SMOOTH HORIZONTAL CURVES AT THE ANCHORAGES AS SHOWN IN THE DETAILS ON THIS SHEET. PLACE CHAIRS AT THE INTERSECTION OF TENDON AND SUPPORT BAR. SLAB TENDONS CROSSING OVER A BEAM MAY BE TIED DIRECTLY TO THE TOP. LONGITUDINAL BARS OF THE BEAM IF PROPER C.O.S. OF THESE TENDONS ARE MAINTAINED.
- IF NECESSARY, WRAP THE TENDON ANCHORAGE CONNECTIONS WITH HEAVY DUTY TAPE TO PREVENT CEMENT PASTE FLOW INTO THE ANCHORS.
- NO ELECTRICAL CONDUITS OR PLUMPING LINES SHALL BE TIED OR ATTACHED TO TENDONS NOR SHALL THEY DISPLACE OR TOUCH TENDONS IF A CONFLICT OCCURS WITH ANY CONDUIT, PIPE OR BLOCK-OUT. TENDON LOCATION GOVERNS.
- AFTER TENDONS ARE IN THEIR FINAL POSITION AND PRIOR TO PLACING CONCRETE, USE PAINT OR CHALK TO MARK THE TENDON POSITIONS ON THE FORMWORK IN SUCH A MANNER THAT THE MARK WILL BE VISIBLE ON THE UNDERSIDE OF THE SLAB AFTER THE FORMWORK IS REMOVED.

POST TENSION SLAB REINFORCING:

- REINFORCING SHALL BE PLACED SYMMETRICAL ABOUT THE CENTER LINE OF COLUMNS.
- TOP BARS SHALL BE LOCATED WITHIN A STRIP THAT EXTENDS 1/2 TIMES THE SLAB THICKNESS PLUS THE COLUMN WIDTH IN EACH DIRECTION. SEE DETAIL THIS SHEET.
- THE LENGTH FOR TOP REINFORCING OVER COLUMNS AND OTHER SUPPORTS SHALL BE 1/6 OF THE LARGER ADJACENT PLUS COLUMN WIDTH ON EACH SIDE. SEE DETAIL THIS SHEET.
- FOR COLUMNS WITH CANTILEVERS, THE TOP REINFORCING SHALL BE TWICE THE LENGTH OF THE CANTILEVERED SPAN PLUS THE WIDTH OF THE COLUMN, OR 1/6 OF THE INTERIOR SPAN PLUS CANTILEVER (WHICHEVER IS GREATER).
- THE LENGTH FOR BOTTOM REINFORCING IN POSITIVE MOMENT AREAS SHALL BE 2/3 THE CLEAR SPAN LENGTH AND CENTERED ABOUT MID-SPAN UNLESS OTHERWISE NOTED. FOR INTERIOR SPANS EXTEND 1 OUT OF EVERY 4 BARS 6" INTO THE SUPPORT. FOR END SPANS, EXTEND 1 OUT OF 3 INTO SUPPORT.
- AT A MINIMUM, PROVIDE 4# TOP EACH WAY OVER COLUMNS OR SUPPORTS UNLESS OTHERWISE NOTED.
- SHRINKAGE COMPENSATING FOUR STRIPS HAVE BEEN DESIGNED TO REDUCE LOCKED-IN SHRINKAGE STRESSES THAT MAY OCCUR REINFORCEMENT FROM EACH SIDE OF THESE AREAS SHALL BE LAPPED AS SHOWN IN THE FOUR STRIP DETAIL ON THIS SHEET. NO REINFORCEMENT SHALL BE CONTINUOUS THROUGH THIS FOUR STRIP.
- SUPPORT BARS AND CHAIRS SHALL BE PROVIDED FOR THE ENDS OF ALL TOP REINFORCING SO IT REMAINS HORIZONTAL.

CONCRETE:

- THE STRESSING OPERATION SHALL NOT COMMENCE UNTIL THE CONCRETE TEST CYLINDERS CURED UNDER JOBSITE CONDITIONS HAVE BEEN TESTED AND INDICATE THAT THE CONCRETE HAS REACHED A MINIMUM STRENGTH OF 3,000 PSI. STRENGTH SHALL BE BASED ON THE LOWEST TEST RESULT, NOT THE AVERAGE.
- SHORING SHALL REMAIN IN PLACE FOR A MINIMUM OF 48 HOURS AFTER CONCRETE IS PLACED OR AS INDICATED BY TEST RESULTS. NO SHORING SHALL BE REMOVED UNTIL ALL TENDONS HAVE BEEN STRESSED AND RECORDED.
- IN ADDITION TO REINFORCING SHOWN, CONTRACTOR SHALL PROVIDE ADEQUATE TIE BARS TO PREVENT LATERAL MOVEMENT OF THE TENDONS DURING THE PLACEMENT OF CONCRETE.
- CONCRETE SHALL BE PLACED IN SUCH A MANNER AS NOT TO DISTURB THE TENDON PROFILES. WORKMEN MUST BE CAUTIONED AGAINST WALKING ON TENDONS OR SUPPORT BARS. ANY TENDON MISPLACED DURING CONCRETE PLACEMENT MUST BE RESTORED TO ITS ORIGINAL PROFILE BEFORE CONCRETE SETS.
- ALL INSERTS FOR SUSPENDED MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK MUST BE CAST-IN-PLACE. IF ADDITIONAL FASTENERS ARE REQUIRED, POWER DRIVEN FASTENERS WILL BE PERMITTED ONLY WHERE THEY WILL NOT SPALL THE CONCRETE AND NOT DAMAGE THE TENDONS. CONTRACTORS MUST LOCATE TENDONS AT THE SURFACE OF THE SLAB BOTH TOP AND BOTTOM BEFORE DRIVING FASTENERS.
- THOROUGHLY VIBRATE ALL CONCRETE, ESPECIALLY BEHIND ALL TENDON ANCHORS.
- NO CORING OR CHIPPING OPENINGS IN THE SLAB WILL BE PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER AND THE POST TENSION SUPPLIER.

TENDON STRESSING:

- THE STRESSING OPERATIONS MUST BE UNDER THE IMMEDIATE CONTROL OF A PERSON EXPERIENCED IN THIS TYPE OF WORK AND MUST MAINTAIN A CLOSE CHECK AND RIGID CONTROL OF ALL OPERATIONS.
- TENDONS SHALL BE STRESSED BY MEANS OF HYDRAULIC JACKS, EQUIPPED WITH CALIBRATED HYDRAULIC PRESSURE GAUGES. A CALIBRATION CHART SHALL ACCOMPANY EACH JACK AND GAUGE AND BE CALIBRATED AS A PAIR. A MAXIMUM VARIATION OF +/- 1% MAY OCCUR BETWEEN THE CALCULATED ELONGATION AND THE MEASURED ELONGATION.
- REMOVE THE GROMMETS FROM THE STRESSING ENDS. CHECK INSIDE EACH GROMMET HOLE TO MAKE SURE THAT THE ANCHORAGES ARE FREE FROM CEMENT PASTE. IF NOT, REMOVE ANY PASTE FOUND IN THE ANCHORS.
- INSERT WEDGES, SIDE BY SIDE BY HAND INTO EACH ANCHOR.
- REMOVE AND CLEAN ALL GREASE FROM TENDON TAILS. APPLY A PAINT MARK USING WHITE RUSTOLEUM PAINT ON EACH TENDON AT EACH STRESSING END AT A FIXED DISTANCE OF 3' FROM THE SLAB EDGE. CARE SHOULD BE TAKEN TO ASSURE AN EVEN PAINT MARK.
- STRESS TENDON TO 80% OF ULTIMATE CAPACITY, I.E. 330 KIPS. (SEE CALIBRATION CHART). SEAT THE WEDGES IN THE ANCHOR USING THE HYDRAULIC DEVICE BUILT INTO THE RAM.
- REMOVE RAM FROM TENDON. MEASURE AND RECORD ELONGATION IN STRESSING LOG.
- TENDONS THAT ARE STRESSED FROM BOTH ENDS NEED NOT BE STRESSED FROM BOTH ENDS SIMULTANEOUSLY. THESE TENDONS MAY HAVE MORE ELONGATION AT ONE END THAN AT THE OPPOSITE END. ELONGATION FROM BOTH ENDS MUST TOTAL THE ELONGATION SHOWN ON THE POST TENSION SHOP DRAWINGS.
- CALCULATED ELONGATIONS SHALL BE BASED UPON THE FOLLOWING FORMULA:
$$FL/AE = 283 \times L \times 12 / 0.183 \times 283,500 = 0.219 \times L$$
- IF JOBSITE CONDITIONS WARRANT, THE LOCATION OF THE FIXED END ANCHORAGE MAY BE REVERSED WITH THE LOCATION OF THE STRESSING END ANCHORAGE LOCATION.
- COMPLETE AND ACCURATE RECORDS SHALL BE MAINTAINED OF THE STRESSING OPERATION, INCLUDING JACKING FORCES, ELONGATIONS ETC AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE SHEARING OFF EXCESS TENDON ENDS.
- IN Banded SLAB, STRESS UNIFORM TENDONS FIRST, THEN STRESS Banded TENDONS. DISTRESSING EQUIPMENT SHALL BE ON SITE AT ALL TIMES.
- CARE SHALL BE TAKEN IN HANDLING STRESSING EQUIPMENT IN ORDER TO INSURE THAT PROPER CALIBRATION IS MAINTAINED.
- TAKE SAFETY PRECAUTIONS AS NECESSARY. DO NOT PERMIT WORKMEN TO STAND IN FRONT OR BEHIND JACKS WHILE STRESSING TENDONS.

CUTTING POST TENSION TENDON TAILS:

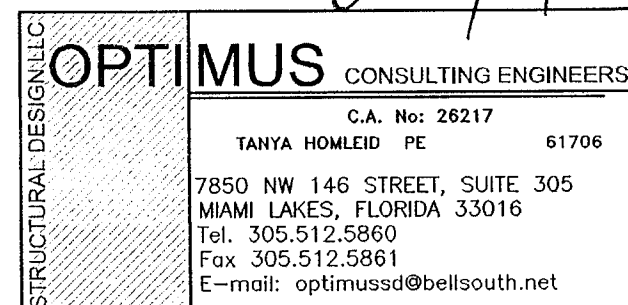
- TENDONS SHALL NOT BE CUT OR GROMMET POCKETS FILLED UNTIL ELONGATION RECORDS (STRESSING LOGS) ARE REVIEWED AND APPROVED BY THE ENGINEER. CUTTING OF TAILS SHALL BE DONE AS SOON AS POSSIBLE AFTER APPROVAL OF ELONGATIONS IS GIVEN, PREFERABLY WITHIN 24 HOURS.
- EACH TENDON TAIL SHALL BE COLD-SHEARED USING THE 'POCKET-SHEAR' ALLOWING FOR NOT LESS THAN 1" OF CONCRETE COVER OVER THE END.
- ALL TENDON ENDS BE CLEAN CUT AND FREE OF BURRS. OXYACETYLENE TORCHES SHALL NOT BE USED TO CUT TENDON ENDS.
- ALL TENDON ENDS SHALL BE ACCESSIBLE FOR INSPECTION PRIOR TO AND DURING CUTTING OPERATIONS.
- DO NOT DAMAGE CONCRETE, ANCHORAGE OR TENDON DURING REMOVAL OF EXCESS TENDON.
- ALL TENDON ENDS SHALL BE CUT, GREASE CAPS INSTALLED AND BLOCK-OUTS GROUTED BEFORE THE ERECTION OF ANY EXTERIOR CMU WALLS OR PARAPET WALLS.

SEALING ANCHORAGE BLOCK-OUTS:

- ALL STRESSING END ANCHORAGES SHALL HAVE THE ENCAPSULATING GREASE CAPS PROPERLY INSTALLED IN THE ANCHOR. SEE DETAIL THIS SHEET.
- ALL TENDON ENDS SHALL BE ACCESSIBLE FOR INSPECTION DURING THE INSTALLATION OF THE GREASE CAPS.
- COAT THE INSIDE SURFACE OF ALL GROMMET BLOCK-OUTS WITH Sika ARMATEC 110 BONDING AGENT. PACK BLOCK-OUTS WITH AN APPROVED HIGH STRENGTH NON-SHRINK, NON-METALLIC GROUT. CARE SHALL BE TAKEN SO AS TO INSURE THE BLOCK-OUTS ARE COMPLETELY FILLED WITH GROUT AND PROPERLY SEALED.

REDESIGN, VALUE ENGINEERING:

- ENGINEERING COMPANIES AND POST TENSION COMPANIES USE MANY DIFFERENT SOFTWARE PROGRAMS FOR THE DESIGN OF POST TENSION SLABS. BECAUSE OF THIS, ALL POST TENSION SUPPLIERS SHALL INCLUDE ALL VALUE ENGINEERING ALONG WITH ANY ADDITIONAL TENDON QUANTITIES, REINFORCING OR STUDRAILS THAT THEY REQUIRE IN THEIR BID PRICE FOR THIS PROJECT.
- IF THE POST TENSION SUPPLIER ELECTS TO CHANGE THE DESIGN CONCEPT INDICATED ON THE STRUCTURAL DRAWINGS BY CHANGING Banded AND UNIFORM TENDON DIRECTIONS, THEN THE FOLLOWING ITEMS HAVE TO BE SUBMITTED.
 - IN ADDITION TO THE POST TENSION SHOP DRAWINGS AND CALCULATIONS, A NEW REINFORCING PLAN SHOWING ALL REQUIRED TOP AND BOTTOM REINFORCING SHALL BE SUBMITTED. THIS PLAN SHALL ALSO INCLUDE ANY REINFORCING REQUIRED FOR PUNCHING SHEAR.
 - THIS ADDITIONAL REINFORCING PLAN SHALL BE SUBMITTED TO CONTRACTOR TO FACILITATE PROPER DETAILING AND FABRICATION SO AS NOT TO DELAY THE CONSTRUCTION SCHEDULE. THE POST TENSION SUPPLIER SHALL ALSO REVISE THE STRUCTURAL DRAWINGS AT HIS OWN COST OR PAY THE ENGINEER FOR ADDITIONAL SERVICES.
 - THE POST TENSION SHOP DRAWINGS AND REINFORCING DRAWINGS SHALL BE SUBMITTED AS ONE COMPLETE SUBMITTAL PER FLOOR.
 - ALL CHANGES AND REVISIONS BY THE POST TENSION SUPPLIER ARE SUBJECT THE ENGINEER OF RECORD REVIEW AND APPROVAL. REVIEW OF CHANGES AND REVISIONS IN THE POST TENSION DESIGN CONSTITUTES ADDITIONAL SERVICES AND WILL BE BILLED AT AN HOURLY RATE TO THE RESPONSIBLE PARTY.
- POST TENSIONED SLABS AND BEAMS SHALL BE BY A SPECIALTY ENGINEER.



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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE.