

ROOF FRAMING PLAN

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

ROOF PLAN NOTES:

1. PROVIDE 8" MINIMUM CONCRETE SLAB REINFORCED WITH #4 @ 8" c/c E.W. BOTTOM, ADDED TOP REINFORCING ARE NOTED IN PLAN (FC = 5000 PSI).
2. FOR ALL PARAPET WALLS PROVIDE REINFORCED MASONRY WITH #5 @ 24" c/c. USE 3000 PSI GROUT MIX CONCRETE WITH 3" V-1" SLUMP. USE 2" @ EACH END AT PARAPET.
3. VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURE BEFORE COMMENCEMENT.
4. W-1 = CONCRETE WALL. BELOW SEE SCHEDULE.
5. PROVIDE 3" MINIMUM CONCRETE SLAB REINFORCED WITH #5 @ 6" c/c E.W. BOTTOM, ADDED TOP REINFORCING ARE NOTED IN PLAN (FC = 5000 PSI).

LOADS DESIGN:

LIVE LOAD = 30 PSF

DEAD LOAD = 30 PSF

DRAWN BY:

REVISIONS:

AA000369
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

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NEW RESIDENCE
FOR:
4354 ALTON RD.
MIAMI BEACH, FL 33139

DATE: 10-20-2014

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S-4
ROOF
FRAMING PLAN

REVISIONS:	
1	11-24-2015, BLDG. DEPT. COMMENTS.
2	12-15-2015, BLDG. DEPT. COMMENTS.

AA000569
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001612

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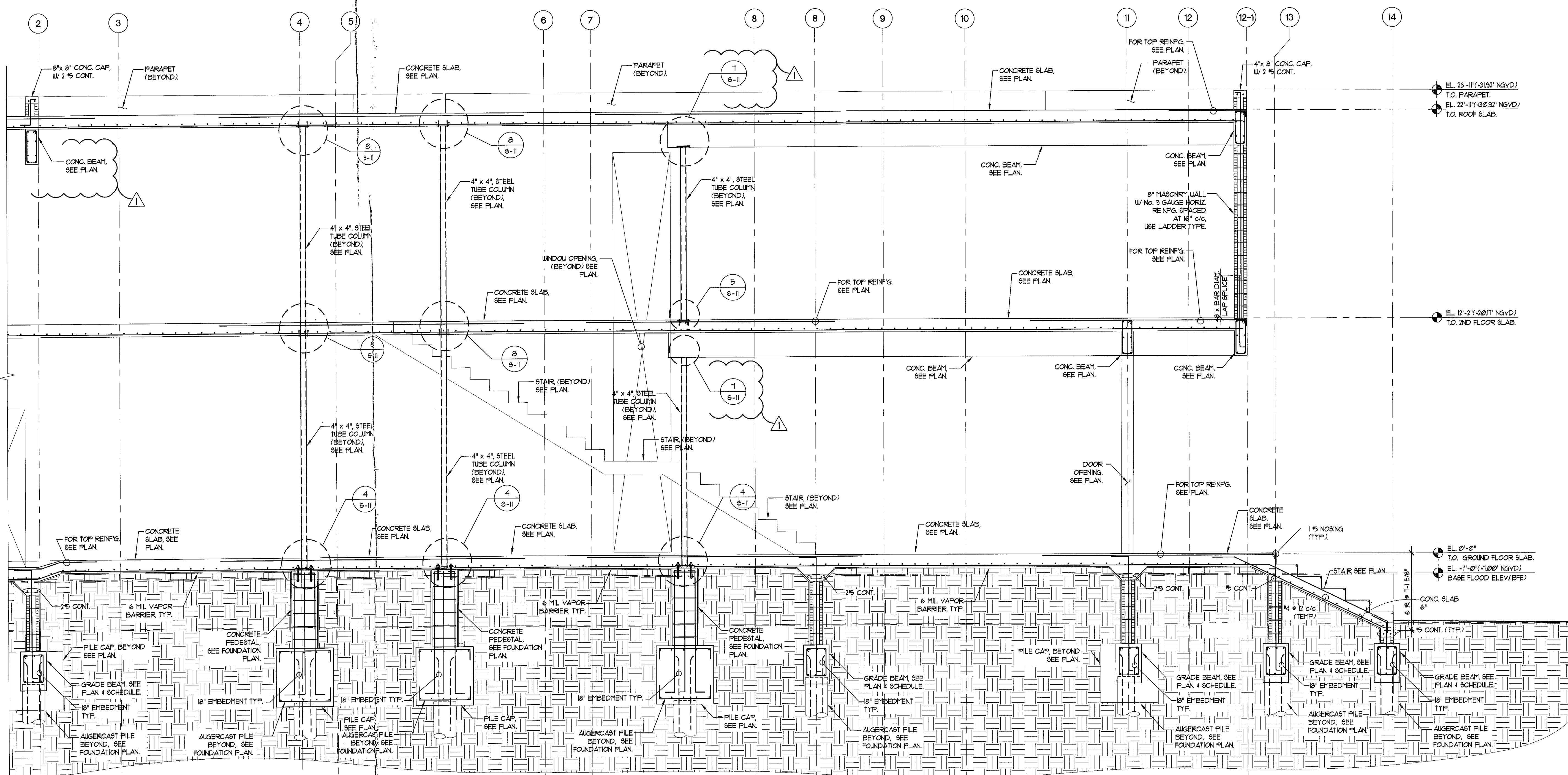
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DATE: 10-20-2014

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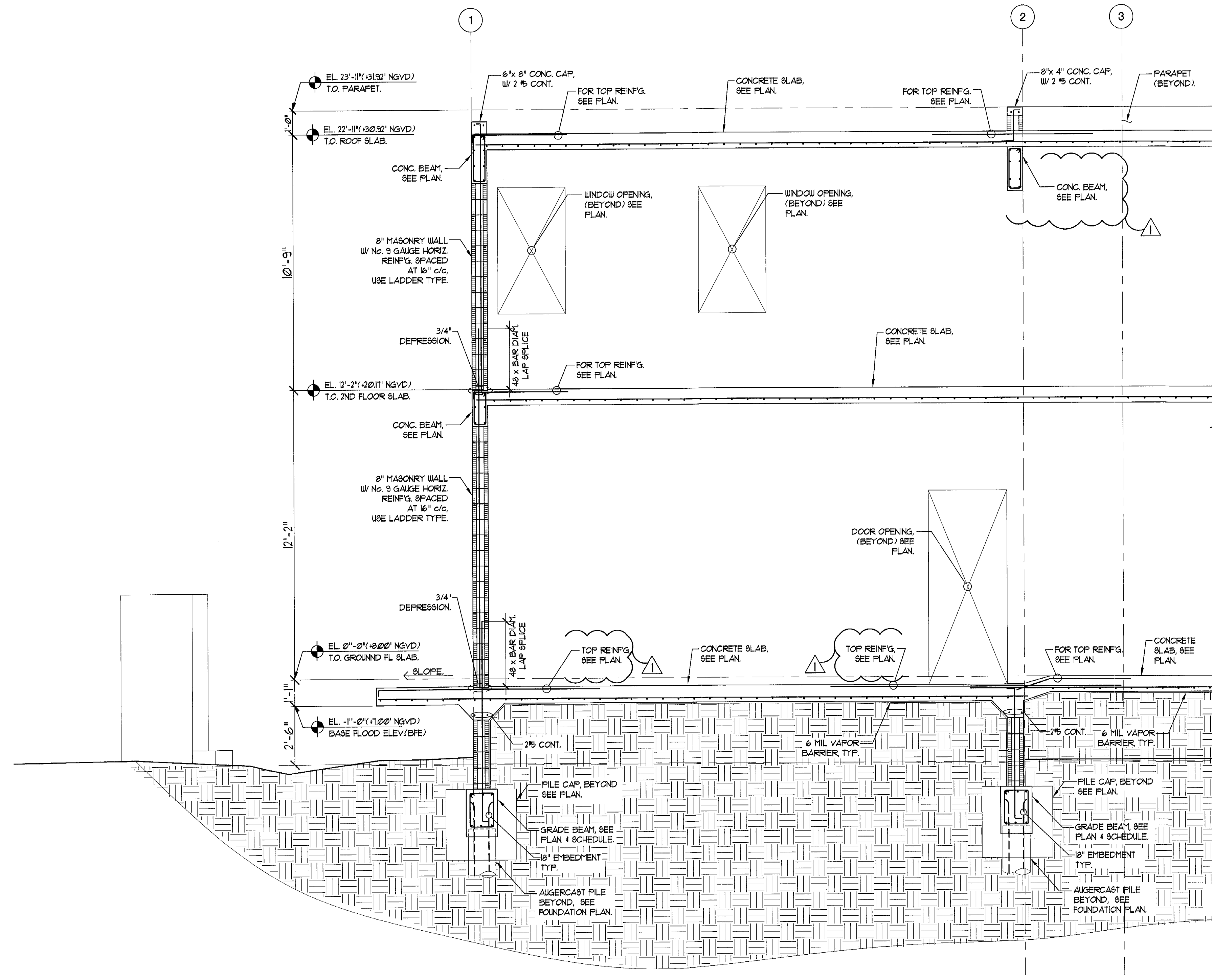
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S-5
BUILDING SECTION



BUILDING SECTION
SCALE: 3/8"=1'-0"
1
S-5

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BUILDING SECTION

SCALE: 3/8"=1'-0"

1
S-5.1

REVISIONS:	
1	11-24-2018, BLDG. DEPT. COMMENTS
2	12-15-2018, BLDG. DEPT. COMMENTS

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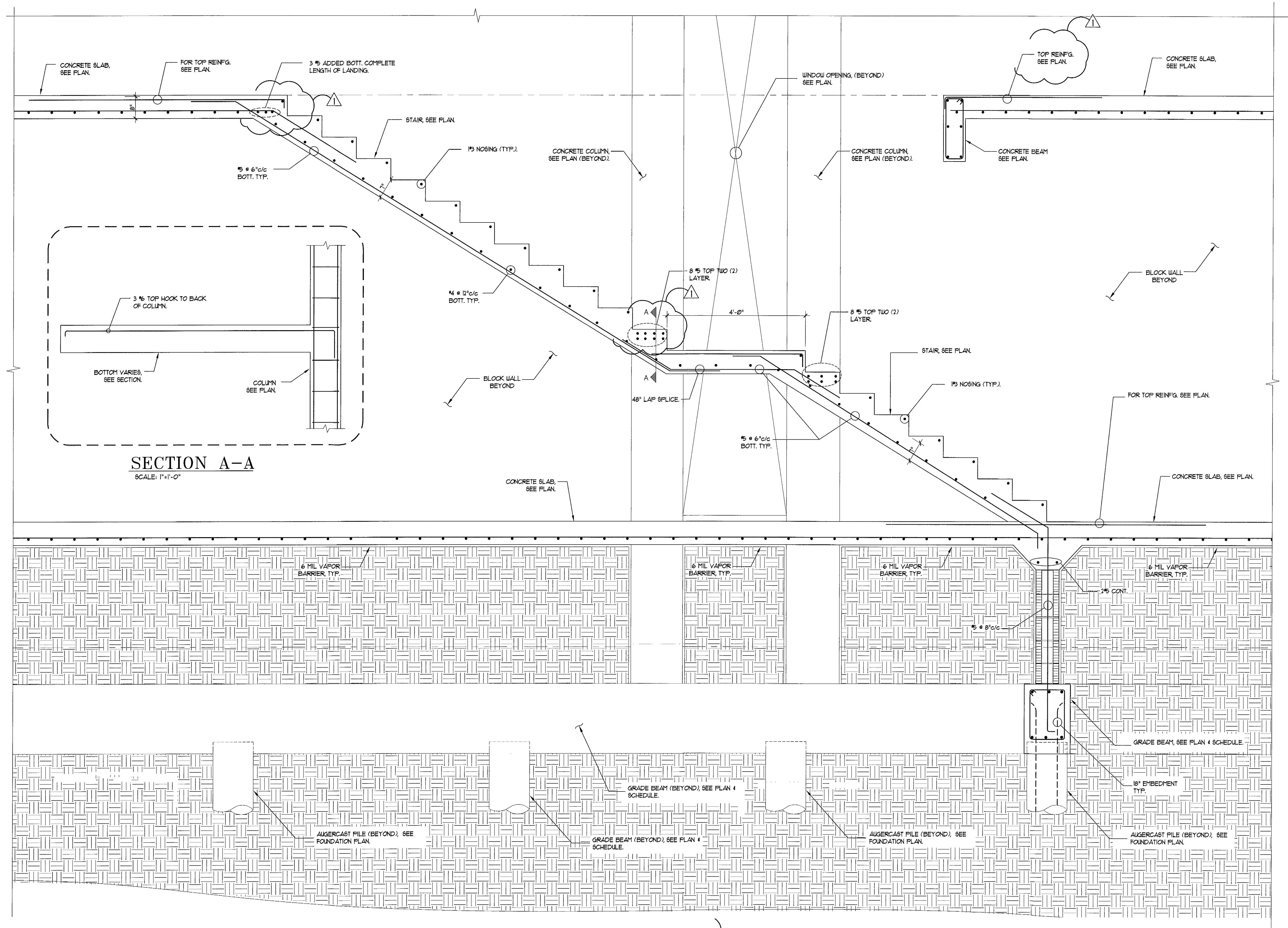
DATE: 10-20-2014

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S-5.1
BUILDING SECTION



CONCRETE STAIR SECTION

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

1
S-5.2

REVISIONS:
11-24-2018 : BLDG. DEPT. COMMENTS.
12-15-2018 : BLDG. DEPT. COMMENTS.

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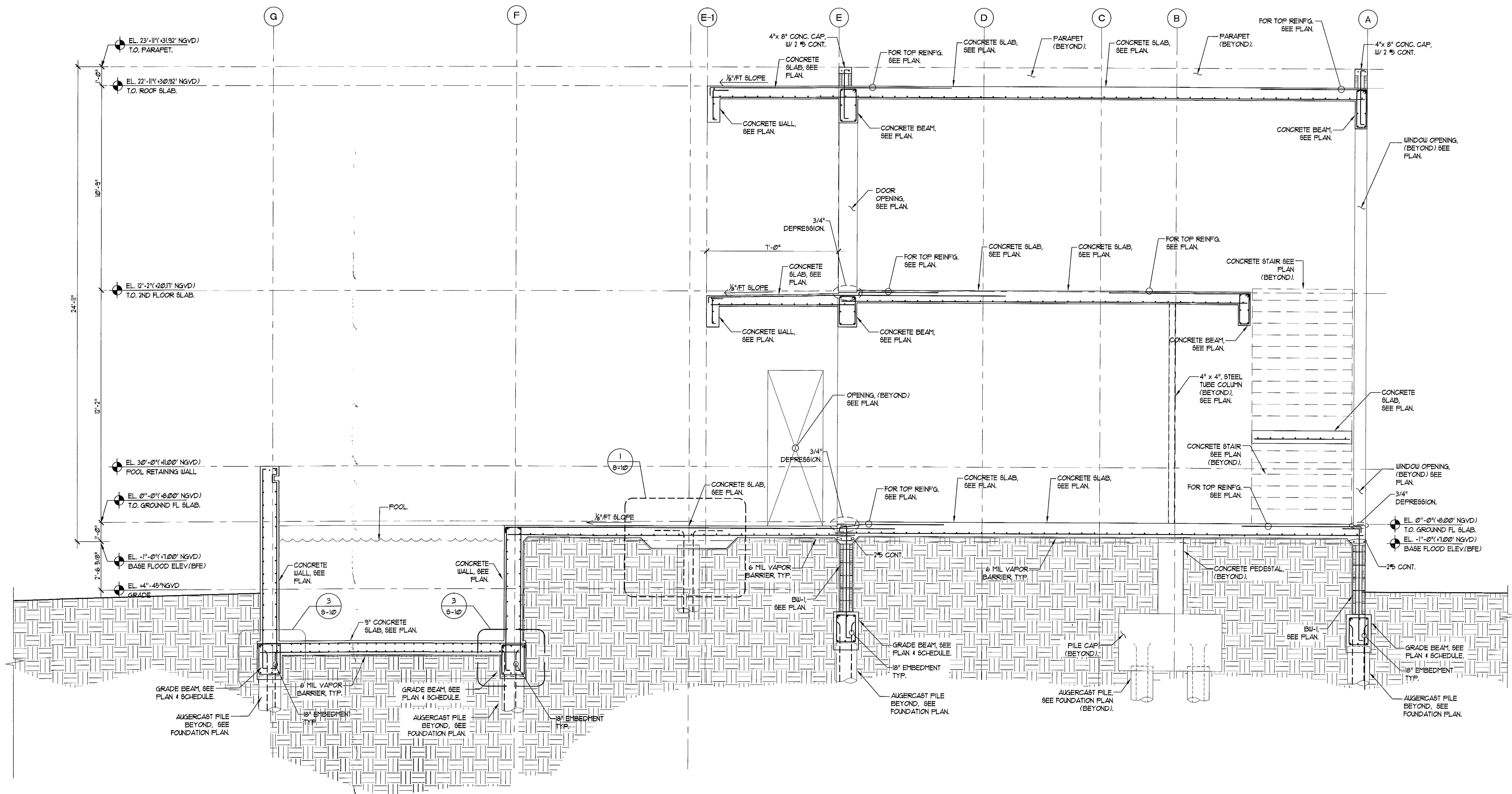
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S-5.2

BUILDING SECTION

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BUILDING SECTION
SCALE: 3/8"=1'-0"

1
S-6

REVISIONS:	
1	11-24-2018 • BLDG. DEPT. COMMENTS
2	12-18-2018 • BLDG. DEPT. COMMENTS

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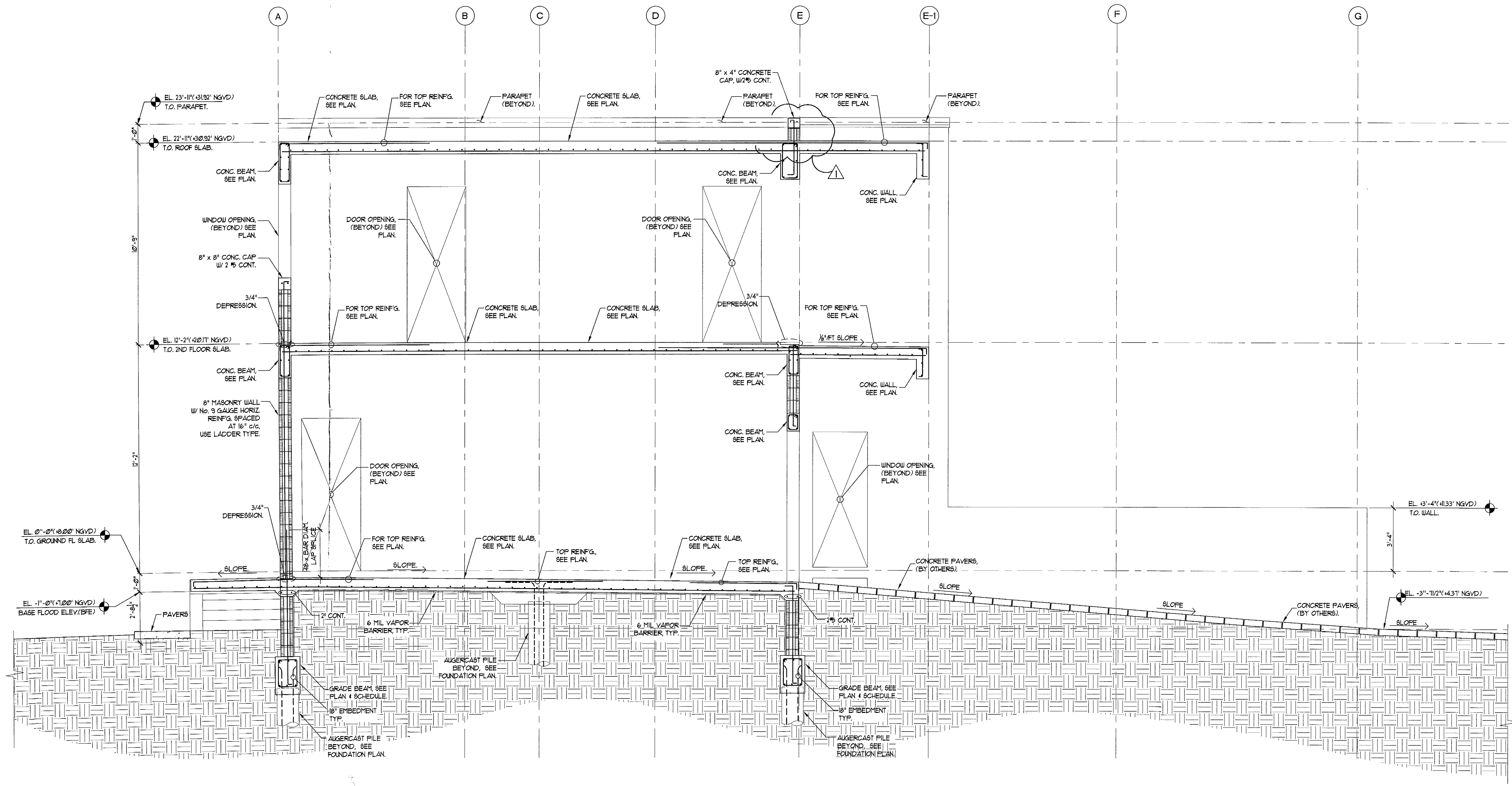
DATE: 10-20-2014

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S-6
BUILDING
SECTION

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BUILDING SECTION
SCALE: 3/8"=1'-0"
1
S-7

REVISIONS:	
11-24-2015	BLDG. DEPT. COMMENTS
12-5-2015	BLDG. DEPT. COMMENTS

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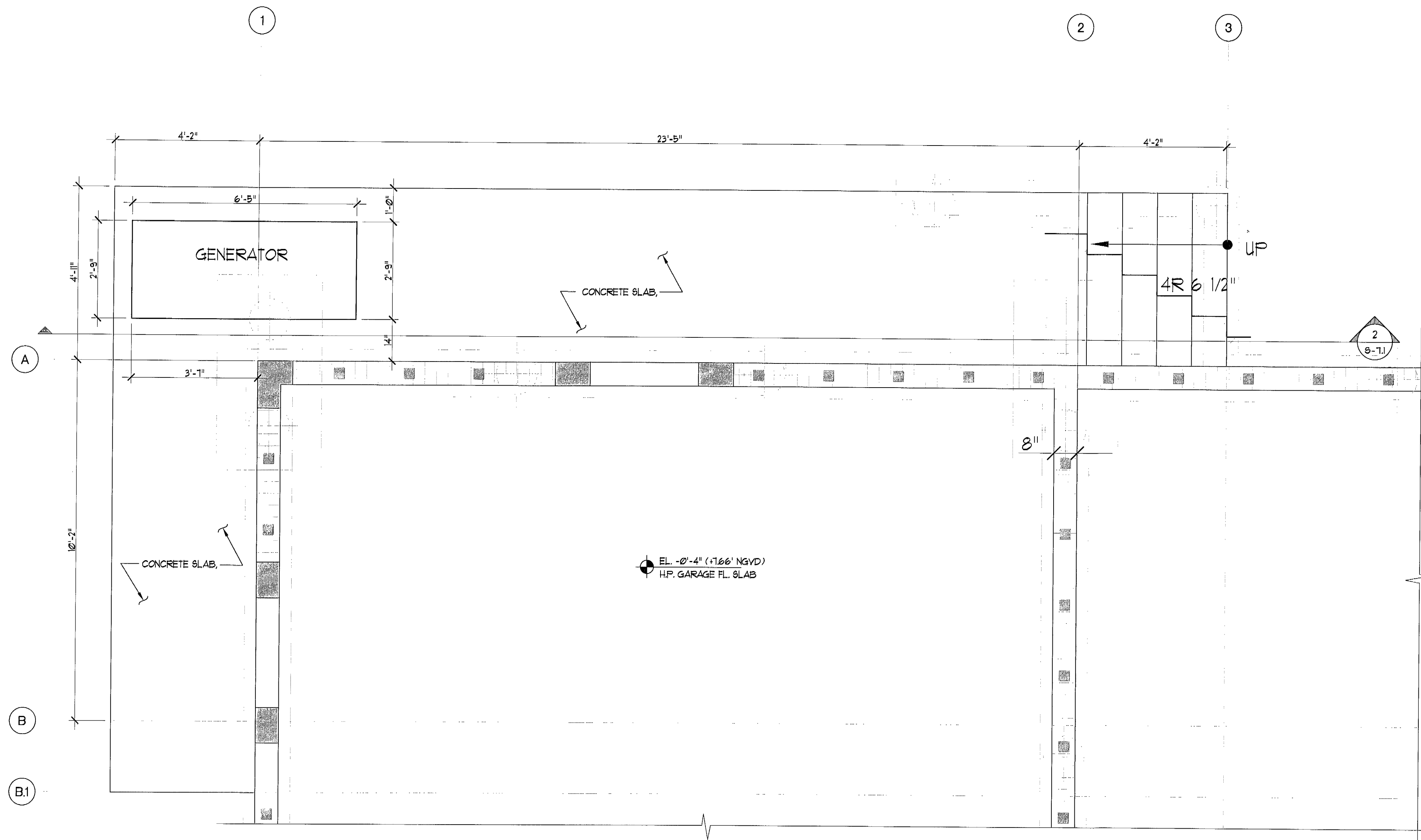
DATE: 10-20-2014

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S-7
BUILDING SECTION

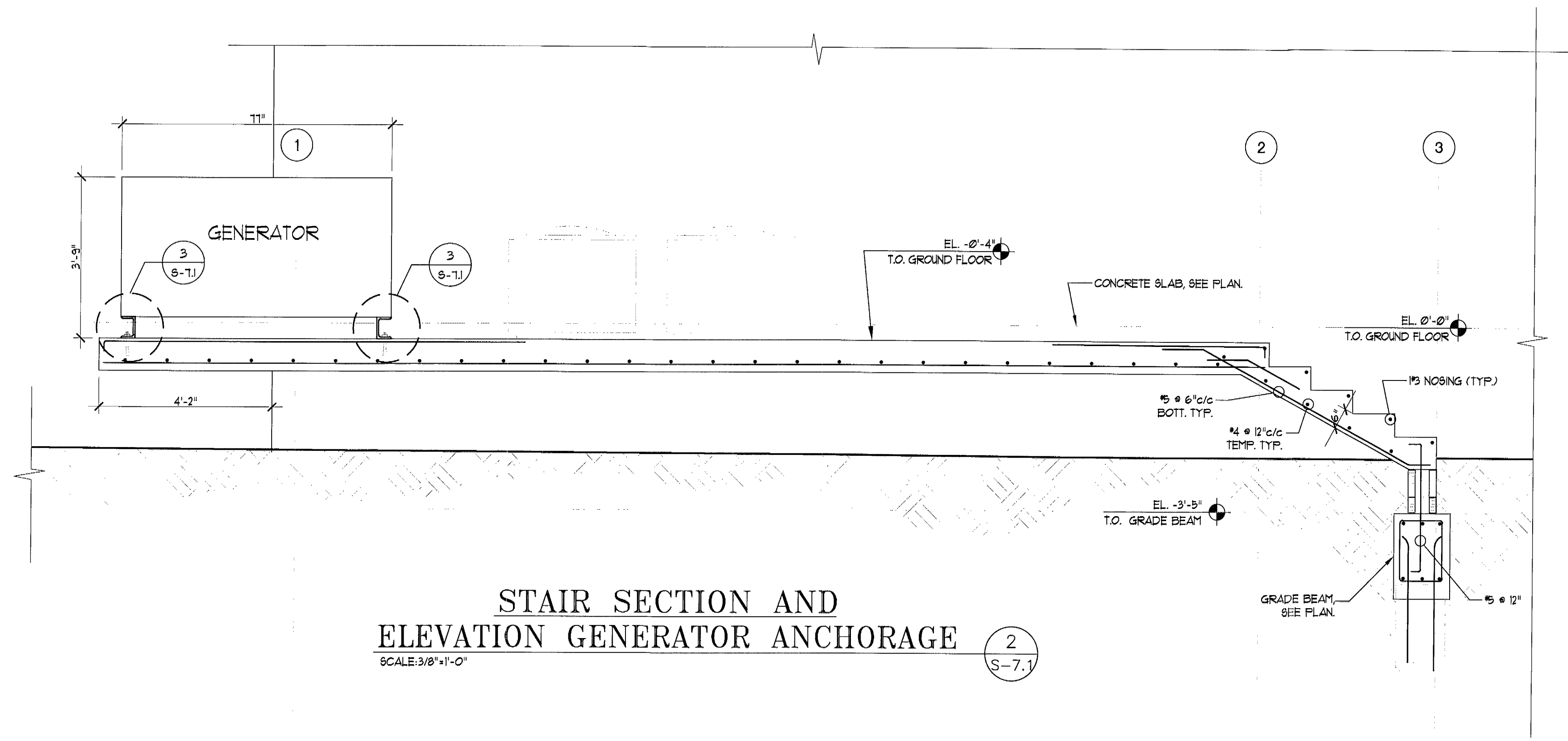
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PLAN VIEW GENERATOR

SCALE: 3/8"=1'-0"

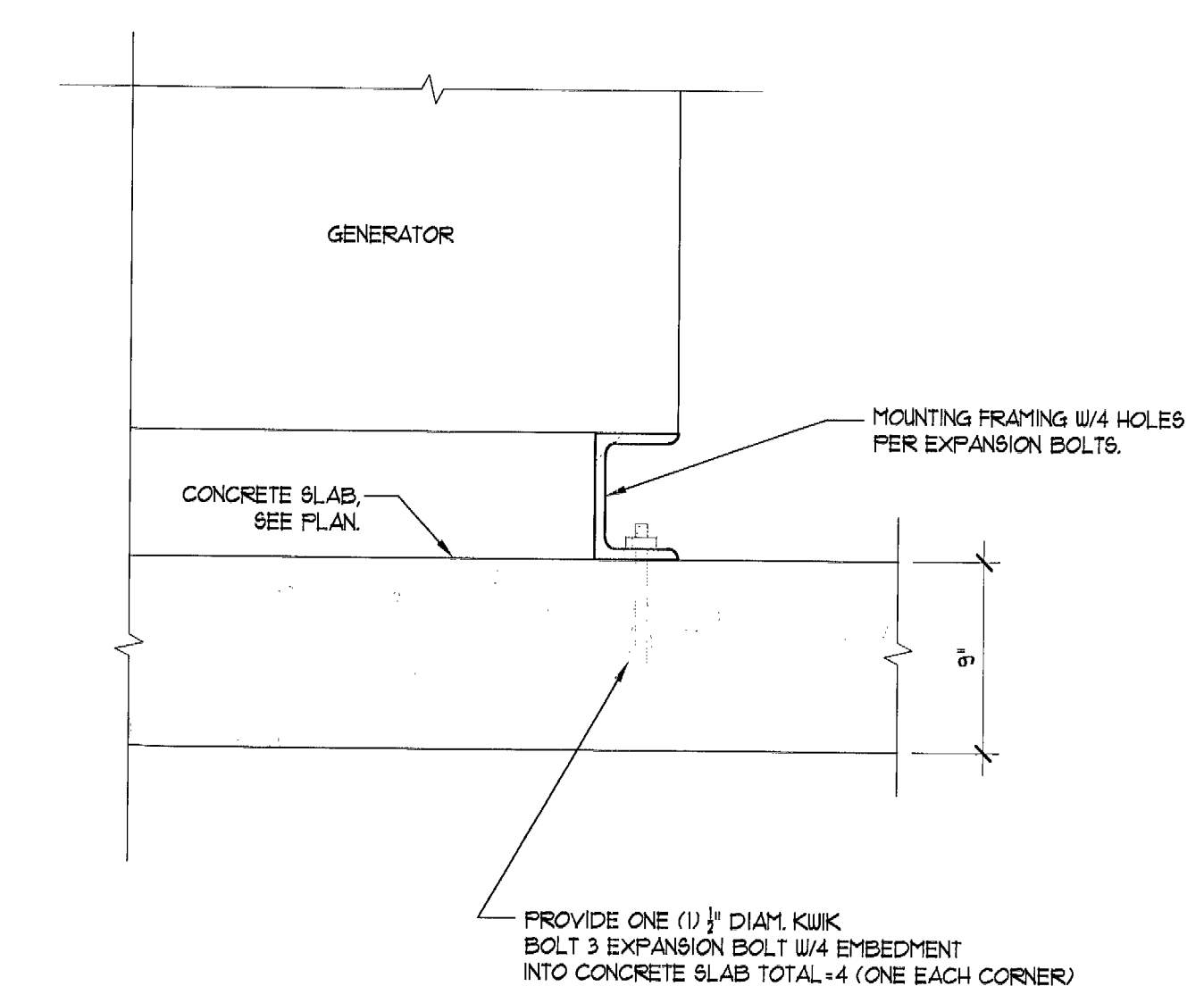
1
S-7



STAIR SECTION AND
ELEVATION GENERATOR ANCHORAGE

SCALE: 3/8"=1'-0"

2
S-7.1



CONNECTION DETAIL

SCALE: 3/8"=1'-0"

3
S-7

DRAWN BY:	ANTHONY LEON
REVISIONS:	

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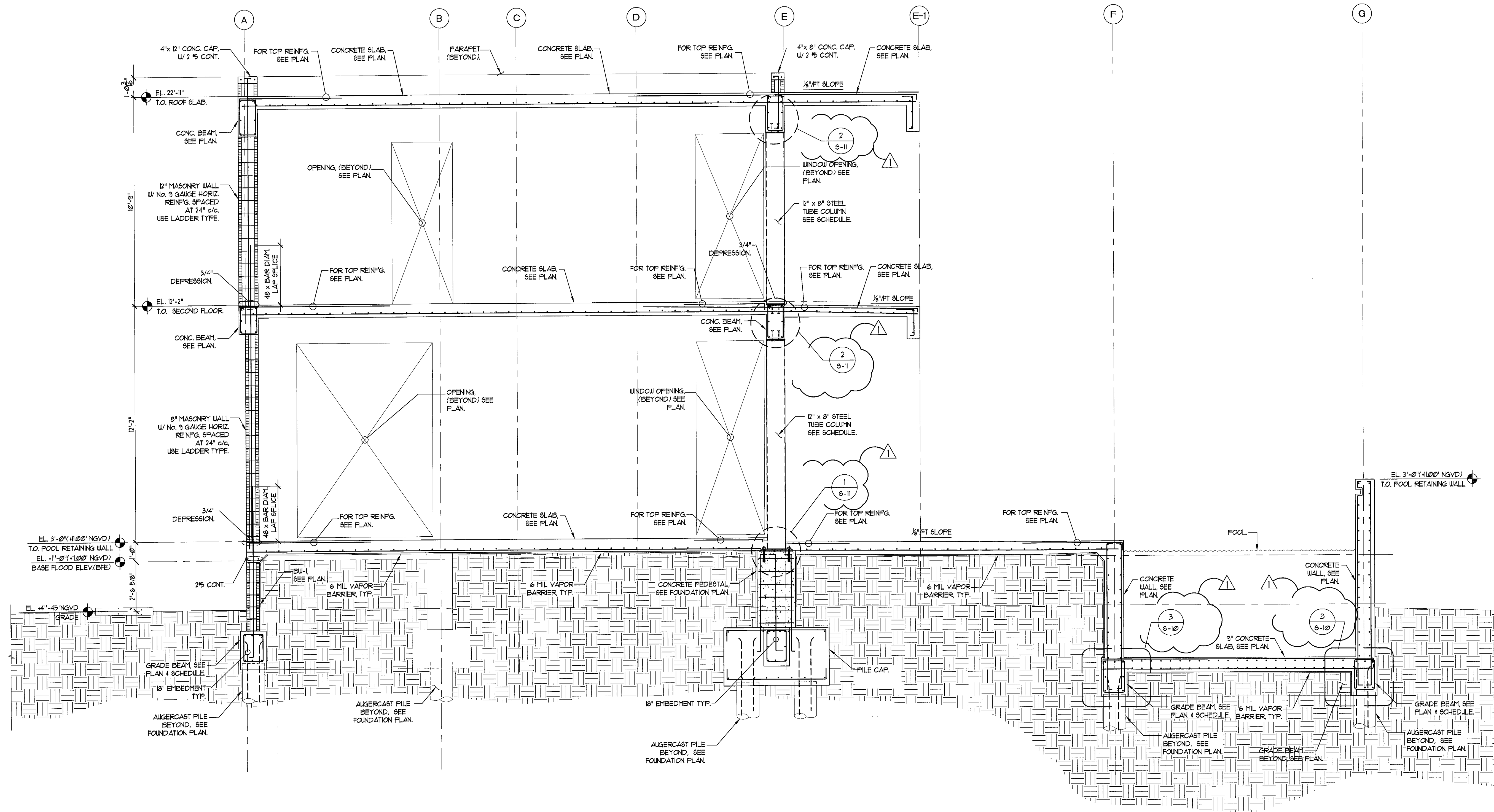
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S-7.1
DETAILS



BUILDING SECTION

SCALE: 3/8"=1'-0"

1
S-8

REVISIONS:
1-24-2015, BLDG. DEPT.
COMMENTS:
2-16-2015, BLDG. DEPT.
COMMENTS:

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DATE: 10-20-2014

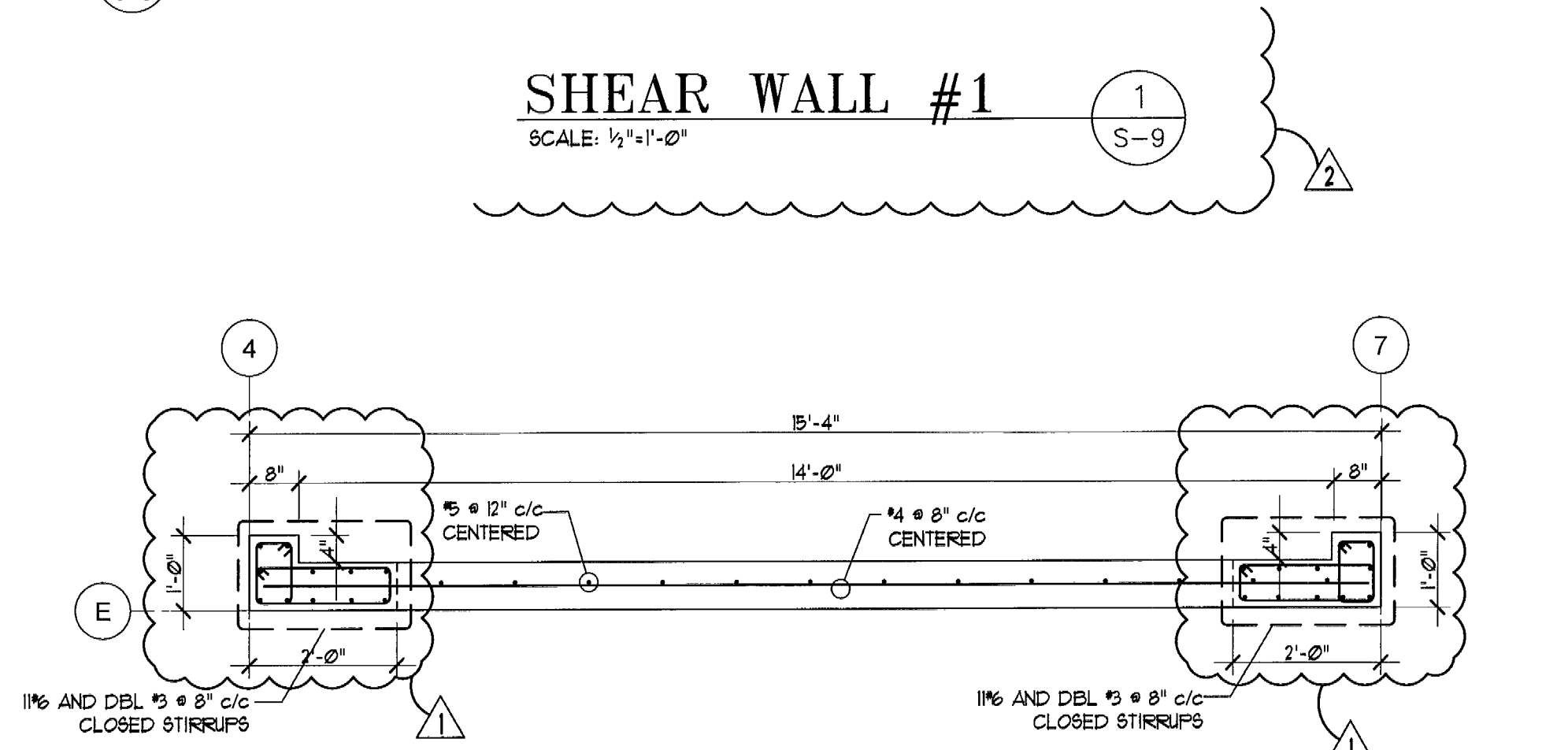
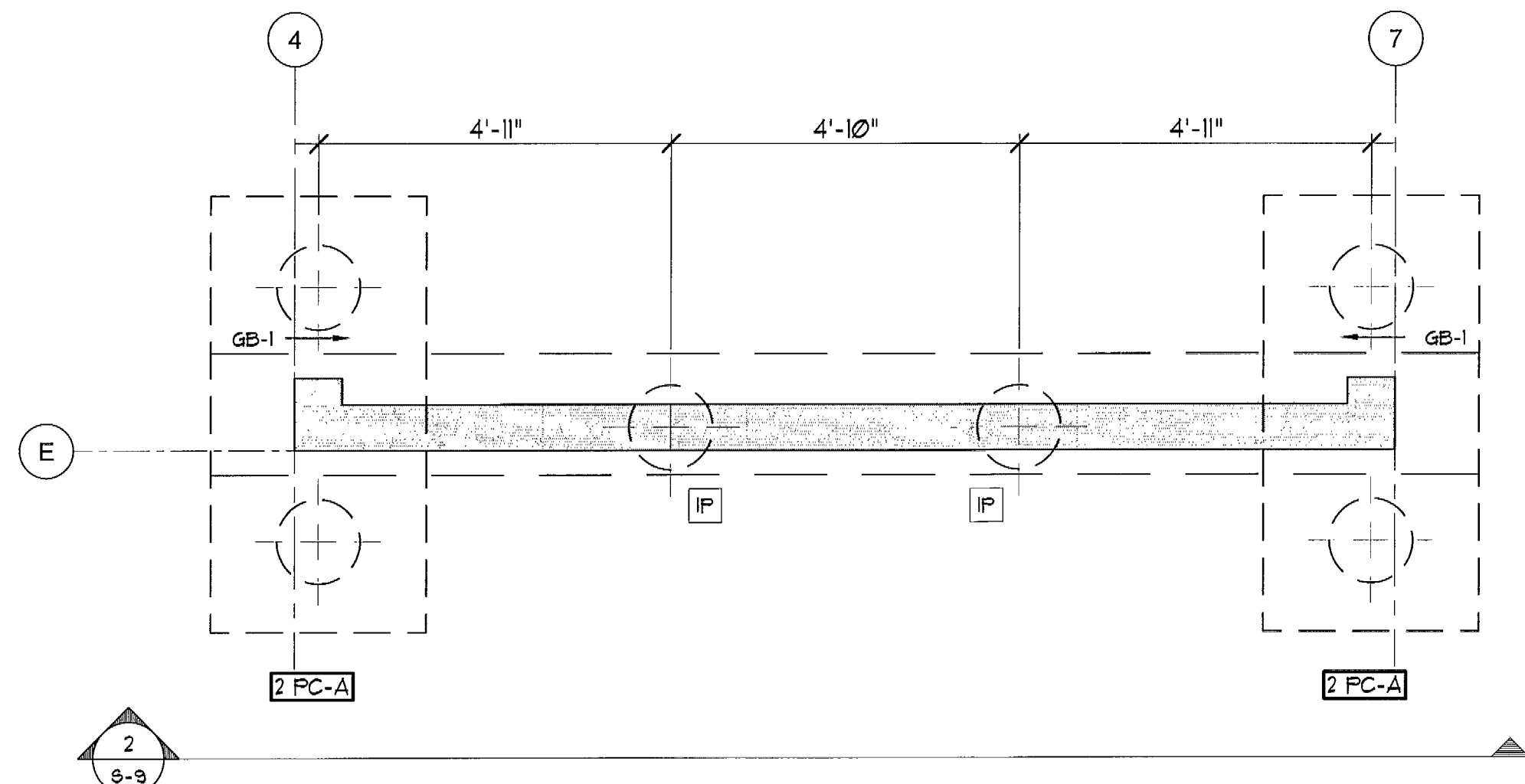
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S-8

BUILDING
SECTION.

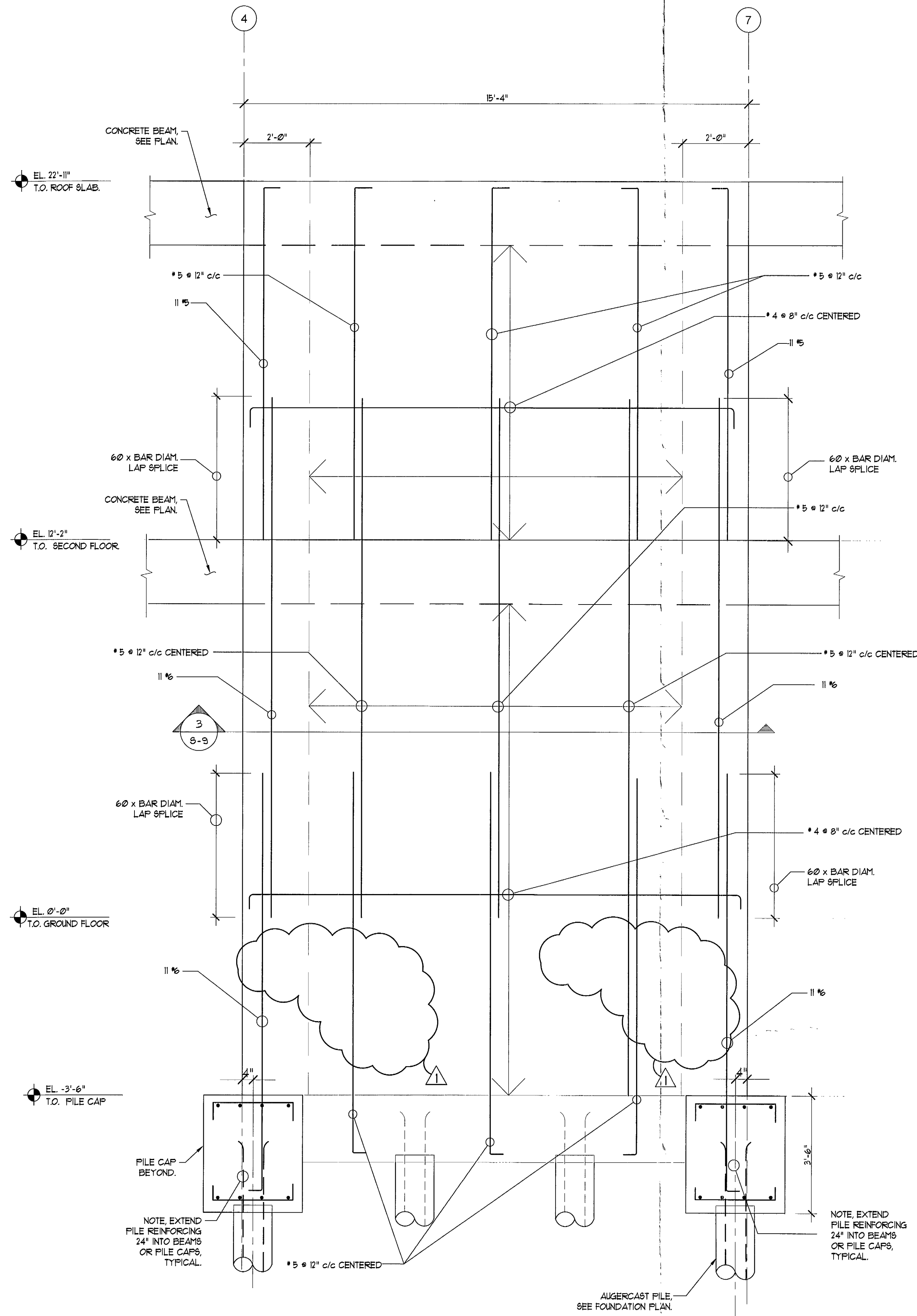


SHEAR WALL #1 BAR PLACEMENT DIAGRAM
FOUNDATION OF THE SECOND FLOOR

SHEAR WALL VERTICAL REINFORCING SPLICING				
BAR SIZE	4,000 P.S.I.	5,000 P.S.I.	6,000 P.S.I.	REMARKS
#4	24"	21"	19"	BASED ON 50% SPLICING
#5	24"	21"	19"	BASED ON 50% SPLICING
#6	24"	21"	19"	BASED ON 50% SPLICING
#7	32"	29"	26"	BASED ON 50% SPLICING
#8	42"	38"	35"	BASED ON 50% SPLICING
#9	53"	48"	44"	BASED ON 50% SPLICING
#10	68"	61"	55"	BASED ON 50% SPLICING
#11	83"	74"	68"	BASED ON 50% SPLICING

SHEAR WALL NOTES:

- FOR CONCRETE STRENGTHS SEE SHEARWALL ELEVATIONS.
- FOR HORIZONTAL WALL REINFORCING, SEE SHEARWALL ELEVATIONS.
- FOR VERTICAL WALL REINFORCING, SEE SHEARWALL ELEVATIONS.
- SEE TABLE FOR SHEARWALL VERTICAL STEEL SPLICE LENGTHS.
- NOTE, AS THE MAIN VERTICAL REINFORCING IS REDUCED, THE INTERMEDIATE VERTICAL REINFORCING MUST BE INCREASED. USE #5 @ 12" c/c VERT. EA. FACE AS INTERMEDIATE REINFORCING TYPICAL.



ELEVATION DETAIL
SHEAR WALL #1

REVISIONS:	
1	1-24-2008 : BLDG. DEPT. COMMENTS
2	2-8-2009 : BLDG. DEPT. COMMENTS

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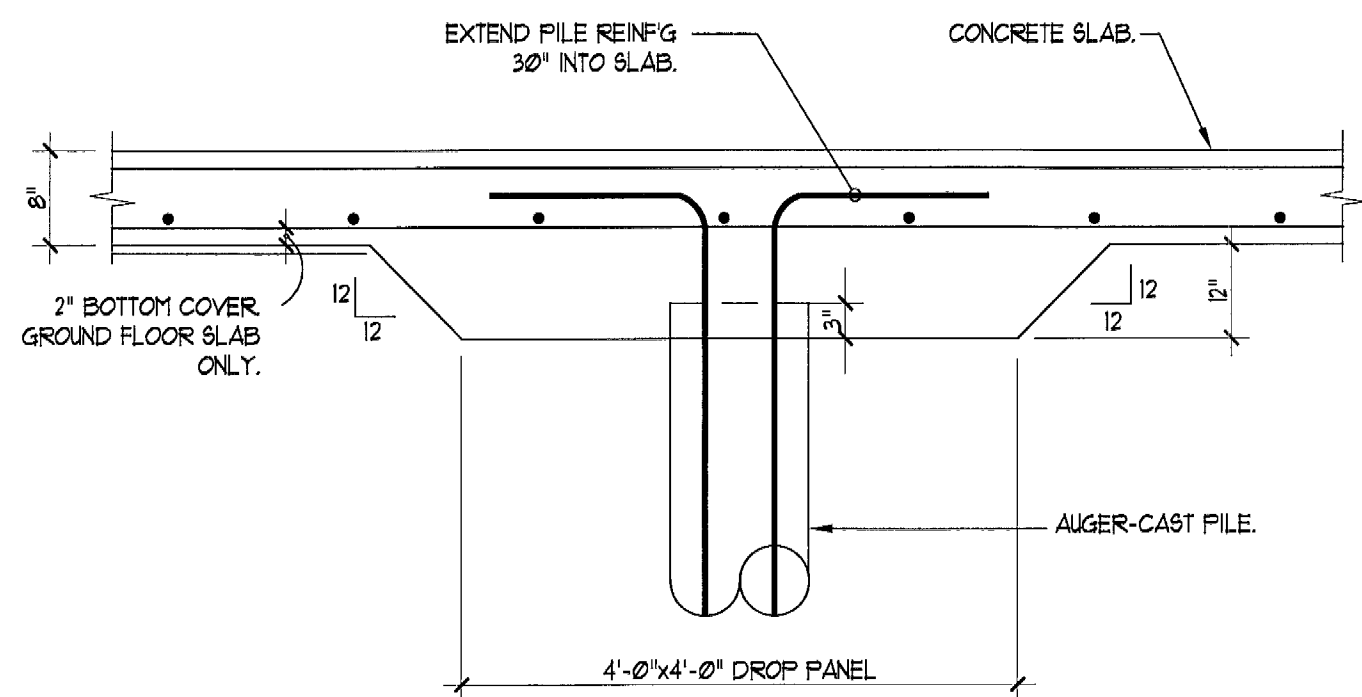
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DATE: 10-20-2014

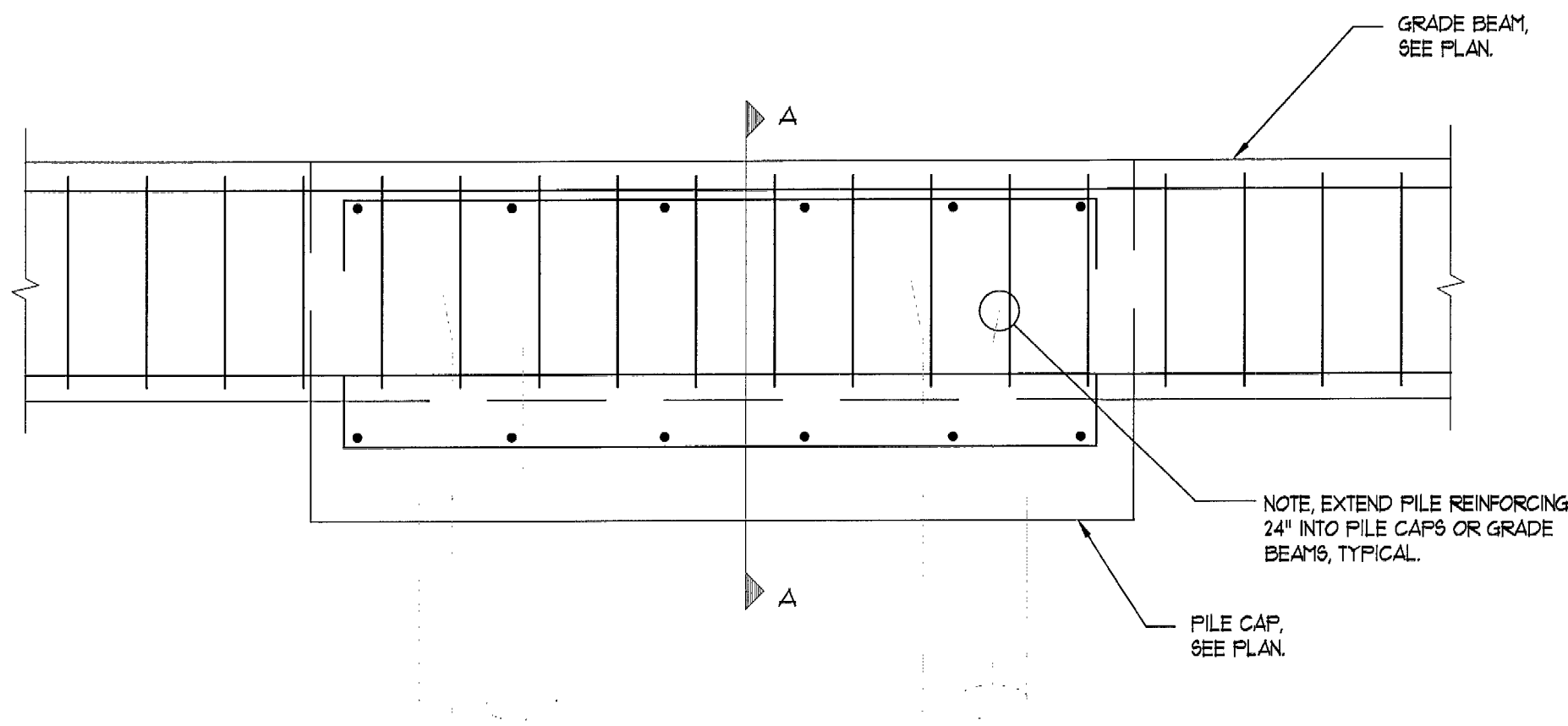
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S-9
SHEAR WALL #1.
FOUNDATION &
BARS DIAGRAM.

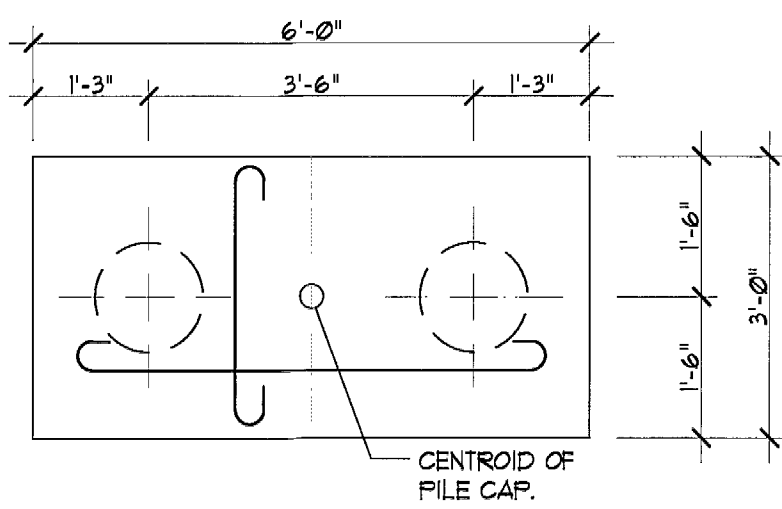


**GROUND FLOOR
DROP PANEL DETAIL** 1
SCALE: 3/4" = 1'-0"



TYPICAL PILE CAP/GRADE BEAM DETAIL 2
SCALE: 3/4" = 1'-0"

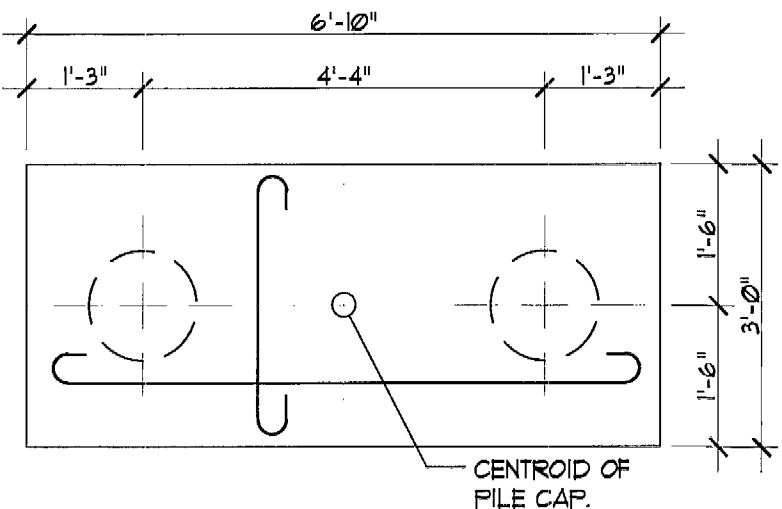
- NOTES:
1. ALL GRADE BEAMS MUST RUN CONT. THRU ALL PILES CAPS AS SHOWN.
 2. ALL GRADE BEAMS MUST RUN CONT. THRU TO BACK OF PILE CAPS IF GRADE BEAM TERMINATES AT PILE CAP.



2P.C. (14"Ø 35 TONS)

T = 42"
1 # SHORT WAY TOP & BOTTOM
1 # LONG WAY TOP & BOTTOM
180° HOOK EA. END, EA. WAY.
(USE 5000 PSI CONCRETE)

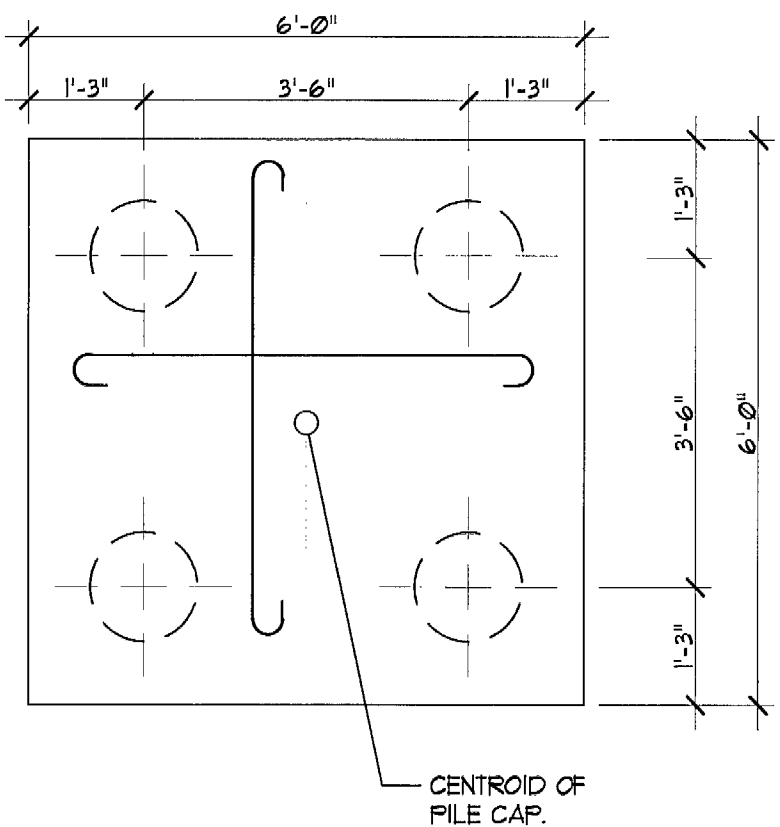
NOTES: -CENTER OF PILE CAP TO BE LOCATED AT CENTROID OF COLUMN, U.O.N.



2P.C.A (14"Ø 35 TONS)

T = 42"
8 # SHORT WAY TOP & BOTTOM
1 # LONG WAY TOP & BOTTOM
180° HOOK EA. END, EA. WAY.
(USE 5000 PSI CONCRETE)

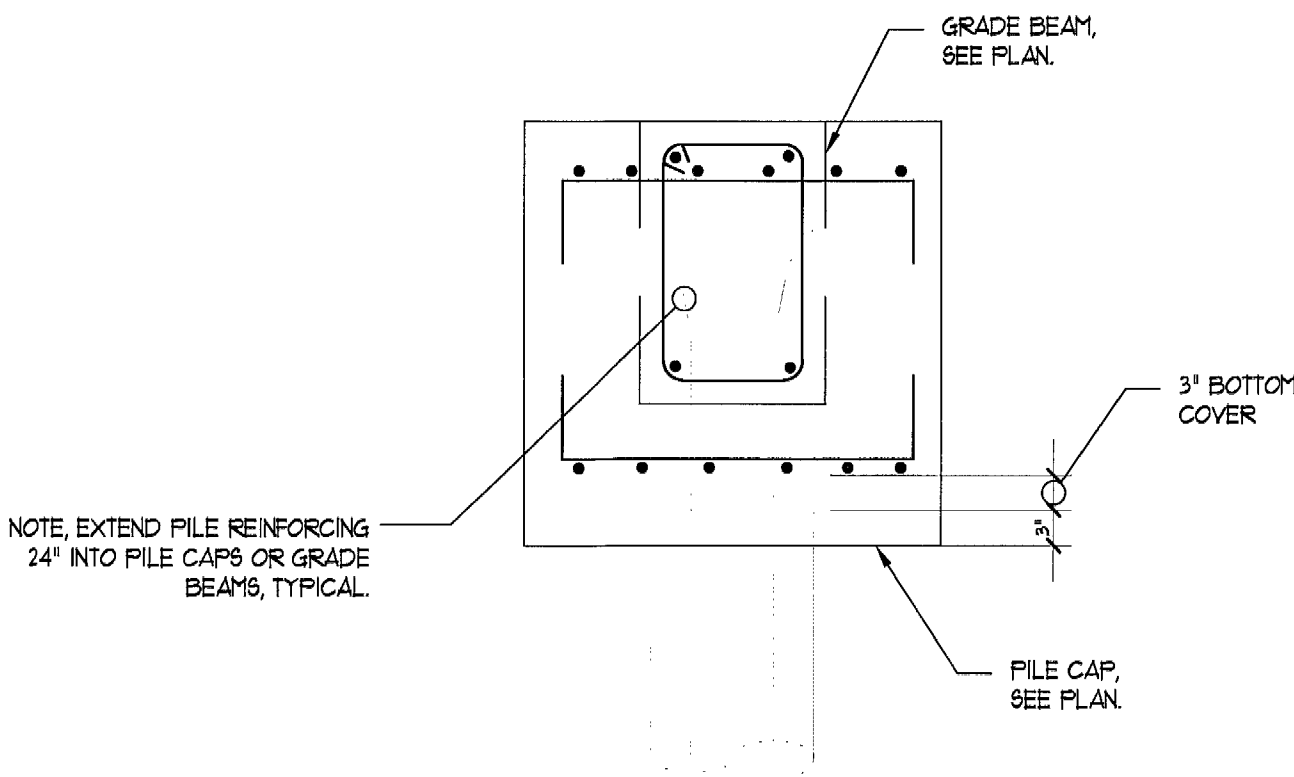
NOTES: -CENTER OF PILE CAP TO BE LOCATED AT CENTROID OF COLUMN, U.O.N.



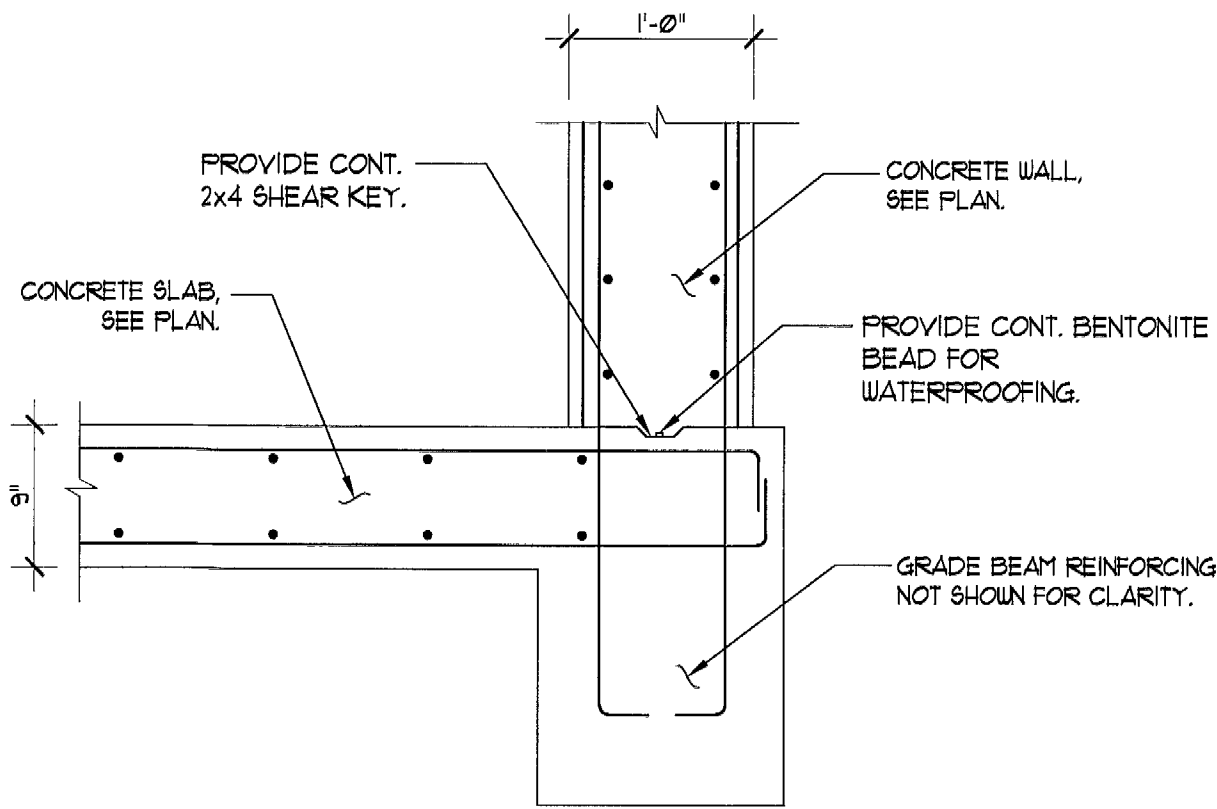
4P.C. (14"Ø 35 TONS)

T = 42"
16 # 8" c/c EACH WAY TOP & BOTTOM
180° HOOK EA. END, EA. WAY. (USE 5000 PSI CONCRETE)

NOTES: -CENTER OF PILE CAP TO BE LOCATED AT CENTROID OF COLUMN, U.O.N.



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



**CONCRETE POOL
WATERPROOFING DETAIL** 3
SCALE: 1" = 1'-0"

DRAWN BY:

REVISIONS:

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DATE: 10-20-2014

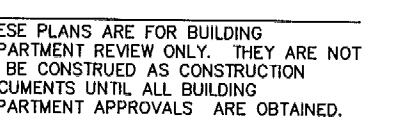
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S-10
PILE CAPS
DETAILS.

11-24-2015 BLDG. DEPT. COMMENTS

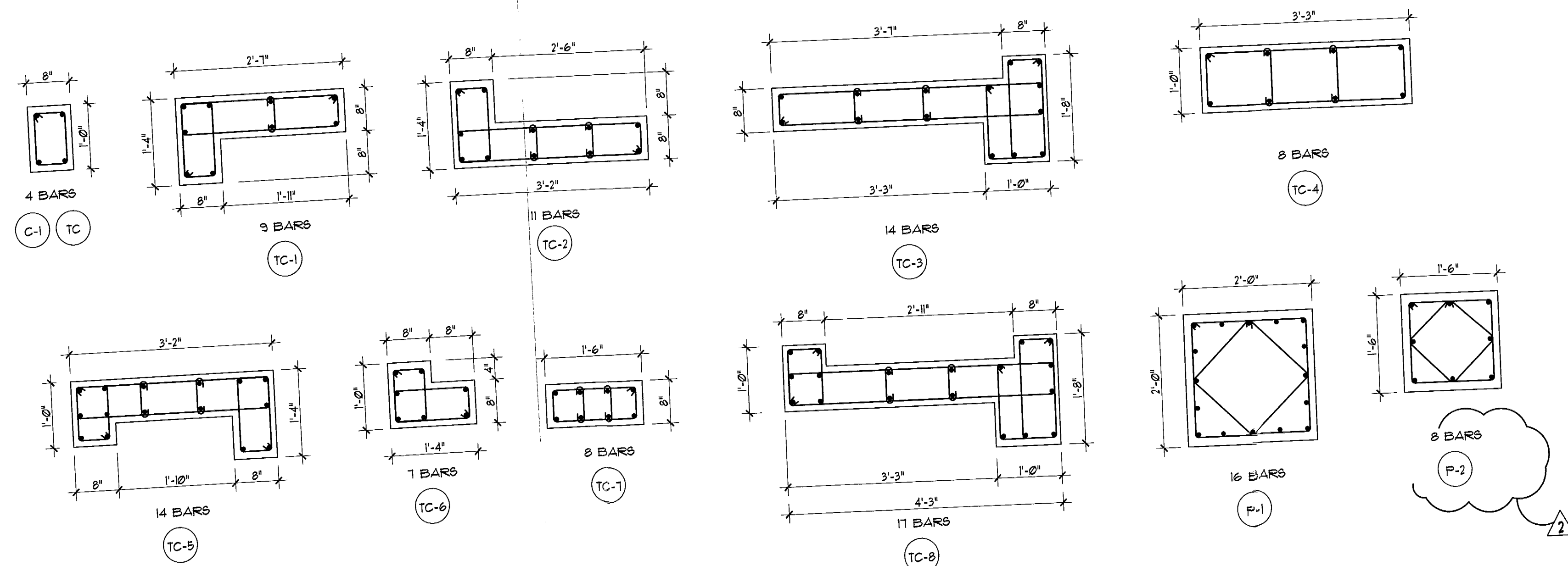
C:\3d\design inc\TONY LEON\4354 ALTON RD\STRUCTURE\S-10 PILE CAPS DETAILS.dwg



STEEL COLUMN SCHEDULE				
MARK	SIZE	BASE PLATE	CAP PLATE	REMARKS
ST-1	12" x 6" x 1/2" STEEL TUBE	1" x 12" x 18" STEEL PLATE W/ 6- 1/8" DIAM. WELDED HEADED STUDS x 8" LONG.	1" x 12" x 18" STEEL PLATE W/ 4- 3/4" DIAM. WELDED HEADED STUDS x 8" LONG. USE 1/2" x 4" x 12" STIFFENER PLATE FULLY WELDED ALL AROUND.	SEE DETAIL 1/8-11 & 2/8-11
ST-2	12" x 6" x 1/2" STEEL TUBE	1" x 12" x 18" STEEL PLATE W/ 4- 1/8" DIAM. WELDED HEADED STUDS x 8" LONG.	1" x 12" x 18" STEEL PLATE W/ 4- 3/4" DIAM. WELDED HEADED STUDS x 8" LONG. USE 1/2" x 4" x 12" STIFFENER PLATE FULLY WELDED ALL AROUND.	SEE DETAIL 2/8-11
ST-3	4" x 4" x 1/2" STEEL TUBE	1" x 12" x 12" STEEL PLATE W/ 4- 3/4" DIAM. x 10" LONG EXPANSION BOLTS.	1" x 10" x 10" STEEL PLATE W/ 4- 3/4" DIAM. WELDED HEADED STUD x 8" LONG.	
ST-4	4" x 4" x 3/8" STEEL TUBE	3/4" x 10" x 10" STEEL PLATE W/ 4- 3/4" DIAM. x 10" LONG EXPANSION BOLTS.	3/4" x 10" x 10" STEEL PLATE W/ 4- 3/4" DIAM. WELDED HEADED STUDS x 8" LONG.	
ST-5	4" x 4" x 1/2" STEEL TUBE	3/4" x 12" x 12" STEEL PLATE W/ 4- 3/4" DIAM. x 10" LONG EXPANSION BOLTS.	3/4" x 12" x 12" STEEL CAP PLATE W/ 4- 3/4" DIAM. x 6" LONG WELDED HEADED STUDS.	ADD 1/2" x 4" x 12" STIFFENER PLATES & TWO (2) 1/2" x 4" x 5 3/4" SEE DETAIL 8/8-11 AT CAP PLATE.
ST-6	4" x 4" x 1/2" STEEL TUBE	STEEL TUBE WELDED TO CAP PLATE OF STEEL TUBE BELOW.	3/4" x 12" x 12" STEEL CAP PLATE W/ 4- 3/4" DIAM. x 6" LONG WELDED HEADED STUDS.	ADD 1/2" x 4" x 12" STIFFENER PLATES & TWO (2) 1/2" x 4" x 5 3/4" SEE DETAIL 8/8-11 AT CAP PLATE.

COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
C-1	8" x 12"	4 #3	1/3" @ 8" c/c	
TC	8" x 12"	4 #5	1/3" @ 8" c/c	
TC-1	8" x 16" x 31"	9 #7	#3 @ 8" c/c & #3 HP @ 8" c/c	
TC-2	8" x 16" x 38"	11 #6	DBL #3 @ 8" c/c & #3 HP @ 8" c/c	* SEE COLUMN CONFIGURATION.
TC-3	*	14 #6	TPL #3 @ 8" c/c & #3 HP @ 8" c/c	
TC-4	12" x 39"	8 #3	1/3" @ 12" c/c	
TC-5	*	14 #7	TPL #3 @ 8" c/c & #3 HP @ 8" c/c	* SEE COLUMN CONFIGURATION.
TC-6	8" x 12" x 16"	7 #6	DBL #3 @ 8" c/c	
TC-7	8" x 18"	8 #7	#3 @ 8" c/c & #3 HP @ 8" c/c	
TC-8	*	17 #6	* #3 @ 8" c/c & #3 HP @ 8" c/c	* SEE COLUMN CONFIGURATION.
* (P-1)	24" x 24"	16 #7	DBL #4 @ 8" c/c	* FEDESTAL
* (P-2)	18" x 18"	8 #7	DBL #3 @ 8" c/c	* FEDESTAL

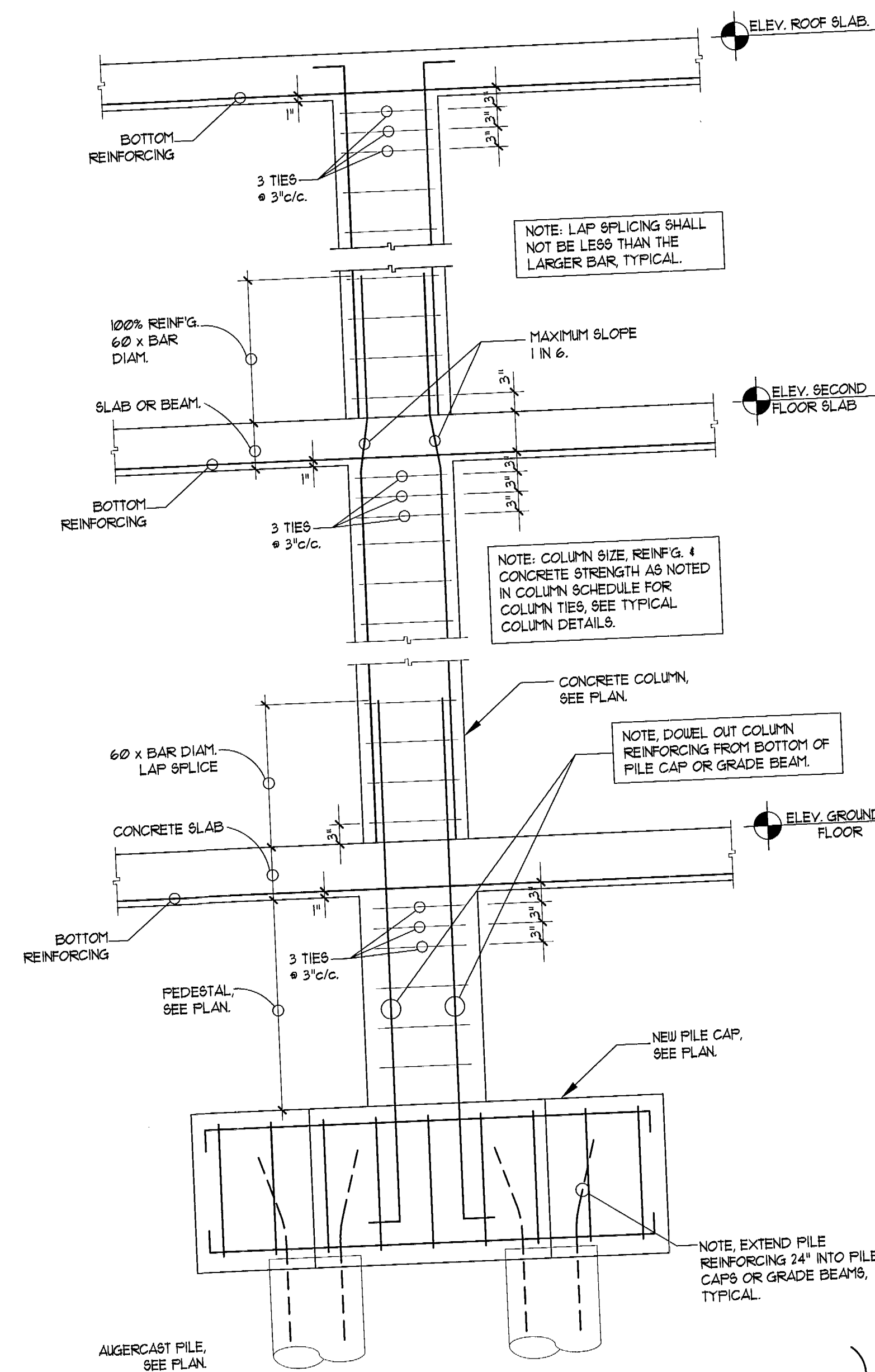
COLUMN CONFIGURATIONS



TYPICAL CONCRETE COLUMN TO PILE CAP DETAIL

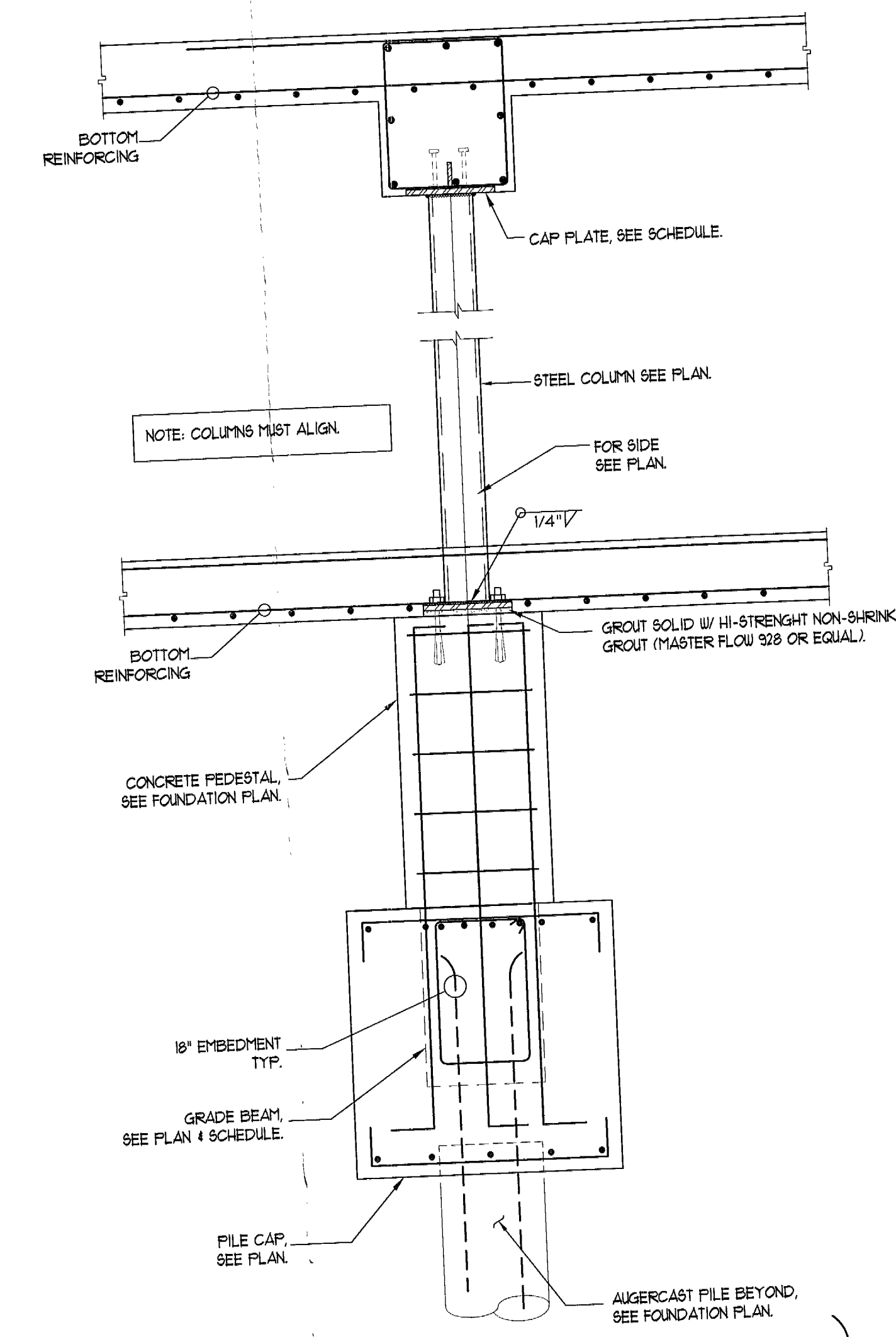
SCALE: N.T.S.

NOTE:
SIMILAR FOR GRADE BEAM
SEE ACI, 1.81, 1.813, 1.822 & 1.103.4



TYPICAL STEEL COLUMN DETAIL

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



WALL SCHEDULE				
MARK	THICK	VERT. REINF.	HORZ. REINF.	REMARKS
BW-1	8" MASONRY	#5 @ 24" c/c	No. 3 GAUGE @ 16" c/c	
BW-2	12" MASONRY	#5 @ 24" c/c	No. 3 GAUGE @ 16" c/c	
W-1	8" CONCRETE	#5 @ 12" c/c CENTERED	#4 @ 8" c/c CENTERED	PROVIDE #5 HOOKED BARS EE.
W-2	8" CONCRETE	#4 @ 5" c/c EF OUTER FACE	#4 @ 8" c/c EF INNER FACE	AT POOL.
W-3	12" CONCRETE	#5 @ 6" c/c EF OUTER FACE	#4 @ 8" c/c EF INNER FACE	AT POOL.

REVISIONS:
11-24-2019: BLDG. DEPT. COMMENTS
12-15-2019: BLDG. DEPT. COMMENTS

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FOR:
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MIAMI BEACH, FL 33139

DATE: 10-20-2014

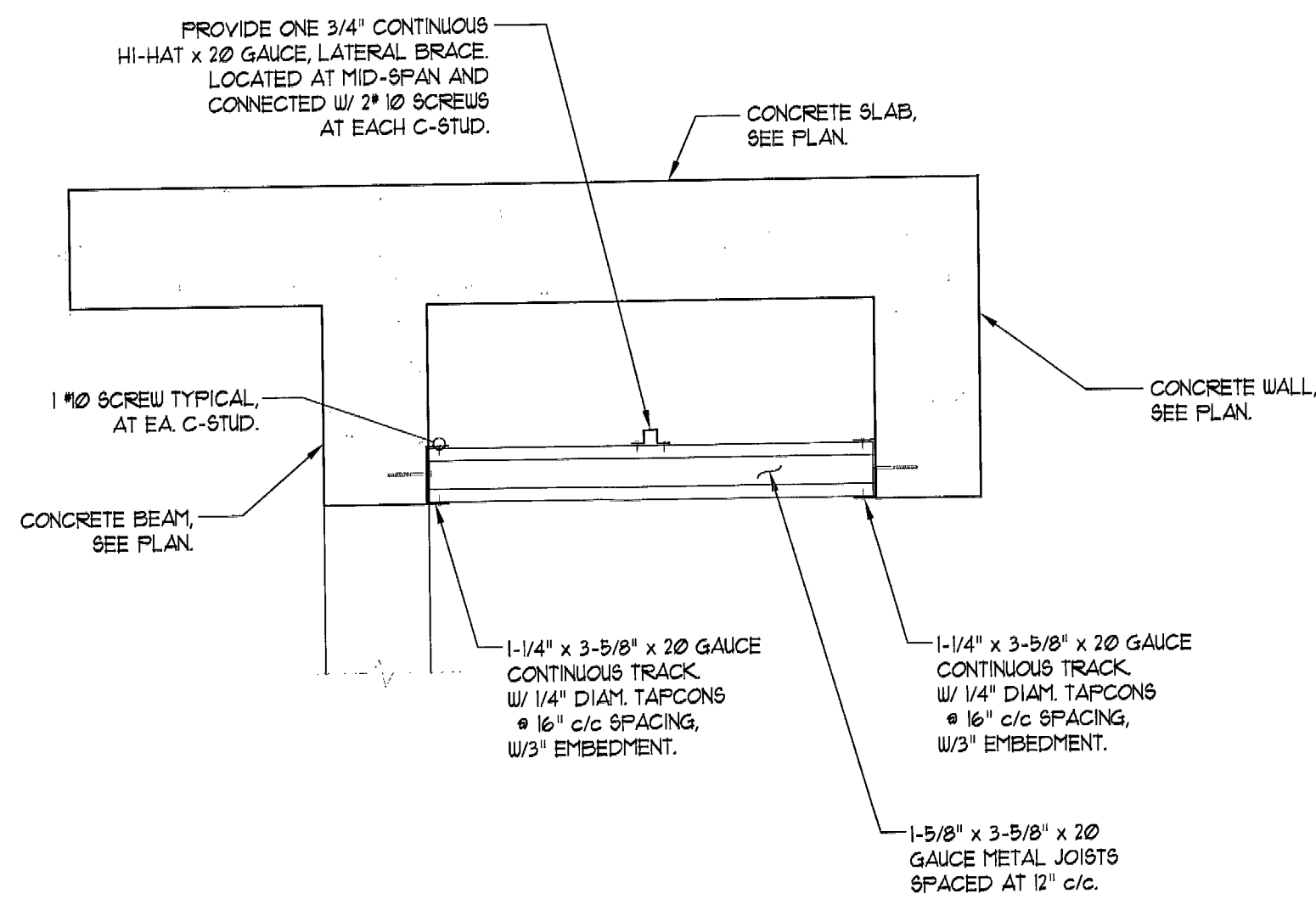
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S-12
COLUMN
SCHEDULES &
DETAILS

B E A M S C H E D U L E										
MARK	TOP OF BEAM ELEV	SIZE (IN.)	REINFORCING					STIRRUPS		REMARKS
			B	T	C	E	INTERM.	No.	SPACING	
B-1	+12'-2"	10" x 22"	* 4 #3	* 4 #3			1 #5 EF	#3	@ 8" c/c	* TWO LAYERS
B-2	+12'-2"	12" x 22"	3 #3	3 #3			1 #5 EF	#3	@ 8" c/c	
B-3	+12'-2"	8" x 20"	* 4 #3	2 #3			1 #5 EF	#3	@ 6" c/c	* TWO LAYERS
B-4	*	8" x 12"	2 #5	2 #5			-	#3	8 #3 @ 4" c/c E.E. #3 @ 12" c/c BALANCE.	* B.O.B = T.O. OPENING
B-5	+12'-2"	8" x 22"	2 #1	2 #1			1 #5 EF	#3	@ 6" c/c	
B-6	+12'-2"	8" x 22"	2 #6	2 #6			1 #5 EF	#3	@ 8" c/c	
B-7	+12'-2"	12" x 22"	3 #6	* 6 #1			1 #5 EF	#3	@ 6" c/c	* TWO LAYERS
B-8	+12'-2"	8" x 22"	2 #1	2 #6			1 #5 EF	#3	@ 8" c/c	
RB-1	+22'-11"	10" x 22"	* 4 #3	* 4 #3			1 #5 EF	#3	@ 8" c/c	* TWO LAYERS
RB-2	+22'-11"	12" x 24"	3 #1	3 #1			1 #5 EF	#3	@ 8" c/c	
TB-1	+12'-2"	8" x 22"	* 2 #1	* 2 #6			1 #5 EF	#3	@ 12" c/c	
RTB-1	+22'-11"	8" x 24"	2 #6	2 #6			1 #5 EF	#3	@ 10" c/c	
RTB-2	+22'-11"	12" x 24"	3 #6	3 #5			1 #5 EF	#3	@ 10" c/c	
GB-1	-3'-6"	16" x 24"	3 #3	3 #3			1 #5 EF	#3	@ 8" c/c	
GB-2	-3'-6"	16" x 24"	4 #1	4 #1			1 #5 EF	#3	@ 8" c/c	
GB-3	* VARIES	16" x 24"	3 #1	3 #1			1 #5 EF	#3	@ 8" c/c	* COORD. W/ ARCHITECTURE
CC	* VARIES	8" x 8"	2 #5							* BOTTOM CONTINUOUS

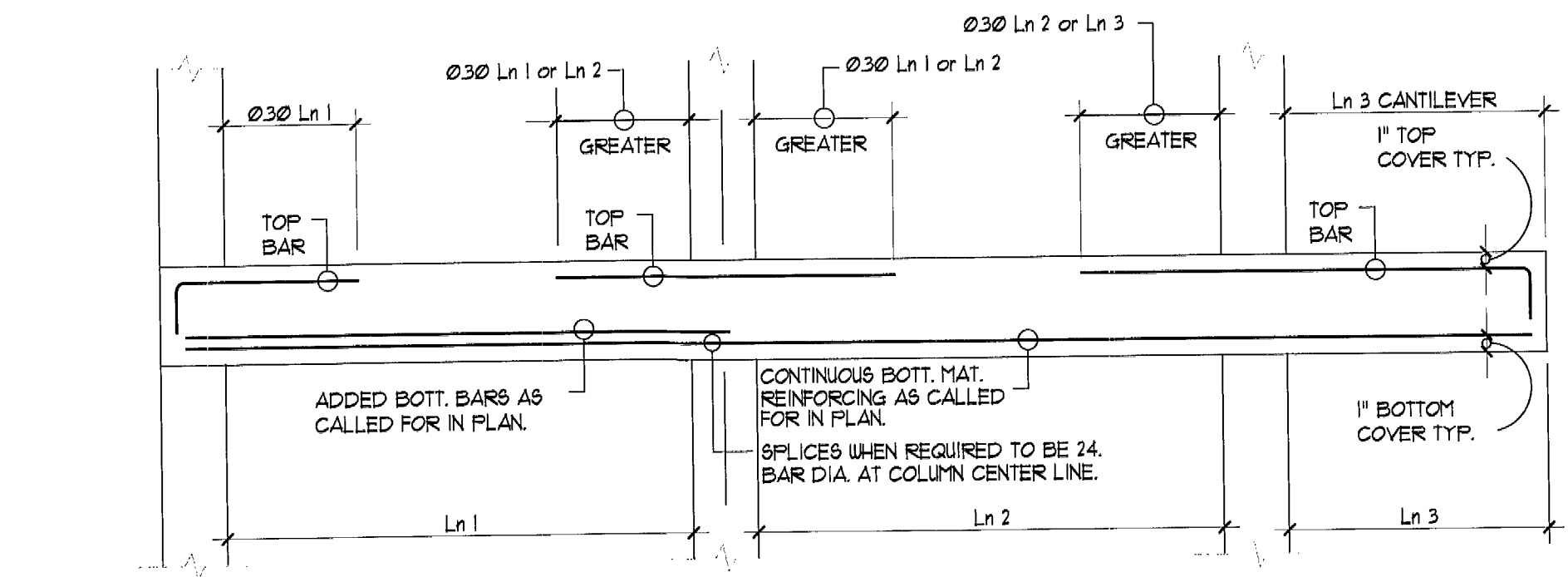
* ALL BEAMS AT CORNERS AND INTERSECTIONS PROVIDE 2 #5 - 30"x30" CORNER BARS.



EXTERIOR CEILING DETAIL

SCALE: 1"=1'-0"

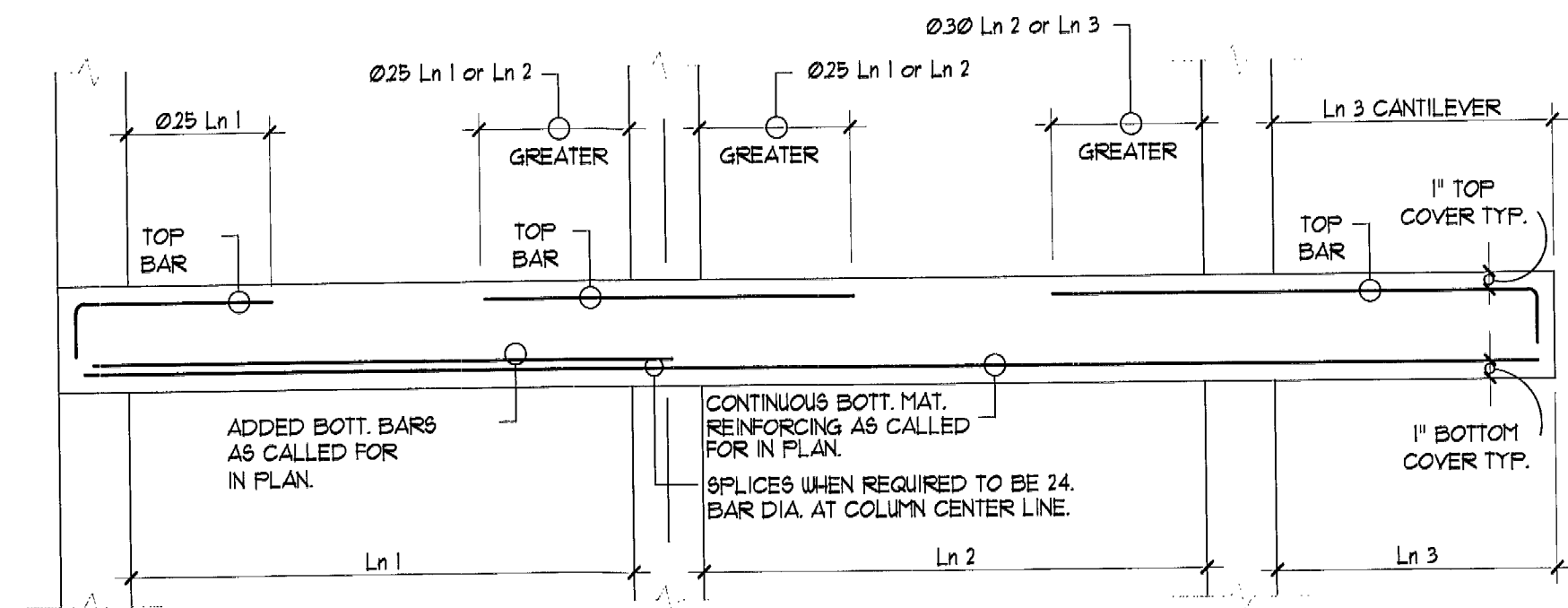
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S-13



TYPICAL COLUMN STRIP-BAR PLACING DIAGRAM FLAT PLATE

SCALE: N.T.S.

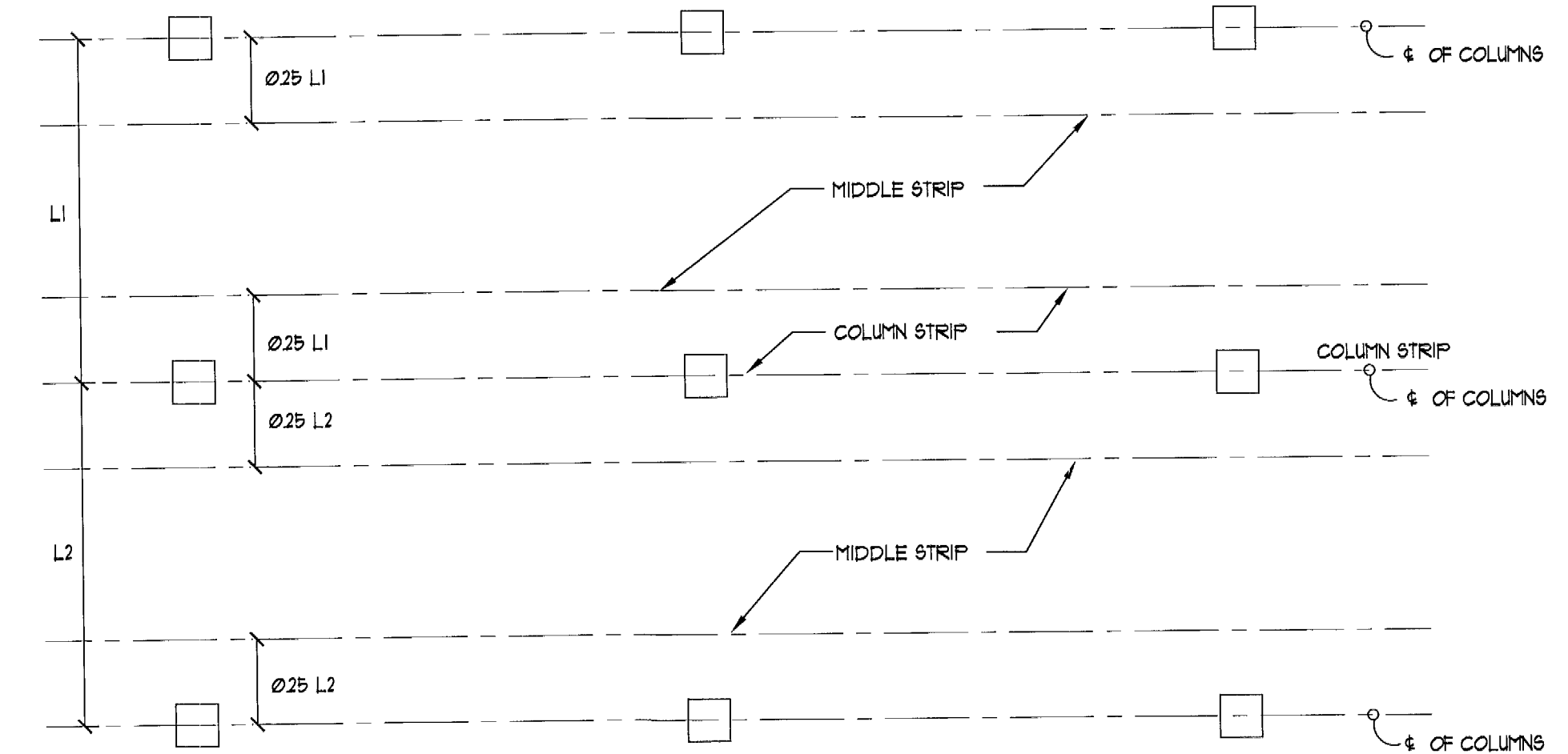
NOTE: A COLUMN STRIP IS A DESIGN STRIP AS DEFINED IN CHAPTER 13, SECTION 1321 OF THE ACI BUILDING CODE 318-95, FOR CONCRETE DESIGN.



TYPICAL MIDDLE STRIP-BAR PLACING DIAGRAM FLAT PLATE

SCALE: N.T.S.

NOTE: A MIDDLE STRIP IS A DESIGN STRIP AS DEFINED IN CHAPTER 13, SECTION 1322 OF THE ACI BUILDING CODE 318-95, FOR CONCRETE DESIGN.



FLAT PLATE BAR PLACING PLAN DIAGRAM

11-24-2015 BLDG. DEPT. COMMENTS

DRAWN BY:
REVISIONS:

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ANIRANYA JON
000514

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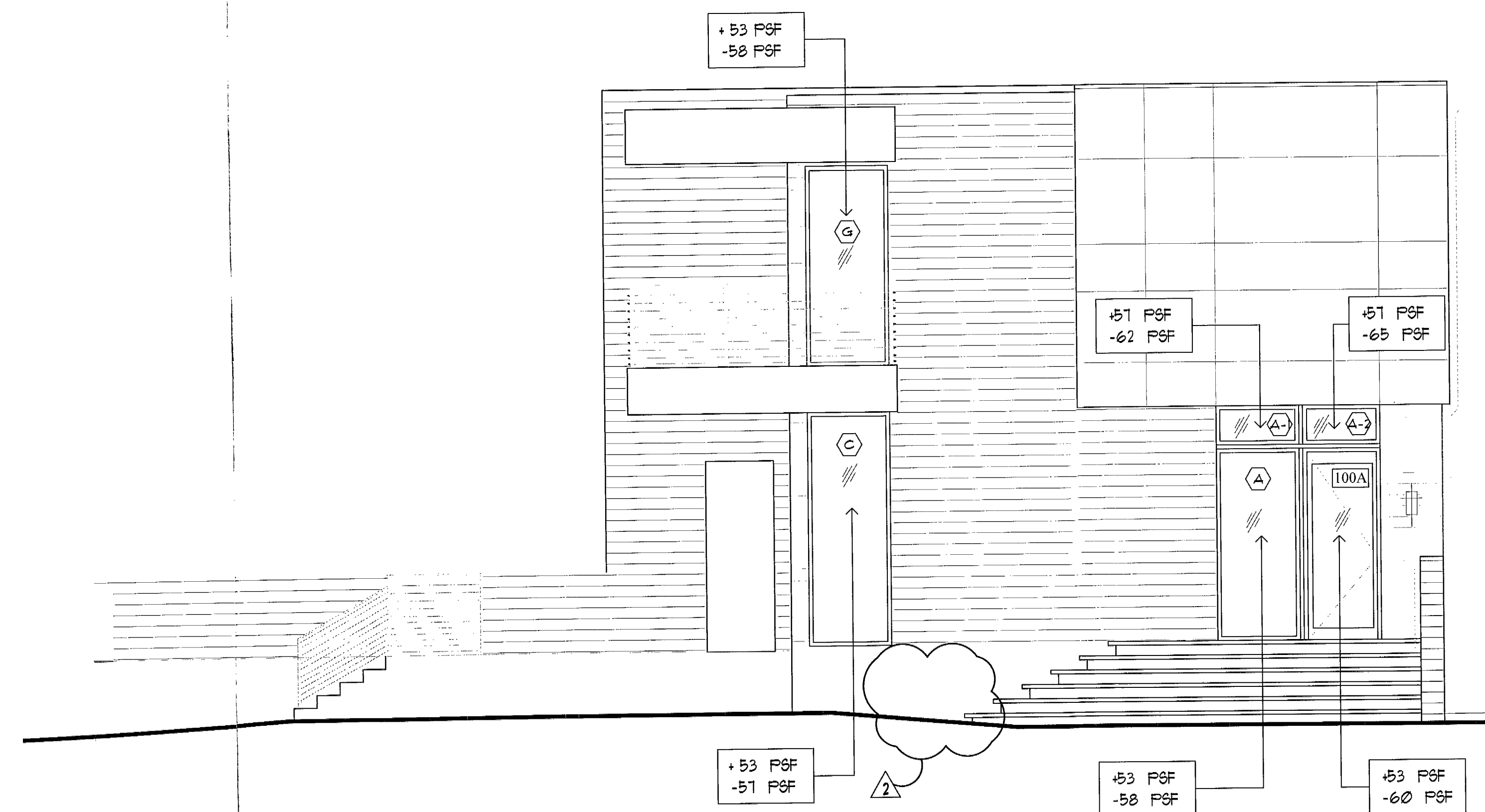
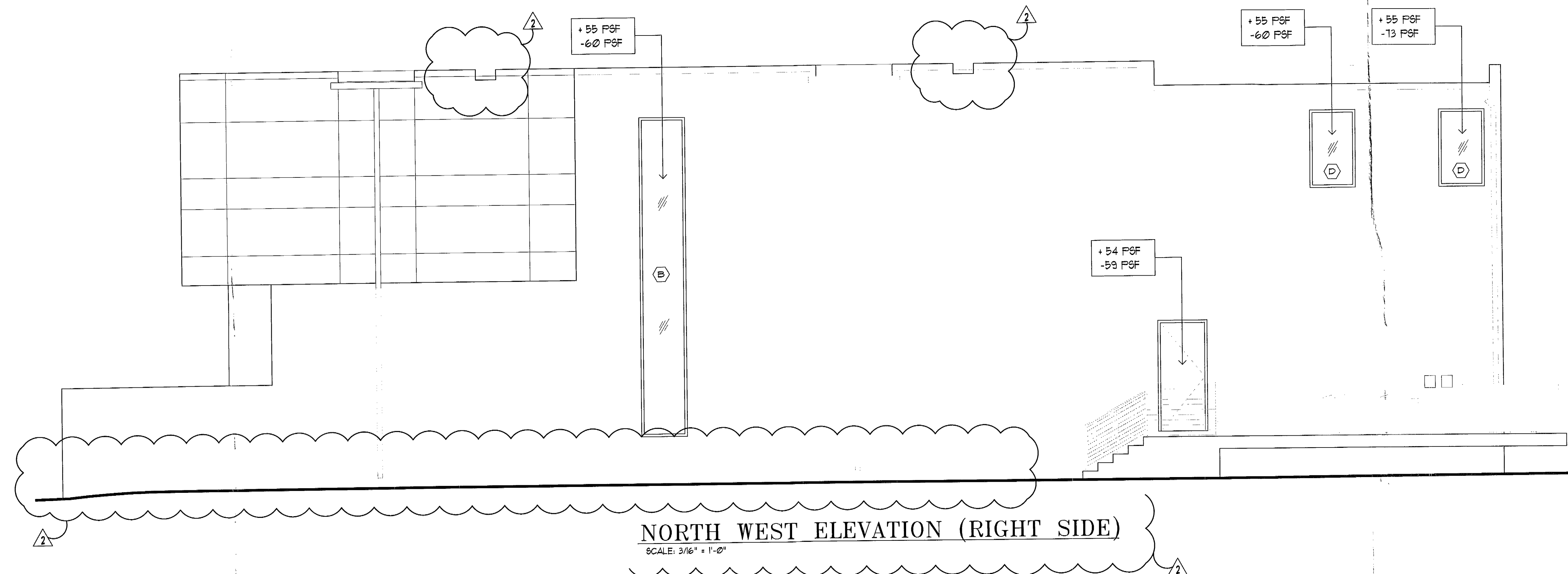
DATE: 10-20-2014

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S-13
BEAM SCHEDULE,
DETAIL & FLAT
PLATE DIAGRAM

C:\3design Inc (TONY LEON)\4354 ALTON RD\STRUCTURE\S-13 BEAM SCHEDULE.dwg



WIND DESIGN BASED
ON ASCE 7-10

WIND PRESSURES

ASD DESIGN
FACTOR = 0.6

REVISIONS
1. 12-20-2014, ELDG. DEPT. COMMENTS

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S-14
WIND PRESSURES

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GENERAL STRUCTURAL NOTES:

1. FOUNDATION ALLOWABLE SOIL BEARING PRESSURE:

BASED ON SOIL REPORT BY DYNATECH ENGINEERS CORP DATED OCTOBER 21, 2014.
THE FOUNDATIONS HAVE BEEN DESIGNED WITH AUGERCAST PILES, MINIMUM PILE LENGTH 32'-0".
4" DIAMETER 35 TONS IN COMPRESSION, AND 15 TONS IN TENSION. PROVIDE 5000 PSI GROUT WITH 6" T FULL LENGTH REINFORCING #3 TIES SPACED AT 12" FULL LENGTH OF PILES.
ALL PILES MUST PROVIDE A MINIMUM 18" LENGTH OF EXPOSED PILE REINFORCING STEEL TO BE EMBEDDED IN THE PILE CAPS OR GRADE BEAMS.
SOIL ENGINEER TO WITNESS AND CERTIFY THE INSTALLATION OF ALL THE PILES.
G.C. TO PROVIDE AN AS-BUILT SURVEY OF ALL PILES. ANY PILE THAT EXCEEDS 3" IN 1"X1" OR 1" MUST BE IDENTIFIED IN SAME SURVEY FOR REVIEW BY E.O.R. THIS MUST BE SUBMITTED BEFORE PLACING ANY CONCRETE.

2. CONCRETE:

ALL CONCRETE TO ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 5,000 PSI IN 28 DAYS. AGGREGATES TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE 3/4". CONCRETE SLUMP: 4" MIN. TO 6" MAX. VERTICAL CONCRETE DROP NOT TO EXCEED 8".
FOR REINFORCED MASONRY USE 3000 PSI GROUT MIX CONCRETE WITH 9" 4" SLUMP.
PROVIDE CURING COMPOUND TO ALL CONCRETE SURFACES WITHIN 24 HOURS OF PLACING OF THE CONCRETE. CONCRETE SLABS ARE TO BE SPRAYED WITH CURING COMPOUND THE SAME DAY. COLUMNS AND BEAMS MAY BE SPRAYED THE NEXT DAY. SUBMIT FOR APPROVAL.

3. CONCRETE COVER:

TO BE AS FOLLOWS:	BOTTOM	TOP	SIDES
PILE CAPS	3"	2"	3"
WALLS	-	-	15"
COLUMNS	-	-	15"
BEAMS	15"	15"	15"
SLABS	1"	1"	1"

4. REINFORCING STEEL:

TO BE NEW HIGH STRENGTH BILLET STEEL DEFORMED AS PER ASTM A-305, AND CONFORMING TO ASTM A-615 GRADE 60.
LAP CONTINUOUS TOP AND BOTTOM BARS 48-BAR DIAMETERS, AT MID-SPAN FOR TOP, AND AT SUPPORTS FOR BOTTOM.
PROVIDE "L" BARS 30" X 30" FOR TOP AND BOTTOM BARS, AT ALL CORNERS OF ALL THE BEAMS.
HOOK DISCONTINUOUS ENDS OF ALL TOP BARS FOR STRUCTURAL BEAMS (NON TIE-BEAMS). REINFORCING STEEL TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH "MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCING CONCRETE STRUCTURES", AND THE ACI BUILDING CODE 318, LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. MASONRY:

- ALL CONCRETE BLOCK TO BE GRADE N-2, CONFORMING TO ASTM C-90, WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1300 PSI, AND A FRESH STRENGTH OF 1500 PSI (MINIMUM). MORTAR SHALL BE TYPE M, WITH A MINIMUM STRENGTH OF 2500 PSI (USE PORTLAND TYPE CEMENT).
- MASONRY WALLS SHALL BE REINFORCED HORIZONTALLY WITH 3 GAUGE DEFORMED GALVANIZED STEEL, SPACED AT 16" C/C VERTICAL. EXTEND HORIZONTAL REINFORCING 4" INTO ADJACENT COLUMNS. PROVIDE TRUSS TYPE FOR NON-REINFORCED MASONRY AND LADDER TYPE FOR REINFORCED MASONRY.
- FOR VERTICAL REINFORCEMENT, SEE SCHEDULE AND LAP 48 BAR DIAMETERS MINIMUM. PROVIDE FULL BED OF MORTAR FOR REINFORCED MASONRY.
FOR GROUT USE 3,000 PSI GROUT MIX CONCRETE WITH 9" 4" SLUMP.
- PROVIDE CLEANOUTS WHEN GROUTING BLOCK CELLS, AND CLEAN OUT BLOCK CELLS OF ALL MORTAR DROPPINGS.
MAXIMUM VERTICAL DROP FOR GROUTING IS 4'-0".
- PREFABRICATED METAL STAIRS/LADDERS AND RAILINGS:

CONTRACTOR TO PROVIDE FOR ALL PRE-FABRICATED METAL STAIRS AND METAL LADDERS, AND RAILINGS, SIGNED AND SEALED SHOP DRAWINGS, BY FLORIDA REGISTERED PROFESSIONAL ENGINEER, FOR APPROVAL BEFORE FABRICATION. CONNECTIONS OF THESE STAIRS AND LADDERS ALSO TO BE INCLUDED IN THE SHOP DRAWINGS.
FOR RAILINGS, CONNECTIONS OF POSTS TO THE SLAB OR FLOOR ALSO TO BE INCLUDED IN THE SHOP DRAWINGS.

1. EXPANSION BOLTS:

ALL EXPANSION BOLTS, NOTED IN PLANS, ARE TO BE HILTI TYPE EXPANSION BOLTS, OR EQUAL. FOR SUBSTITUTION, SUBMIT TO STRUCTURAL ENGINEER FOR REVIEW AND HIS APPROVAL.

2. WIND DESIGN CRITERIA:

ALL STRUCTURAL ELEMENTS EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-10 BUILDING CODE FOR WIND UPLIFT ON THE ROOFS, USE ASCE 7-10 COMPONENTS AND CLADDING.

V = 115 MPH
I = 10
Gcpi = 0.18 (4-1)
EXP. D

3. STRUCTURAL STEEL:

STEEL TUBES AND PIPES TO BE FY = 46 KSI MINIMUM. SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE FABRICATION. ALL STRUCTURAL STEEL TO BE PAINTED WITH TWO COATS OF RUST-INHIBITIVE TYPE PAINT. ALL OTHER STEEL SHALL CONFORM TO ASTM A-36, DETAILED, FABRICATED AND ERECTED IN ACCORDANCE AISC SPECIFICATIONS, LATEST EDITION. STEEL COLUMN Fy=50 KSI.

10. WELDING:

ALL WELDING TO BE DONE BY COUNTY CERTIFIED WELDERS HOLDING CURRENT WELDING CERTIFICATES, AND MUST PRESENT SAME AT JOB SITE AT ALL TIMES. ALL WELDING PER PLANS AND PER GUIDELINES OF THE AMERICAN WELDING SOCIETY.

11. SHOP DRAWINGS:

NO SHOP DRAWING SHALL BE SUBMITTED FOR ARCHITECT/ENGINEER'S REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONS, AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER, AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.

12. PRE-FABRICATED FIXED AND SLIDING DOOR GLASS SYSTEMS:

CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS, AND SIGNED AND SEALED CALCULATIONS, BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, FOR THE FOLLOWING ITEMS:

- THE COMPLETE GLASS ASSEMBLY AND COMPONENTS INCLUDING: GLASS, CONNECTIONS, AND FRAMES. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- ALL FIXED AND SLIDING GLASS DOOR SYSTEMS/ASSEMBLIES INCLUDING: GLASS, CONNECTIONS, AND FRAMES. NOTE, ALL UNITS/MANUFACTURERS TO HAVE COUNTY PRODUCT APPROVALS.

13. DEWATERING:

MUST EVACUATE ALL WATER FROM WITHIN FORMWORK BEFORE TEST PLACEMENT OF ANY CONCRETE.
AFTER DEWATERING AND BEFORE PLACING CONCRETE, MUST RINSE THE REINFORCING STEEL, CLEAN OF ALL DELETERIOUS MATERIAL, IF PREVIOUSLY LEFT SUBMERGED.

14. DETAILS AND SECTIONS:

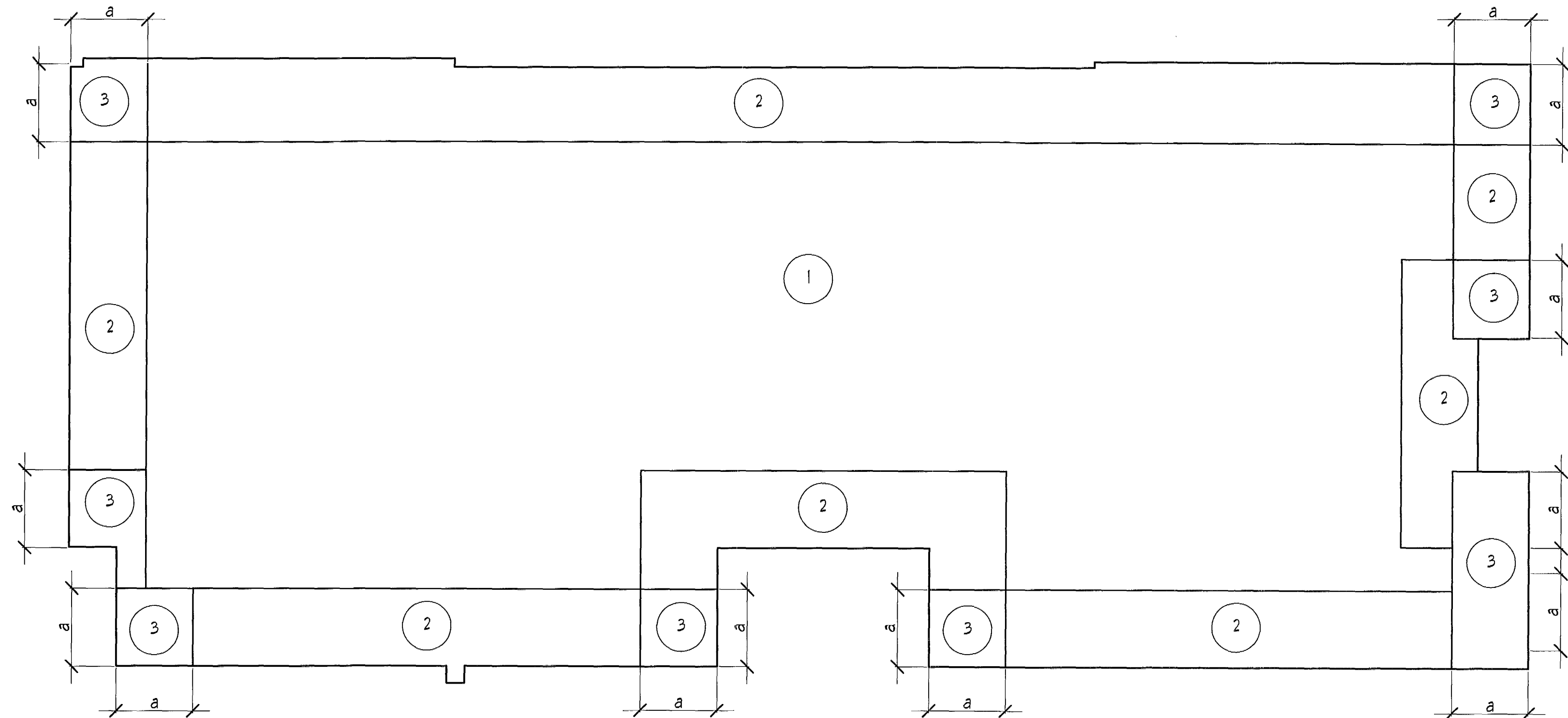
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, UNLESS A DIFFERENT DETAIL, OR SECTION, IS SHOWN.

15. GENERAL:

THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DERESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RESPONSE FROM ARCHITECT/ENGINEER.

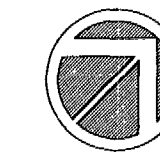
16. GROUTING WITH HIGH STRENGTH NON-SHRINK GROUT:

USE OF A HIGH STRENGTH NON-SHRINK GROUT TO BE USED AS INDICATED IN THESE DOCUMENTS, OR AS REQUIRED FOR STRUCTURAL REPAIRS OR PATCHING. USE MASTERFLOW OR EKA, OR EQUAL (SUBMIT TO ENGINEER FOR SUBSTITUTION). GROUT TO BE MIXED AS PER RECOMMENDATIONS OF MANUFACTURER. AREAS TO GROUTED MUST BE THOROUGHLY CLEANED OF ALL DEBRIS AND DELETERIOUS MATERIALS. GROUT THICKNESS TO BE AS SHOWN IN DOCUMENTS, HOWEVER THICKNESS NOT TO EXCEED RECOMMENDATIONS OF MANUFACTURER. IF REQUIRED, PROVIDE SEVERAL LAYERS, AS REQUIRED, IN ORDER TO ATTAIN REQUIRED TOTAL THICKNESS.



ROOF MEMBRANE WIND UPLIFT PRESSURES

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

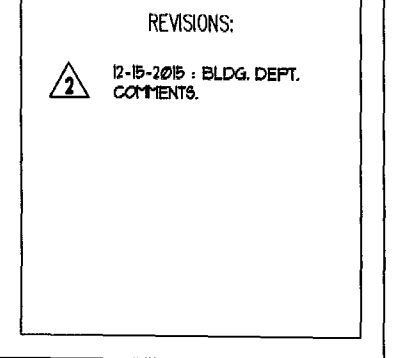
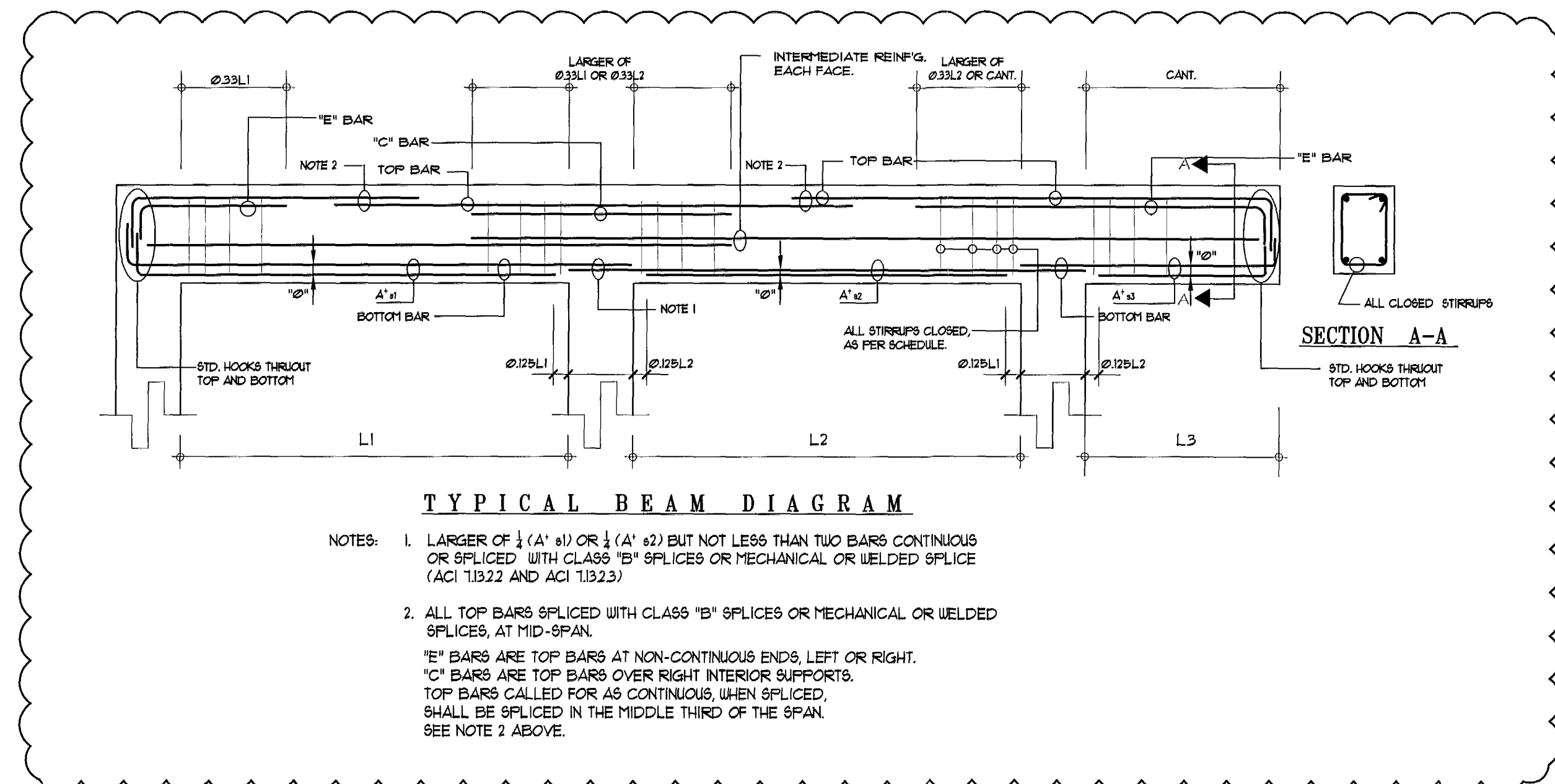


ZONE	MEMBRANE NET WIND UPLIFT PRESSURES
1	- 62 PSF
2	- 104 PSF
3	- 156 PSF

NOTE:

1.-DO NOT REDUCE WIND UPLIFT PRESSURE BY DEAD LOAD

$$a = 3.65$$



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DATE: 10-20-2014

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S-16

GENERAL NOTES &
ROOF
MEMBRANE WIND
UPLIFT PRESSURES

C:\30design\Inc\TONY LEON\4354 ALTON RD\STRUCTURE\S-16 MEMBRANE WIND UPLIFT.dwg

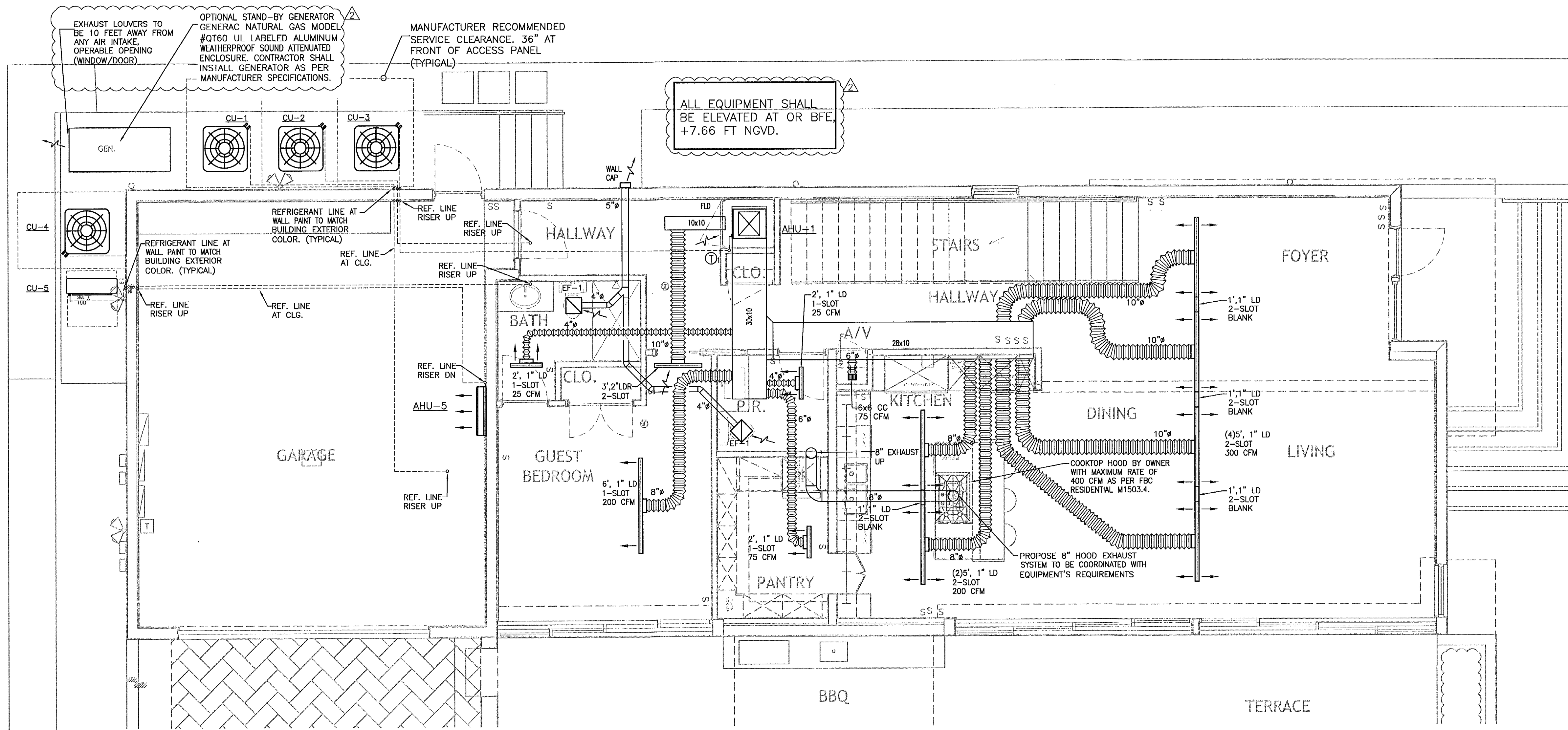
H.V.A.C. LEGEND

CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
DB	DOOR GRILLE
DG	DOWN
DN	DOWN
EF	EXHAUST FAN
FLD	FULL LOUVER DOOR
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

①#	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 SECTION - EXHAUST
□	DUCT TRANSITION @ 30° MAX.
□	FLEXIBLE DUCT, CLASS I, R=4.2 (R=6 IF REQUIRED)
24x12	DUCT R=4.2 (R=6 IN ATTIC SPACES) 1ST FIGURE, SIDE SHOWN, 2ND FIGURE, SIDE NOT SHOWN.
24x12	STANDARD BRANCH FOR SUPPLY, RETURN, EXHAUST, AND OUTSIDE DUCTS (NO SPLITTER OR EXTRACTOR) W/BALANCING DAMPER
□	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

DRYERS GAS COMBUSTION AIR CALCULATIONS

ONE PERMANENT OPENING METHOD:
 -EQUIPMENT GAS CONSUMPTION: GAS DRYERS (2) 22,000 BTUH.
 -TOTAL: 44,000 BTUH / 3,000 BTUH=14.6 SQUARE INCHES (OPENING REQUIRED)
 -PROVIDED 5" DUCT AIR INTAKE=19.62 > 14.6 SQUARE INCHES.



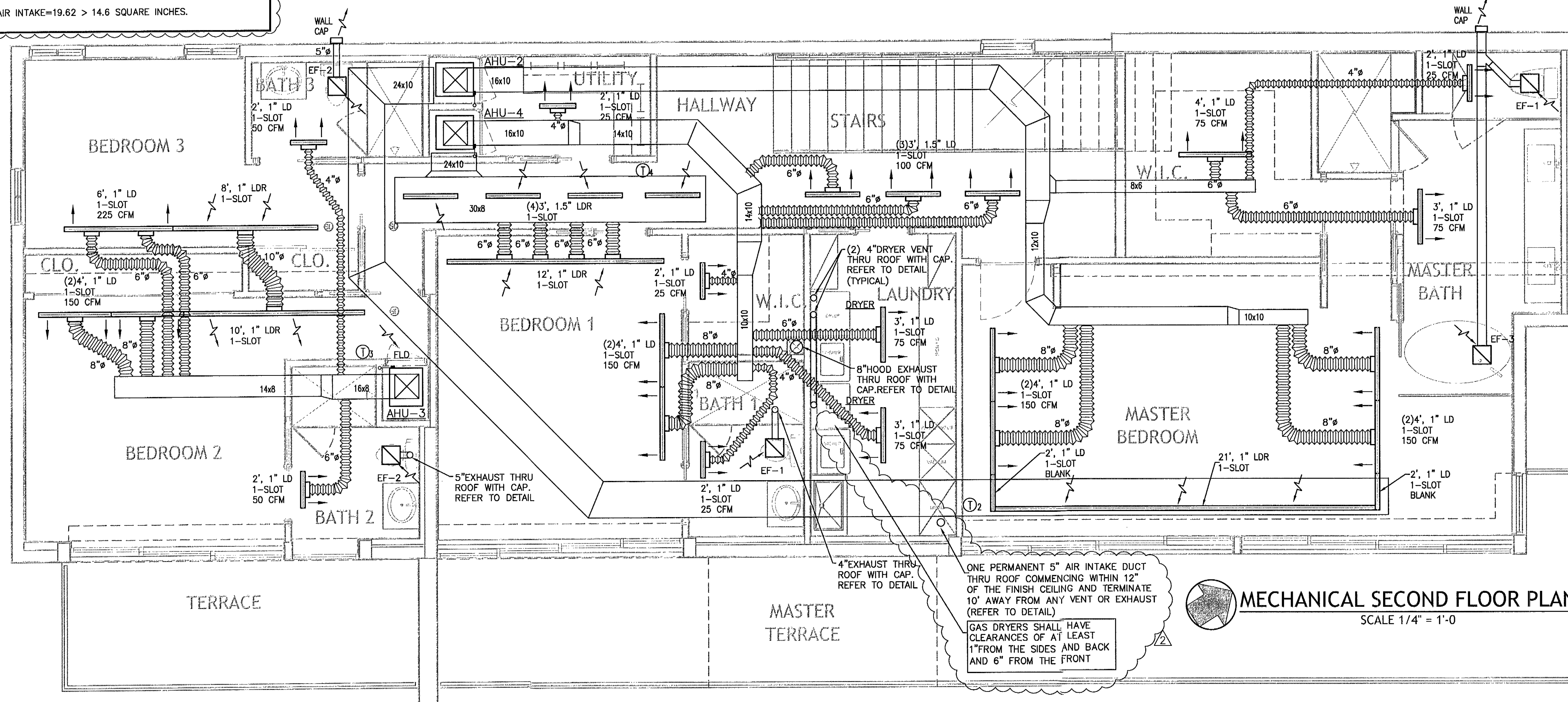
MECHANICAL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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		●

GENERAL CONSTRUCTION NOTES:

1. ALL BEDROOMS DOORS ARE TO BE 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/ARCHITECT.
5. COORDINATE DUCTWORK FOR CLEARANCE AROUND ELECTRICAL PANEL.
6. ALL DIFFUSER SHOWN OVER DOOR OPENINGS ARE TO 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 TO ASSURE ADEQUATE ACCESS FOR CONSTRUCTION, SEALING, INSPECTION AND MAINTENANCE. (FBC-2010, MECHANICAL VOL. SECTIONS 306.1, 306.2)
11. DRYER TRANSITION/CONNECTION DUCT (PROVIDED W/APPLIANCE) SHALL BE UL LISTED 2158A AND IN COMPLIANCE WITH FBC-M 2010 504.6.3.

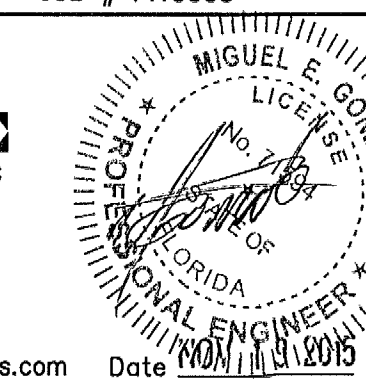


MECHANICAL SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

MEGPE
 ENGINEERS INC.
 CA. 29957
 13301 S.W. 132 Ave
 SUITE-102, Miami
 Florida 33186
 TEL (786) 473-8025
 miguel@megpeengineers.com

JOB # 1410003



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M-1
 1 OF 3

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NEW RESIDENCE
 FOR:
 4354 ALTON RD
 MIAMI BEACH, FL 33139

3 DESIGN
 ARCHITECTURE
 4300 Biscayne Blvd., #C-04, Miami, FL 33137
 P: 305.438.9377 | F: 305.438.9378

AA0003569
 ANTHONY LEON
 007672

REVISIONS:
 08/10/15
 OWNER CHANGES
 11/13/15 BDC

DRAWN BY:

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 2010 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 A 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 AS 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 MATTER.
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-MOLDED 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. 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
 - 5.1. PROVIDE ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, SENSORS, AND ANY OTHER DEVICES NON-ACCESSIBLE OTHERWISE.
 - 5.2. ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
 - 5.3. 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.
 - 5.4. 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.
 - 5.5. VENTILATION AND EXHAUST AIR DUCTWORK SHALL BE OF SHEET METAL CONSTRUCTION PER SMACNA'S STANDARDS.
 - 5.6. EXHAUST VENTS SHALL BE LOCATED 10' MINIMUM DISTANCE FROM ANY OUTSIDE AIR INTAKE.
 - 5.7. 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, INCLUDING EXISTING SYSTEMS AND V.A.V. SYSTEMS.
 - 6.2. PERFORM A COMPLETE OPERATING AND BALANCING TEST OF THE FINISHED SYSTEM. PROVIDE WRITTEN REPORT OF THE RESULT OF THIS TEST STATING THE ACCEPTABILITY OF THE SYSTEM AND COMPLIANCE WITH THE DESIGN DOCUMENTS. TEST AND BALANCE AGENCY SHALL BE AN INDEPENDENT, AABC OR NEBB CERTIFIED AGENCY, AND SHALL BE RETAINED BY THE OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER AND TESTING AND COMMISSIONING AGENCY ALL WORK FOR FINAL CERTIFICATION OF THE HVAC SYSTEM.
 - 6.3. IT IS THE RESPONSIBILITY OF THE TEST AND BALANCING TO RESET AND BALANCE ALL COMPONENTS OF THE AIR CONDITIONING UNITS SYSTEM SERVING THE TENANT, AND ALL OTHER BUILDING SYSTEMS SUPPORTING THE ABOVE MENTIONED DEVICES.

SPLIT A/C EQUIPMENT SCHEDULE-1

UNIT DESIGNATION	AHU-1	AHU-2,4	AHU-3
AREA SERVED	SEE PLAN	SEE PLAN	SEE PLAN
UNIT MANUFACTURER	YORK	YORK	YORK
MODEL NUMBER	AHV60D	AHV48D	AHE18B
NOMINAL TONS	5.0	2.0	1.5
SYSTEM SEER	15.3	16.25	16.25
TOTAL AIR SUPPLY	CFM 2,000	1,600	600
OUTSIDE AIR	CFM ---	---	---
RETURN AIR	CFM 2,000	1,600	600
EXTERNAL STATIC PRESSURE	IN.W.G. 0.5	0.5	0.3
FAN SIZE	HP 3/4	1/3	1/3
FAN MOTOR FLA	AMP 4.9	2.8	2.8
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 53.1	43.3	16.8
TOTAL SENSIBLE HEAT	MBH 35.2	29.8	12.1
TOTAL HEATING CAPACITY	MBH 26.3	16.4	8.2
ELECTRIC HEATER SIZE (240 V)	Kw 7.7	4.8	2.4
MCA / MOCAP	AMP 46.2/50	28.5/30	16/20
ELECTRICAL CHARACTERISTICS V/PH/Hz	240/1/60	240/1/60	240/1/60
DIMENSIONS (HxWxD)	in. 57/24.5/21.5	57/24.5/21.5	46/21.5/17.5
WEIGHT	lbs. 157	154	115

UNIT DESIGNATION	CU-1	CU-2,4	CU-3
UNIT MANUFACTURER	YORK	YORK	YORK
MODEL NUMBER	CZH06011	CZH04811	YCJF18S4
LOCATION	ROOF	GROUND	ROOF
AMBIENT TEMPERATURE ° F	95	95	95
REFRIGERANT	R R-410A	R-410A	R-410A
MIN. REFR. LINES SIZES (LIQ/GAS)	in. 3/8 / 7/8	3/8 / 7/8	3/8 / 3/4
COMPRESSOR MOTOR FLA	AMP 25.6	10.3	9.0
FAN MOTOR SIZE	HP 1/3	1/3	1/8
FAN MOTOR FLA	AMP 2.8	2.8	0.8
MCA / MOCAP	AMP 34.8/60	15.6/25	12/20
ELECTRICAL CHARACTERISTICS V/PH/Hz	240/1/60	240/1/60	240/1/60
DIMENSIONS (HxWxD)	in. 40/42/34	40/42/34	28/29/29
WEIGHT	lbs. 330	310	125

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 5 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 LINERS.
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 "HVHZ" REQUIREMENTS OF THE F.B.C.
14. PROVIDE SINGLE STAGE FOR AHU-3 AND 2 STAGES FOR AHU-1,2 PROGRAMABLE, DIGITAL THERMOSTAT 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. CORROSION PROTECTION COATING FOR ALL EXTERIOR CONDENSER COILS AND EQUIPMENT CABINETS.

SPLIT A/C SYSTEM SCHEDULE-2

UNIT NUMBER	AHU-5
MANUFACTURER	DAIKIN
MODEL NUMBER	MSZ-GC18NA
NOMINAL TONS	1.5
TOTAL C.F.M.	600
C.F.M. @	
ENT. AIR TEMP. °F (DB/WB)	75/63
BLOWER MOTOR FLA	1.0 AMP
VOLTAGE	24 V
UNIT WEIGHT (LBS.)	22
MATCHING COND. UNIT	CU-5
AUX. ELECTRIC STRIP HEATER (INSIDE OF UNIT)	BTU/H
STAGE	---
VOLTAGE	---
UNIT NUMBER	CU-5
MANUFACTURER	DAIKIN
MODEL NUMBER	MSZ-GC18NA
NOMINAL TONS	1.5
No. OF COMPRESSORS	1
R.L.A. EACH	10.0
No. OF CONDENSER FANS	1
F.L.A. EACH	0.93
VOLTAGE	240-1-60
MCA/MOCAP	14/20
WEIGHT (LBS.)	119
SENSIBLE COOLING CAPACITY (MBH)	13.6
TOTAL COOLING CAPACITY (MBH)	17.2
S.E.E.R./E.E.R.	19.2/---
TOTAL HEATING CAPACITY (MBH)	21.6
C.O.P./H.S.P.F.	---
LIQUID LINE (IN.)	1/4
SUCTION LINE (IN.)	1/2
AREA SERVED	GARAGE

ACCESSORIES:

1. SINGLE STAGE HEAT/COOL DIGITAL PROGRAMMABLE THERMOSTAT.
2. REF. LINES SIZE AND REFRIGERANT CHARGE AS PER MANUFACTURER'S RECOMMENDATIONS.
3. NOT USED.
4. INSULATE SUCTION LINES WITH 3/4" SLIP ON ARMAFLEX APPROVED FOR OUTDOOR USE; PAINTED WHITE WHERE EXPOSED WITH U.V. RESISTANT PAINT. USE ONLY 90° LONG RADIUS FITTINGS.
5. MANUFACTURER/PROVIDER SHALL VERIFY LISTED CAPACITIES AND SEER.
6. USE ONLY 90° LONG RADIUS FITTING IN CONDENSATE LINES.
7. PROVIDE 3/4" RUBBER ISOLATOR PADS FOR COND. UNITS (MASON INDUSTRIES SUPER-W PADS OR EQUAL) (SEE DETAIL).
8. CLEAR WEATHER PROOF I.D. ON ALL CU'S INDICATING WHICH UNIT IT SERVES.
9. FACTORY PROVIDED DRAIN PAN MICRO-FLOAT SWITCH IN PRIMARY PAN.
10. CORROSION PROTECTION COATING FOR ALL EXTERIOR CONDENSER COILS AND EQUIPMENT CABINETS.

AIR DISTRIBUTION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	MATERIAL	REMARKS
CG	CEILING GRILLE	TITUS (OR EQUIVALENT)	300F SERIES	ALUMINUM	W/ O.B.D.
LD/LD1	FLOWBAR DIFFUSER	TITUS (OR EQUIVALENT)	FT SERIES	ALUMINUM	PATTERN CONTROLLER, INLET DAMPER AND INSULATED PLENUM
LDR	FLOWBAR RETURN	TITUS (OR EQUIVALENT)	FT SERIES	ALUMINUM	

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

FAN SCHEDULE

UNIT NUMBER	EF-1	EF-2	EF-3
AREA SERVED	BATHROOMS	BATHROOMS	BATHROOMS
LOCATION	CEILING	CEILING	CEILING
DUTY	SUPPLY / EXHAUST	EXHAUST	EXHAUST
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL	CENTRIFUGAL
DRIVE	BELT / DIRECT	DIRECT	DIRECT
FAN SPEED	RPM ---	---	---
AIR QUANTITY	CFM 50	64	98
TOTAL STATIC PRESSURE	"H ₂ O 0.2	0.2	0.2
OPENING REQUIRED	IN ---	---	---
FAN MOTOR	AMP. 0.5	0.4	0.6
ELECTRICAL CHARACT.	✓/ø /Hz 120/1/60	120/1/60	120/1/60
MANUFACTURER	COOK	COOK	COOK
MODEL NUMBER	GC-122	GC-124	GC-144
WEIGHT	lbs. 15	15	15
REMARKS	① ②	① ②	① ②

- NOTES:
- ① PROVIDE SOLID STATE SPEED CONTROL
 - ② PROVIDE BACKDRAFT DAMPER.

DRAWN BY:

REVISIONS:
08/10/15
OWNER CHANGES

A4000369
ANTHONY LEON
08/07/12

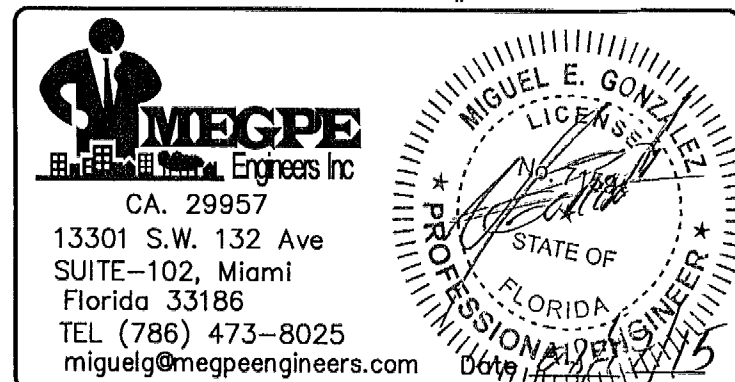
DESIGN
ARCHITECTURE

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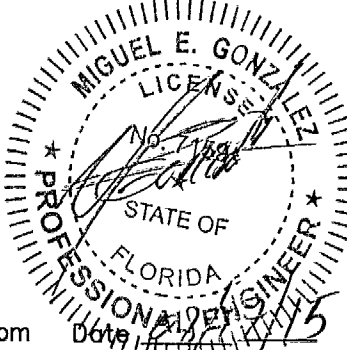
SEAL

NEW RESIDENCE
FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139

1/27/15



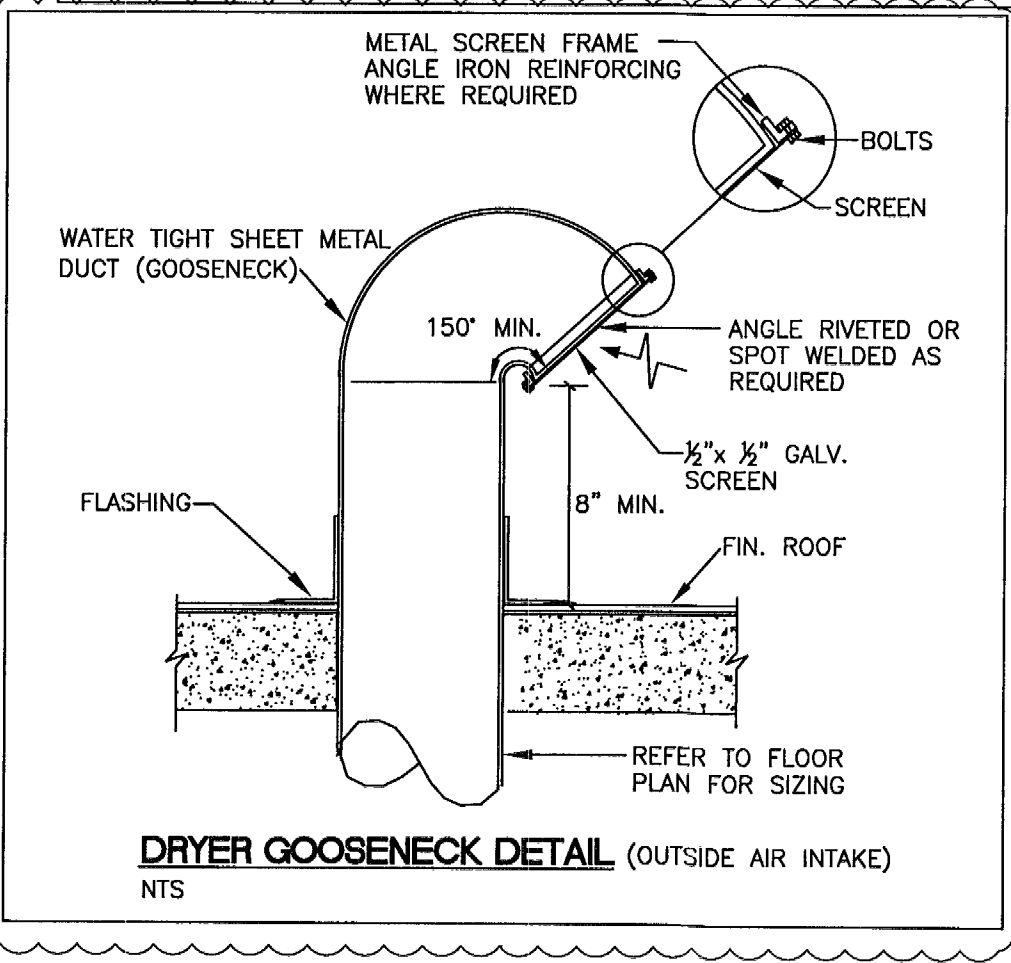
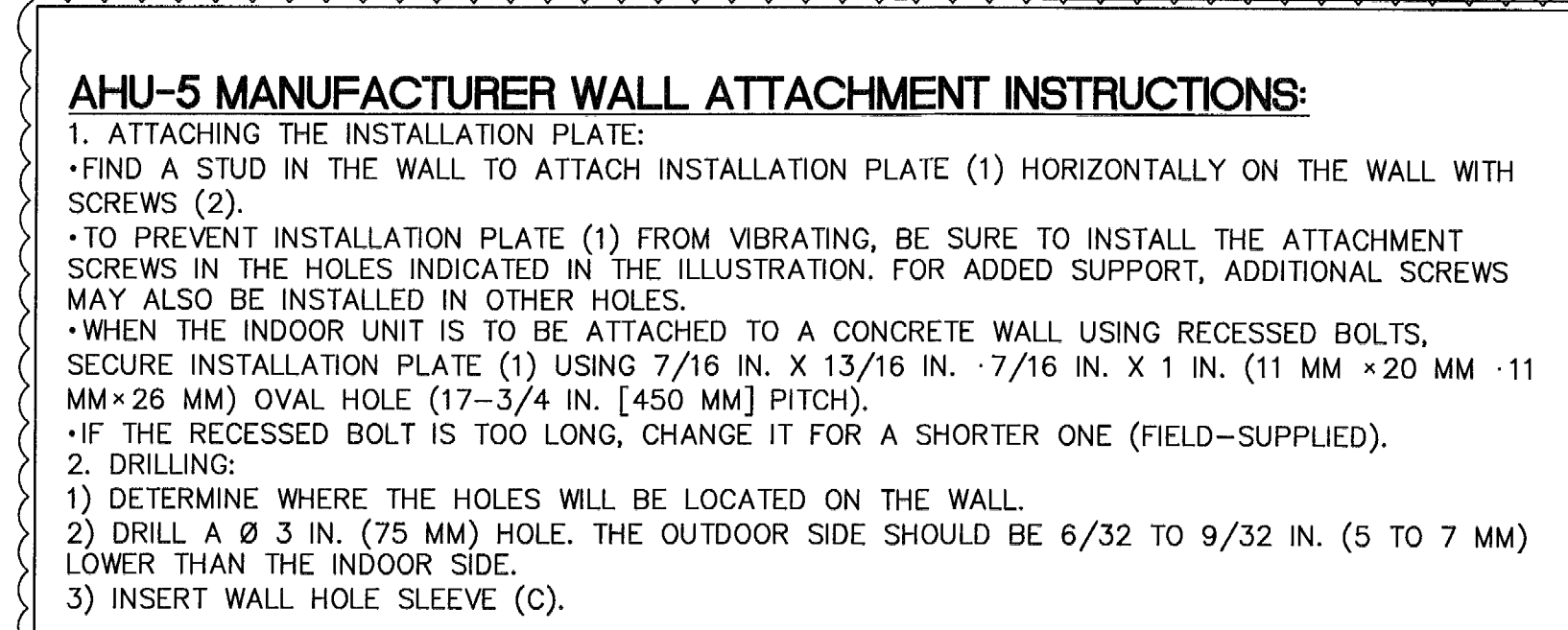
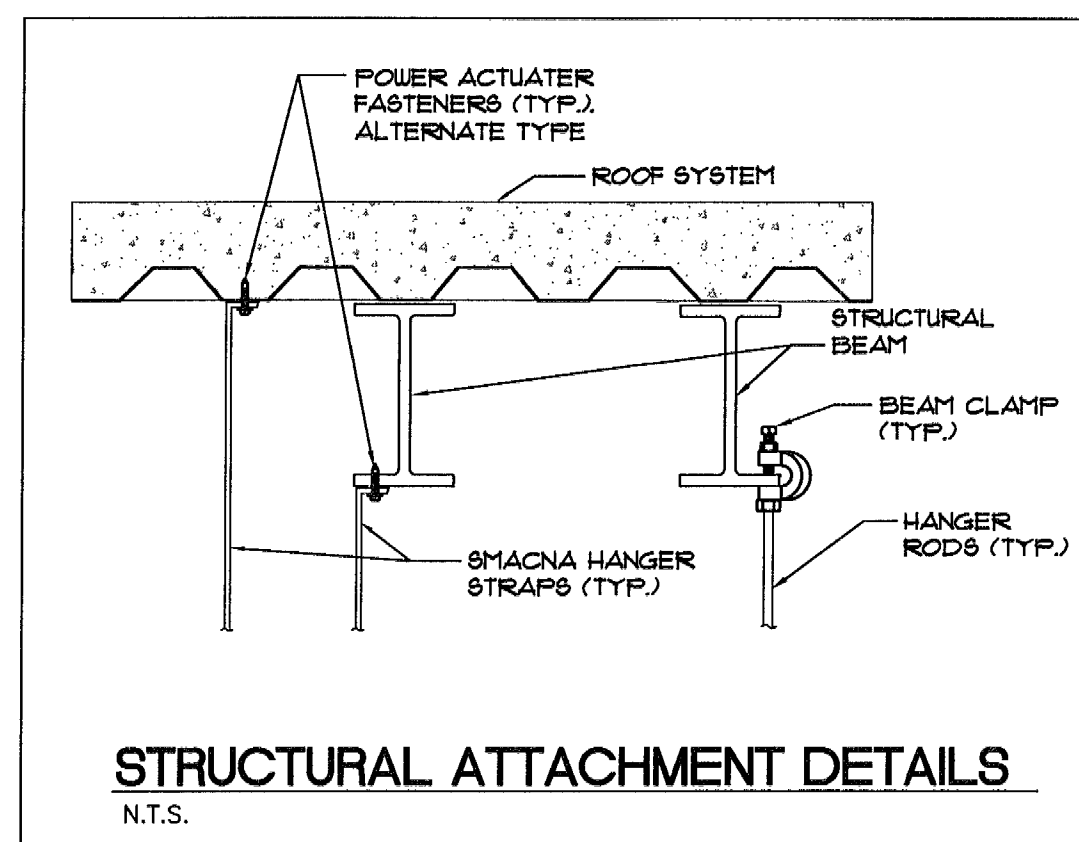
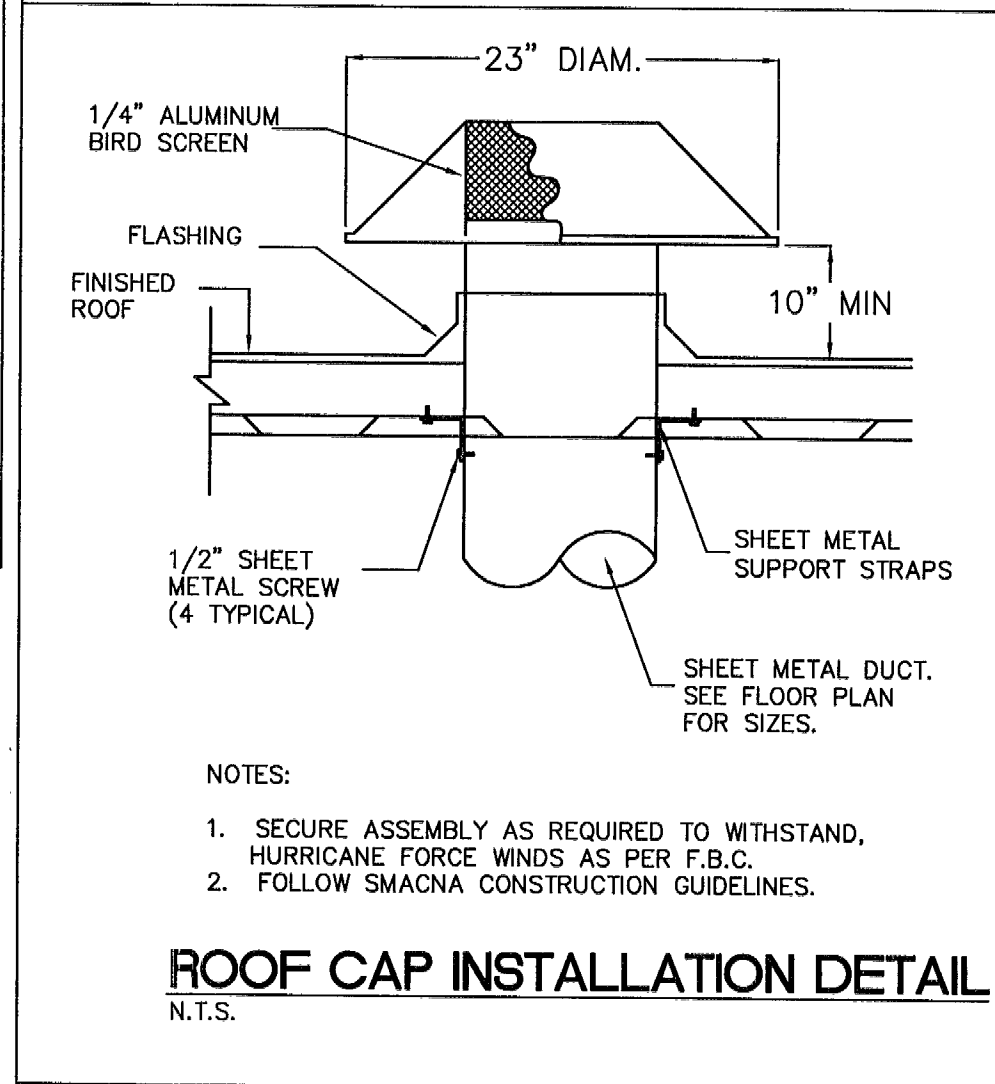
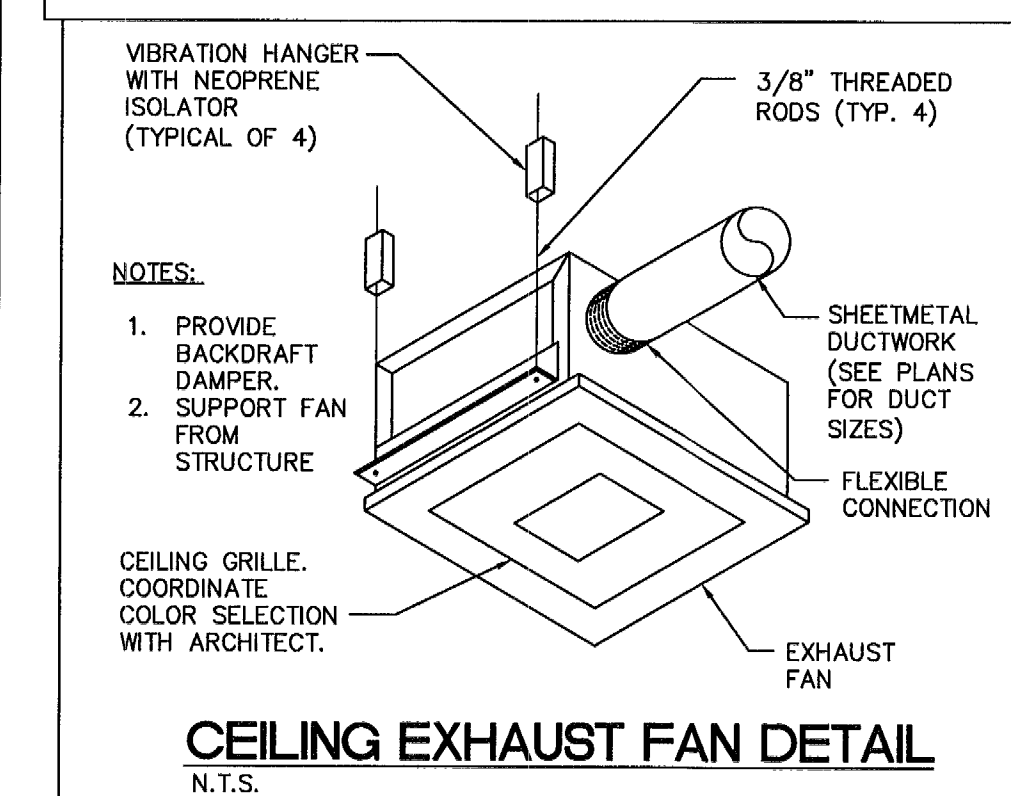
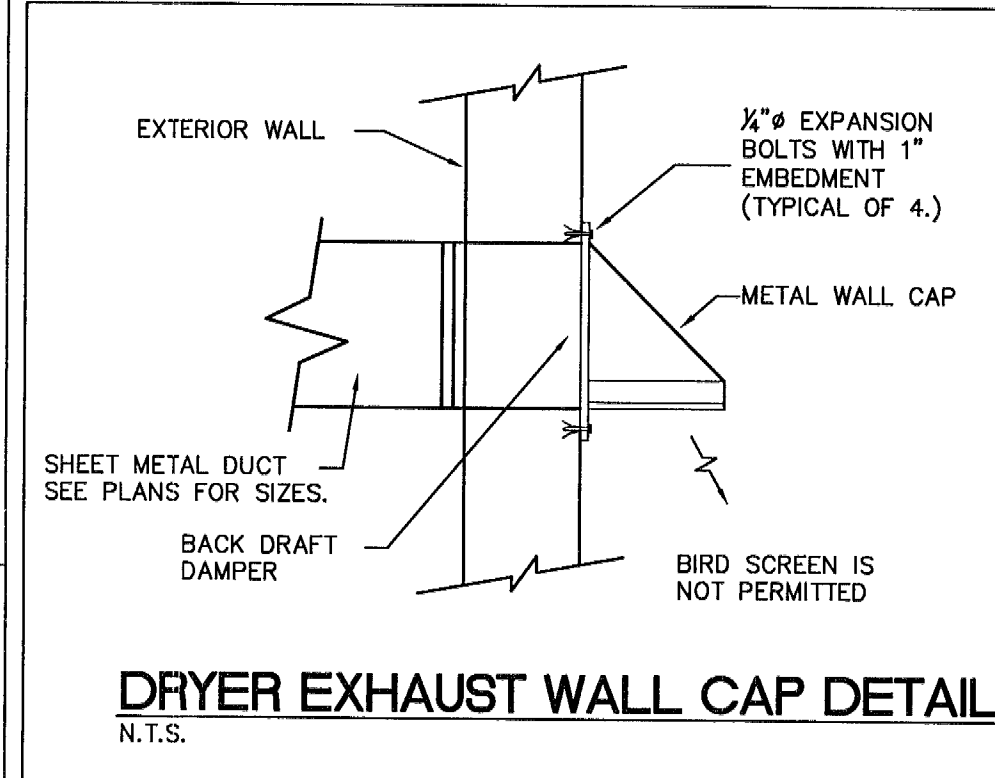
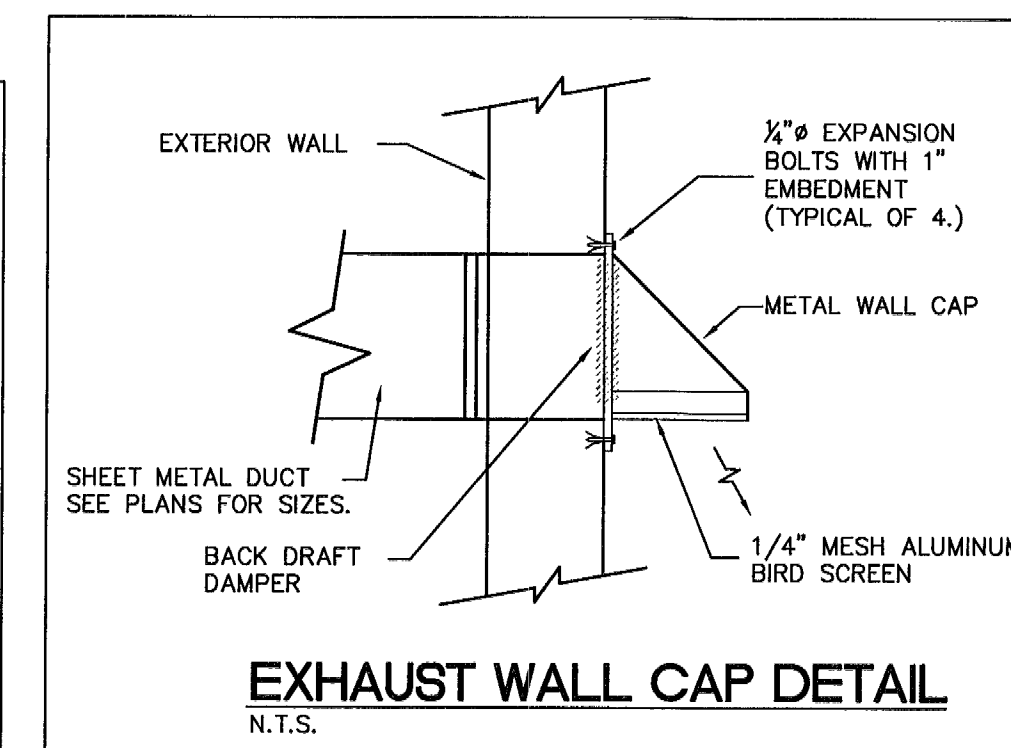
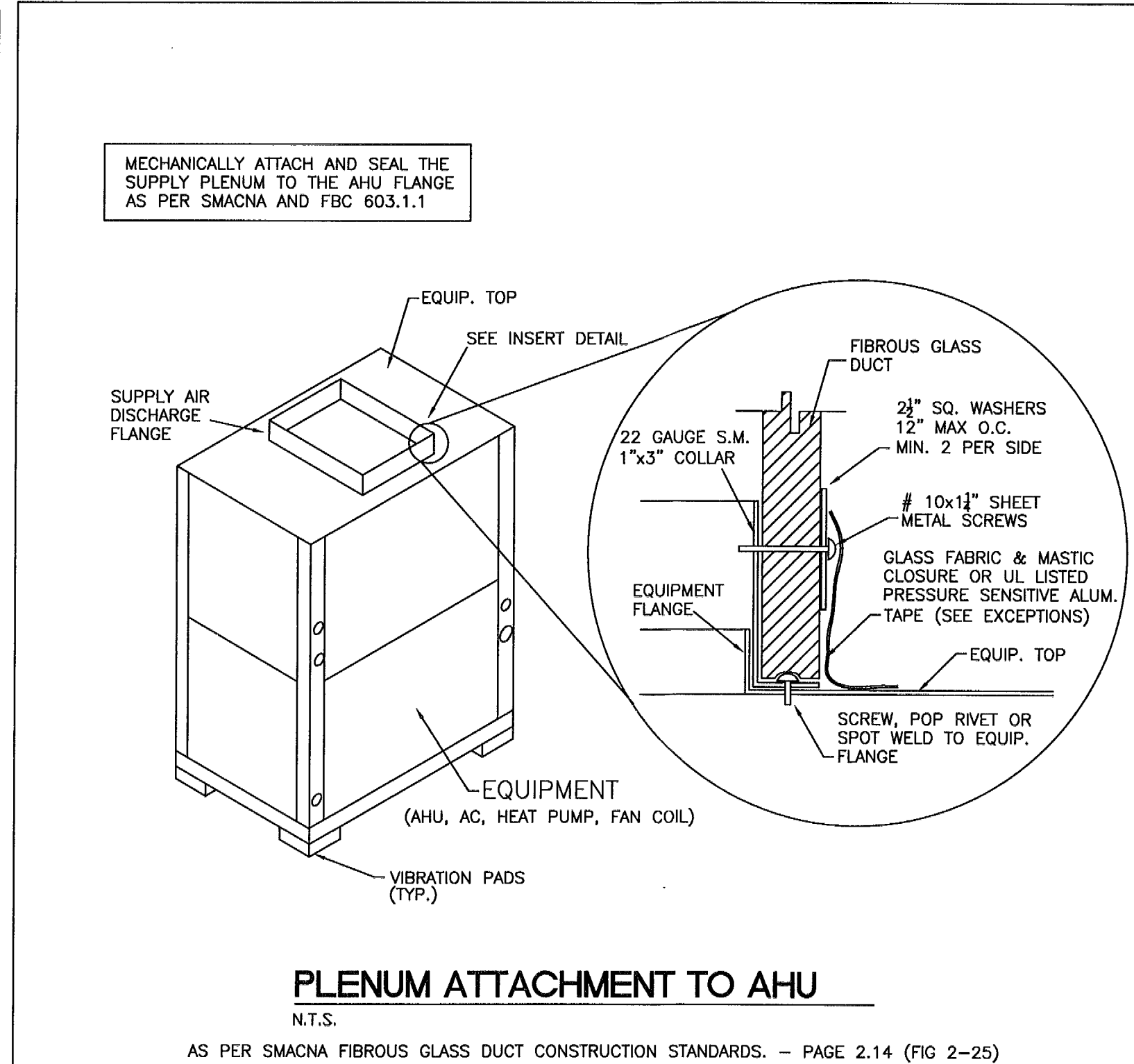
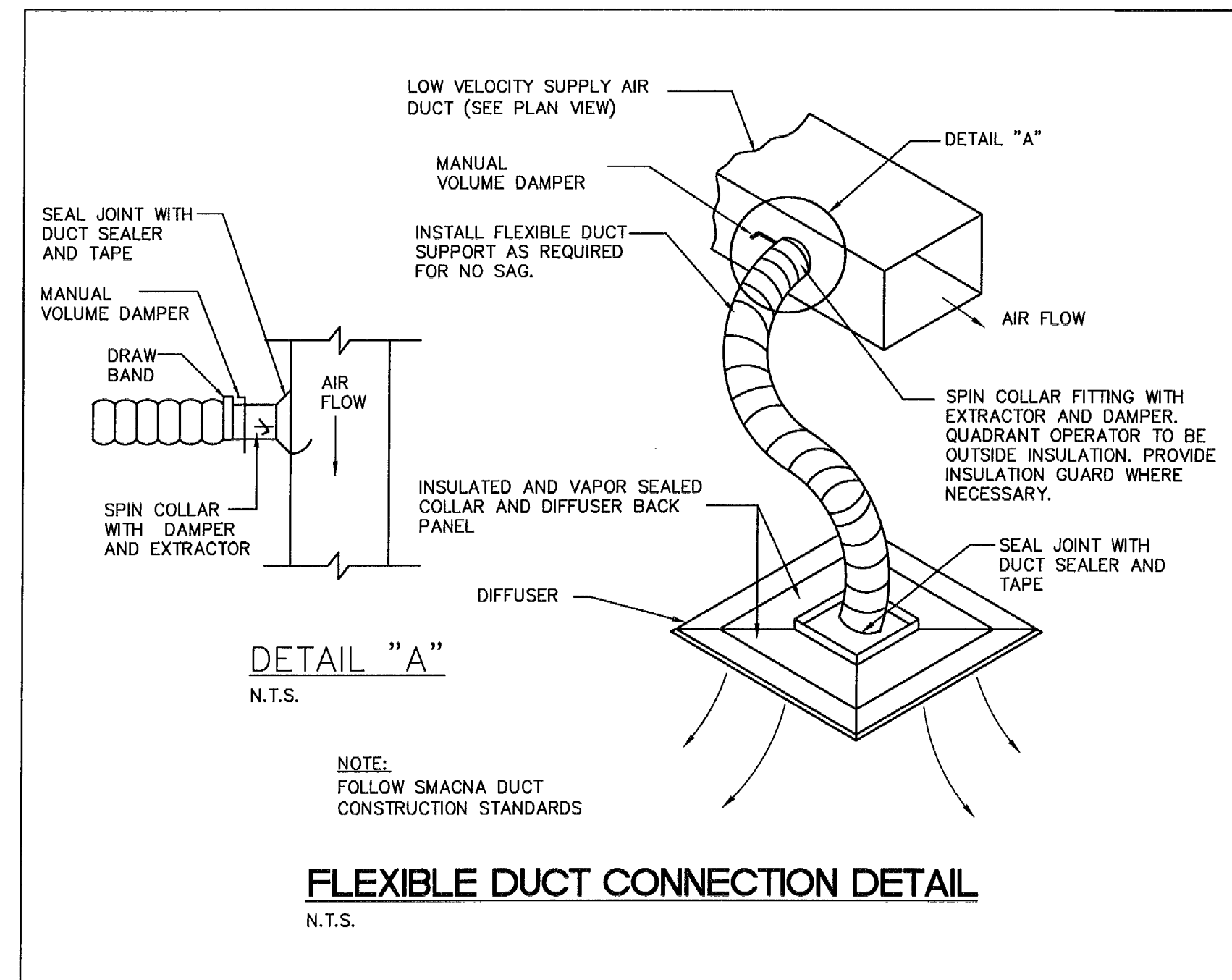
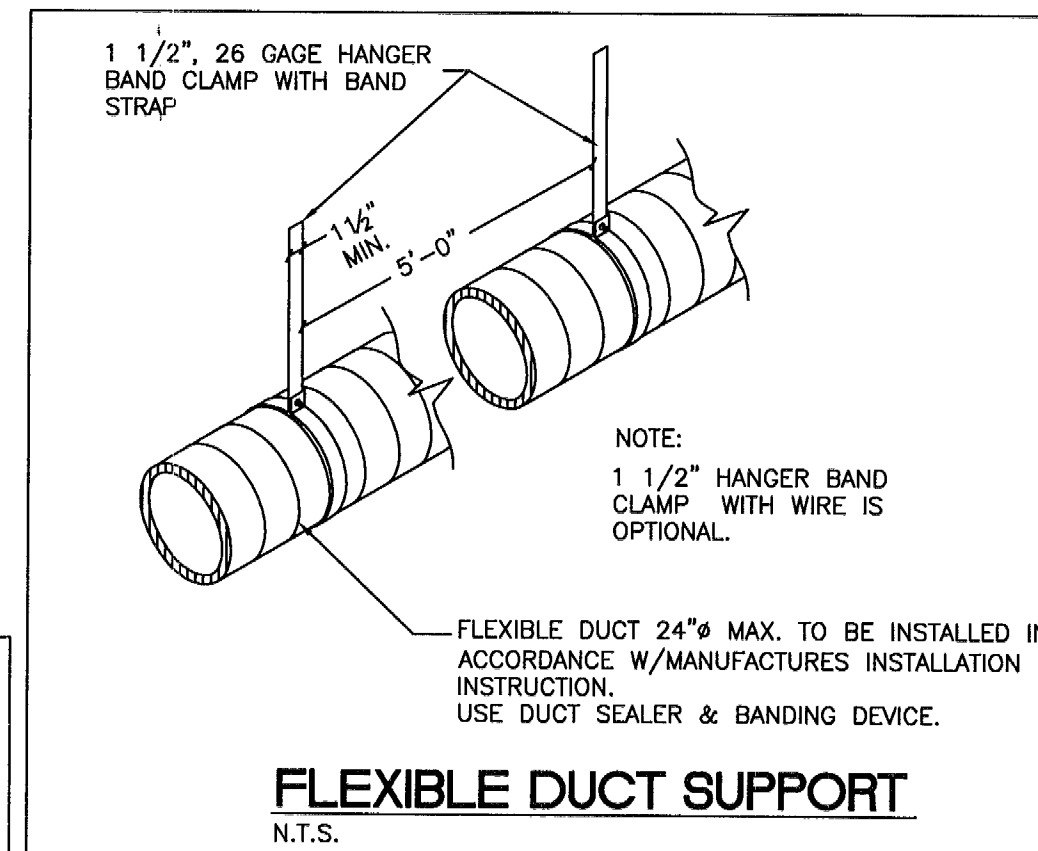
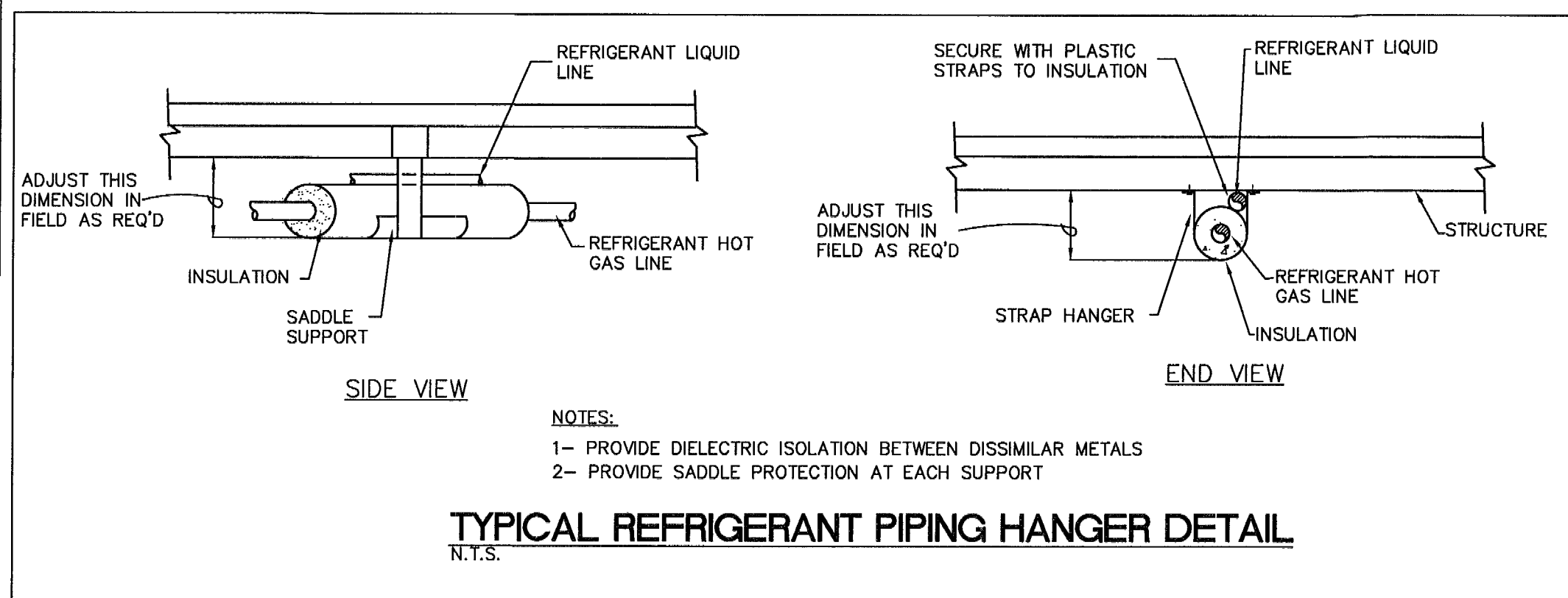
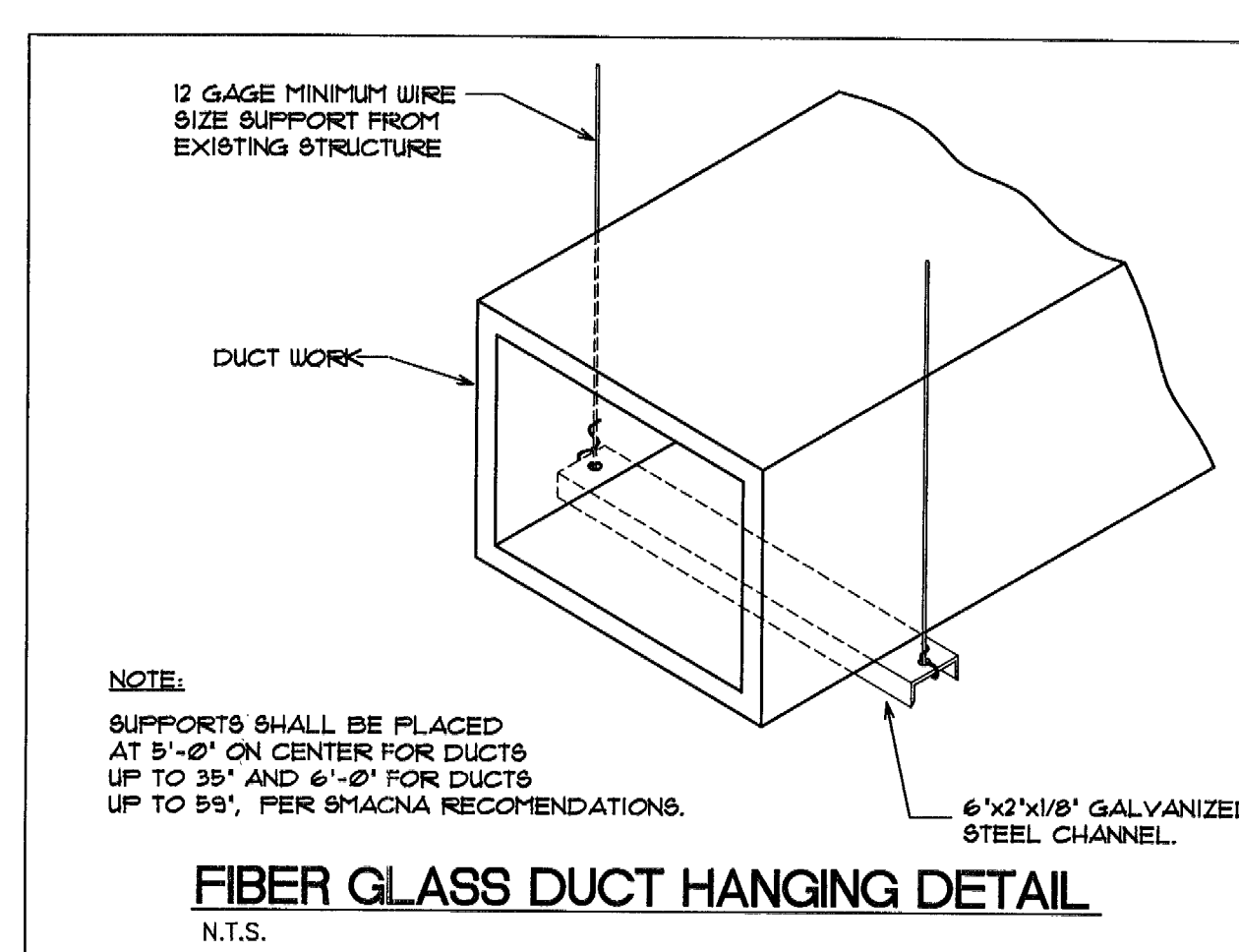
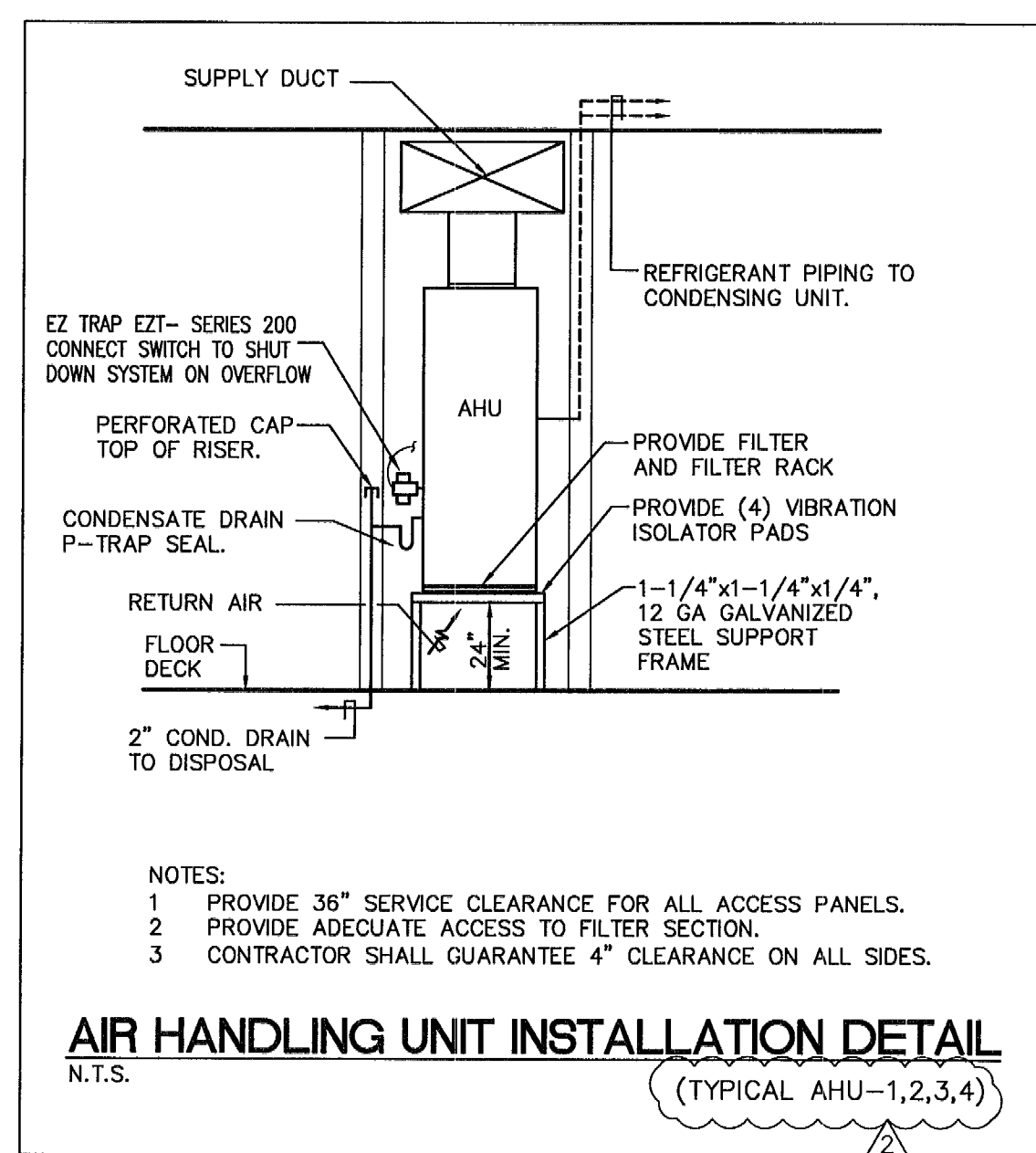
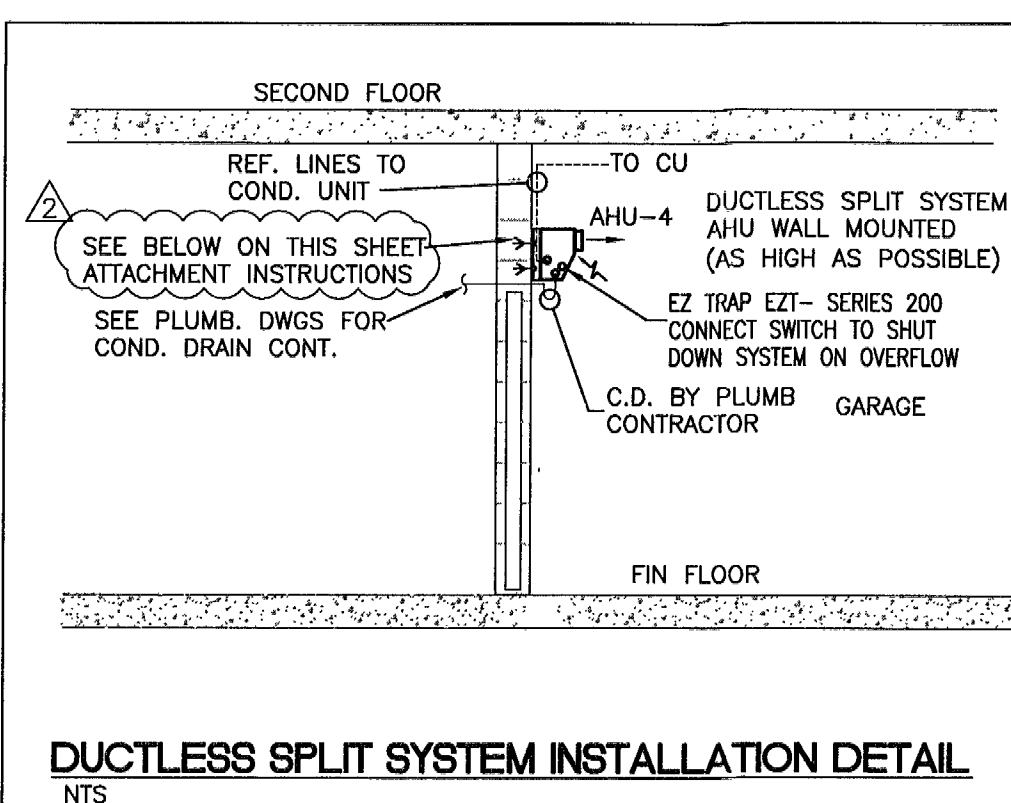
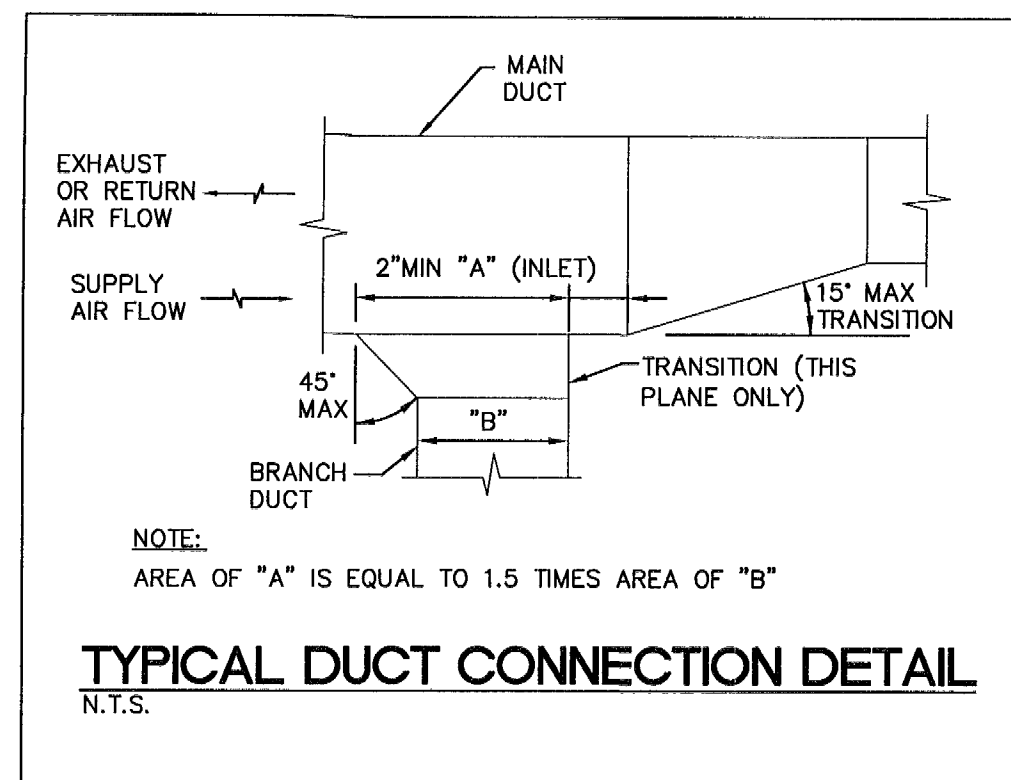
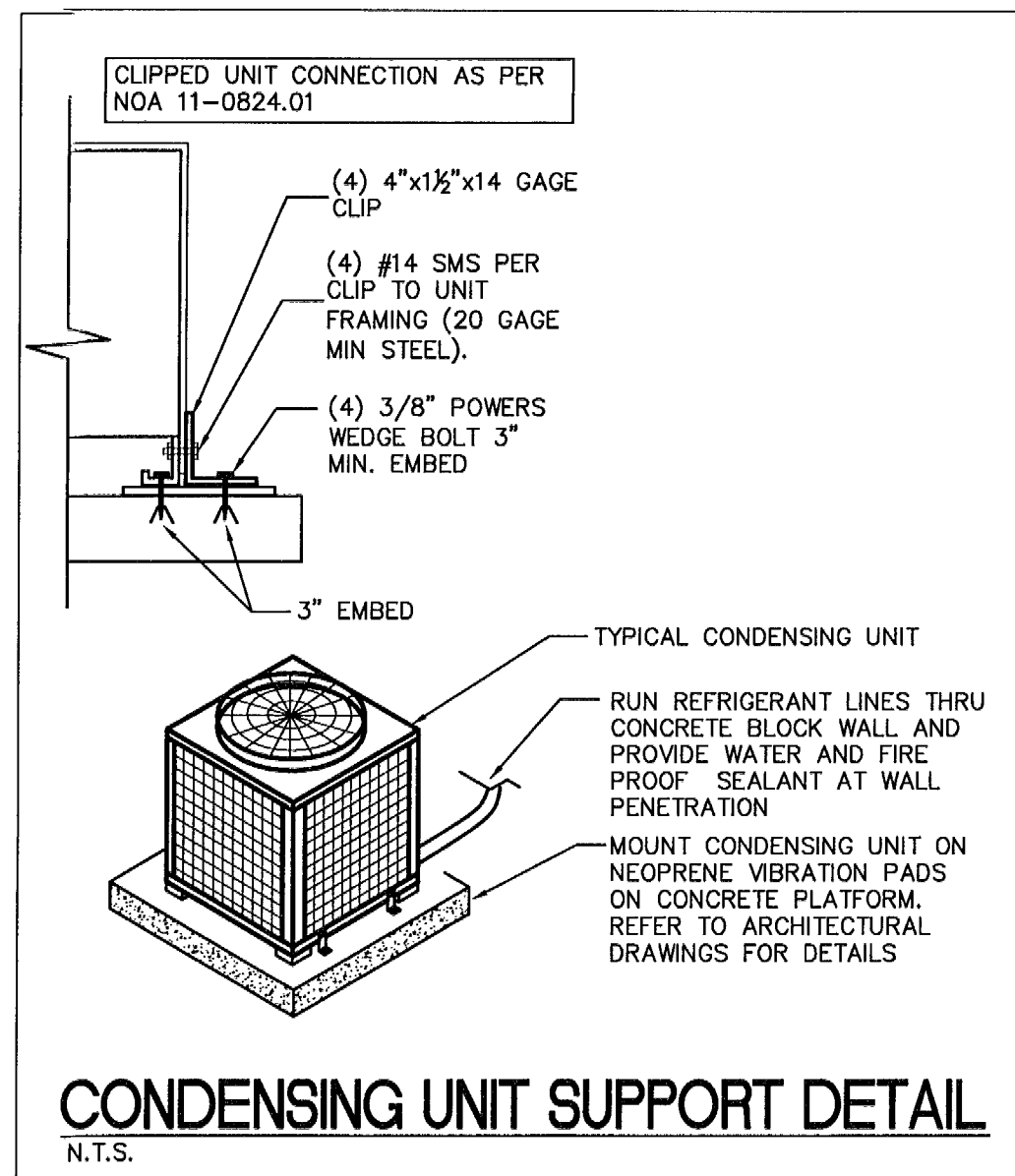
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M-2
2 OF 3

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
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DRAWN BY:
REVISIONS:
11/13/15 BDC

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NEW RESIDENCE FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139

JOB # 1410003
MIGUEL E. GONZALEZ
PROFESSIONAL ENGINEER
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SUITE-102, Miami
Florida 33186
TEL (786) 473-8025
miguelg@megpeengineers.com Date: NOV 19 2015

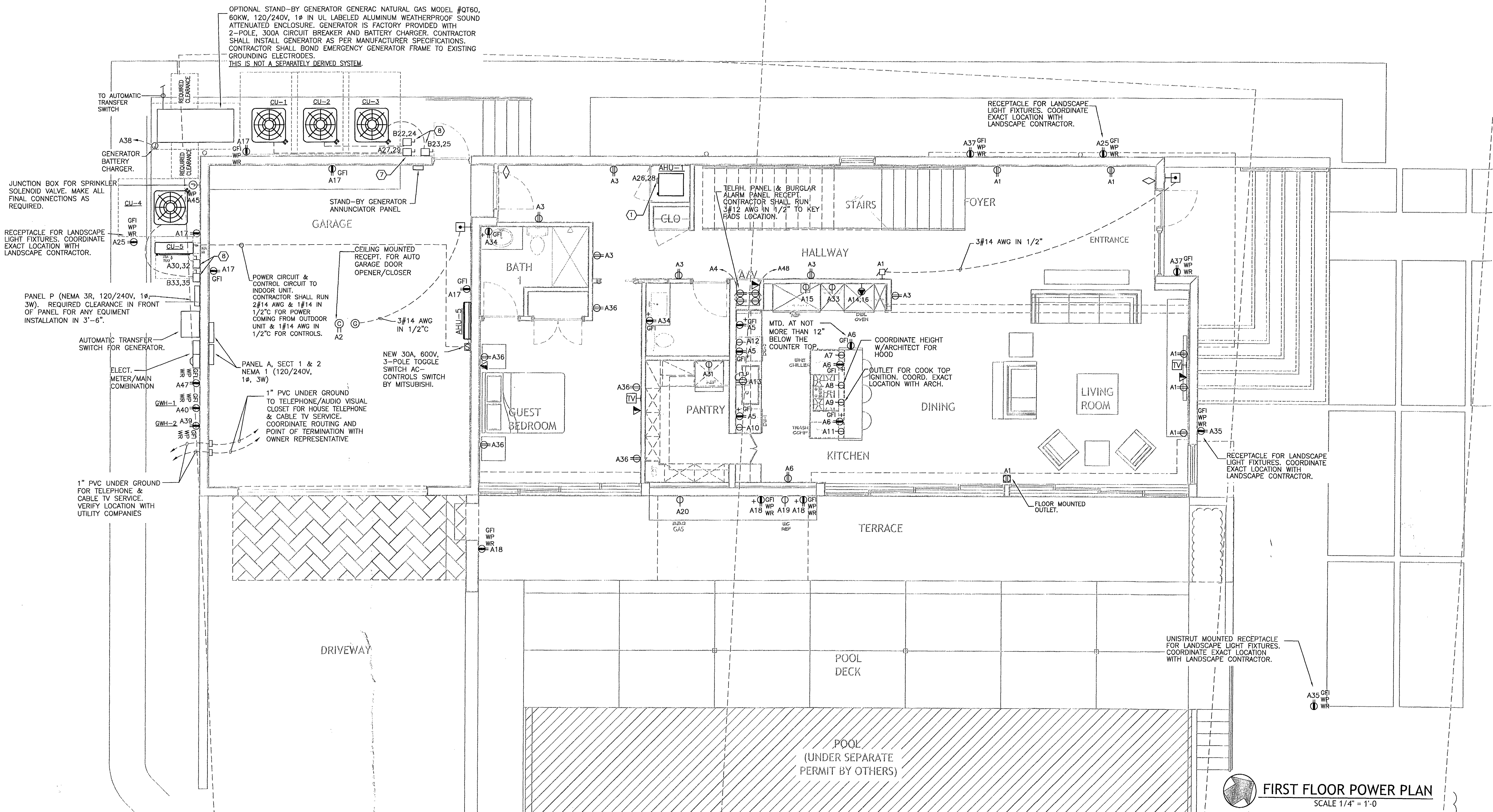
M-3
3 OF 3

DRAWN BY:
REVISIONS:
08/10/15
OWNER CHANGES.

AA0003569
ANTHONY LON
00652
DESIGN
ARCHITECTURE
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SEAL

NEW RESIDENCE
FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139



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

LEGEND:			
	TOGGLE SWITCH		RECESSED MOUNTED DOWNLIGHT
	3 WAY TOGGLE SWITCH		240V, 30A RECEPTACLE
	TIMER SWITCH		FPL METER
	WALL MOUNTED JUNCTION BOX		120V, DUPLEX OUTLET
	ELECTRICAL PANEL		120V, ABOVE COUNTER DUPLEX OUTLET
	120V, CEILING MOUNTED DUPLEX RECEPTACLE (TAMPER RESISTANT)		120V, GROUND FAULT, DUPLEX RECEPTACLE ABOVE COUNTER TOP
	TIME CLOCK		WEATHERPROOF WALL MOUNTED LIGHT FIXTURE, COORDINATE MODEL NUMBER WITH ARCHITECT/OWNER.
	TELEPHONE OUTLET DATA OUTLET		BELL
	PUSH BUTTON		TV OUTLET
	DISCONNECT SWITCH		WALL MOUNTED LIGHT FIXTURE W/WIRE GUARD
	CEILING MOUNTED JUNCTION BOX		BATHROOM EXHAUST FAN
			120V, GROUND FAULT, DUPLEX RECEPTACLE
			120V, SINGLE RECEPTACLE
			FLOOR MOUNTED RECEPTACLE
			WEATHER PROOF
			WEATHERPROOF WALL MOUNTED LIGHT FIXTURE, COORDINATE MODEL NUMBER WITH ARCHITECT/OWNER.
			BURGLAR ALARM KEYPAD
			JUNCTION BOX FOR GARAGE DOOR OPENER
			120V, SMOKE ALARM / CARBON MONOXIDE DETECTOR COMBO WITH BATTERY BACK UP INTERCONNECT WITHIN THE HOUSE FOR SIMULTANEOUS OPERATION.
			JUNCTION BOX WITH 2P, TOGGLE SWITCH
			120V, SMOKE ALARM / DETECTOR COMBO WITH BATTERY BACK UP INTERCONNECT WITHIN THE HOUSE FOR SIMULTANEOUS OPERATION.

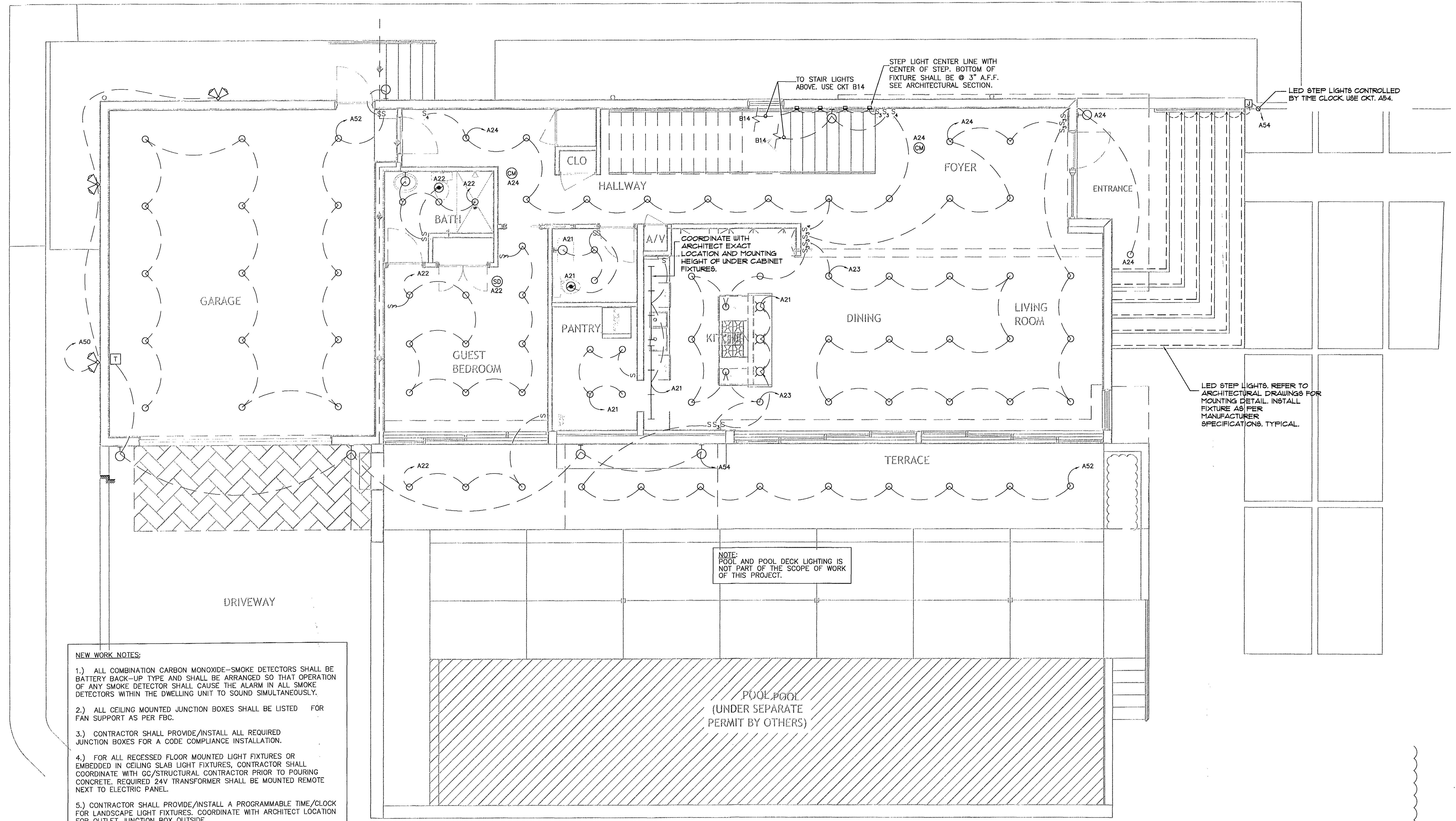
- NEW WORK NOTES:
- 1) FACTORY PROVIDED CIRCUIT BREAKER MOUNTED ON AHU.
 - 2) ALL CONDUITS IN FINISHED AREAS SHALL BE CONCEALED.
 - 3) CONTRACTOR SHALL PROVIDE/INSTALL PULL STRING IN EMPTY CONDUITS FOR TELEPHONE/DATA OUTLETS.
 - 4) ALL 15A & 20A, 120V RECEPTACLES OUTLETS MUST BE LISTED TAMPER RESISTANT PER NEC 2008 (406.11).
 - 5) CONTRACTOR SHALL COORDINATE WITH ARCHITECT EXACT LOCATION FOR ALL ABOVE COUNTER TOP RECEPTACLES IN KITCHEN AND ALL RECEPTACLES IN BATHROOMS.
 - 6) ALL RECEPTACLES SHALL BE DECORA WHITE - COVER PLATES TO BE SCREWLESS TYPE.
 - 7) NEW SQUARE-D WALL MOUNTED NEMA 3R, SINGLE PHASE, 60A NON-FUSIBLE, 240V RATED DISCONNECT SWITCH FOR CONDENSING UNIT. INSTALLATION SHALL BE DONE AS PER MANUFACTURER RECOMMENDATION. DISCONNECT SWITCH SHALL HAVE 3'-6" CLEARANCE IN FRONT.

- 8) NEW SQUARE-D WALL MOUNTED NEMA 3R, SINGLE PHASE, 30A NON-FUSIBLE, 240V RATED DISCONNECT SWITCH FOR CONDENSING UNIT. INSTALLATION SHALL BE DONE AS PER MANUFACTURER RECOMMENDATION. DISCONNECT SWITCH SHALL HAVE 3'-6" CLEARANCE IN FRONT.
- 9) CONTRACTOR SHALL RUN 3#14 AWG CONTROLS WIRES FROM GENERATOR CONTROL PANEL TO GENERATOR ANNUNCIATOR PANEL LOCATED INSIDE GARAGE.
- 10) GENERATOR CONTROL PANEL & CIRCUIT BREAKER LOCATION SHALL HAVE 4'-0" CLEARANCE IN THE FRONT. FIELD COORDINATE EXACT LOCATION FOR STUB-UP AREA FOR GENERATOR FEEDERS.
- 11) ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION.
- 12) ALL EXTERIOR ELECTRICAL INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 110.20 AND 350.12(12).

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E-1
1 OF 4
10/11/15

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CONSTRUCTION DOCUMENTS SET. 12.10.2014



- NEW WORK NOTES:**
- 1.) ALL COMBINATION CARBON MONOXIDE-SMOKE DETECTORS SHALL BE BATTERY BACK-UP TYPE AND SHALL BE ARRANGED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL CAUSE THE ALARM IN ALL SMOKE DETECTORS WITHIN THE DWELLING UNIT TO SOUND SIMULTANEOUSLY.
 - 2.) ALL CEILING MOUNTED JUNCTION BOXES SHALL BE LISTED FOR FAN SUPPORT AS PER FBC.
 - 3.) CONTRACTOR SHALL PROVIDE/INSTALL ALL REQUIRED JUNCTION BOXES FOR A CODE COMPLIANCE INSTALLATION.
 - 4.) FOR ALL RECESSED FLOOR MOUNTED LIGHT FIXTURES OR EMBEDDED IN CEILING SLAB LIGHT FIXTURES, CONTRACTOR SHALL COORDINATE WITH GC/STRUCTURAL CONTRACTOR PRIOR TO POURING CONCRETE. REQUIRED 24V TRANSFORMER SHALL BE MOUNTED REMOTE NEXT TO ELECTRIC PANEL.
 - 5.) CONTRACTOR SHALL PROVIDE/INSTALL A PROGRAMMABLE TIME/CLOCK FOR LANDSCAPE LIGHT FIXTURES. COORDINATE WITH ARCHITECT LOCATION FOR OUTLET JUNCTION BOX OUTSIDE.
 - 6.) SMOKE ALARMS INSTALLED WITHIN 20' (HORIZONTAL PAD) OF A COOKING APPLIANCE SHALL BE PHOTOELECTRIC TYPE.
 - 7.) SEE SYMBOL LEGEND IN SHEET E-1.0.
 - 8.) FOR ALL RECESSED CEILING MOUNTED LOW VOLTAGE LIGHT FIXTURES, CONTRACTOR SHALL COORDINATE WITH GC EXACT LOCATION OF REQUIRED 24V TRANSFORMER. TRANSFORMER SHALL BE MOUNTED REMOTE NEXT TO ELECTRIC PANEL WHEN POSSIBLE OR WHEN RUNS OF WIRES EXCEED THE MANUFACTURER RECOMMENDATION CONTRACTOR SHALL INSTALL 24V TRANSFORMER INSIDE CLOSETS OR ABOVE CEILING (PROVIDING ACCESS PANEL AS REQUIRED).
 - 9.) ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL FIXTURES AS PER MANUFACTURER SPECIFICATIONS.

CONCRETE NOTE:
ALL FIXTURES & WIRING TO BE EMBEDDED IN CONCRETE SLABS MUST BE COORDINATED w/STRUCTURAL PRIOR TO CONSTRUCTION - ALL LIGHT FIXTURES SHALL BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASING.

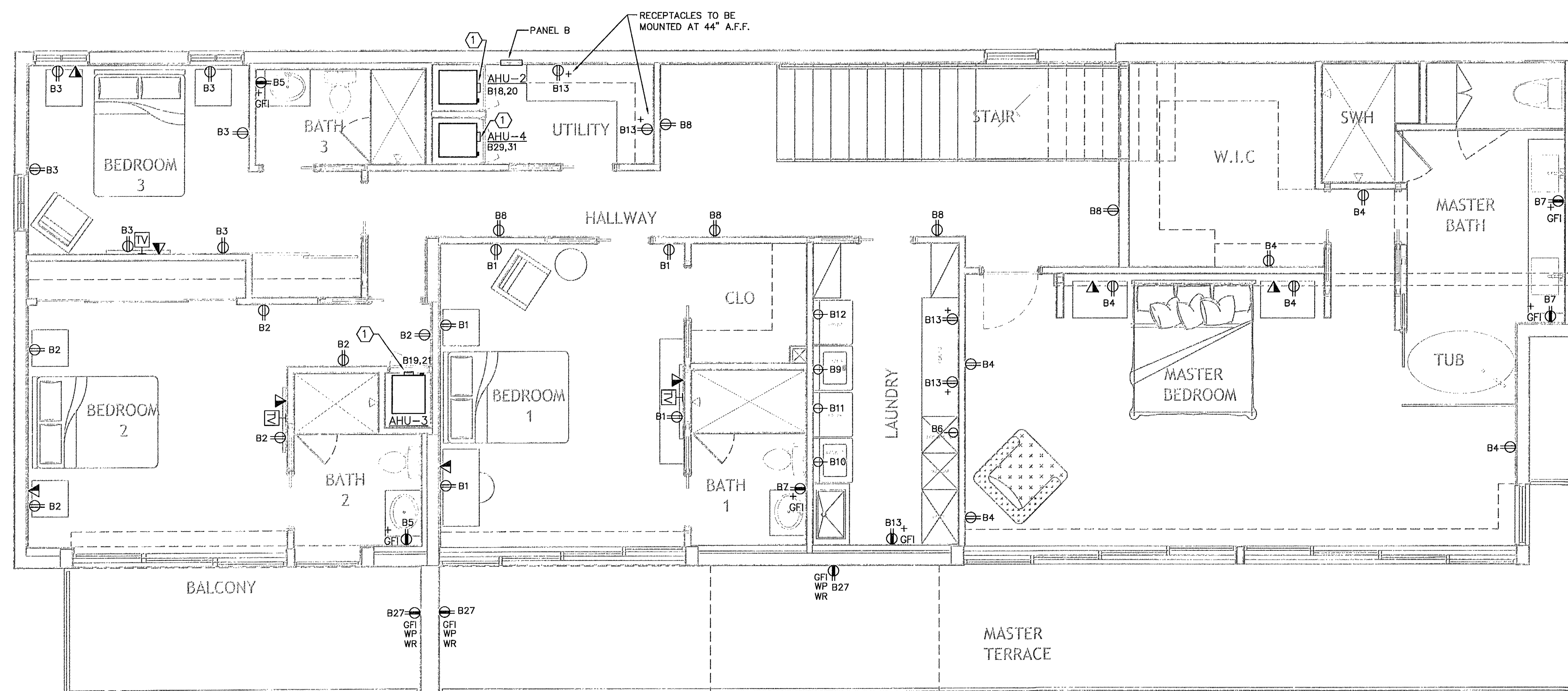
SWITCH NOTE:
ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE

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

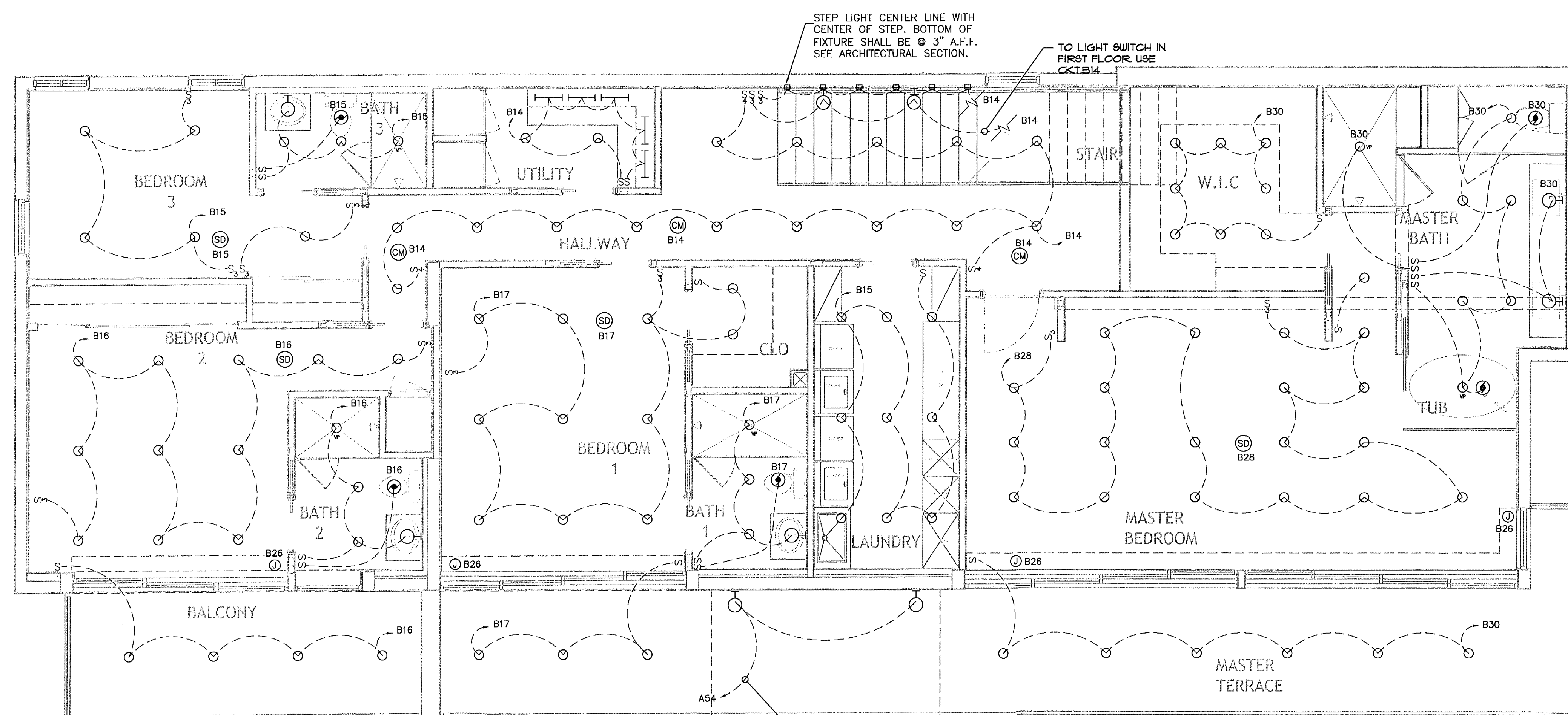
JOB # 1410003

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Professional Engineer
No. 71504
MIGUEL E. GONZALEZ
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DATE 08/10/15

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



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

NEW WORK NOTES:

- 1.) FACTORY PROVIDED CIRCUIT BREAKER MOUNTED ON AHU.
- 2.) ALL CONDUITS IN FINISHED AREAS SHALL BE CONCEALED.
- 3.) CONTRACTOR SHALL PROVIDE/INSTALL PULL STRING IN EMPTY CONDUITS FOR TELEPHONE/DATA OUTLETS.
- 4.) ALL 15A & 20A, 120V RECEPTACLES OUTLETS MUST BE LISTED TAMPER RESISTANT PER NEC 2008 (406.11).
- 5.) CONTRACTOR SHALL COORDINATE WITH ARCHITECT EXACT LOCATION FOR ALL ABOVE COUNTER TOP RECEPTACLES IN BATHROOMS.
- 6.) ALL RECEPTACLES SHALL BE DECORA WHITE - COVER PLATES TO BE SCREWLESS TYPE.
- 7.) ALL EXTERIOR ELECTRICAL INSTALLATIONS SHALL COMPLY WITH NEC 110.11, 110.20 AND 350.12(12).

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- 5.) ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL FIXTURES AS PER MANUFACTURER SPECIFICATIONS.
- 6.) SMOKE ALARMS INSTALLED WITHIN 20' (HORIZONTAL PAD) OF A COOKING APPLIANCE SHALL BE PHOTOELECTRIC TYPE.
- 7.) SEE SYMBOL LEGEND IN SHEET E-1.0.
- 8.) FOR ALL RECESSED CEILING MOUNTED LOW VOLTAGE LIGHT FIXTURES, CONTRACTOR SHALL COORDINATE WITH GC EXACT LOCATION OF REQUIRED 24V TRANSFORMER. TRANSFORMER SHALL BE MOUNTED REMOTE NEXT TO ELECTRIC PANEL WHEN POSSIBLE OR WHEN RUNS OF WIRES EXCEED THE MANUFACTURER RECOMMENDATION CONTRACTOR SHALL INSTALL 24V TRANSFORMER INSIDE CLOSETS OR ABOVE CEILING (PROVIDING ACCESS PANEL AS REQUIRED). RER SPECIFICATIONS.

CONCRETE NOTE:

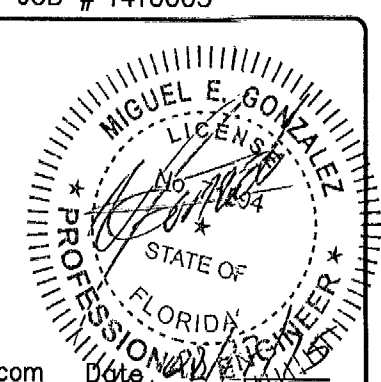
ALL FIXTURES & WIRING TO BE EMBEDDED IN CONCRETE SLABS MUST BE COORDINATED w/STRUCTURAL PRIOR TO CONSTRUCTION - ALL LIGHT FIXTURES SHALL BE APPROVED BY ARCHITECT/OWNER PRIOR TO PURCHASING.

SWITCH NOTE:

ALL SWITCHES SHALL BE DIMMER TYPE WITH TOP CONTROL SLIDE & BOTTOM ON/OFF BUTTON. COLOR TO BE DECORA WHITE / PLATE TO BE SCREWLESS TYPE

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E-3
3 OF 4

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DRAWN BY:
REVISIONS:
08/10/15
OWNER CHANGES.

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NEW RESIDENCE
FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139

[illegible]

PNL	AMPS	VOLTAGE	CKTS	WIRE	PHASE	MAIN	MOUNT	MANUFACTURER	TYPE			
A	400	120/240	72	3	1	LUGS	FLUSH	SIEMENS /EQ.	NEMA 1 TYPE P1 -- 42KAIC			
CKT No.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	CKT No.	WIRE	COND INCH	CKT BKR POLE	AMPS	SERVING	
1	3#12	1/2	1	20	LIVING/DIN. REC.	2	3#12	1/2	1	20	GARAGE DOOR OP.	
3	3#12	1/2	1	20	RECEPT. 1ST FL.	4	3#12	1/2	1	20	TEL/ALARM RECEPT.	
5	3#12	1/2	1	20	SMALL APPLIANCES	6	3#12	1/2	1	20	SMALL APPLIANCES	
7	3#12	1/2	1	15	WINE COOLER	8	3#12	1/2	1	20	KITCHEN HOOD	
9	3#12	1/2	1	20	COOK TOP IGNITION	9	3#12	1/2	1	20	DISHWASHER-1	
11	3#12	1/2	1	20	TRASH COMPACTOR	12	3#12	1/2	1	20	DISHWASHER-2	
13	3#12	1/2	1	20	GARAGE DISPOSAL	14	3#12	1/2	2	40	DOUBLE OVEN	
15	3#12	1/2	1	15	REFRIG./FREEZER	16						
17	3#12	1/2	1	20	GARAGE/EXT. REC	18	3#12	1/2	1	20	RECEPT. TERRACE	
19	3#12	1/2	1	15	TERRACE REFRIG.	20	3#12	1/2	1	20	B.B.Q. IGNITION	
21	3#12	1/2	1	20	1ST .FL LIGHTS	22	3#12	1/2	1	20	1ST .FL LIGHTS	
23	3#12	1/2	1	20	1ST .FL LIGHTS	24	3#12	1/2	1	20	1ST .FL LIGHTS	
25	3#12	1/2	1	20	LANDSCAPE LIGHTS	26	2#6 1#10G	3/4	2	50	AHU-1	
27	2#6 1#10G	3/4	2	60	CU-1	28						
29												
31	3#12	1/2	1	15	PANTRY REFRIG.	30	3#12	1/2	2	20	CU-5	
33	3#12	1/2	1	20	MICROWAVE	32						
35	3#12	1/2	1	20	LANDSCAPE LIGHTS	34	3#12	1/2	1	20	1ST. FL BATH REC.	
37	3#12	1/2	1	20	EXTERIOR REC.	36	3#12	1/2	1	20	1ST. FL BED REC.	
39	3#12	1/2	1	20	GAS WATER HTR-2	38	3#12	1/2	1	20	GEN. BATT. CHARGER	
41	3#6 1#10G	1	2	60	PANEL "p"	40	3#12	1/2	1	20	GAS WATER HTR-1	
43												
45	3#12	1/2	1	20	SOLENOID VALVE	42	3#12/0 1#6G	1 1/2	2	150	PANEL "b"	
47	3#12	1/2	1	20	HW RECIRC. PUMP	44						
49	3#12	1/2	1	20	SPARE	46	3#12	1/2	1	20	MOTORIZED SHADES	
51	3#12	1/2	1	20	SPARE	48	3#12	1/2	1	20	A/V RECEPT.	
53	--	--	--	--	SPACE	50	3#12	1/2	1	20	EXTERIOR LIGHTS	
55	--	--	--	--	SPACE	52	3#12	1/2	1	20	GARAG/TERR. LIGHTS	
57	--	--	--	--	SPACE	54	3#12	1/2	1	20	EXTERIOR LIGHTS	
59	--	--	--	--	SPACE	56	--	--	--	20	SPARE	
61	--	--	--	--	SPACE	58	--	--	--	1	20	SPARE
63	--	--	--	--	SPACE	60	--	--	--	--	20	SPACE
65	--	--	--	--	SPACE	62	--	--	--	--	20	SPACE
67	--	--	--	--	SPACE	64	--	--	--	--	20	SPACE
69	--	--	--	--	SPACE	66	--	--	--	--	20	SPACE
71	--	--	--	--	SPACE	68	--	--	--	--	20	SPACE
						70	--	--	--	--	20	SPACE
						72	--	--	--	--	20	SPACE

OPTIONAL STAND-BY GENERATOR IS DESIGN TO SUPPLY PANEL A TOTAL DEMAND.
TOTAL DEMAND 55.8 KW / 240V = 232.5 AMPS
FUTURE OPTIONAL STAND-BY GENERATOR GENERAC QT060 60KW, 120/240V, 1Ø

PNL	AMPS	VOLTAGE	CKTS	WIRE	PHASE	MAIN	MOUNT	MANUFACTURER	TYPE		
B	200	120/240	40	3	1	LUGS	FLUSH	SIEMENS /EQ.	NEMA 1 LOAD CENTER 42KAIC		
CKT No.	WIRE	COND INCH	CKT BKR		SERVING	CKT No.	WIRE	COND INCH	CKT BKR		
			POLE	AMPS					POLE	AMPS	
1	3#12	1/2	1	20	BED-1 REC.	2	3#12	1/2	1	20	BED-2 REC.
3	3#12	1/2	1	20	BED-3 REC.	4	3#12	1/2	1	20	M.B. REC.
5	3#12	1/2	1	20	BATH REC.	6	3#12	1/2	1	15	2ND FL. REFRIG.
7	3#12	1/2	1	20	BATH REC.	8	3#12	1/2	1	20	HALLWAY REC.
9	3#12	1/2	1	20	WASHER-1	10	3#12	1/2	1	20	WASHER-2
11	3#12	1/2	1	15	DRYER-1 IGNITION	12	3#12	1/2	1	15	DRYER-2 IGNITION
13	3#12	1/2	1	20	LAUNDRY REC.	14	3#12	1/2	1	20	HALLWAY LIGHTS 2ND FL.
15	3#12	1/2	1	20	BED-3 LIGHTS	16	3#12	1/2	1	20	BED-2 LIGHTS 2ND FL.
17	3#12	1/2	1	20	BED-1 LIGHTS	18	2#10 1#10G	3/4	2	30	AHU-2
19	2#12 1#12G	1/2	2	20	AHU-3	20					
21	2#12 1#12G	1/2	2	20	CU-3	22	2#10 1#10G	3/4	2	25	CU-2
23						24					
25	26	3#12	1/2	1	20	MOTORIZED SHADES					
27	3#12	1/2	1	20	TERRACE REC.	28	3#12	1/2	1	20	MASTER BED LIGHTS
29	2#10 1#10G	3/4	2	30	AHU-4	30	3#12	1/2	1	20	MASTER BATH LIGHTS
31						32	-	-	1	20	SPARE
33	2#10 1#10G	3/4	2	25	CU-4	34	-	-	1	20	SPARE
35						36	-	-	-	-	SPACE
37	-	-	-	-	SPACE	38	-	-	-	-	SPACE
39	-	-	-	-	SPACE	40	-	-	-	-	SPACE

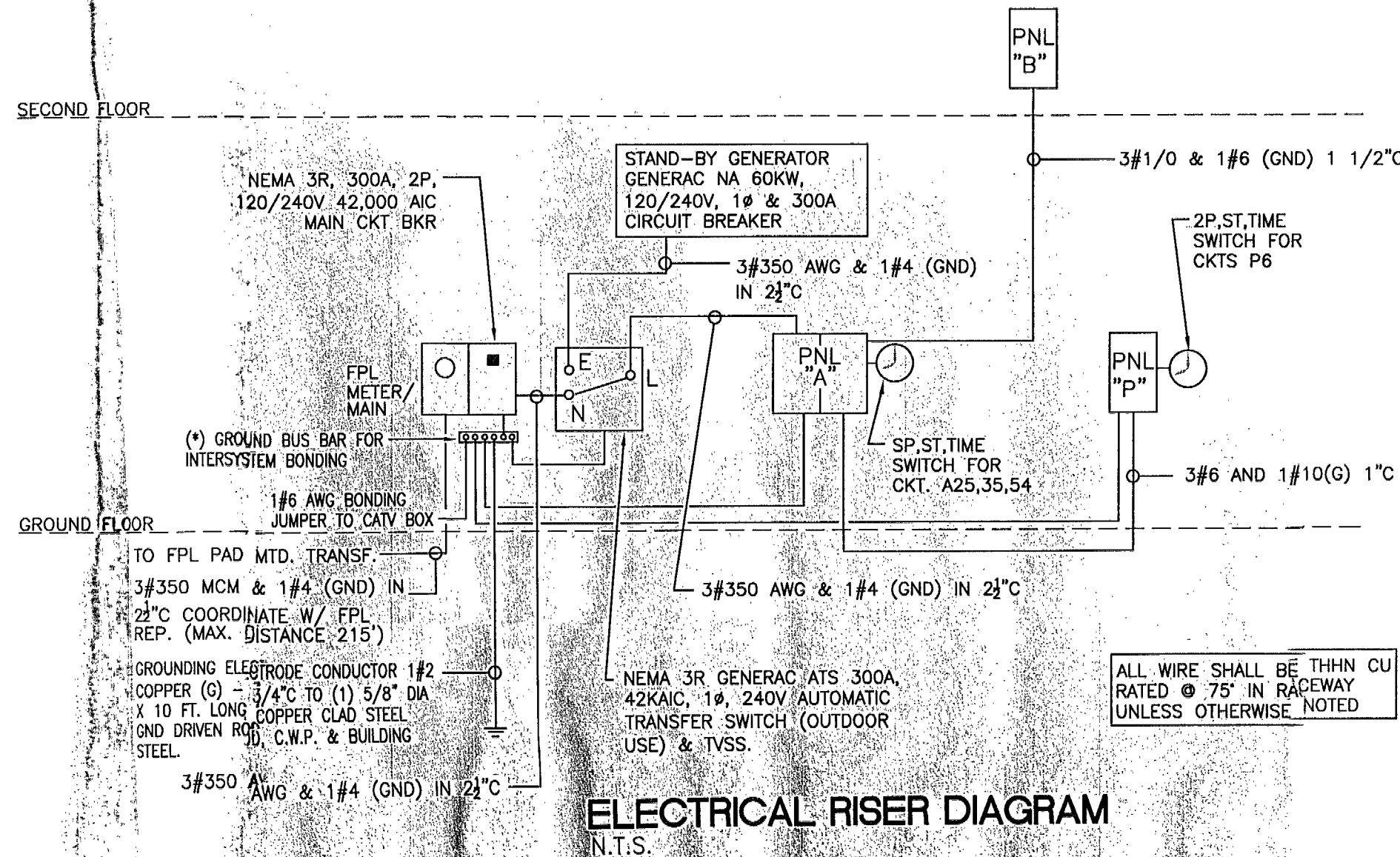
NOTE:
++ POOL EQUIPMENT INSTALLATION IS NOT PART OF THE SCOPE OF WORK OF THIS PROJECT. PROVISIONS FOR FUTURE POOL EQUIPMENT, DECK & POOL LIGHTING WERE CONSIDERED AS FUTURE LOAD IN PANEL "P". CONTRACTOR SHALL PROVIDE/INSTALL CIRCUIT BREAKERS AS PER PANEL SCHEDULE AND LABEL THEM AS SPARE BREAKERS. NO WIRING WILL BE PROVIDED FOR THE FUTURE LOAD SHOWN.

2,242 SQ FT @ 3 WATTS/SQ FT.....	6.7
REFRIGERATOR.....	1.5
DRYER x2.....	2.2
WASHER x2.....	3.0
SHADE SYST.....	0.6
TOTAL WITHOUT DEMAND.....	14.0
FIRST 10.0 KW @ 100%.....	10.0
NEXT 4.0 KW @ 40%.....	1.6
* AHU+STRIP HTRS 2,34 (4.8KW+0.672KW)X2 + (2.4KW+0.672KW) @ 100%.....	13.97
TOTAL DEMAND.....	25.6
TOTAL DEMAND 25.6 KW / 240V = 106.7 AMPS	
FEEDER: THWN CU 3#1/0 & 1#6 (GND) 1 1/2"	

* HEATING LOAD LARGER THAN COOLING LOAD & NON-CONCURRENT.

* ELECTRICAL CONTRACTOR SHALL VERIFY BEFORE INSTALLATION THE SIZE OF CIRCUIT BREAKER AND FEEDER WITH MANUFACTURER'S REQUIREMENTS HEATING LOAD LARGER THAN COOLING LOAD & NON-CONCURRENT.

(*) CONTRACTOR SHALL PROVIDE 1#6AWG BONDING JUMPER BETWEEN THE GROUND BUS BAR AND ALL NEW PANELBOARDS PRESENT IN THE ELECTRICAL SYSTEM, INCLUDING THE CATV SYSTEM BOX TO COMPLY WITH NEC 2008 250.94.

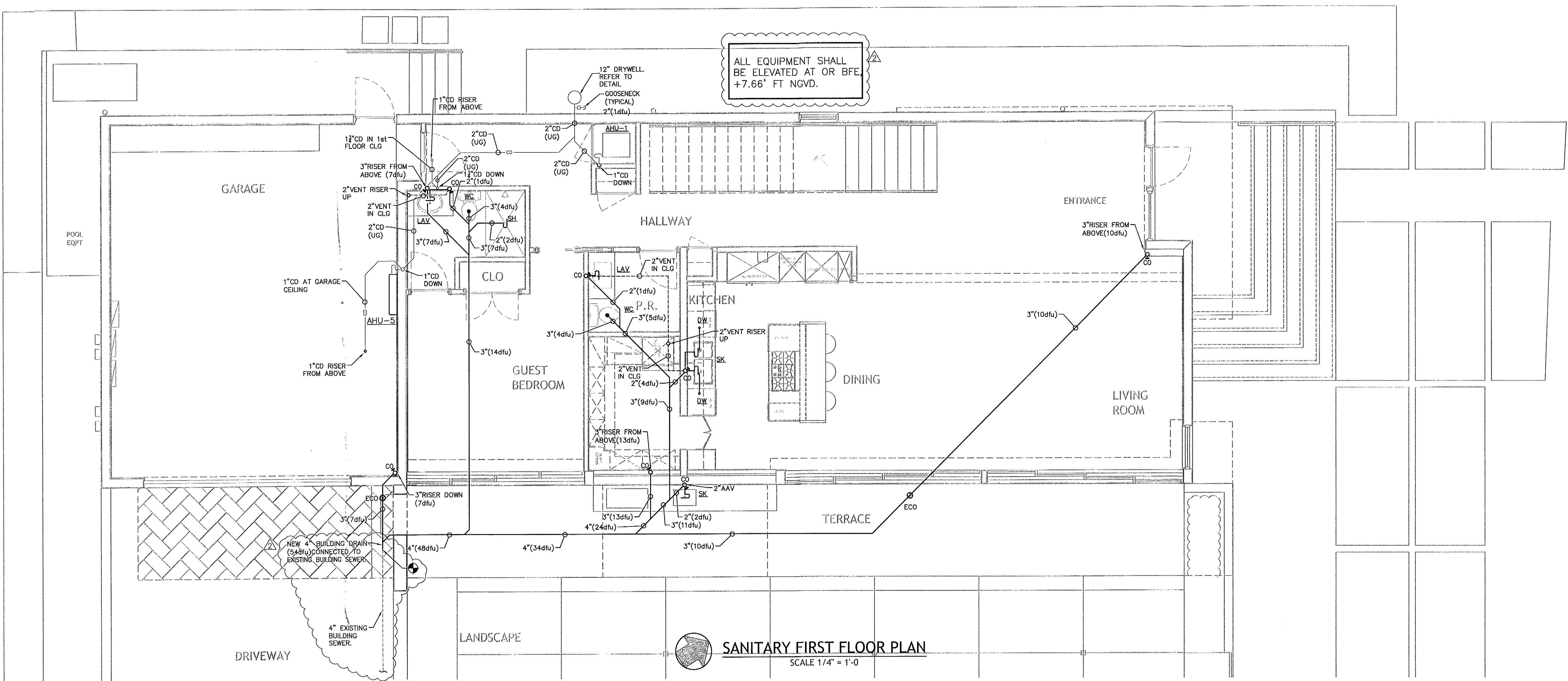


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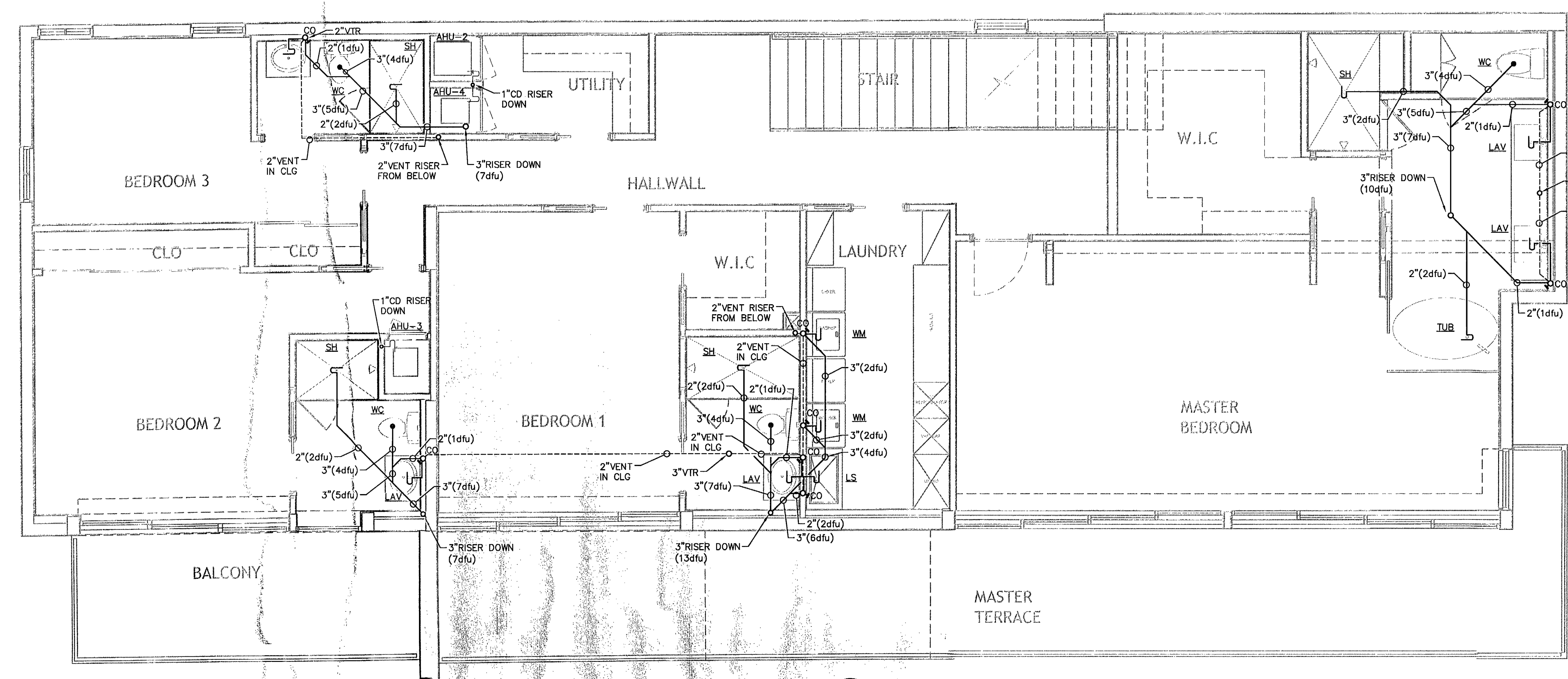
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SEAL

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

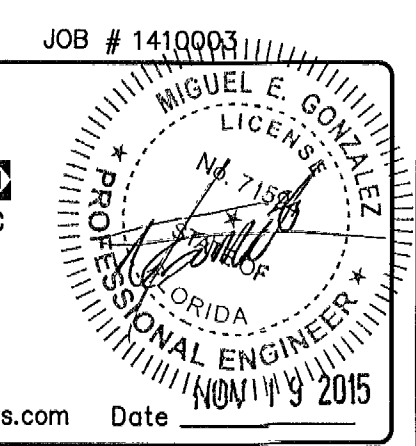


SANITARY SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"

PL 1/8 12/15/15

08/10/15

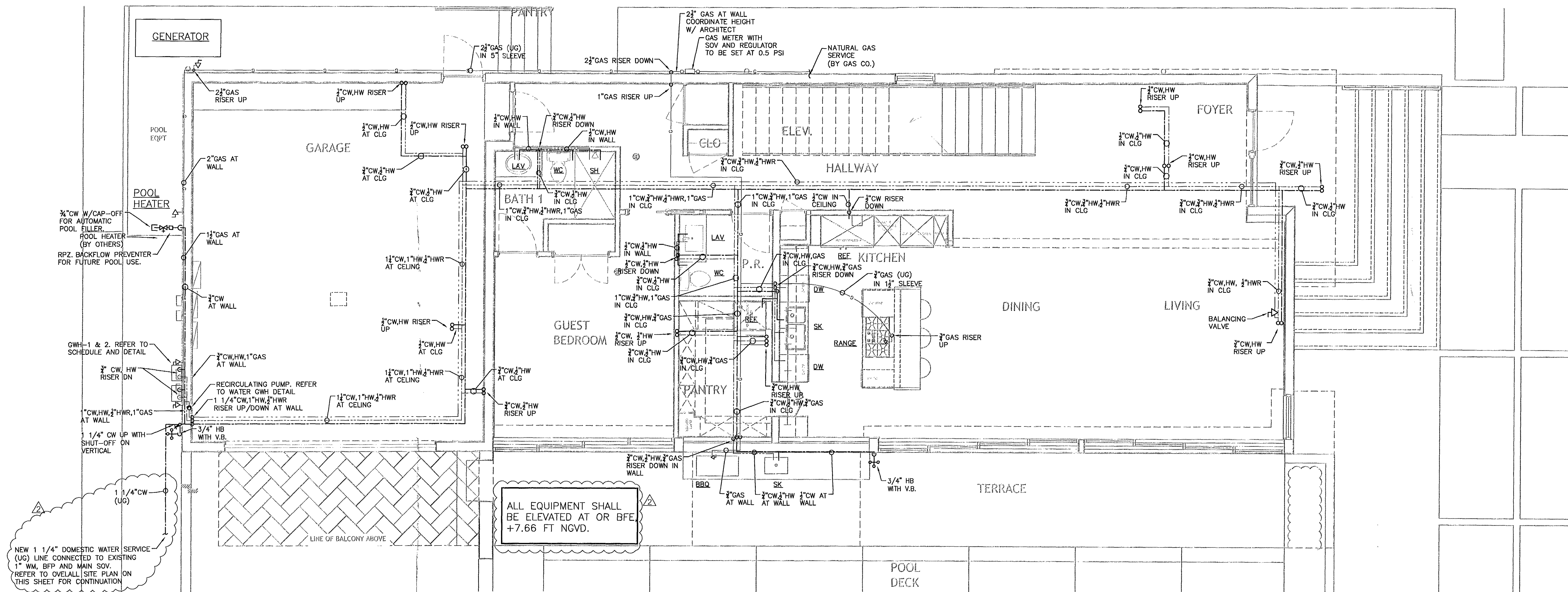
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 miguel@megpeengineers.com Date 12/10/15



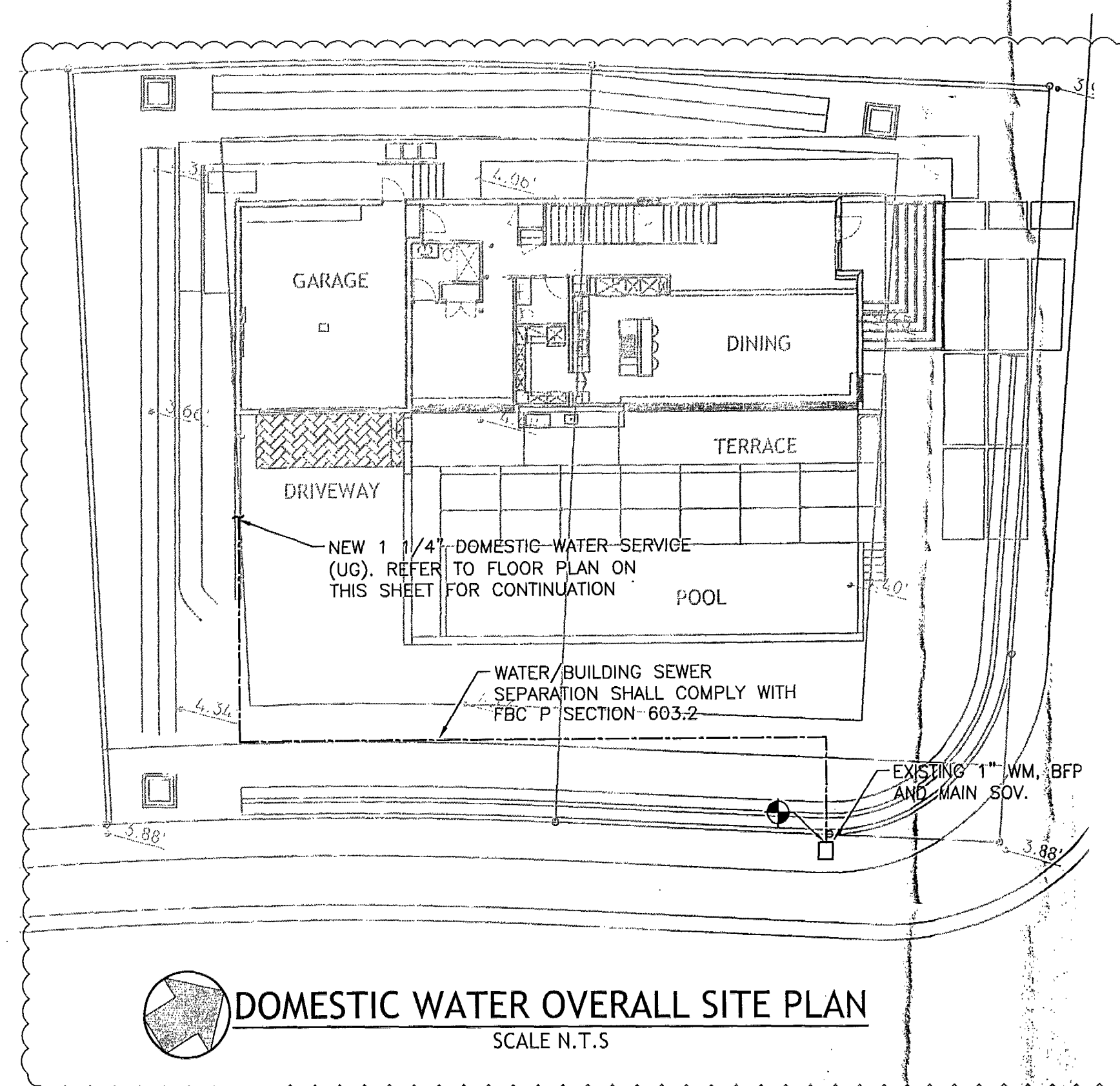
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P-1
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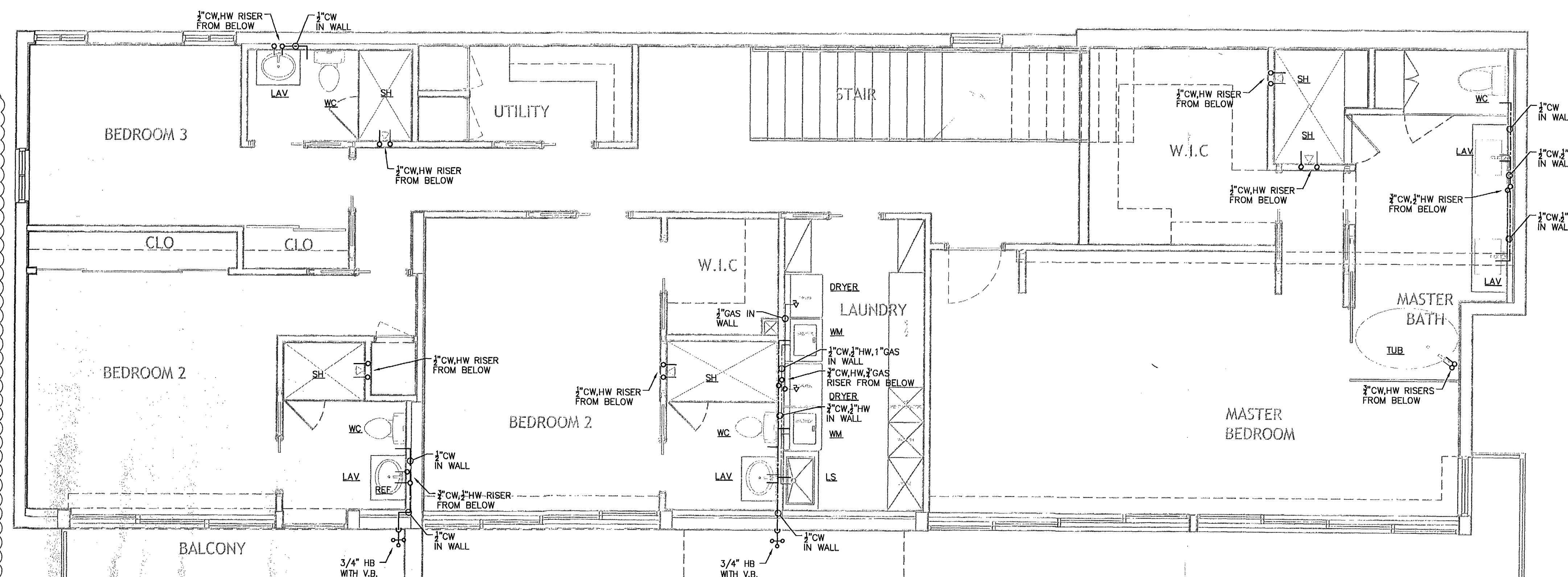
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DOMESTIC WATER & GAS FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



DOMESTIC WATER OVERALL SITE PLAN
SCALE N.T.S.



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

DRAWN BY:
REVISIONS:
08/10/15
OWNER CHANGES
11/13/15 BDC

AAC003569
ANTHONY LEON
0016/02

3 DESIGN
ARCHITECTURE

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SEAL

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FOR:
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MIAMI BEACH, FL 33139

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NOV 9 2015

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

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08/10/15

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
CONSTRUCTION DOCUMENTS SET. 12.10.2014

[illegible]

G2415.1 (404.1) INSTALLATION OF MATERIALS. ALL MATERIALS USED SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE STANDARDS UNDER WHICH THE MATERIALS ARE ACCEPTED AND APPROVED. IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED. WHERE THE REQUIREMENTS OF REFERENCED STANDARDS OR MANUFACTURER'S INSTRUCTIONS DO NOT CONFLICT WITH THE PROVISIONS OF THIS CODE, THE PROVISIONS OF THIS CODE SHALL APPLY.

G2415.2 (404.2) CSST. CSST PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR APPROVAL. THE CONDITIONS OF USE OF CSST SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SYSTEM.

G2415.3 (404.3) PROHIBITED LOCATIONS. PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN OR EXHAUST, OR A CLOTHES DRAIN, OR IN OR THROUGH A DUCTED EXHAUST OR HOT WATER SUPPLY. PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.

G2415.4 (404.4) PIPING IN SOLID PARTITIONS AND WALLS. CONCEALED PIPING SHALL BE INSTALLED IN SOLID PARTITIONS AND SOLID WALLS, UNLESS INSTALLED IN A CHASE OR CASING.

G2415.5 (404.5) PIPING IN CONCEALED LOCATIONS. PORTIONS OF A PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL BE INSTALLED IN THE FOLLOWING MANNER: TURNINGS, RIGHT AND LEFT COUPLINGS, BUSHINGS, COMPRESSION COUPLINGS, AND SWAGE JOINTS MADE BY COMBINATIONS OF FITTINGS. EXCEPTIONS:

1. PIPING JOINED BY BRAZING.

2. FITTINGS LISTED FOR USE IN CONCEALED LOCATIONS.

D2415.5 (404.6) UNDERGROUND PENETRATIONS PROHIBITED. GAS PIPING SHALL NOT PENETRATE BUILDINGS OR STRUCTURES AT A POINT BELOW GRADE AND THE ANNULAR SPACE BETWEEN THE PIPE AND THE WALL SHALL BE SEALED.

D2415.7 (404.7) PROTECTION AGAINST PHYSICAL DAMAGE. IN CONCEALED LOCATIONS, WHERE PIPING OTHER THAN BLACK OR GALVANIZED STEEL IS INSTALLED THROUGH HOLES OR NOTCHES IN WOOD STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPING SHALL BE PROTECTED BY A MINIMUM OF 1/8" THICK PROTECTIVE STEEL SHIELD PLATES HAVING A MINIMUM THICKNESS OF 0.075-INCH (NO. 16 GAGE) SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED AND SHALL EXTEND A MINIMUM OF 4 INCHES ABOVE AND BELOW TOP PLATES AND TO EACH SIDE OF A STUD, JOIST OR RAFTER.

G2415.8 (404.8) PIPING IN SOLID FLOORS. PIPING IN SOLID FLOORS SHALL BE LAID IN CHANNELS IN THE FLOOR AND COVERED IN A MANNER THAT WILL ALLOW ACCESS TO THE PIPING WITH A MINIMUM AMOUNT OF DAMAGE TO THE BUILDING. WHEN THE PIPING IS SUBJECT TO EXPOSURE TO FLAME, HIGH TEMPERATURE OR CORROSIVE SUBSTANCES, THE PIPING SHALL BE PROTECTED IN AN APPROVED MANNER. AS AN ALTERNATIVE TO INSTALLATION IN CHANNELS, THE PIPING SHALL BE INSTALLED IN A CONDUIT OF SCHEDULE 40 STEEL, WROUGHT IRON, PVC OR ABS PIPE IN ACCORDANCE WITH SECTION G2415.6.1 OR G2415.6.2.

G2415.8.1 (404.8.1) 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 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 OUTSIDE OF THE BUILDING.

SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED TO PREVENT THE ENTRANCE OF WATER AND INSECTS. G2415.8.2 (404.8.2) 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 BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR.

G2415.9 (404.9) ABOVE-GROUND PIPING OUTDOORS. ALL PIPING
 INSTALLED OUTDOORS SHALL BE ELEVATED NOT LESS THAN 31/2 INCHES
 (152 MM) ABOVE GROUND AND WHERE INSTALLED ACROSS ROOF SURFACES,
 SHALL BE ELEVATED NOT LESS THAN 31/2 INCHES ABOVE THE ROOF

SURFACE. PIPING INSTALLED ABOVE GROUND, OUTDOORS, AND INSTALLED ACROSS THE SURFACE OF ROOFS SHALL BE SECURELY SUPPORTED AND LOCATED WHERE IT WILL BE PROTECTED FROM PHYSICAL DAMAGE. WHERE PASSING THROUGH AN OUTSIDE WALL, THE PIPING SHALL ALSO BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL. WHERE PIPING IS UNCASED IN A PROTECTIVE PIPE SLEEVE, THE

ANNUAL SPACE BETWEEN THE PIPING AND THE SLEEVE SHALL BE SEALED. G2415.10 (404.10) ISOLATION. METALLIC PIPING AND METALLIC TUBING THAT CONVEYS FUEL GAS FROM AN LP-GAS STORAGE CONTAINER SHALL BE PROVIDED WITH AN APPROVED DIELECTRIC FITTING TO ELECTRICALLY ISOLATE THE UNDERGROUND PORTION OF THE PIPE OR TUBE FROM THE ABOVE GROUND PORTION THAT ENTERS A BUILDING. SUCH DIELECTRIC FITTING SHALL BE INSTALLED ABOVEGROUND OUTDOORS.

G2415.11 (404.11) PROTECTION AGAINST CORROSION. METALLIC PIPE OR TUBING EXPOSED TO CORROSIVE ACTION, SUCH AS SOIL CONDITION OR MOISTURE, SHALL BE PROTECTED IN AN APPROVED MANNER. ZINC COATINGS

(GALVANIZING) SHALL NOT BE DEEMED ADEQUATE PROTECTION FOR GAS PIPING UNDERGROUND. WHERE DISSIMILAR METALS ARE JOINED UNDERGROUND, AN INSULATING COUPLING OR FITTING SHALL BE USED. PIPING SHALL NOT BE LAID IN CONTACT WITH CINDERS.

G245.1.1 (404.11.1) PROHIBITED: USE UNCOATED THREADED OR SOCKET WELDED PIPE OR FITTINGS IN CONTACT WITH SOIL OR WHERE INTERNAL OR EXTERNAL CREVICE CORROSION IS KNOWN TO OCCUR.

G245.11.2 (404.11.2) PROTECTIVE COATINGS AND WRAPPING: PIPE PROTECTIVE COATINGS AND WRAPPINGS SHALL BE APPROVED FOR THE APPLICATION AND REMOVAL BY THE FACTORY OF ORIGIN.

EXCEPTION: WHERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, FIELD APPLICATION OF COATINGS AND WRAPPINGS SHALL BE PERMITTED FOR PIPE NIPPLES, FITTINGS AND LOCATIONS WHERE THE FACTORY COATING OR WRAPPING HAS BEEN DAMAGED OR NECESSARILY REMOVED AT JOINTS.

G2415.12 (404.12) MINIMUM BURIAL DEPTH. UNDERGROUND PIPING SYSTEMS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES BELOW GRADE, EXCEPT AS PROVIDED FOR IN SECTION G2415.12.1.

G2415.12.1 (404.12.1) INDIVIDUAL OUTSIDE APPLIANCES. INDIVIDUAL LINES TO THESE APPLIANCES, SUCH AS OTHER APPLIANCES, SHALL BE INSTALLED AT A MINIMUM

G2415.13 (404.13) TRENCHES. THE TRENCH SHALL BE GRADED SO THAT THE PIPE HAS A FIRM, SUBSTANTIALLY CONTINUOUS BEARING ON THE BOTTOM OF THE TRENCH.

UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT OF WROUGHT IRON, PLASTIC PIPE, STEEL PIPE OR OTHER APPROVED CONDUIT MATERIAL DESIGNED TO WITHSTAND THE SUPERIMPOSED LOADS. THE CONDUIT SHALL BE PROTECTED FROM CORROSION IN ACCORDANCE WITH SECTION 62415.9 AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION

G24215.12.1 OR G24215.12.2.
G24215.12.1 (404.14.1) CONDUIT WITH ONE END TERMINATING OUTDOORS. THE CONDUIT SHALL EXTEND INTO AN OCCUPABLE PORTION OF THE BUILDING AND, AT THE OTHER END, BE WELDED TO CONDUIT TERMINAL IN THE BUILDING. THE JOINT 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, WHERE 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 IS USED TO CONNECT TO. THE CONDUIT SHALL BE INSTALLED AS SHOWN IN THE DETAIL ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO

PREVENT THE ENTRANCE OF WATER AND INSECTS.
G2415.14.2 (404.14.2) 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
BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR.
G2415.15 (404.15) OUTLET CLOSURES, GAS OUTLETS THAT DO NOT CONNECT TO APPLIANCES
SHALL BE CAPPED GAS TIGHT.

EXCEPTION: LISTED AND LABELED FLOSH-MOUNTED-TYPE QUICK-DISCONNECT DEVICES AND LISTED AND LABELED GAS CONVENIENCE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

G2415.16 (404.16) LOCATION OF OUTLETS. THE UNTHREADED PORTION OF PIPING OUTLETS SHALL EXTEND NOT LESS THAN 1 INCH (25 MM) THROUGH FINISHED CEILINGS AND WALLS AND WHERE EXTENDING THROUGH FLOORS, OUTDOOR PATIOS AND SLABS, SHALL NOT BE LESS THAN 2 INCHES

(51 MM) ABOVE THEM. THE OUTLET FITTING OR PIPING SHALL BE SECURELY SUPPORTED. OUTLETS SHALL NOT BE PLACED BEHIND DOORS. OUTLETS SHALL BE LOCATED IN THE ROOM OR SPACE WHERE THE APPLIANCE IS INSTALLED.

EXCEPTION: LISTED AND LABELED FLUSH-MOUNTED-TYPE QUICK-DISCONNECT DEVICES AND LISTED AND LABELED GAS CONVENIENCE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

0046.13 (404.13) PLASTIC PIPE. THE INSTALLATION OF PLASTIC PIPE SHALL COMPLY WITH

G2415.17.1 (404.17.1) PLASTIC PIPE SHALL BE INSTALLED OUTDOORS UNDERGROUND WITH SECTIONS G2415.17.1 THROUGH G2415.17.3.
G2415.17.1 (404.17.1) LIMITATIONS: PLASTIC PIPE SHALL BE INSTALLED OUTDOORS UNDERGROUND ONLY. PLASTIC PIPE SHALL NOT BE USED WITHIN OR UNDER ANY BUILDING OR SLAB OR BE OPERATED AT PRESSURES GREATER THAN 100 PSIG (689 KPA) FOR NATURAL GAS OR 30 PSIG (207 KPA) FOR LP-GAS.

EXCEPTIONS:

1. PLASTIC PIPE SHALL BE PERMITTED TO TERMINATE ABOVE GROUND OUTSIDE OF BUILDINGS WHERE INSTALLED IMPREMANUFACTURED ANODELESS RISERS OR SERVICE HEAD

2. PLASTIC PIPE SHALL BE PERMITTED TO TERMINATE WITH A WALL HEAD ADAPTER WITHIN BUILDINGS WHERE THE PLASTIC PIPE IS INSERTED IN A PIPING MATERIAL FOR FUEL GAS USE IN

3. PLASTIC PIPE SHALL BE PERMITTED UNDER OUTDOOR PATIO, WALKWAY AND DRIVEWAY SLABS PROVIDED THAT THE BURIAL DEPTH COMPLIES WITH SECTION G2415.10. G2415.17.2 (404.17.2) CONNECTIONS. CONNECTIONS OUTDOORS AND UNDERGROUND BETWEEN METALLIC AND PLASTIC PIPING SHALL BE MADE ONLY WITH TRANSITION FITTINGS CONFORMING TO ASTM D 2513 CATEGORY I OR ASTM F 1973.

G2415.17.3 (404.17.3) TRACER. A YELLOW INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE NONMETALLIC PIPING.
THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

G2415.18 (404.18) PROHIBITED DEVICES: A DEVICE SHALL NOT BE PLACED INSIDE THE PIPING OR FITTINGS THAT WILL REDUCE THE CROSS SECTIONAL AREA OR OTHERWISE OBSTRUCT THE FREE FLOW OF GAS.

EXCEPTIONS:

1. APPROVED GAS FILTERS.
2. AN APPROVED FITTING OR DEVICE WHERE THE GAS PIPING SYSTEM HAS BEEN SIZED TO ACCOMMODATE THE FITTING OR DEVICE.

G2415.19 (404.19) TESTING OF PIPING. BEFORE ANY SYSTEM OF PIPING IS PUT IN SERVICE OR CONCEALED, IT SHALL BE TESTED TO ENSURE THAT IT IS GAS TIGHT. TESTING, INSPECTION AND PURGING OF PIPING SYSTEMS SHALL COMPLY WITH SECTION G2417.

GAS SYSTEM CALCULATIONS

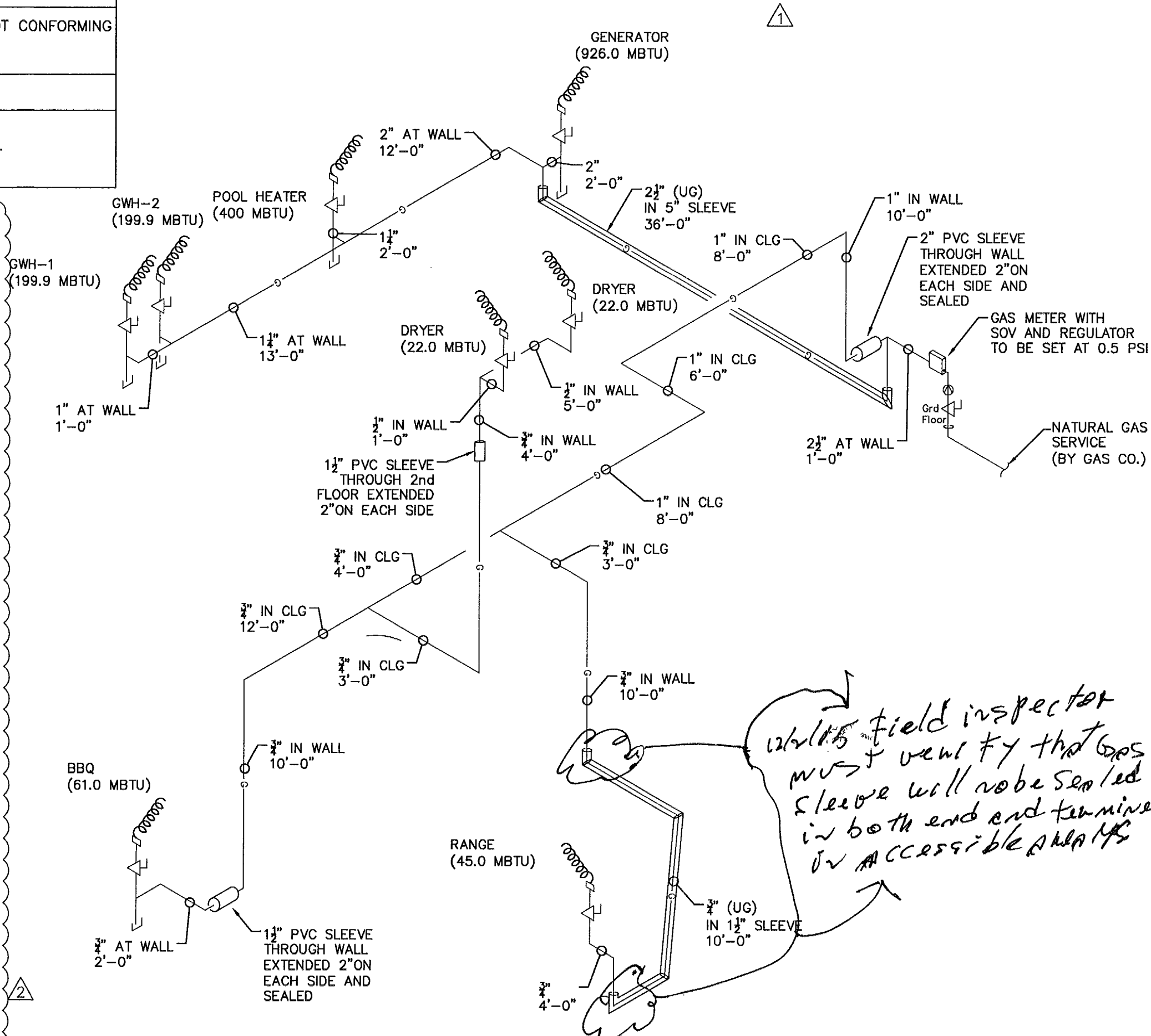
DESCRIPTION	GAS MBH	QUANTITY	TOTAL GAS MBH
RANGE	45 MBH	1	45.00
GWH--1,2	199.9 MBH	2	399.80
GENERATOR	926 MBH	1	926.00
POOL HEATER	400 MBH	1	400.00
BBQ GRILL	61 MBH	1	61.00
GAS DRYERS	22 MBH	2	44.00
			<hr/>
TOTAL GAS DEMAND:			1,875.80

NOTES:

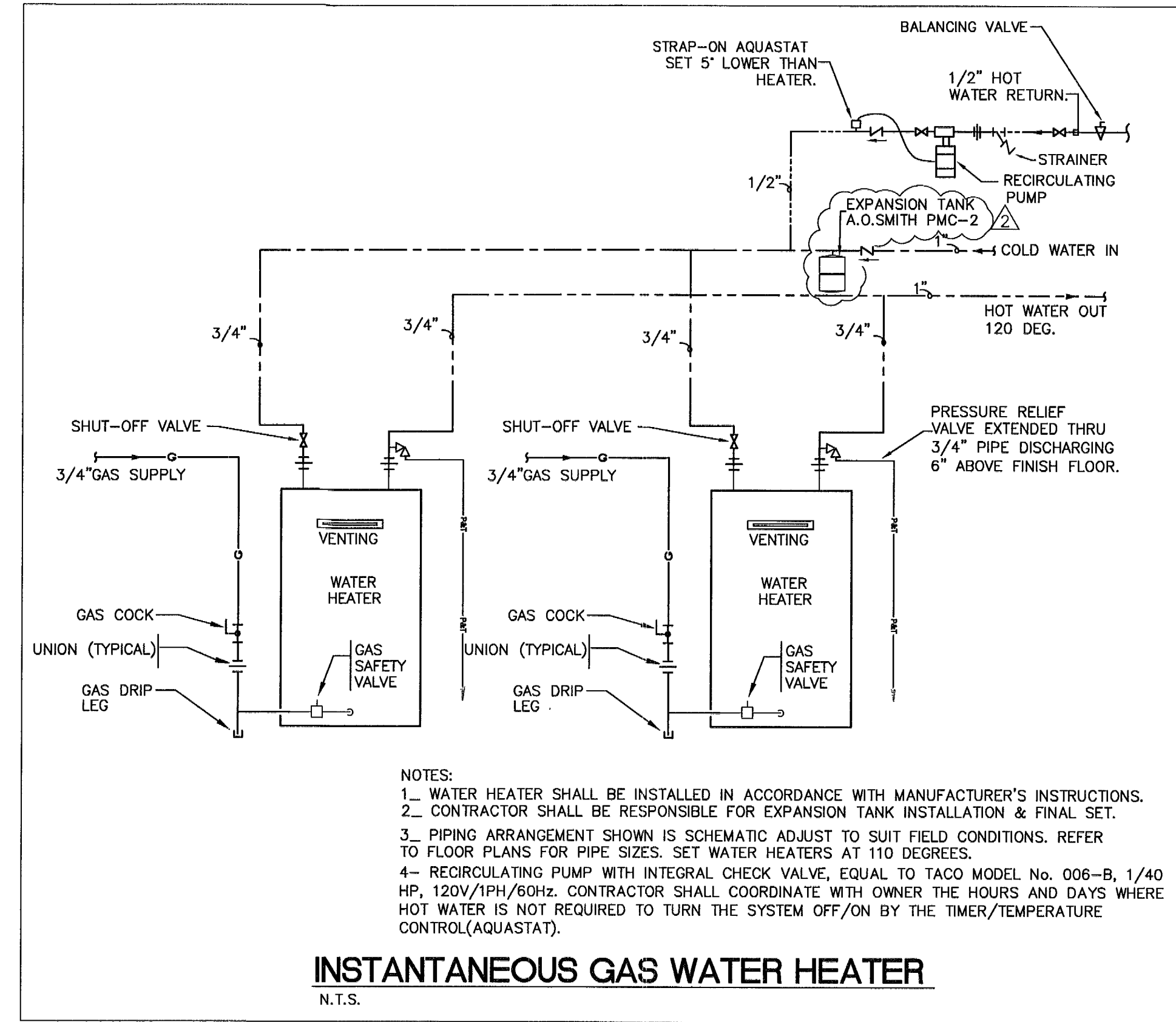
1. CALCULUS FROM PRESSURE REGULATOR TO GWH WAS BASED ON THE LONGEST LENGTH METHOD AND SCHEDULE 40 PIPING MATERIAL, THEREFORE FBC FG TABLE 402.4[2] WAS USED, AS PER FLORIDA GAS CODE CONSIDERING PRESSURE DROP 0.5 INCH WC, 0.6 GAS SPECIFIC GRAVITY, 0.5 PSI GAS PRESSURE, TOTAL CAPACITY OF 1,875.80 MBTUH AND MAXIMUM LENGTH OF 68 FT.

NOTES:

1 CALCULUS FROM PRESSURE REGULATOR TO GWH WAS BASED ON THE LONGEST LENGTH METHOD AND SCHEDULE 40 PIPING MATERIAL, THEREFORE FBC FG TABLE 402.4[2] WAS USED, AS PER FLORIDA GAS CODE CONSIDERING PRESSURE DROP 0.5 INCH WC, 0.6 GAS SPECIFIC GRAVITY, 0.5 PSI GAS PRESSURE, TOTAL CAPACITY OF 1,875.80 MBTUH AND MAXIMUM LENGTH OF 68 FT.



N.T.S.



NOTES:

1. WATER HEATER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPANSION TANK INSTALLATION & FINAL SET.
3. PIPING ARRANGEMENT SHOWN IS SCHEMATIC ADJUST TO SUIT FIELD CONDITIONS. REFER TO SPECIFICATIONS FOR SIZES, SET WATER HEATER AT 110 DEGREES.
4. RECIRCULATING PUMP WITH INTEGRAL CHECK VALVE, EQUAL TO TACO MODEL No. 006-B, 1/40 HP, 120V/1PH/60HZ. CONTRACTOR SHALL COORDINATE WITH OWNER THE HOURS AND DAYS WHERE HOT WATER IS NOT REQUIRED TO TURN THE SYSTEM OFF/ON BY THE TIMER/TEMPERATURE CONTROL(AQUASTAT).

GAS WATER HEATER SCHEDULE						
MARK	GAS BTUH	GAS TYPE	EFFICIENCY	STORAGE TANK	VENT SIZE	MANUFACTURER AND MODEL
GWH-1,2	199,900	NATURAL GAS	92%	N/A	N/A	NORITZ, NRC1111-OD

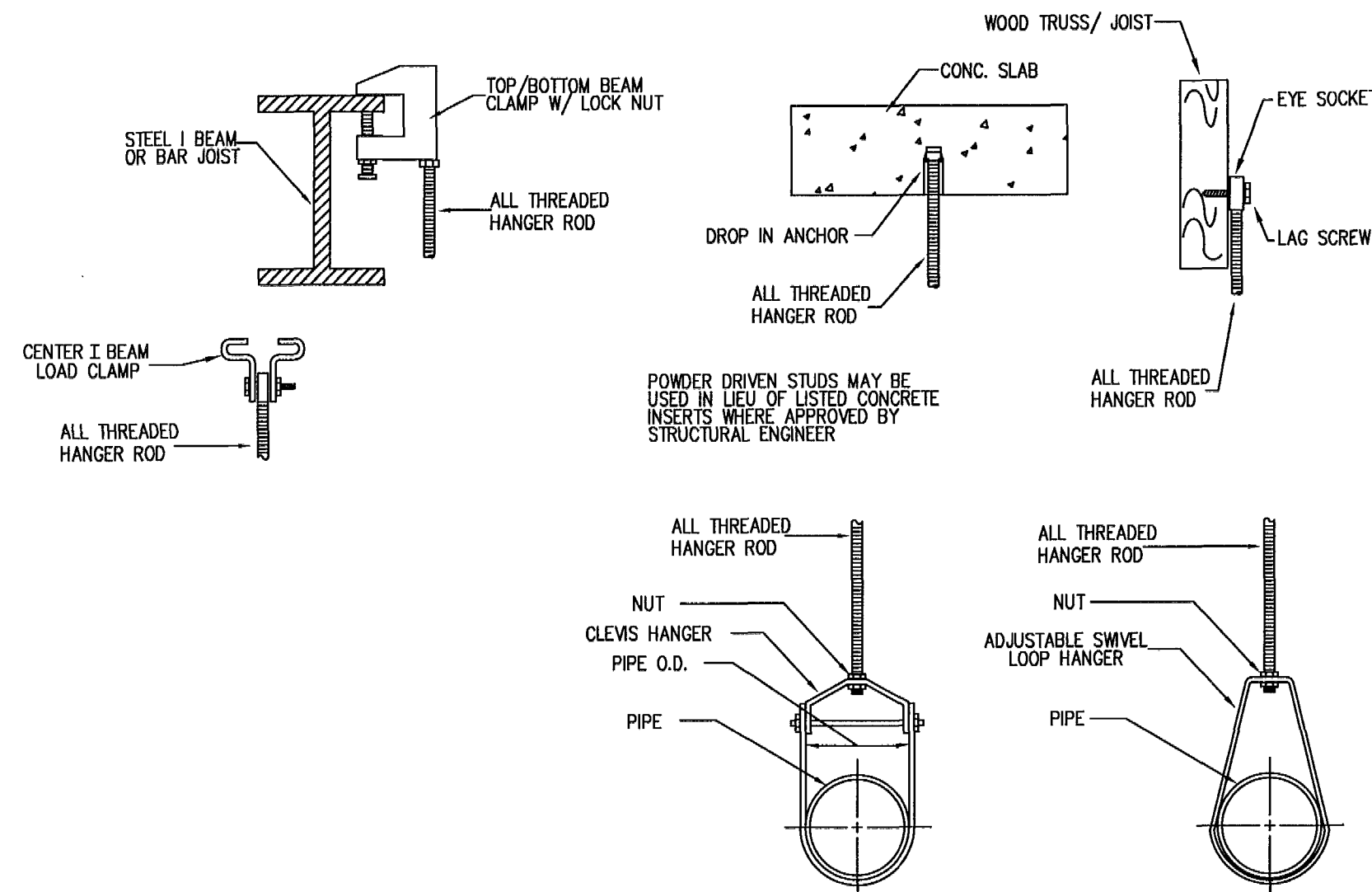
MARK	GAS BTUH	GAS TYPE	EFFICIENCY	STORAGE TANK	VENT SIZE	MANUFACTURER AND MODEL
GWH-1,2	199,900	NATURAL GAS	92%	N/A	N/A	NORITZ, NRC1111-OD

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)	SD	STORM DRAIN
	INDIRECT DRAIN (ID)	RWL	RAIN WATER LEADER
	NATURAL GAS OR PROPANE PIPING	SF	SQUARE FEET
	ELBOW UP & ELBOW DOWN IN PIPING	AD	AREA DRAIN
	TEE UP & TEE DOWN IN PIPING	ESD	EMERGENCY STORM DRAIN
	SHUT-OFF VALVE (BALL)	ERD	EMERGENCY ROOF DRAIN
	FULL-OPEN VALVE (GATE)	ERWL	EMERGENCY RAIN WATER LEADER
	CHECK VALVE	A.F.F.	ABOVE FINISHED FLOOR
	STRAINER	UG	UNDERGROUND
	BALANCING VALVE	SAN	SANITARY PIPING
	GAS COCK	SOV	SHUT-OFF VALVE
	PRESSURE GAUGE	ECO	TWO WAY EXTERIOR CLEANOUT
	UNION	VTR	VENT THRU ROOF
	DIRECTION OF FLOW	INV:	PIPING INVERT
	HORIZONTAL PIPING CLEANOUT AT CEILING SPACE	FCO	FLOOR CLEANOUT
	WALL CLEANOUT (WCO)	A.A.V	AIR ADMITTANCE VALVE
	P-TRAP ABOVE FLOOR	EX.	EXISTING
	P-TRAP BELOW FLOOR	VTR	VENT THRU ROOF
	TRAP PRIMER		WATER HAMMER ARRESTOR
	ROOF DRAIN/AREA DRAIN		
	POINT OF CONNECTION		

white field inspector
must verify that Gps
sleeve will not be sealed
in both end and terminate
in accessible place

GENERAL PLUMBING NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010 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, IDEALLY 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 CISPI STANDARD 301, ASTM A-888 OR ASTM A-74, LATEST ISSUE. CAST IRON PIPE AND FITTING 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 CISPI 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 CISPI 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 CISPI 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 NOT 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.
 - INSULATE ALL HOT WATER PIPING WITH 1" RIGID FIBERGLASS OR 1/2" THICK FLEXIBLE FOAM INSULATION (ARMAFLEX). FLEXIBLE FOAM INSULATION SHALL NOT BE SPLIT, AND SHALL BE TAPED AT BUTT JOINTS.
 - 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 AIR CONDITIONING AND REFRIGERATION CONDENSATE DRAIN WITH 3/4" INCOFLEX PIPE INSULATION OR EQUAL FINISHED, 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 BREAKAGE, 305.3 STRESS & STRAIN, 305.4 SLEEVES, 305.5 PIPES THROUGH OR UNDER FOOTINGS OR FOUNDATION WALL, 305.6 FREEZING, 305.7 WATERPROOFING OF OPENING, 305.8 PROTECTION AGAINST PHYSICAL DAMAGE & 305.9 PROTECTION OF COMPONENTS OF PLUMBING OF THE FLORIDA PLUMBING CODE, 2010.
- ACCESS & VENTILATION SHALL BE PROVIDED TO ALL AIR ADMITTANCE VALVES.

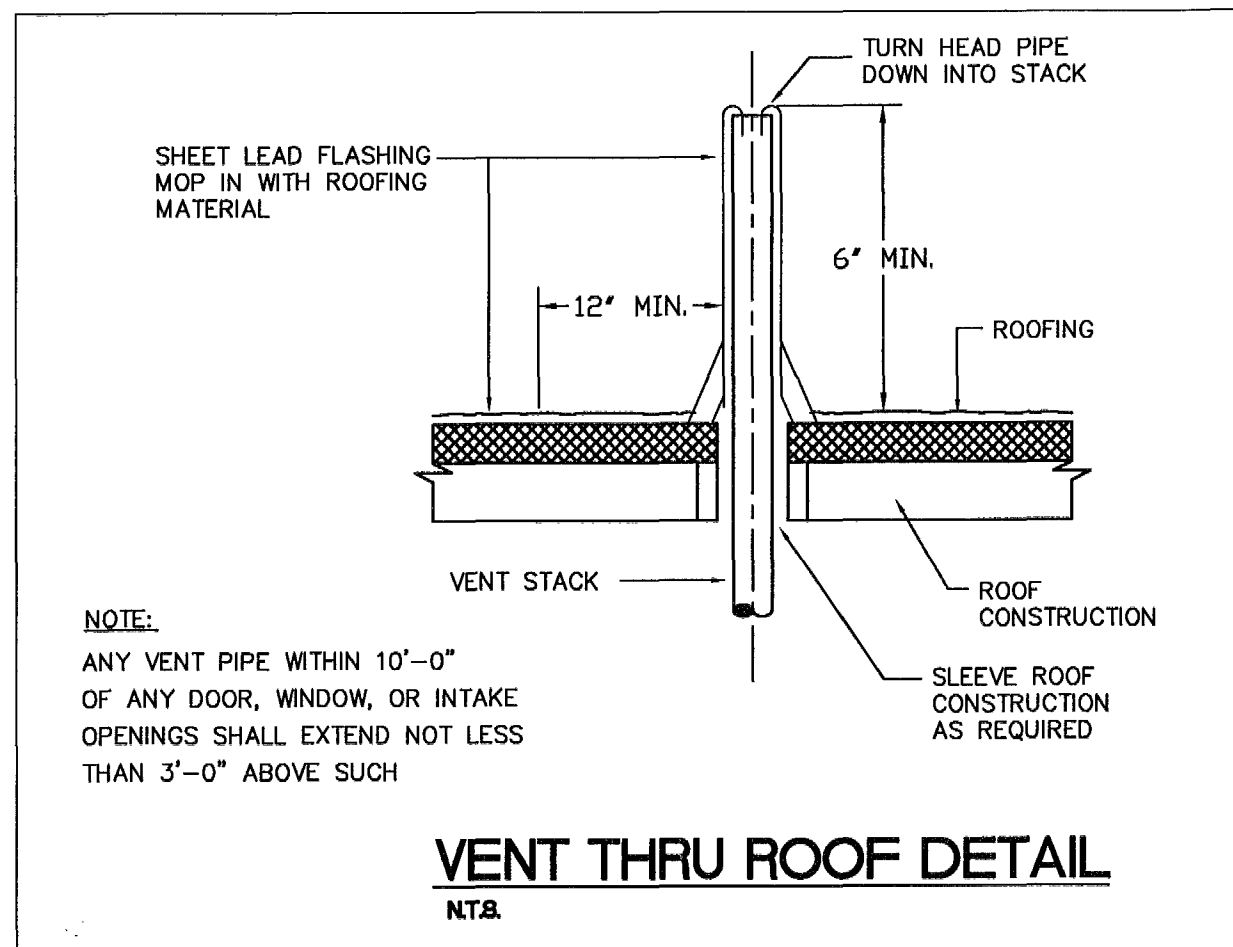


HANGER SPACING		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING feet	MAXIMUM VERTICAL SPACING feet
CAST IRON PIPE	5.0	15
COPPER OR COPPER-ALLOY PIPE	12	10
COPPER OR COPPER-ALLOY TUBING, 1 1/4" DIAMETER AND SMALLER	6	10
COPPER OR COPPER-ALLOY TUBING, 1 1/2" DIAMETER AND SMALLER	10	10
PVC PIPE	4.0	10

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

PIPE HANGERS DETAIL

NTB

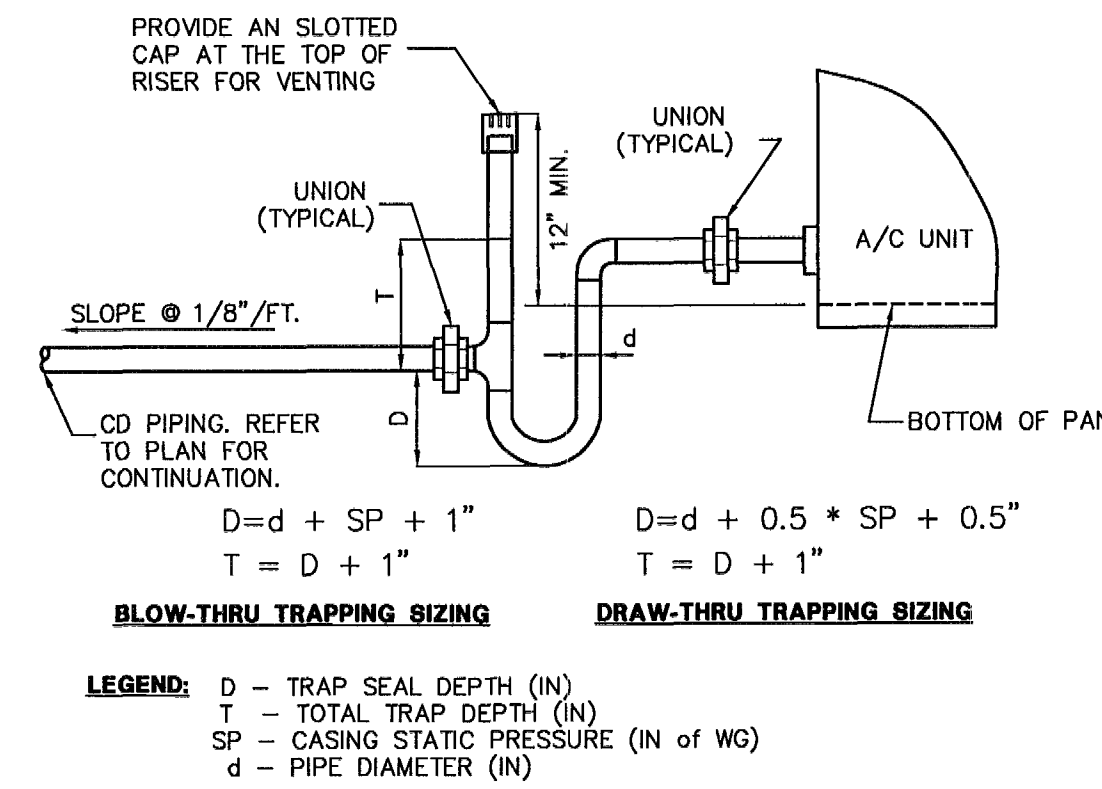


NOTE:

ANY VENT PIPE WITHIN 10'-0" OF ANY DOOR, WINDOW, OR INTAKE OPENINGS SHALL EXTEND NOT LESS THAN 3'-0" ABOVE SUCH

VENT THRU ROOF DETAIL

NTB

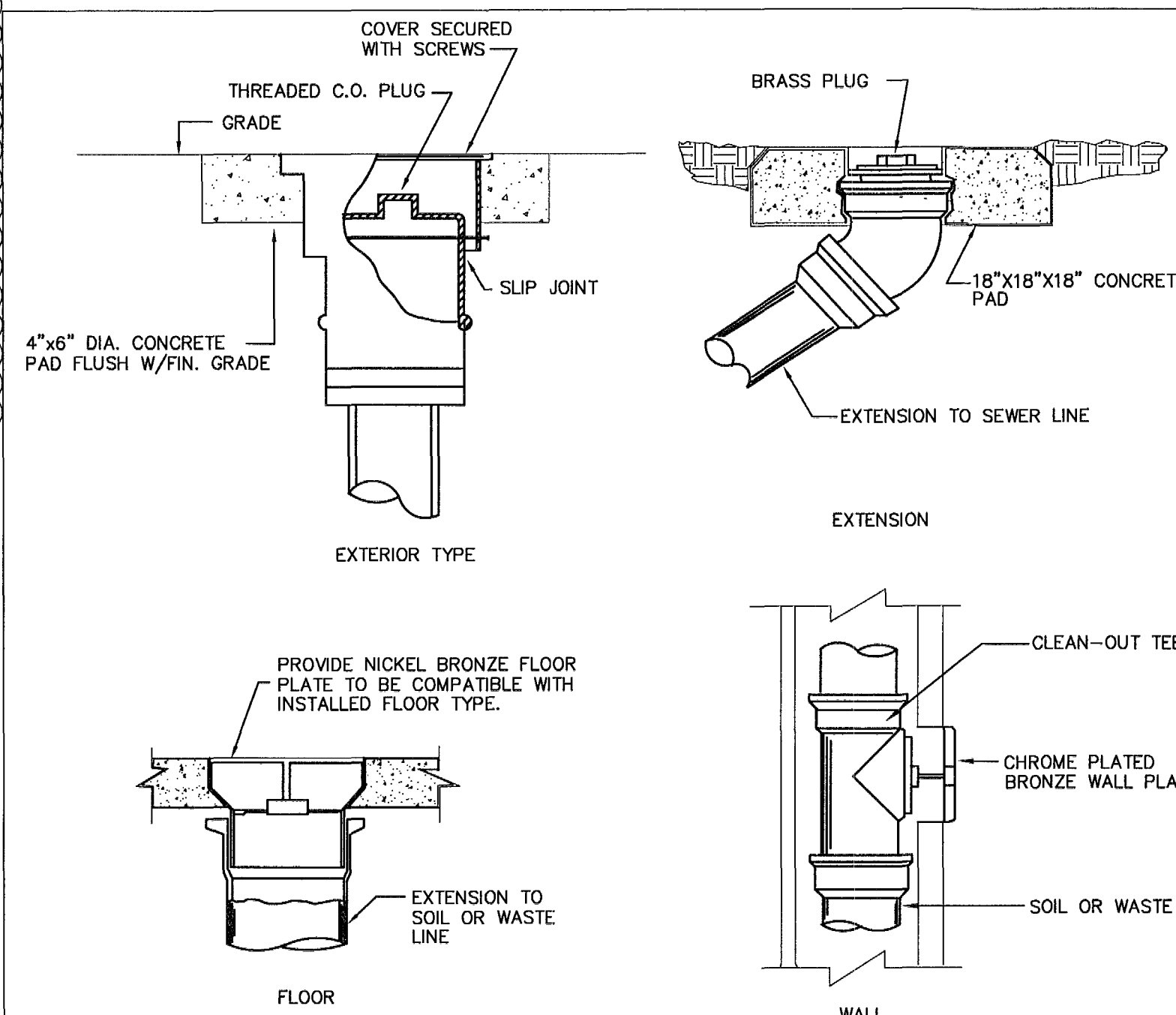


NOTES:

- MINIMUM CONDENSATE DRAIN PIPE DIAMETER SHALL BE EQUAL TO UNIT DRAIN CONNECTION & MATERIAL AS PER FBC PLUMBING SECTION 314.2.2. COMBUSTIBLE PIPING SHALL NOT BE USED IN RETURN AIR PLENUM. SEE PLAN FOR PIPE SIZES.
- ALL DIMENSION SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL VERIFY MANUFACTURER RECOMMENDATIONS AND IMPLEMENT THE SIZES THAT RESULT IN A DEEPER SEALED TRAP.
- AUXILIARY AND SECONDARY DRAIN SYSTEMS SHALL COMPLY WITH F.M.C. SECTION 307.2.3. AN APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO SHUT DOWN THE UNIT MAY BE INSTALLED AS PER F.M.C. 307.2.3.
- PRIMARY DRAIN WITHIN UNCONDITIONED AREAS SHALL BE INSULATED.

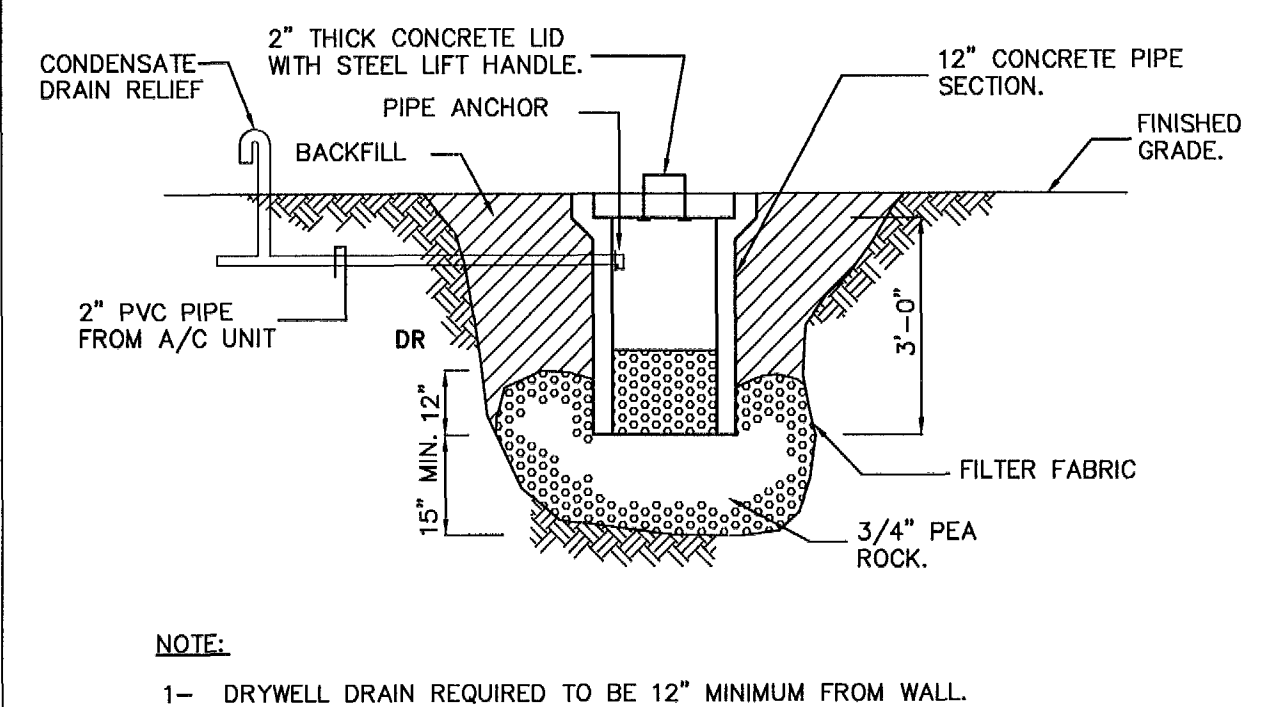
CONDENSATE TRAP DETAIL

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TYPICAL CLEANOUT DETAILS

NTB



CONDENSATE DRYWELL DETAIL

NTB

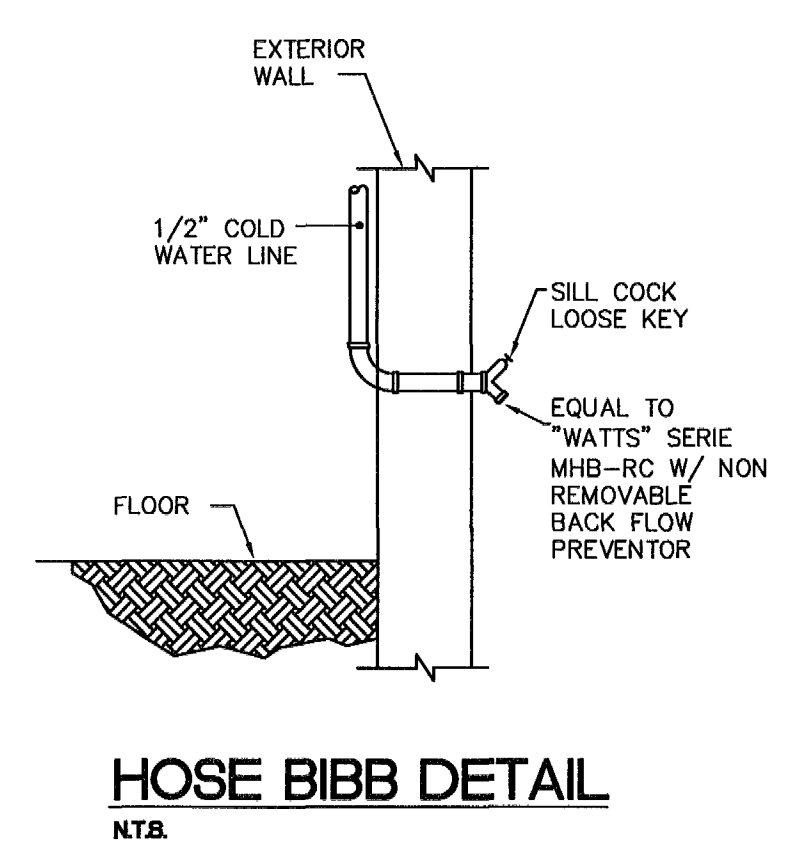
SINGLE FIXTURE			MULTIPLE FIXTURES		
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION		
			FIXTURE	COLD	HOT
A	1/2"	1-11	VALVE WATER CLOSET	10	---
B	3/4"	12-32	TANK WATER CLOSET	5	---
C	1"	33-60	URINAL	5	---
D	1-1/4"	61-113	LAVATORY/SINK	1.5	1.5
E	1-1/2"	114-154	JANITOR'S SINK	3	3
F	2"	154-330	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)

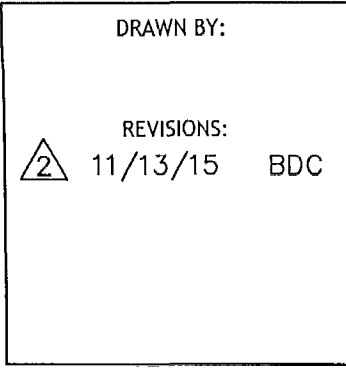
WATER HAMMER ARRESTERS INSTALLATION GUIDE

NTB



HOSE BIBB DETAIL

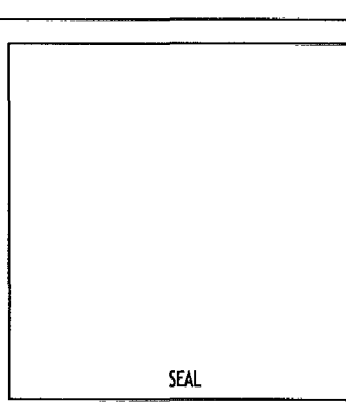
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ANTHONY LEON
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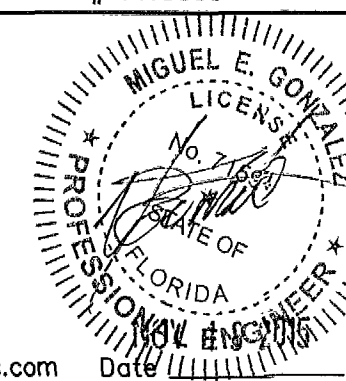
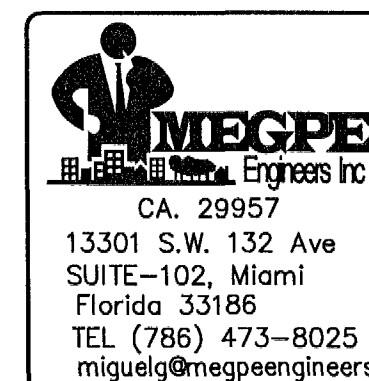
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305.438.9377 | F: 305.438.9379

3 DESIGN ARCHITECTURE



NEW RESIDENCE
FOR:
4354 ALTON RD
MIAMI BEACH, FL 33139

JOB # 1410003



THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

P-4
4 OF 4

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
CONSTRUCTION DOCUMENTS SET. 12.10.2014

GENERAL NOTES:

1. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT.
3. THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF ANY DISCREPANCY OR VARIATION FROM THE APPROVED DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES AND IMPROVEMENTS FROM DAMAGE, DISRUPTION OF SERVICE, OR OBSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING NECESSARY MEASURES TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE ENGINEERING INSPECTOR OF THE CITY OF MIAMI BEACH OR HIS DESIGNEE UPON REQUEST.
6. THE CONTRACTOR SHALL PROVIDE ACCESS AND ASSISTANCE TO THE CITY ENGINEER OR HIS DESIGNEE TO MAKE INSPECTIONS, AS NECESSARY, DURING CONSTRUCTION.
7. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
8. CONTRACTOR MUST CALL CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT TO OBTAIN A RIGHT OF WAY PERMIT AND ARRANGE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO START OF CONSTRUCTION.
9. ENGINEERING PERSONNEL WILL INSPECT ALL FACILITIES APPROVED BY THEIR OFFICE. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCIES SHALL BE IN ACCORDANCE WITH THEIR STANDARDS.
10. TRENCH EXCAVATIONS IN EXCESS OF 5 FEET DEEP SHALL COMPLY WITH THE TRENCH SAFETY ACT AS PER O.S.H.A. STANDARD 29 CFR 1926.652 SUBPART P. IN STATES, THE TRENCHES AND DITCHES SHALL BE PROTECTED IN ACCORDANCE WITH RULE 384.4302 FAC AND 6A-1.099(2).
11. ERECTION OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES SHALL BE REQUIRED DURING THE COURSE OF CONSTRUCTION. SAID DEVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S MANUAL ON TRAFFIC CONTROL AND SAFETY PRACTICES* AND THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.
12. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONGSIDE OF AND OVER ALL UTILITIES. THE CITY ENGINEER REQUIRES THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COST OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CITY. THE TESTING COST, DUE TO FAILURE OF THE COMPACTION TEST, WILL BE PAID BY THE CONTRACTOR.
13. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED BY THE CITY OF MIAMI BEACH, PUBLIC WORKS DEPARTMENT:
A. CONTRACTORS, SUBCONTRACTORS AND SUPPLIER'S WAIVER AND RELEASE OF LIEN.
B. CONTRACTOR'S LETTER OF WARRANTY (I.E. LETTER OF AGREEMENT).
* AS BUILT - FOUR (4) ORIGINALS 22"x34" & 11"x17" SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR SHOWING SPECIFIC LOCATION, DEPTH, ETC. OF ALL CITY UTILITIES TOGETHER WITH A DIGITAL COPY IN AUTOCAD LAST VERSION 2011 OF THE "AS-BUILT" DRAWINGS USING STATE PLANE FLORIDA EAST FIPS 0901 FEET MAP 1983 (FEET).
14. THESE PLANS ARE PREPARED FROM UTILITY INFORMATION OF PREVIOUS AND RECENT AVAILABLE RECORDS. THE DESIGNER IS NOT LIABLE FOR ANY UTILITY CONFLICTS AND UNIONS THAT ARE DISCOVERED DURING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES. IN CASE THAT A CONFLICT ARISES, THE ENGINEER OF RECORDS OR HIS DESIGNEE SHALL BE INFORMED TO MAKE THE APPROPRIATE DESIGN CHANGES.
15. FOR SPECIFICATIONS, PLEASE REFER TO THE CITY OF MIAMI BEACH PUBLIC WORKS MANUAL.
16. DUE TO SOIL CONDITIONS, HIGH WATER TABLE AND PROTECTION OF ROADWAY, UTILITIES AND EXISTING LANDSCAPING, SHORING WILL BE REQUIRED FOR TRENCH AND STRUCTURE CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT THE PROPOSED METHOD OF CONSTRUCTION TO THE ENGINEER FOR APPROVAL. AT THE PRECONSTRUCTION MEETING, THE COST OF SHORING SHALL BE INCLUDED IN THE COSTS OF STRUCTURE AND PIPES. Dewatering may be required and shall be included in the costs of structures and pipes.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TURBIDITY BARRIER AT ALL OUTFALLS SUBJECT TO POTENTIAL DISCHARGE DURING CONSTRUCTION. SEE FOOT INDEX No. 104. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL KNOWLEDGE OF ALL APPLICABLE REGULATORY REQUIREMENTS AND CORRECT ANY SITUATION OR OTHER DAMAGE TO THE DRAINAGE SYSTEM.
18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION IN ACCORDANCE WITH ALL STATE, COUNTY AND LOCAL REQUIREMENTS.
19. WHEN POWER POLES ARE ADJACENT TO ANY PROPOSED UTILITY, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION. THE SHORING AND SUPPORT METHODS SHALL BE APPROVED BY THE UTILITY COMPANY ENGINEERING DEPARTMENT.
20. ALL DEFECTIVE WORK NOT ACCEPTED BY THE CITY ENGINEER OR HIS DESIGNEE, OR BY ANY GOVERNMENT PERMITTING AGENCY SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
21. CONTRACTOR SHALL CONTACT PHD TO INSPECT METERS AND BOXES AHEAD OF CONSTRUCTION TO DETERMINE WHETHER REPLACEMENT IS NECESSARY.
22. ELEVATIONS ARE REFERRED TO HAND OR BASED ON A _____ BENCH MARK
NO. _____ ELEVATION: _____ (NOV DATUM) = _____ (NAVD 83) LOCATION: _____
LOCATED AT: _____
23. PROVIDE RESTRAINING BY THE USE OF FIELD LOCK GASKET ON TYTON JOINT PIPE AND AS MANUFACTURED BY U.S. PIPE OR EQUAL.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED WATER SERVICE DURING THE CONSTRUCTION OF THE 11-IN CONNECTION OF ALL PROPOSED WATER SYSTEMS TO ANY EXISTING WATER SERVICE LINES. ABANDONMENT SHALL NOT OCCUR UNTIL THE PROPOSED WORK HAS BEEN APPROVED AND ACCEPTED FOR OPERATION. BY THE ENGINEER OF RECORD AND THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT. WATER DIVISION. CONTRACTOR SHALL REQUEST FROM CMB 48 HOURS PRIOR FOR WATER MAIN SHUTDOWNS.
25. ALL WATER METER BOXES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH CITY ISSUED WATER METER BOXES AND PAID FOR BY CONTRACTOR.
26. ALL PROPOSED WATER METERS SHOULD BE A MINIMUM OF A 2-INCH SERVICE.
27. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL NUMBER OF EXISTING WATER SERVICES TO BE CONNECTED TO THE PROPOSED WATER MAIN.
28. ALL DUCTILE IRON PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 900 LATEST REVISIONS WITH A DETECTOR TAPE. DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE FOR WATER MAIN WITH A METALLIC STRIP OR LAMINATE BETWEEN TWO LAYERS OF PLASTIC. THE WORDS CAUTION WATER LINE BURIED BELOW ON THE UPPER SIDE OF THE PIPE SHALL BE PRINTED AT 30" INTERVALS ALONG THE TAPE. TAPE SHALL BE PLACED 18" BELOW GRADE ABOVE ALL WATER MAINS AND SERVICES OR AS RECOMMENDED BY MANUFACTURER. NON-METALLIC TAPE SHALL BE USED ABOVE DUCTILE IRON PIPE.
29. CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH HRS (DEPT. OF HEALTH) THE WATER SAMPLING AND BACTERIOLOGICAL TESTS AND FINAL CERTIFICATION FROM HRS.
30. TAPPING SLEEVE VALVE TO BE PRESSURE TESTED AT 125 PSI FOR TWO (2) HOURS BEFORE TAPPING.
31. THURST BLOCK NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE METALLIC OR GLASS 316 STAINLESS STEEL RESTRAINING RODS.
32. CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING CLAY PIPING.
33. EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE UNTIL THE NEW MAIN IS PLACED IN SERVICE. ONCE THE NEW MAIN IS IN SERVICE, THE OLD HYDRANT SHALL BE COVERED AND TAGGED WITH A SIGN INDICATING "OUT OF SERVICE" UNTIL IT IS REMOVED BY THE CONTRACTOR.
34. PIPES BMP FOR SEDIMENTATION AND EROSION WORK MUST BE STRICTLY FOLLOWED DURING AND AFTER CONSTRUCTION.
35. PIPES SHALL BE INSTALLED IN THE DRY.
36. ALL D.I. PIPE SHALL BE THICKNESS CLASS 32 AND SHALL BE POLYWRAPPED AS PER WST.
37. ALL RELATED HARDWARE FOR RESTRAINING RODS TO BE STAINLESS STEEL CLASS 316.
38. A CONCRETE SLAB SHALL BE INSTALLED OVER ANY PIPE INSTALLED WITH LESS THAN 30" OF COVER AS PER STANDARD DETAIL 521.
39. ELEVATIONS ON PLANS REFER TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
40. THE CONTRACTOR SHALL BE GOVERNED BY THE LATEST APPLICABLE PORTIONS OF THE F.D.O.T. DESIGN STANDARDS, AND THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SUPPLEMENTS THERE TO IF NOTED IN THE SPECIAL PROVISIONS FOR THIS PROJECT.
41. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE PROJECT AREA BEFORE THE START OF CONSTRUCTION. SEE THE UTILITY CONTACT INFORMATION TABLE FOR CONTACT NUMBERS.
42. ANY DAMAGED PUBLIC OR PRIVATE PROPERTY BY THE CONTRACTOR SHALL BE RESTORED TO PREEXISTING CONDITIONS OR BETTER AT NO EXPENSE TO THE OWNER.
43. ALL CONSTRUCTION DEBRIS SHALL BE PROPERLY DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.
44. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 353.01 FOR THE PROTECTION OF UNDERGROUND SAID LINES.
45. ERECTION OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES SHALL BE REQUIRED DURING THE COURSE OF CONSTRUCTION. SAID DEVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S MANUAL ON TRAFFIC CONTROL AND SAFETY PRACTICES* AND THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL.
46. ALL EXISTING UTILITIES, MAN HOLE COVERS, ELECTRICAL BOXES, VALVE BOXES, METER BOXES, DRAINAGE STRUCTURES, ETC. WITHIN PROPOSED AREAS OF IMPROVEMENTS SHALL BE ADJUSTED TO GRADE ELEVATION, UNLESS OTHERWISE NOTED.
47. CONTRACTOR SHALL REPLACE ALL UTILITY BOXES/COVERS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL NOTE THE LOCATION OF WATER METER BOXES BEFORE STARTING WORK. IF EXISTING WATER METER BOXES ARE DAMAGED, CONTACT THE CITY OF MIAMI BEACH FOR REPLACEMENT.
48. CONTRACTOR SHALL USE A STREET CLOSURE (USING WATER) OR OTHER EQUIPMENT CAPABLE OF CONTROLLING AND REMOVING DUST. APPROVAL OF THE USE OF SUCH EQUIPMENT IS CONTINGENT UPON ITS DEMONSTRATED ABILITY TO DO THE WORK.
49. THE COLOR OF THE DETECTABLE WARNING ON CONCRETE OF COLORS OTHER THAN MIAMI BEACH RED, COORDINATE WITH THE PUBLIC WORKS DEPARTMENT FOR APPROPRIATE COLOR AND CONTRAST.
50. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS. ALL SIGNS SHALL BE FABRICATED TO COMPLY WITH THE LATEST EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION STANDARD HIGHWAY SIGNS.
51. MATCH EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND THE END OF THE PROJECT WITHOUT JOBS OR CRACKS.
52. INCORRECTLY PLACED (THERMOPLASTIC OR) PAINT MARKINGS OVER ASPHALT PAVEMENT WILL BE REMOVED BY MILLING AND REPLACING THE ASPHALT PAVEMENT A MINIMUM WIDTH 18 IN. AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

MIAMI BEACH PUBLIC WORKS DEPARTMENT

GENERAL NOTES GN1d

FOLIO No:

02-3222-011-1430

LEGAL DESCRIPTION:

LOT 20 & 21 BLOCK 6 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENGINEER'S NOTES:

1. EXISTING UNDERGROUND UTILITIES INFORMATION SHOWN ON THE DRAWINGS AS TO THEIR LOCATION AND CHARACTER HAS BEEN PREPARED FROM THE MOST RECENT DATA AVAILABLE TO THE ENGINEER. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLA., INC. (1-800-432-4770) TWO (2) BUSINESS DAYS PRIOR TO ANY EXCAVATION TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS TO THE SYSTEM NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION AND CHARACTER OF ALL UTILITIES SHALL BE VERIFIED AND THE OWNER'S REPRESENTATIVE NOTIFIED OF ANY CONFLICT THAT MIGHT OCCUR.
2. ALL EXISTING GRASSES AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED COMPLETELY AS DIRECTED BY THE CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
3. PROTECT MATERIALS AND EQUIPMENT ON SITE FROM WEATHER, DUST, AND DEBRIS AT ALL TIMES, AND AVOID THE CREATION OF NUISANCE OR HAZARD IN THE SURROUNDING AREA.
4. UNSCHEDULED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL DESIGN AND FUNCTION AT CONTRACTOR'S EXPENSE.
5. WHERE PAVEMENT DEMOLITION IS REQUIRED, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO PROTECT AND PREVENT DAMAGE TO ADJACENT STRUCTURES AND PAVEMENTS TO REMAIN. LIMITS OF PAVEMENT DEMOLITION SHALL BE PERFORMED IN A NEAT, STRAIGHT LINE BY SAW CUTTING.
6. EXISTING BENCHMARKS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.
7. ADJUSTMENT AND CLEANING: CLEAN DEBRIS FROM AREAS OF DEMOLITION LEAVING AREA SUITABLE FOR WORK.
8. FAIL MATERIALS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR. REMOVE FROM SITE AND DISPOSE OF THESE MATERIALS IN A MANNER AND LOCATION APPROVED BY MIAMI-DADE COUNTY REGULATIONS.

SUBJECT PROPERTY

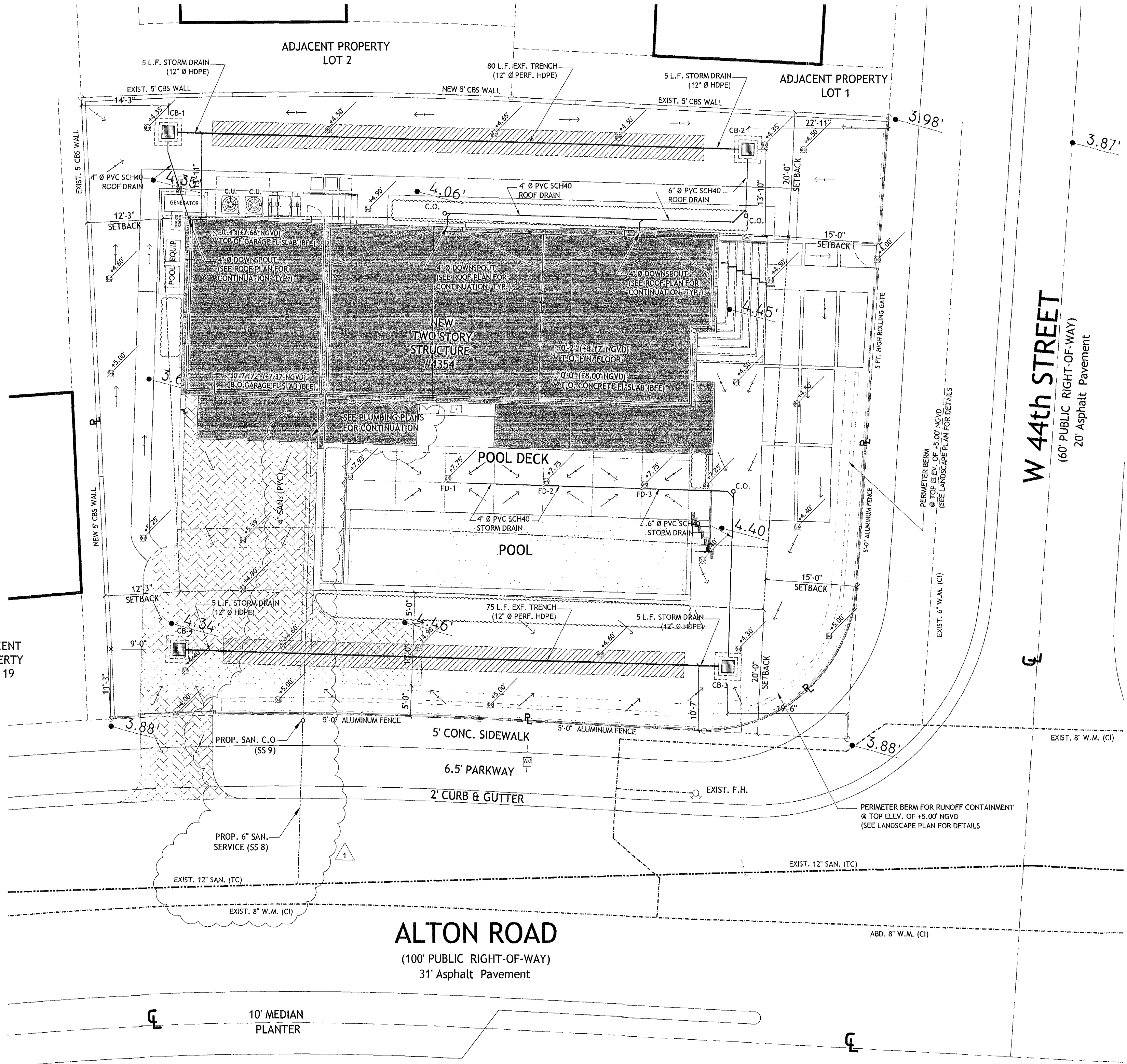
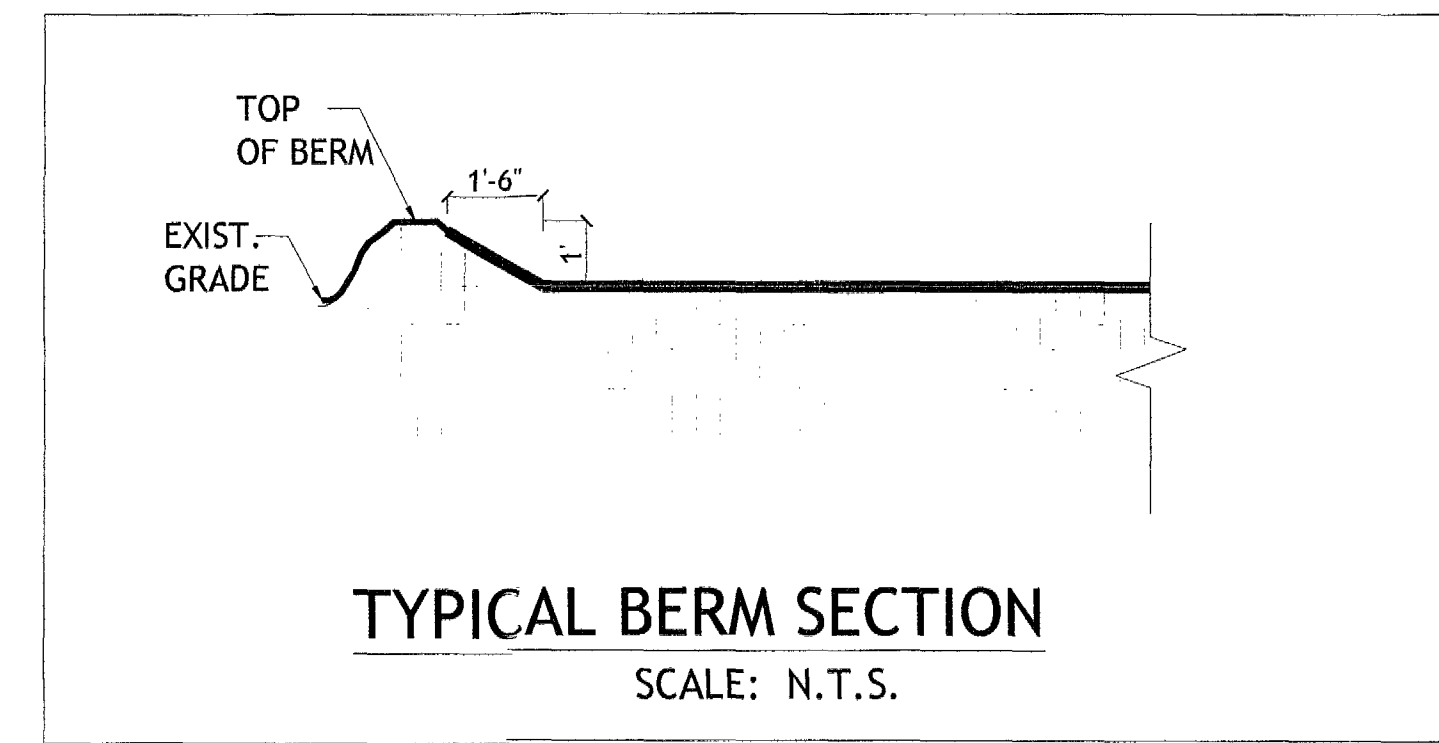


LEGEND

- FLOW DIRECTION
- ST STORM MANHOLE
- SS SANITARY MANHOLE
- DW DRAINAGE WELL
- CB CATH BASIN
- V VALVE
- T TEE
- 45 DEG. BEND
- 90 DEG. BEND
- R REDUCER
- P PLUG
- F FIRE HYDRANT
- W WATER METER
- ET EXFILTRATION TRENCH
- E EXIST. ELEVATION
- P PROP. ELEVATION

ABBREVIATIONS

- ABD ABANDONED
- ARV AIR RELEASE VALVE
- BFV BUTTERFLY VALVE
- BL BASE LINE
- BST BELL SOUTH TELEPHONE
- CB CATCH BASIN
- CIP CAST IRON PIPE
- CL CENTERLINE
- CO CLEAN OUT
- DIP DUCTILE IRON PIPE
- E EAST
- EOP EDGE OF PAVEMENT
- EL, ELEV ELEVATION
- ESMT EASEMENT
- EXIST EXISTING
- FH FIRE HYDRANT
- FLP FLORIDA POWER & LIGHT
- FT FOOT/FEET
- GV GATE VALVE
- LF LINEAR FEET
- LT LEFT
- MH MANHOLE
- N NORTH
- NTS NOT TO SCALE
- PL PROPERTY LINE
- PROP PROPOSED
- RT RIGHT
- S SOUTH
- SAN, SS SANITARY SEWER
- ST STORM SEWER
- TC TERRA COTTA
- TS TAPPING SLEEVE
- TV TAPPING VALVE
- TBFV TO BE FIELD VERIFIED
- W WEST
- WM WATER MAIN



ALTON ROAD
(100' PUBLIC RIGHT-OF-WAY)
31' Asphalt Pavement

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

2 BUSINESS DAYS PRIOR TO ANY EXCAVATIONS
PLEASE CALL (1) SUN STATE FOR
LOCATIONS OF CITY UTILITIES
305-673-7080
PUBLIC WORKS DEPARTMENT
CITY OF MIAMI BEACH

48 HOURS BEFORE DIGGING
CALL
SUNSHINE STATE ONE CALL
OF FLA., INC.
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION
CENTER OF FLORIDA

Samabi GROUP
Consulting Engineers
13335 SW 124th STREET, SUITE 111
MIAMI, FL 33186
T: 305-454-8212
F: 305-514-0582
samab@bellsouth.net
Certificate of Authorization No.: 26G.11

DRAWN BY:
11/19/15

REVISIONS:
11/19/15

AA0035589
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE
4300 Biscayne Blvd. #G-04, Miami, FL 33137
P: 305-438-9377 | F: 305-438-9379

SEAL


NEW RESIDENCE
FOR:
4354 ALTON ROAD
MIAMI BEACH, FL 33139

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSIDERED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

C-1
LOCATION MAP
GENERAL NOTES
DRAINAGE PLAN


1. THE FRENCH-DRAIN SKIMMER IS A HOODED COVER, MOUNTED OVER AN OUTLET IN A CATCH-BASIN, THAT PREVENTS OIL AND FLOATING DEBRIS FROM EXITING THE BASIN. USE THIS SKIMMER IN ALL CATCH-BASINS WITH OTHER FLOATING AND IN OTHER LOCATIONS WHERE THERE IS A NEED TO PREVENT OIL, DEBRIS OR OTHER FLOATING CONTAMINANTS FROM EXITING CATCH-BASINS THROUGH OUTLET PIPES.
2. PLACE NEOPRENE GASKET MATERIAL BETWEEN THE SKIMMER AND THE CATCH-BASIN AT ALL POINTS OF CONTACT. TRIM THE GASKET NEATLY TO EXTEND 1/2 INCH BEYOND THE JOINT ON ALL SIDES.
3. SKIMMER BARFLE, CLEANOUT PIPE AND ANGLES SHALL BE PRIMARILY COMPOSED OF EITHER COATED STEEL, ALUMINUM, POLYVINYL CHLORIDE, POLYETHYLENE, FIBERGLASS OR ACRYNITRILE BUTADIENE STYRENE. ALL STEEL COMPONENTS, OTHER THAN STAINLESS, SHALL BE HOT-DIP GALVANIZED.
4. MOUNTING HARDWARE, HINGES AND LATCHES SHALL ALL BE STAINLESS STEEL. LOSS PREVENTION DEVICES SHALL BE EITHER STAINLESS STEEL, CHAIN OR RIVETED NYLON STRAP.
5. MATERIAL USED IN CONSTRUCTION OF SKIMMER BODIES (BAPFLES) AND CLEANOUT PIPE SHALL BE CONFORM WITH STANDARD SPECIFICATION 943 FOR STEEL, 945 FOR ALUMINUM OR 948 FOR PLASTICS.
6. ALL COSTS FOR FURNISHING AND INSTALLING A FRENCH-DRAIN SKIMMER SHALL BE INCLUDED IN COST OF THE BASIN IN WHICH IT IS INSTALLED. RETROFIT SKIMMERS SHALL BE PAID FOR AS "MODIFY EXISTING STRUCTURE".
7. PLASTIC SKIMMERS SHALL CONTAIN A MINIMUM OF 1.5% BY WEIGHT OF CARBON BLACK FOR UV PROTECTION.
8. REFER TO 2006 FDOT DESIGN STANDARDS, INDEX NO. 241.

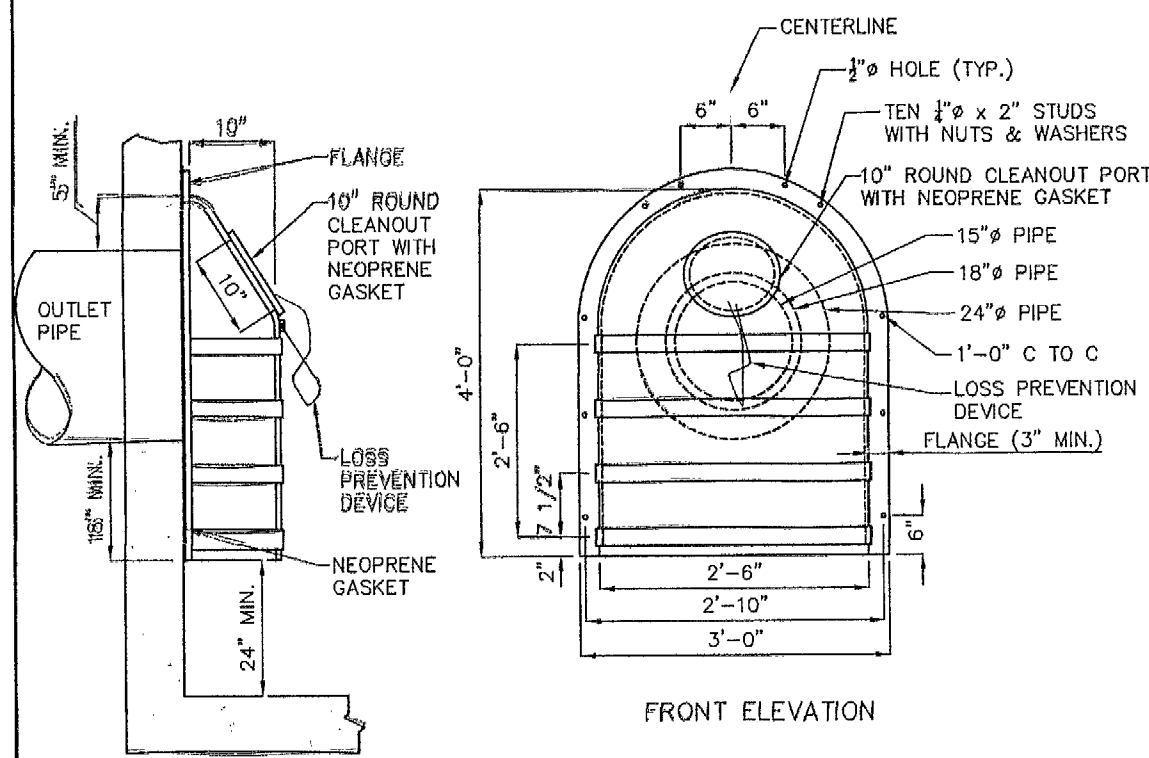
1. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE DESIGN PRE-FABRICATED FRENCH-DRAIN SKIMMER FOR APPROVAL BY THE ENGINEER.
2. SHOW, IN THE PLANS, THE LOCATION OF THE BASIN AND INDICATE THE INTERIOR SIDE(S) OF THE BASIN IN WHICH THE SKIMMER WILL BE INSTALLED.
3. TYPE I SKIMMER DIMENSIONS SHALL BE BASED ON THE OUTLET PIPE DIAMETER AS SHOWN IN THE DIMENSION TABLE.
4. TYPE II SKIMMERS ARE TO BE USED ONLY WITH OUTLET PIPE DIAMETERS OF 15", 18", AND 24".

 PUBLIC WORKS DEPARTMENT		RECEIVED 12/16/2020 12/16/2020	FILE: STORM WATER DETAILS NO. 4 GENERAL AND DESIGN NOTES FOR SKIMMER FOR FRENCH DRAIN OUTLETS	SD29
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- GENERAL DETAILS:
- 1- PROVIDE SHOR Drawings of Structures.
 - 2- PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 - 3- REFER TO FOOTING 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
 - 4- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
 - 5- INSTALL LIFT HOOPS AS REQUIRED.


A	B	D	E	F	G	H
4°-0°	8°	#4 AT 12° CCEW	#4 AT 12° CCEW	6°-4°	5°-4°	#4 AT 6° CCEW
5°-0°	8°	#4 AT 12° CCEW	#5 AT 12° CCEW	7°-4°	6°-4°	#5 AT 8° CCEW
6°-0°	8°	#5 AT 12° CCEW	#5 AT 6° CCEW	8°-4°	7°-4°	#5 AT 6° CCEW
7°-0°	8°	#5 AT 12° CCEW	#5 AT 6° CCEW	9°-4°	8°-4°	#5 AT 6° CCEW
8°-0°	10°	2 - W.W.M. 4% VRT. #4 AT 12° CCEW	#5 AT 6° CCEW	10°-8°	9°-8°	#5 AT 8° CCEW

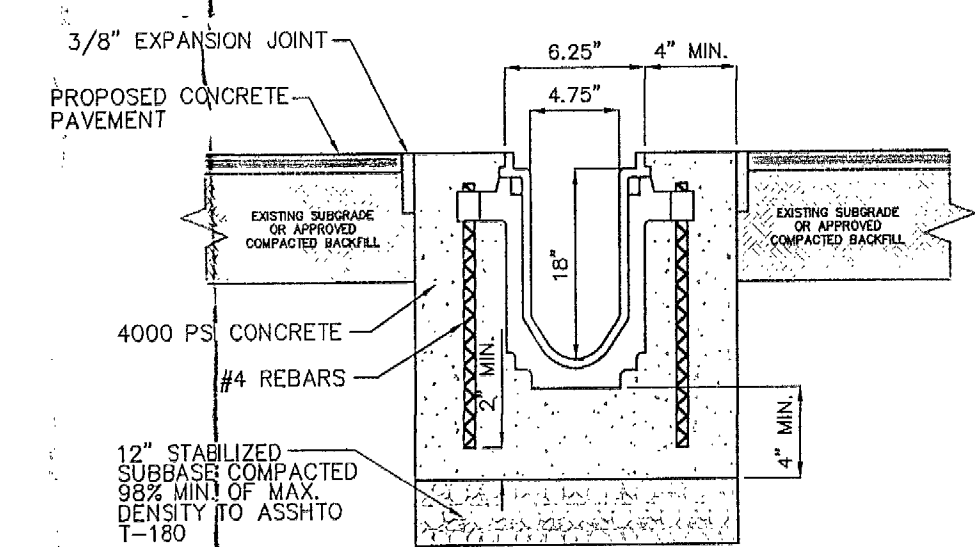
 MIAMI BEACH PUBLIC WORKS DEPARTMENT <small>1300 CLAYTON AVENUE SUITE 100 MIAMI BEACH, FL 33139</small>		APPROVED DESIGNED	REVISED 12/20/2008 12/29/2009 01/12/2012	TITLE STORM WATER DETAILS NO. 1 STANDARD STORM WATER MANHOLE AND TABLE DIMENSIONS	SD2
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NOTES:

- NOTES:**
1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE GASKETED, WITH EITHER A THREADED SCREW-IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK-RELEASE LATCHES.
 2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.
 3. SHOW, IN THE PLANS, THE RADI REQUIRED FOR CURVED-BACK SKIMMERS.

 PUBLIC WORKS DEPARTMENT		APPROVED _____ DATE _____	RECEIVED _____ DATE _____	TITLE: STORM WATER DETAILS NO. 4 TYPE II SKIMMER FOR FRENCH-DRAIN OUTLETS	SD28
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WACO
PUBLIC WORKS DEPARTMENT

APPROVED _____
 12/06/08

REVISION _____
 12/06/08

DATE: _____
STORM WATER DETAILS NO. 4
TRENCH DRAIN SYSTEM DETAIL

SD2

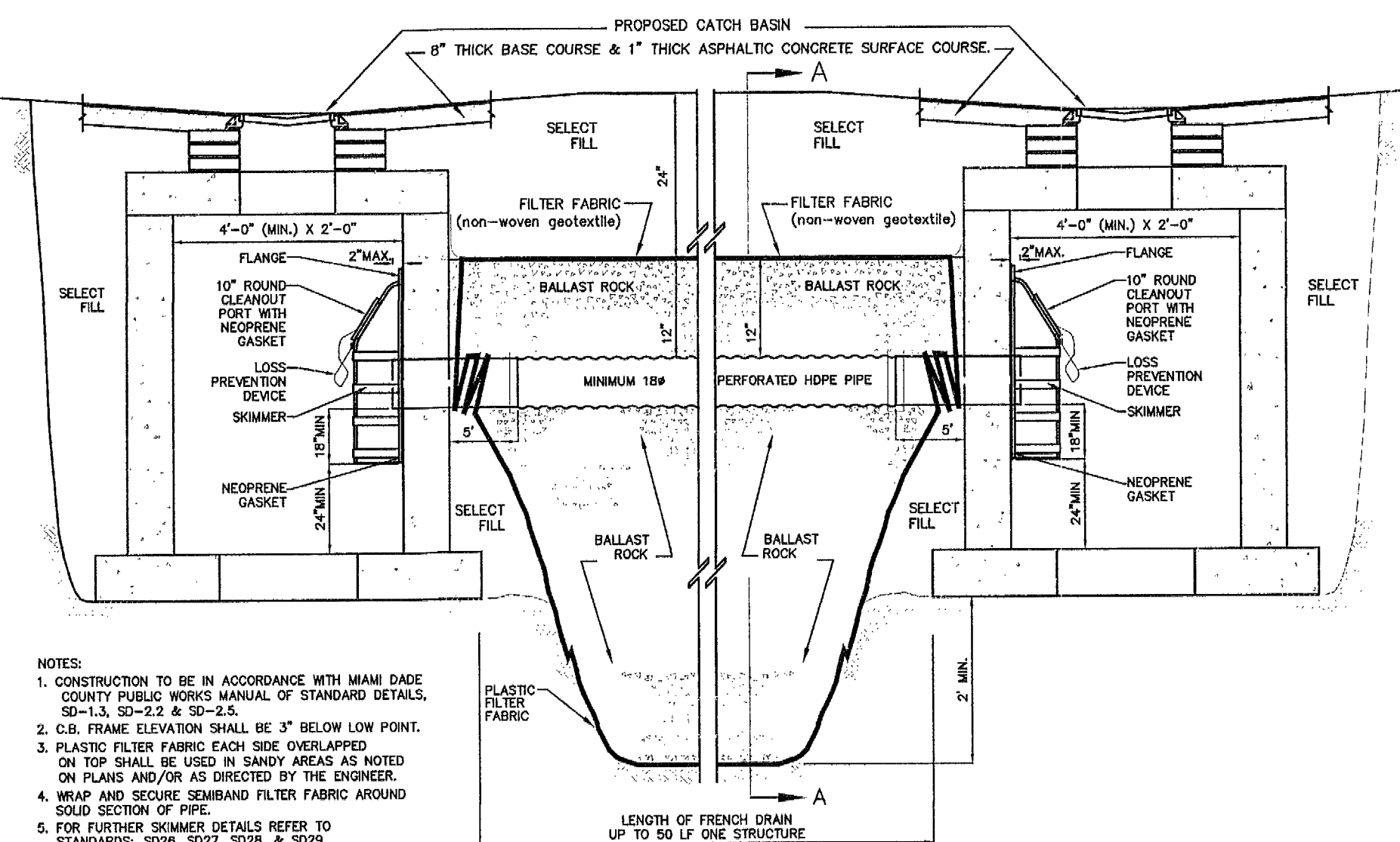
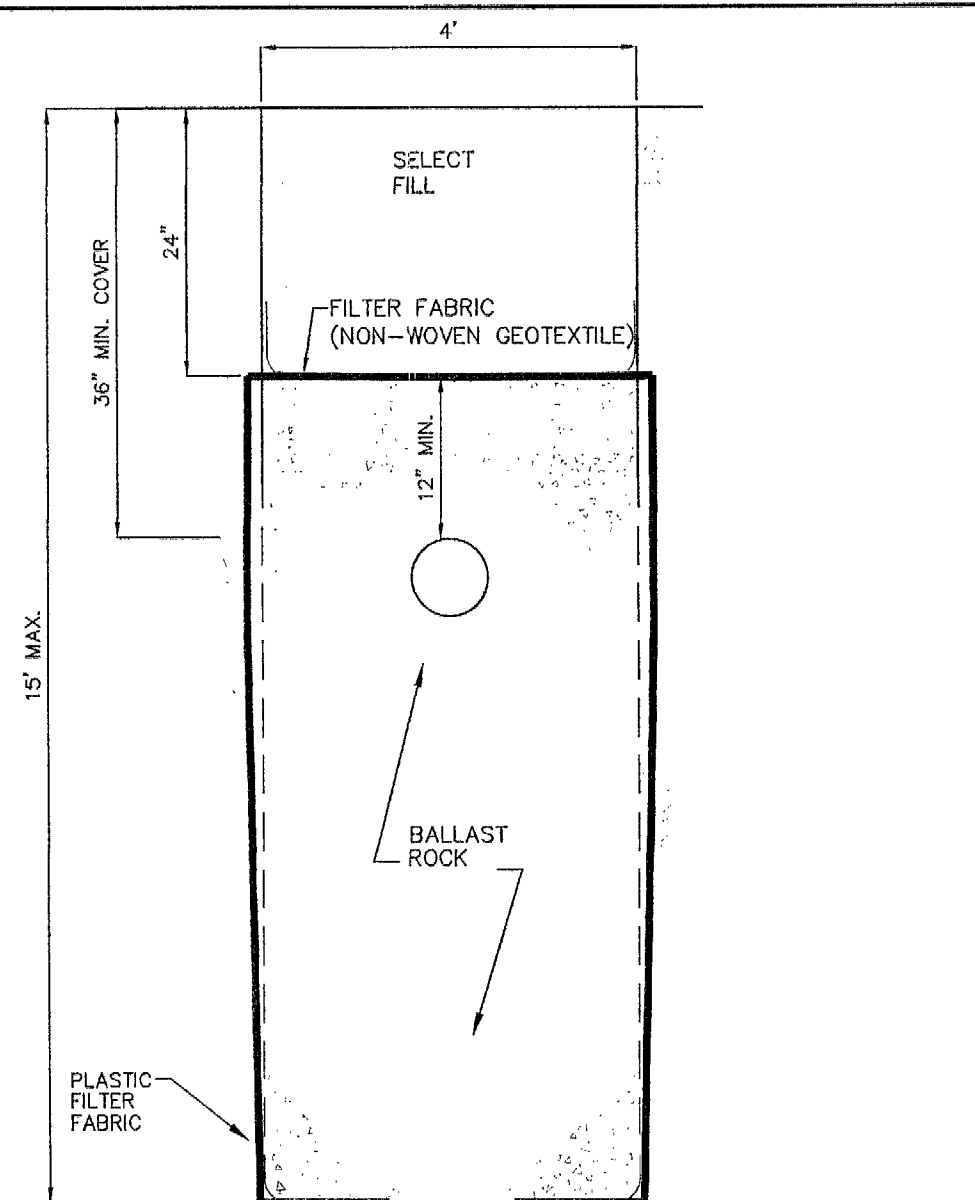
SCHEDULE OF DRAINAGE STRUCTURES

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* - DENOTES EXTERIOR DIMENSION OF STRUCTURE

SPECIALE NOTES:

- 1- SEE SHEET C-1 FOR DRAINAGE AND GRADING PLANS.
- 2- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
- 3- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL PIPING, INLETS/CATCH BASINS, WELL BOX, WELL CASING, AND ALL OTHER APPURTENANCES TO THE ENGINEER-OF-RECORD FOR REVIEW.
- 4- CONTRACTOR SHALL REPAIR/REPLACE EXISTING PAVEMENT, CURB AND GUTTER, DRIVEWAY, SIDEWALK, AND OTHER EXISTING FEATURES DAMAGED DURING THE INSTALLATION OF THE IMPROVEMENTS AS PER THE CITY OF MIAMI BEACH AND/OR FDOT STANDARDS.
- 5- ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE IN THE RIGHT-OF-WAY TO REMAIN.
- 6- ALL PROPOSED PAVEMENT MARKINGS AND SIGNAGES SHALL CONFORM TO THE CITY OF MIAMI BEACH AND/OR FDOT STANDARDS.
- 7- FOR INSTALLATION OF PROPOSED CURB AND GUTTER, SAWCUT E.O.P, AND MATCH EXISTING ELEVATIONS.
- 8- FOR MAINTENANCE OF TRAFFIC, REFER TO FDOT INDEX NO. 600, AND NO. 603
- 9- FOR ADDITIONAL NOTES AND SPECIFICATIONS, CONTRACTOR SHALL REFER TO CITY OF MIAMI BEACH PUBLIC WORKS MANUAL, PART II, SECTION 6 - WATER AND DISTRIBUTION SYSTEM, SECTION 7 - SANITARY SEWER COLLECTION SYSTEM, AND SECTION 8 - STORM WATER DRAINAGE SYSTEM.

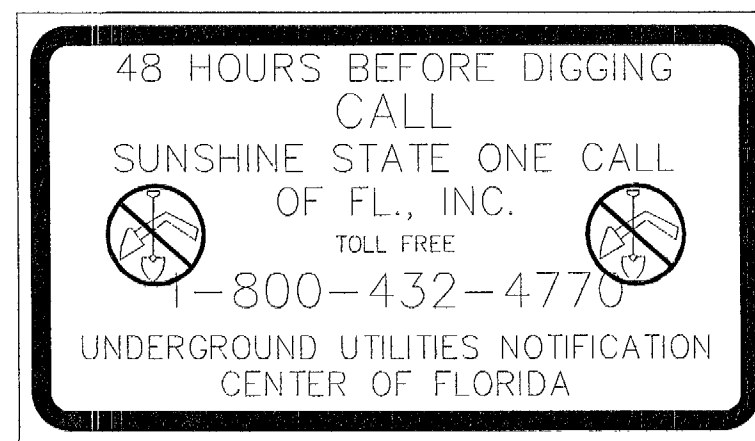
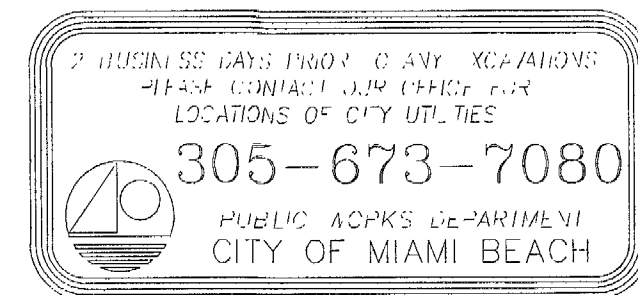
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SECTION A-A

 PUBLIC WORKS DEPARTMENT				APPROVED 12/06/13 12/05/09 10/29/07	TITLE STORM WATER DETAILS NO. 3 EXFILTRATION TRENCH DETAIL SECTION A	SD13
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PAVING, GRADING AND DRAINAGE NOTES:

- 1- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY DERM, SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- 2- ALL WORK TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
- 3- CONTRACTOR SHALL PROVIDE HIS OWN LINE AND GRADE FROM HORIZONTAL AND VERTICAL CONTROL. CONTRACTOR SHALL ALSO PROVIDE 'AS-BUILT' GRADE CERTIFIED BY A REGISTERED LAND SURVEYOR, AS REQUIRED BY MIAMI-DADE COUNTY, AND THE CITY OF MIAMI-BEACH.
- 4- REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS AND DETAILS FOR PARKING GARAGE SLAB UNDER PROPOSED BUILDING.
- 5- ALL ELEVATIONS REFER TO N.G.V.D., 1929 DATUM.
- 6- ALL EXCAVATIONS SHALL COMPLY WITH OSHA'S SAFETY EXCAVATION STANDARDS AND FLORIDA'S TRENCH SAFETY ACT. CONTRACTOR SHALL FURNISH THE OWNER WITH WRITTEN ASSURANCE THAT HE WILL COMPLY WITH THESE REGULATIONS.
- 7- BID PRICES SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS COMPLETE IN-PLACE, TESTED, AND ACCEPTED BY THE ENGINEER.
- 8- ALL AREAS WHERE NEW STORM DRAINAGE IMPROVEMENTS ARE INSTALLED SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING STRUCTURE. CONTRACTOR SHALL SOD ALL AREAS DISTURBED BY THE WORK UPON COMPLETION OF THE GRADING.
- 9- CONTRACTOR SHALL REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY LINE.
- 10- CONTRACTOR SHALL RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY LINE.
- 11- CONTRACTOR SHALL MILL AND RESURFACE 2-INCHES AVERAGE USING S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10-FOOT WIDE) ALONG THE ENTIRE PROPERTY LINE.
- 12- ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- 13- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO THE START OF CONSTRUCTION
- 14- A CMB RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE THE RIGHT-OF-WAY.



DRAWN BY:	
REVISIONS:	

AA0003569
ANTHONY LEON
0016752

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DESIGN
ARCHITECTURE

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NEW RESIDENCE
FOR:
4354 ALTON ROAD
MIAMI BEACH, FL 33

C-2

GENERAL NOTES
DETAILS

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.