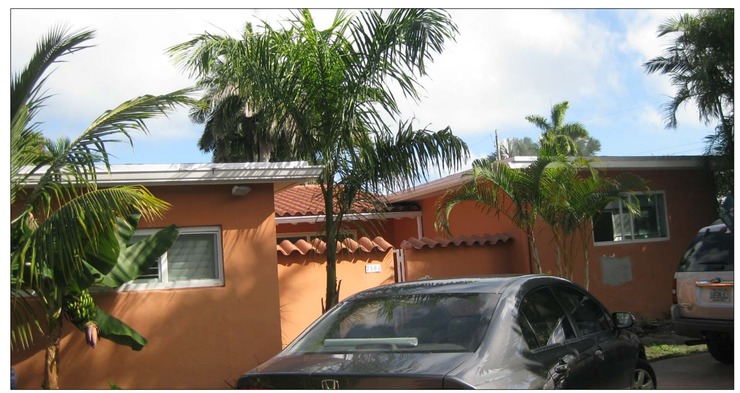
INTERIOR REMODELING

ADRESS: 7501 ADVENTURE AVE, NORTH BAY VILLAGE, FL 33141

OWNERS: VILLA POETS CORP



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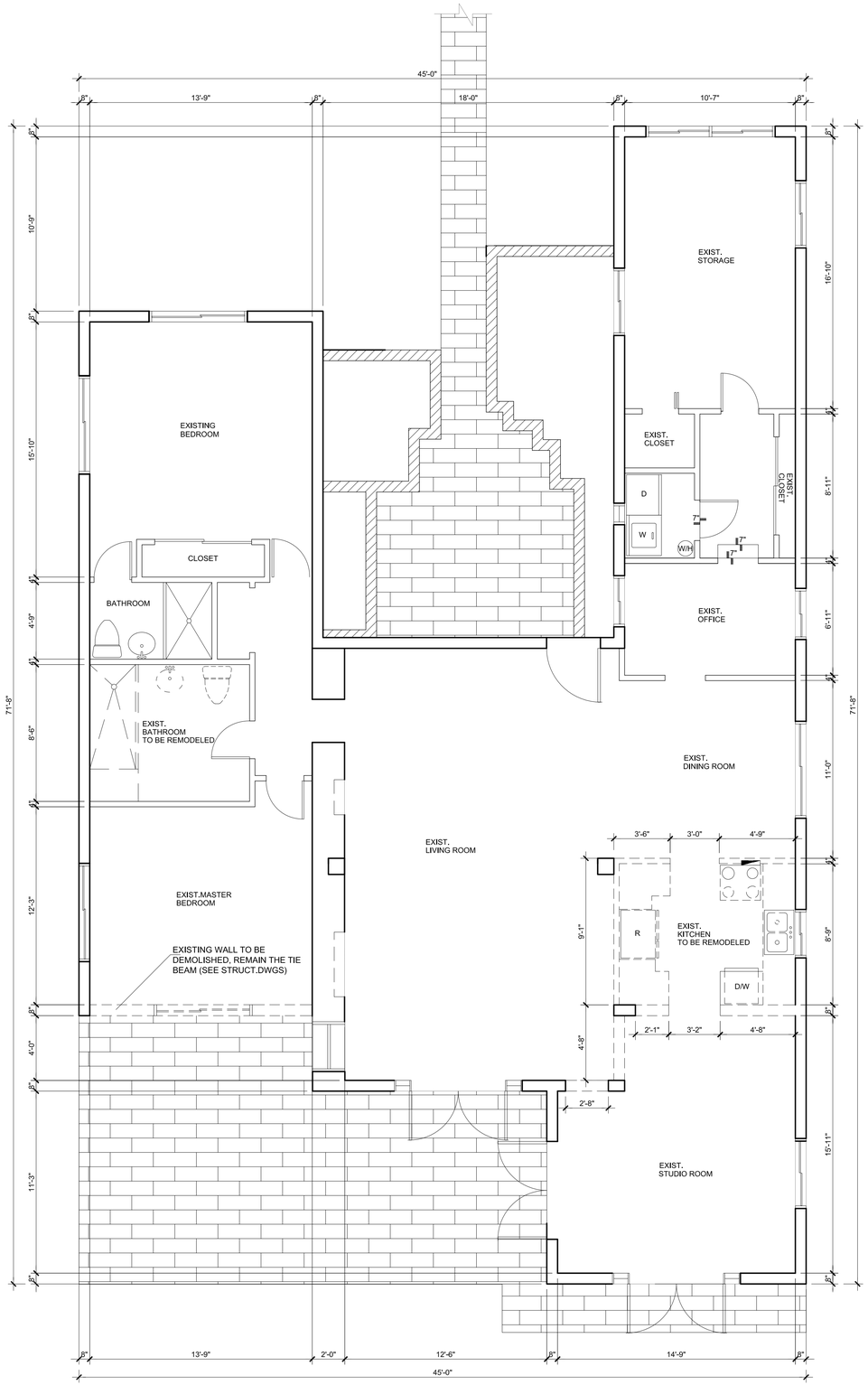

EXISTING & DEMOLITION FLOOR PLAN - 1/4"

1. Take special precautions during demolition and construction to secure the existing space at all times. Coordinate construction schedule with Owner and their security service in advance so that security can be maintained continuously.
2. Take special care in demolition not to damage any existing areas which are intended to remain. Review selective demolition work as indicated by drawings, in schedules and herein specified.
3. Partial Demolition and Removal: Items indicated to be removed with no value to Owner but of salvagable value to Contractor may be removed from structure as work progresses with Owners' approval.
   A) Where indicated on drawings as " Salvage - Deliver to Owner" carefully remove indicated items, clean, store and turn over to Owner and obtain receipt.
4. Protection: Provide temporary barricades and other forms of protection as required to protect owner and general public from injury due to selective demolition work.
   A) Provide protective measures as required to provide free and safe passage of owner and general public to and from occupied portions of building.
   B) Erect temporary covered passageways as required by authorities having jurisdiction
   C) Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished and adjacent facilities or work to remain.
   D) Remove protections at completion of work.
5. Utility Services: Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations
   A) Do not interrupt existing utilities serving occupied or used facilities. Provide temporary services during interruptions to existing utilities.
   B) Provide services for effective air and water pollution controls as required by local authorities having jurisdiction.
6. Clean up and Repair:
   A) Upon completion of demolition work, remove tools, equipment and demolished matelals from site. Remove protections and leave interior areas broom clean.
   B) Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction of surfaces soiled or damaged by selective demolition work.
   C) Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost owner.
   D) Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off - site.
   E) Protect flrom damage existing finish work that is to remain in place and becomes exposed during demolition operations.
   F) Protect floor with suitable coverings when necessary.
   G) Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure or interior areas of existing building.
7. Explosives: The use of explosives will not be permitted.
8. Enviromental Controls: If hazardous materials are encountered during demolition operations comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or enviromental pollution.
9. Beginning of demolition / installation will be construed as acceptance of existing substrates, surfaces, and conditions

IV. Safety and Precautions

A. At all times during demolition work of the existing structure, equipment and those people using the space shall be protected from damage or Injury.

B. Provide any necessary dustproof enclosures, partitions, etc. required to temporarily enclose the construction area so as to adequately protect the employees, the equipment and the property of the Landlord.

NOTE:

CONTRACTOR TO COMPLY WITH ANY AND ALL LOCAL AND STATE CODES DEALING WITH DEMOLITION AND DISPOSAL OF MATERIALS HAZARDOUS AND NON-HAZARDOUS.

WALL LEGEND:

INDICATES 8"x8"x16" EXISTING MASONRY UNITS (TO REMAIN)

INDICATES 3-5/8" EXISTING PARTITION WALL TO DEMOLISH

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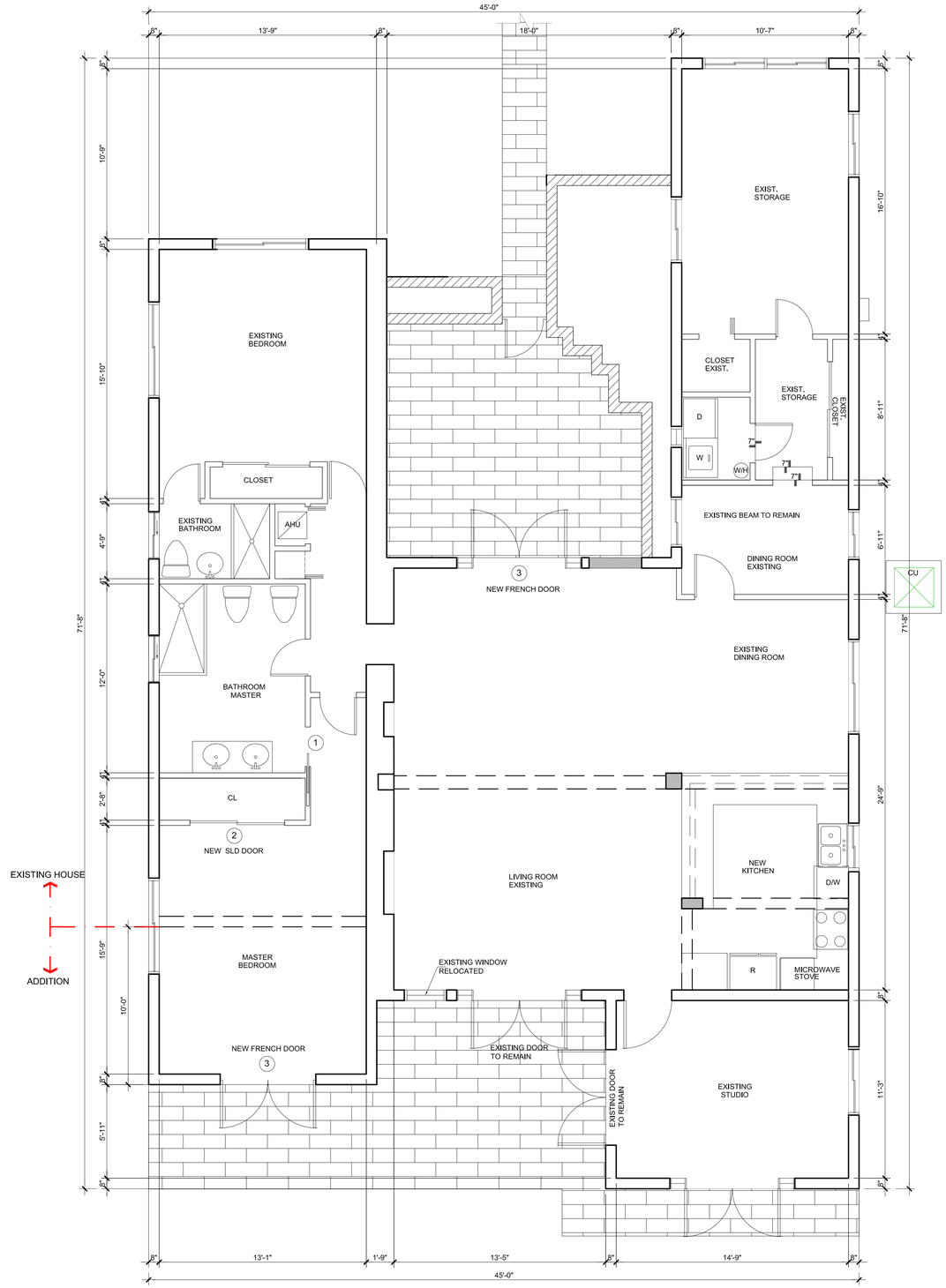

PROPOSED FLOOR PLAN - 1/4"

EXISTING RESIDENCE AREA= 2,071.5 SQ FT
NEW COND SPACE = 122.4 SQ FT
TOTAL FUTURE AREA= 2,193.9 SQ FT

DOOR SCHEDULE

NO.	DOOR						FRAME		REMARKS
	W	H	T	MAT.	TYPE	GLASS	MAT.	DET.	
1	6'-0"	6'-8"	1 3/4"	GLASS	SLD.	GLASS			
2	2'-6"	6'-8"	1 1/8"	S.C. WD.	POCKET		WD.		
3	6'-0"	6'-8"	1 1/8"	GLASS	SWING	GLASS	MTAL		FRENCH DOOR

SCOPE OF WORK:

-KITCHEN REMODELING:

-NEW COUNTER TOP AND SINK TO BE REPLACED REMAINING THE EXISTING SINK.

-MASTER BEDROOM ENLARGEMENT.

-MASTER BATHROOM TO BE REMODELED.

-PLUMBING FIXTURES WILL BE RELOCATED REMAINIG PLUMBING PIPING.

-TILE TO BE REPLACED IN MASTER BATHROOM

03/02/09 STRUCT COMM.

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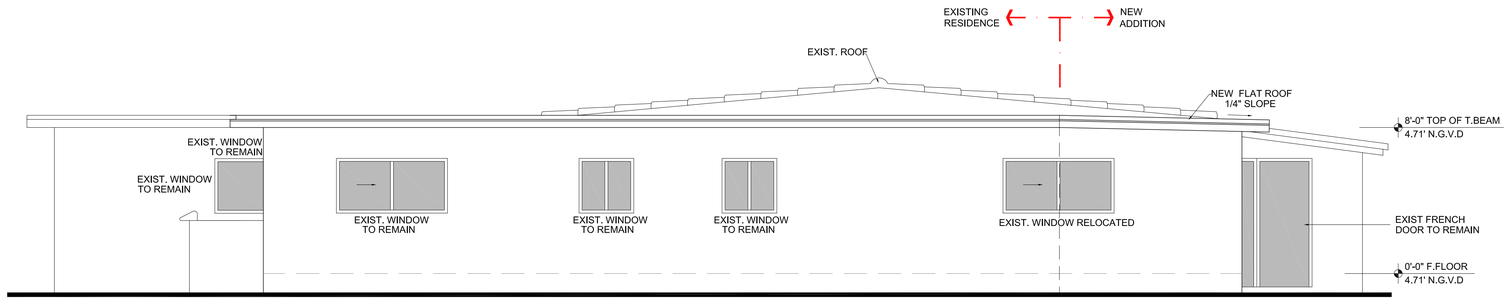
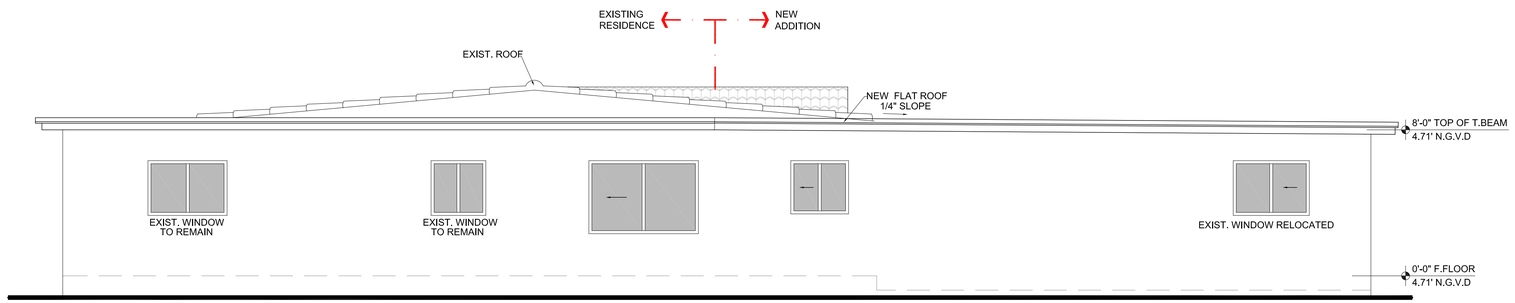
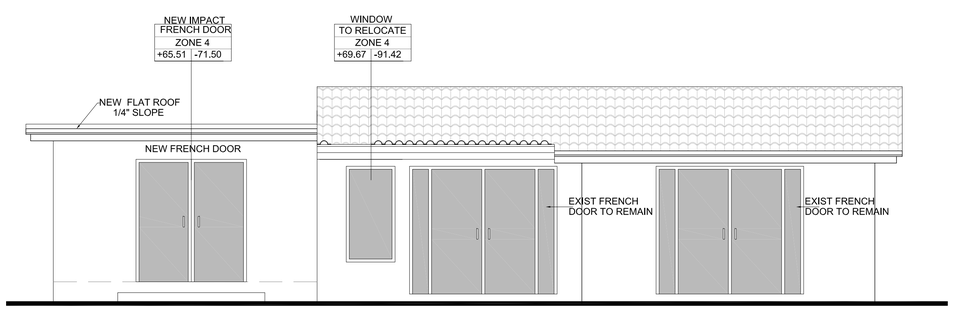


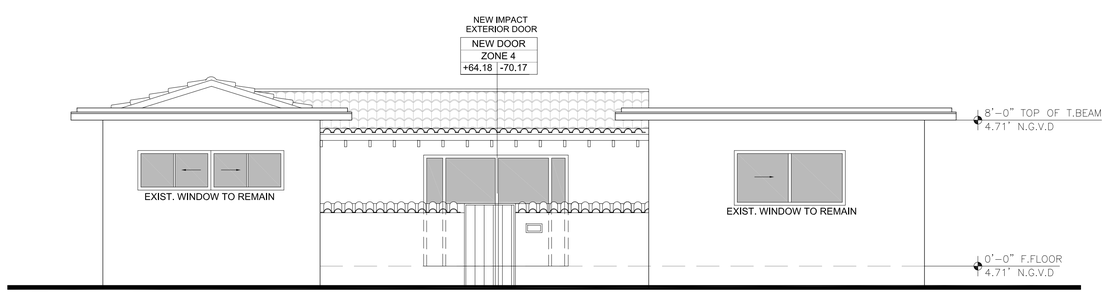
PROPOSED WEST ELEVATION (FRONT) 1/4"



NORTH ELEVATION (FRONT) 1/4"



PROPOSED EAST ELEVATION (REAR) 1/4"



EXISTING WEST ELEVATION (FRONT) 1/4"

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EXISTING ELEVATIONS

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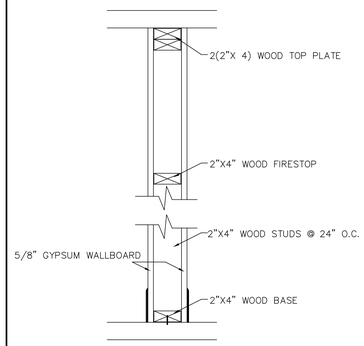
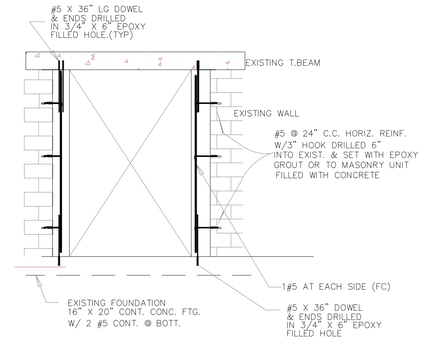
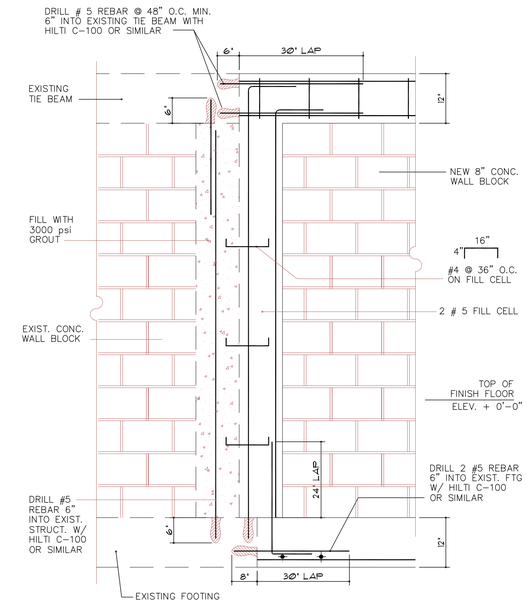


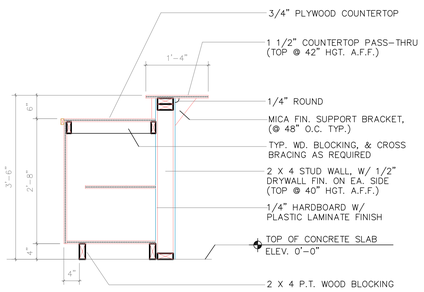
1 / D-1 STUD PARTITION DTL. 1-1/2"



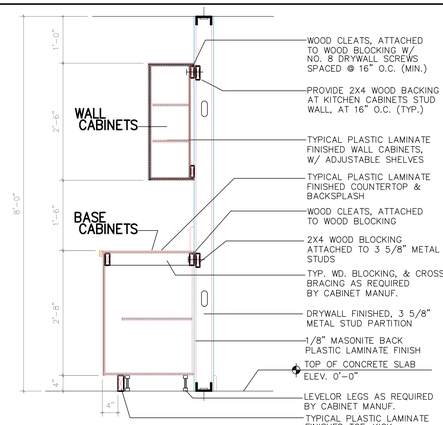
2 / D-1 FRAMING FOR NEW DOOR



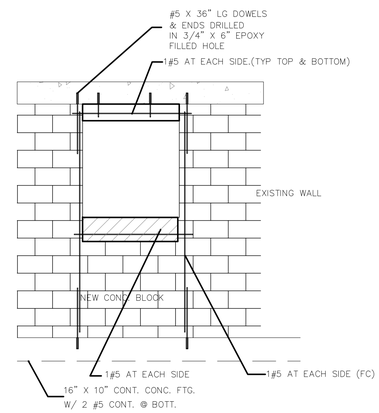
6 / D-1 STARTER COLUMN DETAIL
N.T.S.



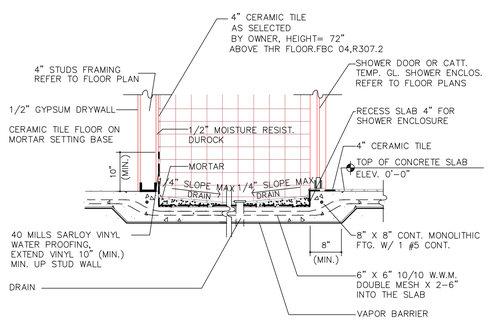
3 / D-1 TYP. SECTION THRU COUNTER 3/4"



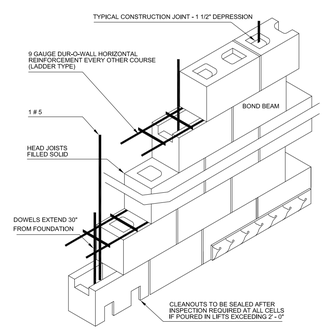
4 / D-1 TYP. SECTION THRU COUNTER 3/4"



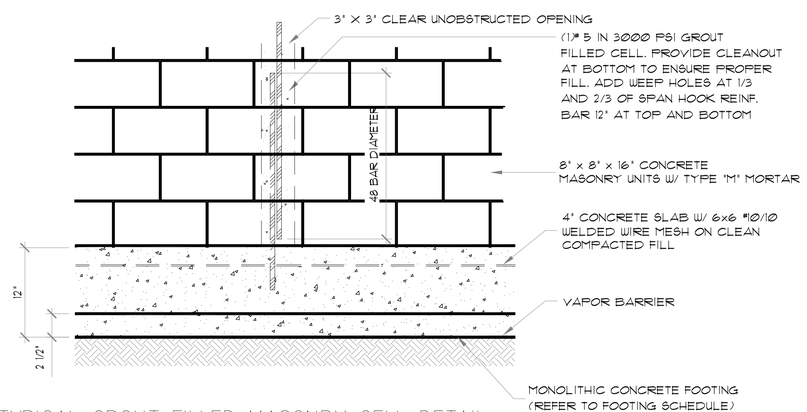
5 / D-1 FRAMING FOR NEW WINDOW OPENING NTS



7 / D-1 SHOWER DETAIL 3/4"



8 / D-1 WALL REINFORCING DETAIL
N.T.S



9 / D-1 TYPICAL GROUT FILLED MASONRY CELL DETAIL
N.T.S.

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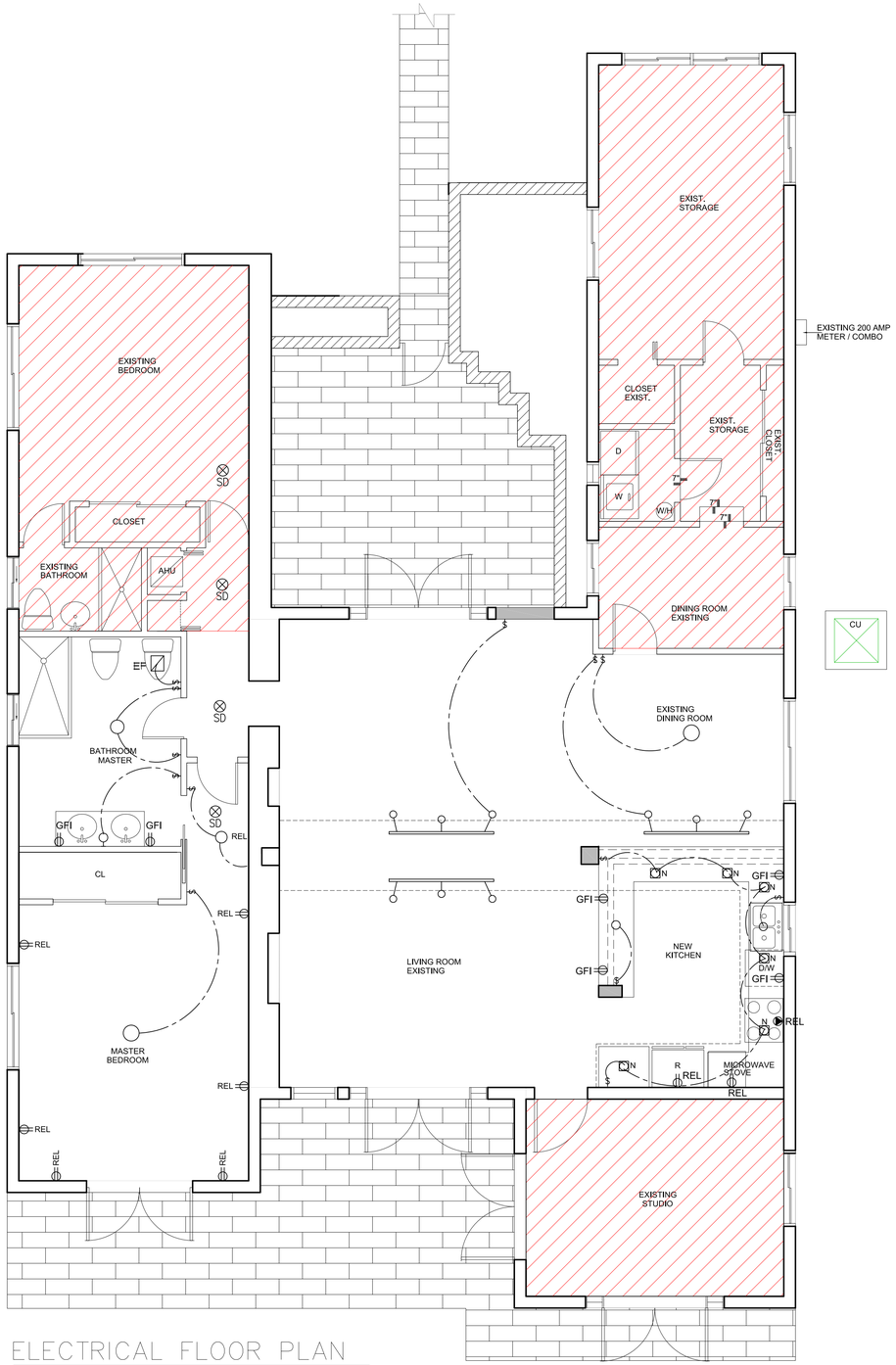
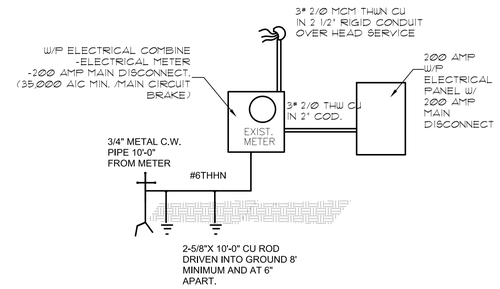


ELECTRICAL FLOOR PLAN

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



ELECTRICAL RISER DIAGRAM

(EXISTING TO REMAIN) N.T.S.

GEN. LIGHTING(*)

LOAD CALCULATION (VA)	PANEL "A"
SQUARE FEET OF CONDITION SPACE	2,069
GENERAL LIGHTING AT 3 WATT SQ.FT.	6,211.2
SMALL APPLIANCES LOAD	4500
COOKTOP	8000
CLOTHES DRYER	5 000
HOT WATER HEATER	11,800
MICROWAVE AND HOOD	1200
CLOTHES WASHER	1 500
REFIGERATOR	850
DISWASHER	900
DISPOSAL	680
OTHER LOAD 120 VOLTS	1500
CONNECTED LOAD WITHOUT A/C LOAD	42,141
FIRST 10 000 AT 100%	10 000
REST AT 40%	12,856.4
A/C LOAD AT 100% (2 A/C)	20 '000
TOTAL	42,856
AT 240 VOLTS	178,6 Amp

EXISTING ELECTRICAL PANEL: MAIN 200 AMP.

DENOTED ARC FAULT. INT. CIR. BREAKER

ARC FAULT INT. CIRC. NOTE.

AFCI PROTECTION REQUIRED FOR ALL 125-VOLT BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE DETECTORS, LIGHTS, WALL A/C UNITS, FANS AND RECEPTACLES OUTLETS,THIS APPLIES TO ALL AREAS EXCEPT KITCHENS, BATHROOMS, GARAGES, AND OUTDOORS.NEC 210.12

ELECTRICAL LEGEND:

- $ SWITCH
- $3 THREE-WAY SWITCH
- DUPLEX RECEPTACLE
- POLED DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- SPECIAL RECEPTACLE
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECESSED CEILING FIXTURE
- EXHAUST FAN
- CEILING MOUNTED FIXTURE
- SD SMOKE DETECTOR W/ BATTERY BACKUP
- DISCONNECT SWITCH
- ELECTRIC PANEL
- M ELECTRIC METER
- WP WEATHER PROOF
- GFI DUPLEX RECEPTACLE GR. FAULTED INTERRUPTER

CARBON MONOXIDE ALARM IS REQUIRED FOR THE SMOKE DETECTORS. FLORIDA STATE STATUS 553.885

ELECTRICAL SCOPE OF WORK:

NEW KITCHEN GFIs AND LIGHTS.
THE REST OF OUTLEST ARE EXISTING TO BE RELOCATED. (REL)

-NEW GFI AT MASTER BATHROOM.
-THE LIGHT AND OUTLETS OF MASTER BEDROOM ARE EXISTING TO BE RELOCATED

02/08/10 ELECT.COMMNETS

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HVAC NOTES:

1. THE ENGINEER CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, ALL WORK DEPICTED IS IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS AS SETFORTH THEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT DESIGN REQUIREMENTS (I.E., VOLTAGE, WATER, DRAINS,GAS CONNECTIONS, ETC.) WHEN REQUIRED FOR THE CORRECT/APPROVED OPERATION. THE EQUIPMENT SHALL BE FURNISHED WITH ALL NECESSARY ACCESSORIES WHETHER CONSIDERED OPTIONAL OR STANDARD BY THE MANUFACTURER. EQUIPMENT SHALL NOT BE ORDERED BASE ON MANUFACTURERS' MODEL NUMBERS.
3. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE FROM DEFECTS AND WITH MANUFACTURER'S WARRANTY.
4. AIR CONDITIONING DUCTWORK CONCEALED ABOVE CEILINGS SHALL BE OF 1-1/2" THICK CLASS 1, U.L. 181 LISTED FIBERGLASS DUCT BOARD.
5. FLEXIBLE DUCTWORK MAY BE USED FOR BRANCHES TO DIFFUSERS AS INDICATED ON DRAWINGS. FLEXIBLE DUCTS SHALL BE U.L.181 LISTED, WITH SPIRAL STEEL INTERNAL REINFORCING,1-1/2" FIBERGLASS INSULATION AND POLYETHYLENE JACKET.FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS.
6. PROVIDE SPIN COLLARS WITH VOLUME DAMPERS AT ALL FLEXIBLE DUCT TAPS TO RIGID DUCTS. DAMPERS TO HAVE LOCKING QUADRANTS WITH HAND LEVERS.
7. PROVIDE DOUBLE THICKNESS TURNING VANES AT ELBOWS AND EXTRACTOR DAMPERS AT ALL DUCT BRANCHES AND TAKE-OFFS.
8. AIR EXHAUST DUCTWORK SHALL BE OF 28 GA GALVANIZED SHEET METAL FABRICATED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARD FOR LOW VELOCITY DUCT MANUAL.
9. AIR EXHAUST DUCT ROOF CAP SHALL TERMINATE 8" ABOVE FINISH ROOF PROTECTED WITH A CORROSION RESISTANT SCREEN.
10. ROOF EQUIPMENT SHALL BE INSTALLED WITH PREFABRICATED ROOF CURBS AND ANCHORED TO WITHSTAND HURRICANE WIND FORCES.
11. PROVIDE CONCRETE PADS FOR CONDENSING UNITS 6" THICK MIN. ELEVATION TO MEET FLOOD CRITERIA. ANCHOR UNITS TO WITHSTAND FBC HURRICANE CRITERIA
12. ALL HVAC SYSTEMS SHALL BE BALANCED TO DELIVER AIR QUANTITIES INDICATED ON DRAWINGS. ACCEPTABLE TOLERANCE OF PLUS OR MINUS 10%.
13. CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC DRAINAGE PIPE OF 1-1/4" (2" BELOW GROUND). INSULATE WITH APPROVED RETARDANT FOAM INSULATION APPROVED FOR PLENUM USE. AT CONTRACTOR'S OPTION USE DWV COPPER PIPE WITH INSULATION.
14. ALL HVAC SYSTEMS SHALL BE BALANCED TO DELIVER AIR QUANTITIES INDICATED ON DRAWINGS. ACCEPTABLE TOLERANCE OF PLUS OR MINUS 10%.
15. AIR DIFFUSERS ARE NOT TO BE INSTALLED WITHIN 3'-0" OF SMOKE DETECTOR
16. REFRIGERANT SUCTION LINE SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-4 AND HAVING AN EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96.

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		✓

AIR DISTRIBUTION SCHEDULE				
SYMBOL	"CD"	"SR"	"RG"	
DESCRIPTION	CLG DIFFUSER	CLG DIFFUSER	GRILLE	
APPLICATION	SUPPLY	SUPPLY	RETURN	
DESIGN MFG.	TITUS	TITUS	TITUS	
MODEL NO.	250-AA	272FS	356 FL	
ACCESORIES	O.B.D.	O.B.D.	---	
NOTES	----	----	---	
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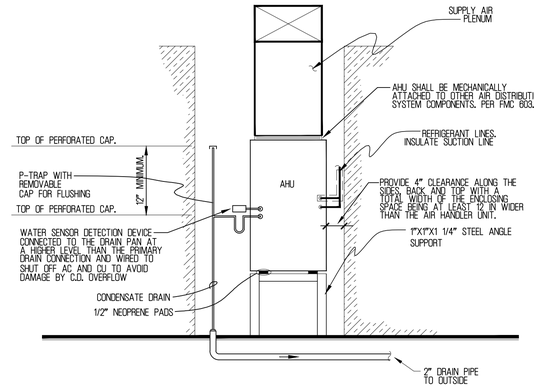
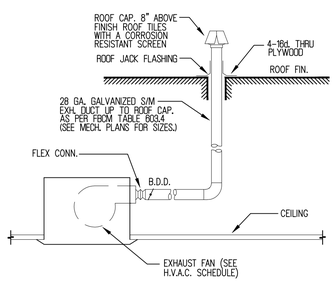
VENTILATION FAN SCHEDULE		
MARK NO.	EF-1	EF-2
FAN TYPE	CENTRIFUGAL	CENTRIFUGAL
DRIVE TYPE	DIRECT	DIRECT
AIR FLOW (CFM)	50	100
STATIC PRESSURE(IN.W.G.)	0.250	0.250
FAN SPEED (RPM)	1100	1100
MOTOR H.P.	13 W	29 W
ELECTRIC SERVICE	120/1/60	120/1/60
DESIGN MFG.	PANASONIC	PANASONIC
MODEL NO.	FV-05VQ2	FV-11VF1
ACCESSORIES	1	1

1 PROVIDE BACKDRAFT DAMPER, SPEED CONTROL SWITCH.



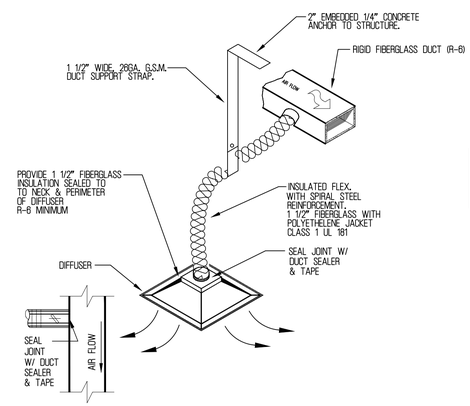
AIR HANDLER UNIT

N.T.S.



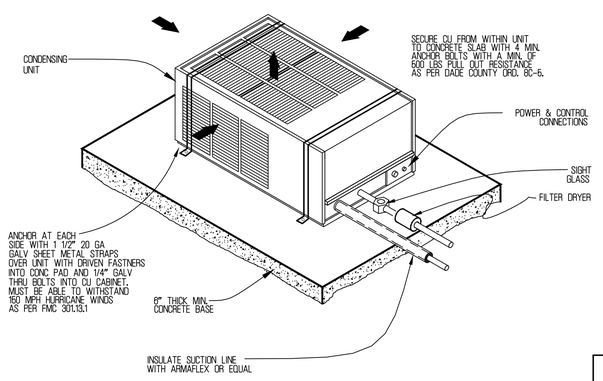
BATH EXHAUST FAN DETAIL

SCALE: N.T.S.



FLEXIBLE DUCT CONNECTION DETAIL

N.T.S.

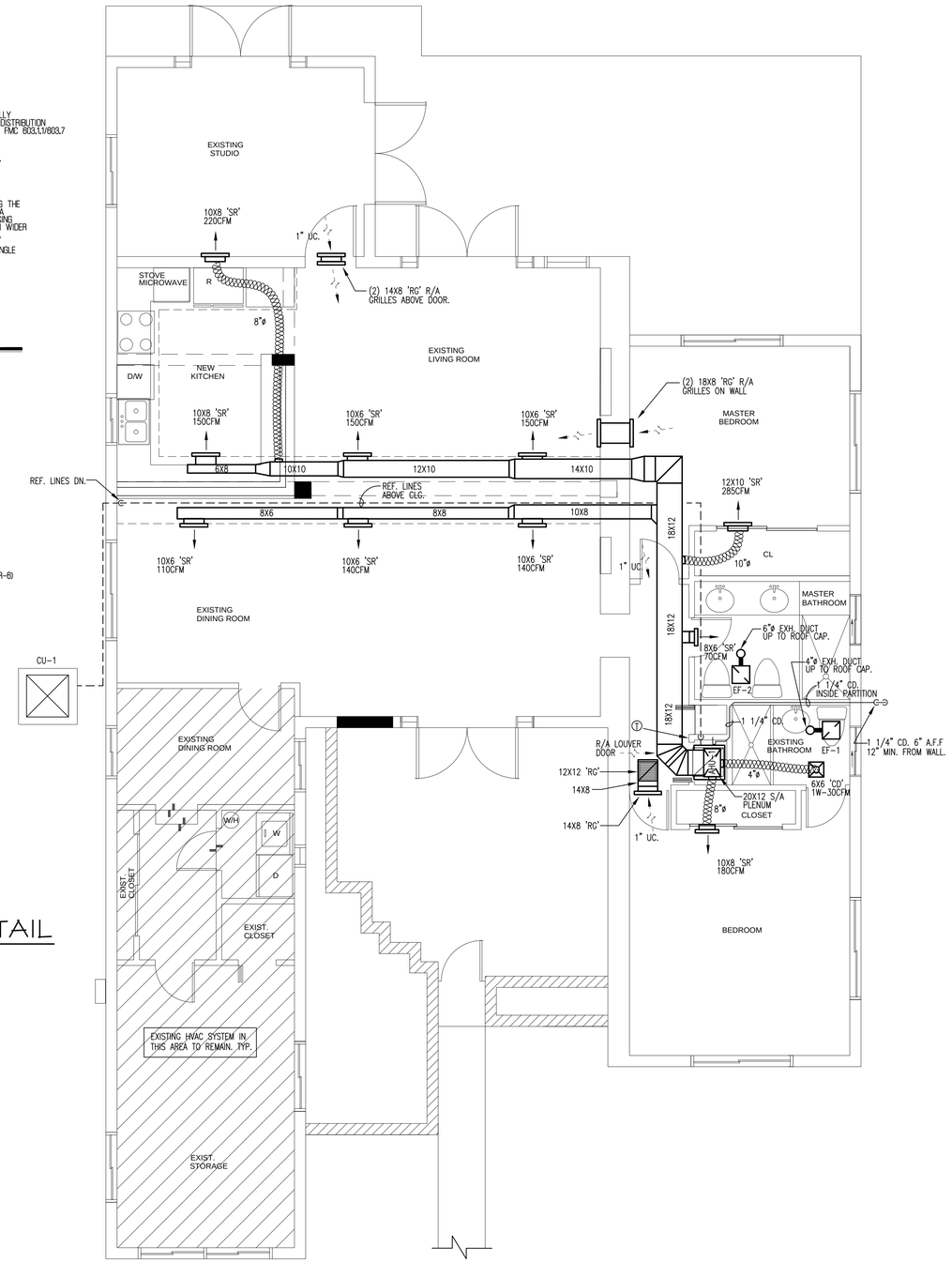


CONDENSING UNIT MOUNT DETAIL

N.T.S.

HVAC LEGEND

SYMBOL	DESCRIPTION
? X ?	DUCT (SIZE IS CLEAR INSIDE DIMENSION)
	SQUARE ELBOW WITH TURNING VANES
AIRFLOW V.D.	AIR EXTRACTOR W/ VOLUME DAMPER (V.D.)
	DUCT TRANSITION
	RETURN AIR GRILLE
	CEILING DIFFUSER
	FLEXIBLE DUCT WORK
T ?	PROGRAMMABLE THERMOSTAT
	WALL CAP
	EXHAUST FAN



N

MECHANICAL FLOOR PLAN 1/4"

SPLIT AC SYSTEM SCHEDULE																						
DESIGNATION	MANUF.	TON	CFM	SEER	TOTAL CAP.	SEN. CAP.	REF.	COND. MOD#	AHU. MOD#	COMP. FLA	FAN MOTOR FLA	AMPACITY	FUSE OR HACR MIN. MAX.	COND. DIMENSION H X L X W	SUCTION LINES	LIQUID LINES	COND. WT/LBS	AHU FAN HP	AHU DIMENSION H X W X D	AHU WT/LBS	ELECTRIC HEAT(KW)	ELECTRIC SERVICE
AC-1	RHEEM	4.0	1626	16.0	47.0	33.7	R410A	14AJM18A01	RHLL-HM4824JA	19.9	1.9	27	35/45	36X32X32	1 1/8"	3/8"	249	3/4	60.5X24.5X22	162	7.2	240-1-60

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PROJECT: INTERIOR REMODELING & ADDITION

ADRESS: 7501 ADVENTURE AVE.
NORTH BAY VILLAGE, FL 33141

OWNER: VILLA POETS CORP

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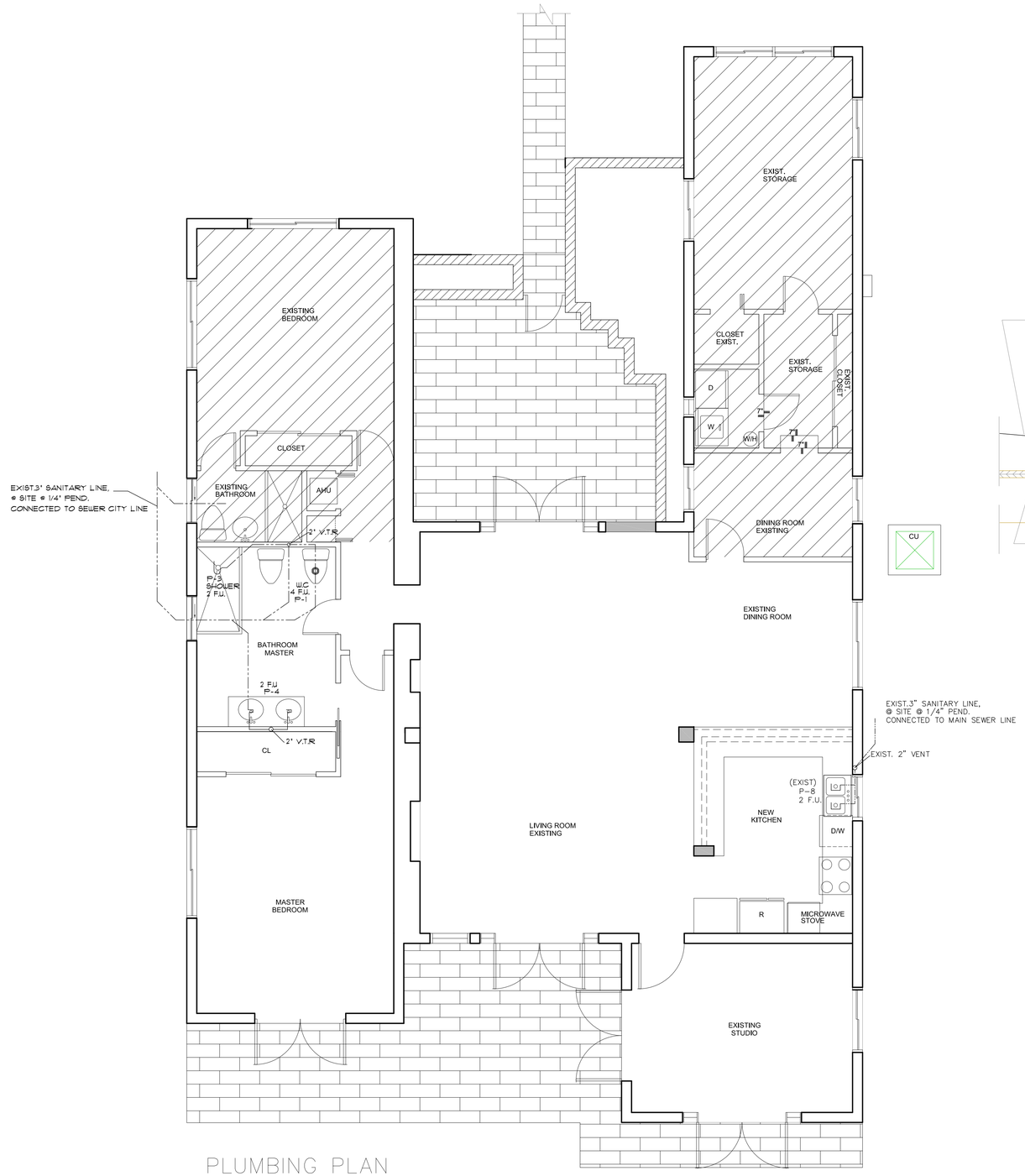
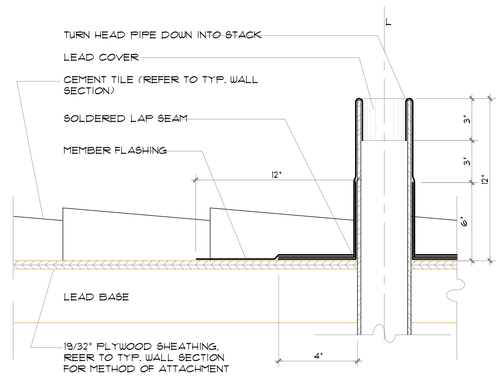


PLUMBING PLAN
EXISTING TO LEGALIZE 1/4"



NOTE:
ANY FIRE VENT WITHIN 10'-0" OF ANY DOOR WINDOW OR EXHAUST OPNGS. SHALL EXTEND NOT LESS THAN 3'-0" ABOVE SUCH

1 / P-1 ROOF VENT FLASHING DETAINTS. (EXIST.)

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	FIXTURE UNITS
P-1 WATER CLOSET	3" @ 1/8" P.	4 F.U.
P-2 BIDET	2" @ 1/8" P.	2 F.U.
P-3 SHOWER	2" @ 1/8" P.	2 F.U.
P-4 LAVATORY	1-1/2" @ 1/8" P.	1 F.U.
P-5 TUB	2" @ 1/8" P.	2 F.U.
P-6 CLOTHES WASHER	2" @ 1/8" P.	4 F.U.
P-7 WHIRLPOOL	2" @ 1/8" P.	2 F.U.
P-8 KITCHEN SINK	1-1/2" @ 1/8" P.	2 F.U.
P-9 HOSE BIBB		
P-10 LAUNDRY TRAY	2" @ 1/8" P.	2 F.U.

ALL SANITARY LINES RUN WITH 1/4" SLOPE PER FOOT (TYP.)
MIN. SIZE FOR UNDER SLAB DRAINS: 2"

NOTES:
1. ANTI-SCALD VALVES FOR TUB/SHOWER REQUIRED
2. MINIMUM SIZE OF ALL PLUMBING DRAIN LINE BELOW FLOOR 2 INCH
3. PROVIDE AIR CAMBER AT HIEGTS. WATER SYSTEM

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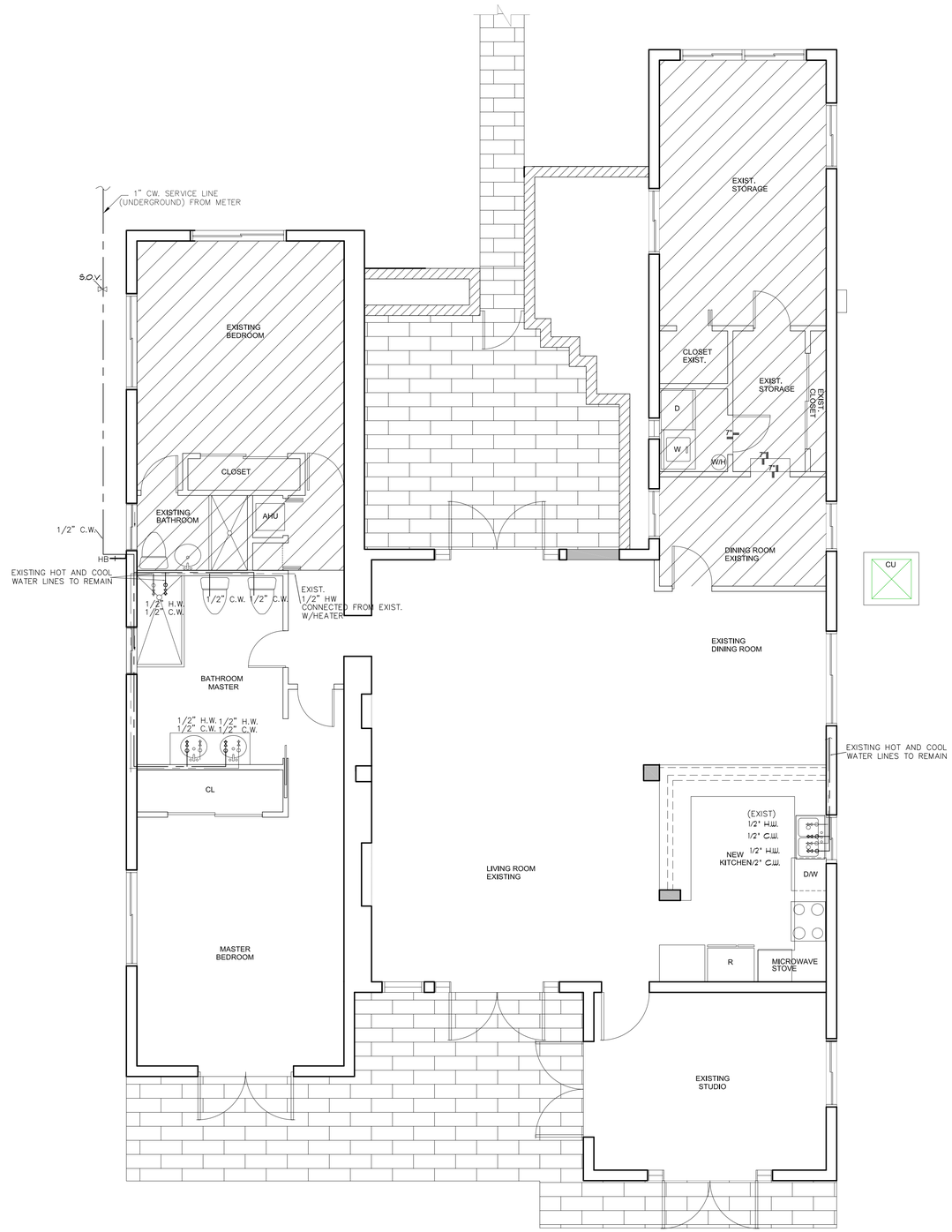
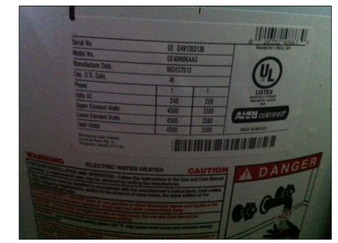


PLUMBING PLAN

HOT & COLD WATER DISTRIBUTION 1/4"



1 / P-2 WATER HEATER DETAILNTS.

ELECTRICAL WATER HEATER 40 GLNS

FIXTURE CONNECTION SCHEDULE			
ITEM	WATER		
	cold	hot	
WATER CLOSET	3/4"		
BIDET	3/4"	1/2"	
TUB	3/4"	1/2"	
WHIRLPOOL	3/4"	1/2"	
LAVATORY	3/4"	1/2"	
HOSE BIBB	3/4"		
SHOWER	3/4"	1/2"	
KITCHEN SINK	3/4"	1/2"	
CLOTHES WASHER	3/4"	1/2"	
LAUNDRY TRAY	3/4"	1/2"	

MAXIMUN FLOW & WATER CONSUMPTION.FBCR P2903.2

WC = 1.28 gpm
LAVATORY = 1.5 gpm
SHOWER HEADS = 1.5 gpm
KITCHEN FAUCETS = 1.5 gpm

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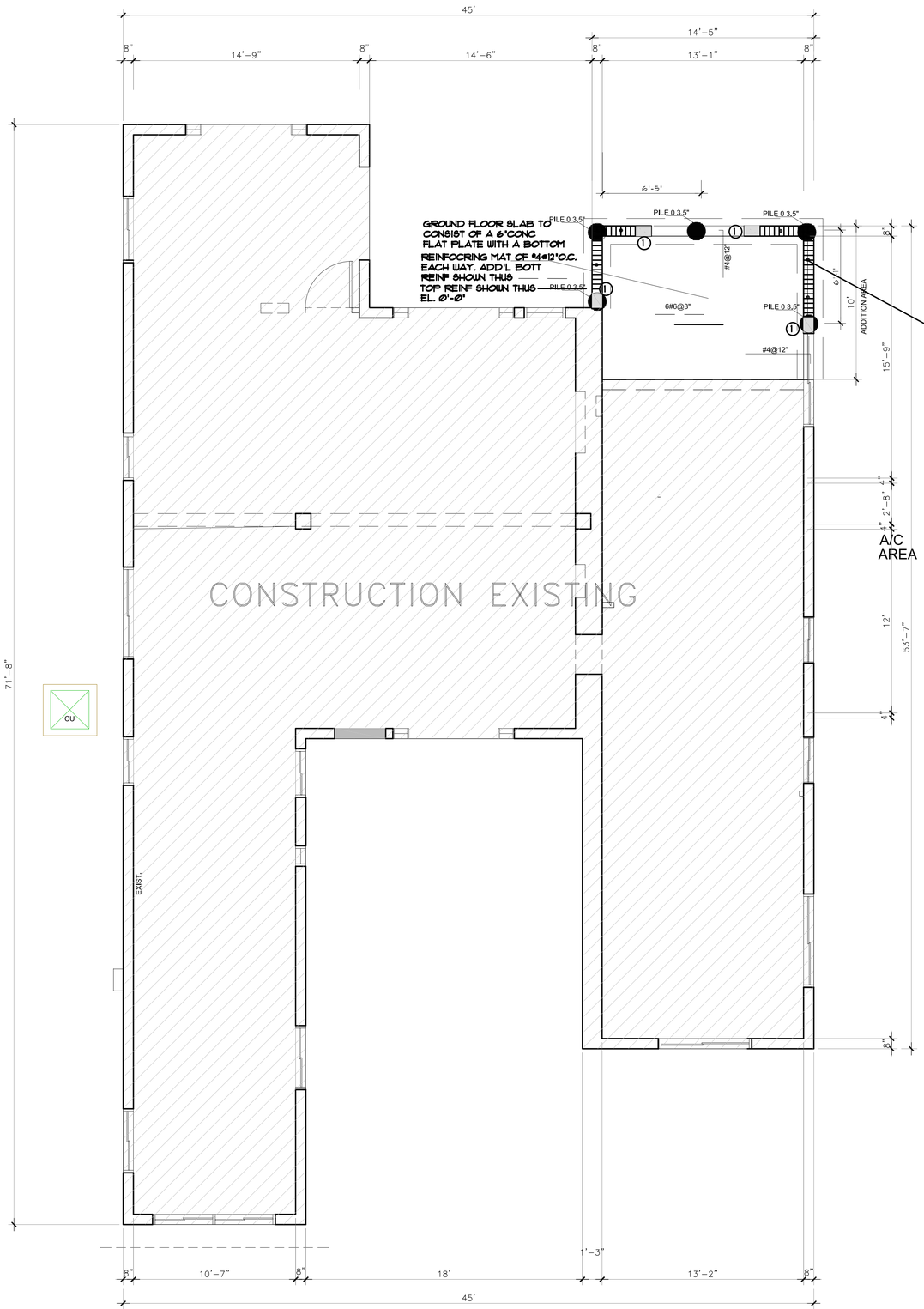
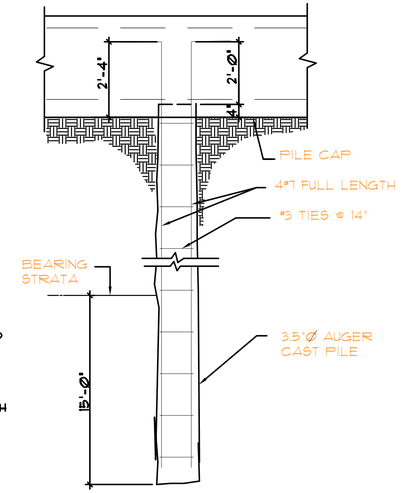


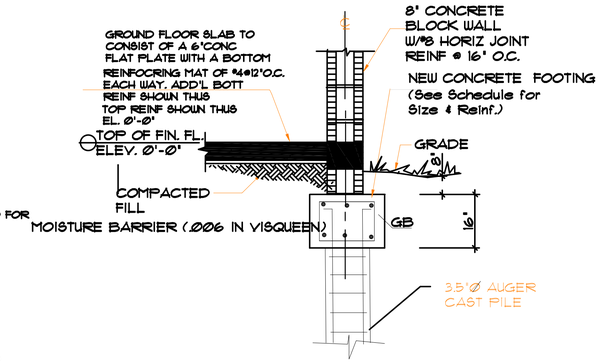
FOUNDATION PLAN



TYPICAL PILE DETAIL

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

FOOTING SCHEDULE				
TYPE	PILE DIAMET	PROPOSED DEPTH	ALLOWABLE COMP CAPACITY	ALLOW TENSIL CAPACITY
TYPE B HELIX PIER	3.5"	20'	15 TON	5 TON



TYP. WALL FTG. DETAIL

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

SOIL AND BUILDING TREATMENT NOTE:

APPLY SOIL TREATMENT FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIED USE, LISTED BELOW, PER PRODUCTS EPA-REGISTERED LABLE.

1. SLABS ON GRADE: UNDERGROUND SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDING SLABS AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTING AND SLABS PLACED.

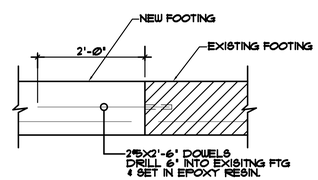
2. FOUNDATIONS: ADJACENT SOIL ALONG ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING SLAB AND AROUND INTERIOR COLUMN FOOTINGS, PIERS + AND ALONG ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTINGS.

3. MASONRY: TREAT VOIDS.

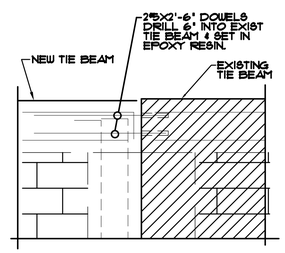
4. PENETRATIONS: AT EXPANSION JOINTS AND AREAS WHERE SLABS WILL BE PENETRATED.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTRERED TERMICIDES OF OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO ALL NEW CONSTRUCTION.

NOTE: REFER TO SECTION 1816 OF THE FLORIDA BUILDING CODE FOR FURTHER INFORMATION TO COMPLY WITH.



TYPICAL NEW TO EXISTING WALL FTG CONNECTION DETAIL



TYPICAL NEW TO EXISTING TIE BEAM CONNECTION DETAIL

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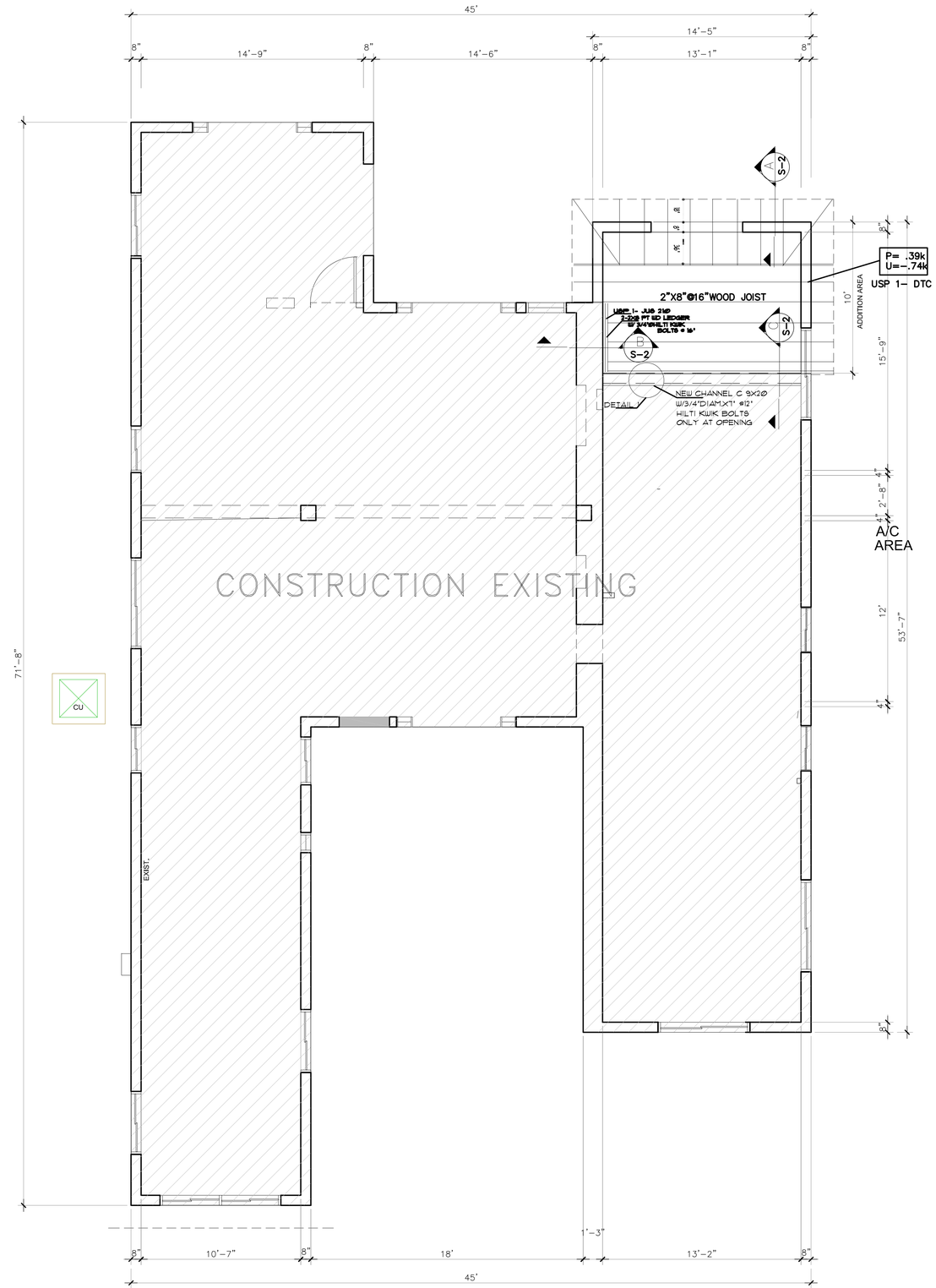
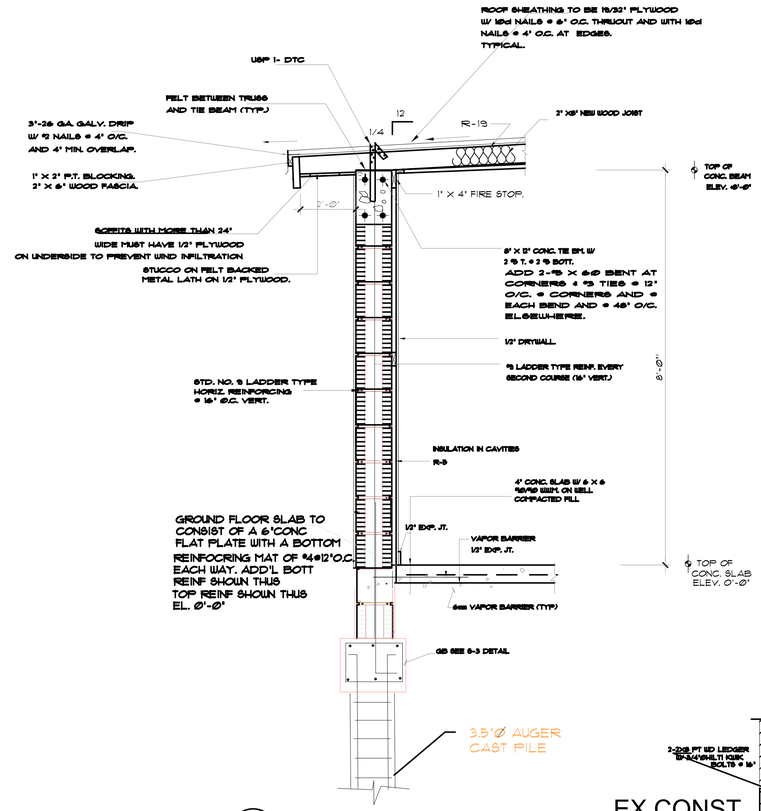
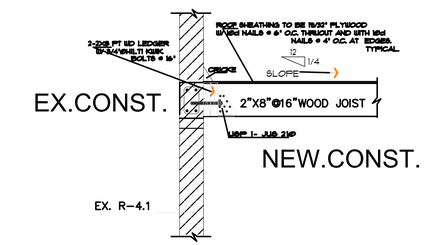


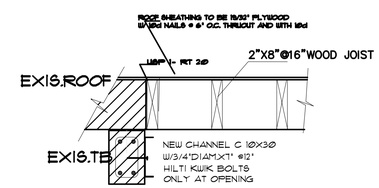
ROOF FRAMING PLAN



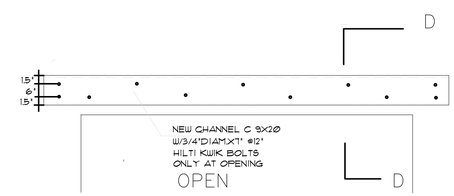
A/S-2 GENERAL SECTION.
N.T.S



B/S-2 JOIST CONNECTION DETAIL
N.T.S



C/S-2 EXISTING AND NEW ADDITION
N.T.S



DETAIL-1 CONNECTION (CHANNEL TO TB)

SECTION D-D

ROOF LOADS:

LL=	30 P.S.F.
DL:	
RFG	10 P.S.F.
JOIST & DECK	5 P.S.F.
TOTAL LOAD=	45 P.S.F.

ASCE 7-10 COMPONENTS AND CLADDING
EXPOSURE=C V=175 MPH I=1.0 KD=1
CATEGORY=2 QH=66.55PSF GCPi=-+0.18

UPLIFT (ZONE 1)=66.55[(-0.92)-(0.18)] =-73.54 P.S.F.
MINUS: MIN DEAD LOADS
TRUSS & DECK= 10 P.S.F
NET UPLIFT (ZONE 1) =-63.54 P.S.F.

UPLIFT (ZONE 2)= 66.55[(-1.27)-(0.18)] =-96.80 P.S.F.
MINUS: MIN DEAD LOADS
TRUSS & DECK= 10 P.S.F
NET UPLIFT (ZONE 2) =-86.80 P.S.F.

UPLIFT (ZONE 3)= 66.55[(-1.52)-(0.18)]=-113.39 P.S.F.
MINUS: MIN DEAD LOADS
TRUSS & DECK= 10 P.S.F
NET UPLIFT (ZONE 3) = -103.39 P.S.F.

USP CONNECTOR SCHEDULE

MARK	N.O.A.	ALLOWABLE UPLIFT	FASTENERS SEAT	FASTENERS TRUSS
DTC	11-0908.07	1825#	(4)-10dX11/2	(9)-10dX11/2
RT20	07-0306.10	925#	(4) 10d	(9)-10dX11/2
JUS-210	11-0510.01.10	1115#	(8) 10d	(4) 10d

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GENERAL NOTES:

GENERAL:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODE 2010 FBC, THE ACI AND AISC SPECIFICATIONS AND RECOMMENDED PRACTICE.
2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.
3. GENERAL CONTRACTOR SHALL CHECK, REVIEW AND VERIFY ALL PLANS, DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS SHALL BE NOTIFIED IN WRITING TO THE ENGINEER. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATIONS NOT REPORTED DURING THE BIDDING PERIOD SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM THE CORRECTED WORK AS PER THE ENGINEER'S INSTRUCTIONS.
4. THESE NOTES SHALL BE USED IN CONJUNTION WITH THE SPECIFICATIONS ISSUED BY THE ARCHITECT.
5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT–ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION OR ERECTION OF ANY STRUCTURAL SYSTEM.
7. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY ISOLATE ALL CONSTRUCTION EQUIPMENT AND LOADS FROM INDUCING OR TRANSMITTING VIBRATIONS TO THE STRUCTURE DURING CONSTRUCTION.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATION AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
9. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT–ENGINEER. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT–ENGINEER.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
11. "BY OTHERS" DENOTES LABOR AND MATERIALS BY OTHERS. HOWEVER THE GENERAL CONTRACTOR SHALL PROVIDE COORDINATION AND FREE ACCESS FOR THE WORK.
12. "NIC" DENOTES NOT IN CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR COORDINATING A TIME SCHEDULE OF THE BASE CONTRACT WITH THE "NIC" TRADES.
13. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
14. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION, IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
15. TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
16. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
17. THE CONTRACTOR SHALL ADEQUATELY PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
18. THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
19. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR "THRESHOLD" INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT SHALL BE UNDER A SEPARATE CONTRACT.
20. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
21. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH ONE SEPIA COPY OR SIX BLUELINE COPIES OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.

CONCRETE SLAB ON FILL:

1. SELECTED FILL MATERIALS SHALL BE CLEAN CRUSHED LIME STONE (3" MAXIMUM PARTICLE) OR CLEAN FINE SAND. THE FILL PLACEMENT SHOULD OCCUR IN THE DRY AND COMPACTED TO A MINIMUM OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D–1557). FOLLOW SOIL LAB RECOMMENDATIONS FOR THE METHODS AND PROCEDURES. ALL FILL WORK SHALL BE SUPERVISED BY A SOIL LAB REPRESENTATIVE. ALL TOP SOIL SHALL BE REMOVED BEFORE STARTING FILLING OPERATIONS.
2. SLABS ON GRADE SHALL BE PLACED OVER 6 MIL VISQUEEN OR ENGINEER APPROVED EQUIVALENT.
3. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185–79 "STANDARD SPECIFICATIONS FOR WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT".
4. WELDED WIRE FABRIC SHALL BE SUPPORTED ON SLAB BOLSTERS OR CONCRETE BLOCKS SPACED NO FURTHER THAN 3'–0" O.C.
5. SAW CUT CONTROL JOINTS SHALL BE SAWED AS SOON AS THE CONCRETE IS HARD ENOUGH NOT TO BE TORN OR DAMAGED BY THE BLADE.
6. COLUMNS, BEAMS AND WALLS OR ANY OTHER STRUCTURAL MEMBER PENETRATING SLABS ON FILL SHALL BE ISOLATED BY PREMOLDED JOINT FILLER (1/2" THICK) COMPLYING WITH ASTM 01752, TYPE1.
7. JOINTS SHALL BE SEALED WHERE INDICATED BY THE ARCHITECTURAL DRAWINGS AND FILLER AND SEALANT MATERIAL SHA LL FOLLOW SPECS.

REINFORCING STEEL:

1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE CONFORMING TO ASTM A615–82–(S1), FY=60 KSI, U.O.N.
2. ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI 315–83. PLACING OF REBARS SHALL CONFORM TO CRSI "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS".
3. MINIMUM CONCRETE COVER ON REINFORCING STEEL FOR NON–PRESTRESSED CONCRETE SHALL BE AS FOLLOWS, U.O.N.:

	MINIMUM COVER	TOLERANCE + OR
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"	3/8"
EXPOSED TO EARTH OR WEATHER NO. 5 AND SMALLER BARS	1 1/2"	3/8"
NO. 6 AND LARGER BARS	2"	3/8"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:		
ROOF SLAB	1"	1/8"
STRUCTURAL SLAB AND WALLS	3/4"	1/8"
BEAMS AND COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS)	1 1/2"	3/8"
SLABS ON GRADE	1 1/2"	1/4"

4. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STRUCTURAL ENGINEER. ALL REINFORCING DETAILS TO BE SUBMITTED TO THE ENGINEER FOR HIS APPROVAL.
5. ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.
6. BARS SUPPORTS SHALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. LEGS OF FOUNDATIONS CHAIRS SHALL BE GALVANIZED. PLASTIC "DONUT" SPACER SPACER WILL BE REQUIRED FOR STEEL AGAINST FORMS IN CONCRETE BEAMS AND WALLS IF FIELD CONDITIONS WARRANT.
7. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A 185–79 AND IT SHALL BE SUPPORTED ON SLAB BOLSTERS.
8. ALL REINFORCING BARS MARKED–CONTIMUOUS SHALL BE LAPPED 30 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON–CONTINUOUS ENDS WITH STANDARD HOOKS, U.O.N.
9. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE A (30) BAR DIAMETER LAP EXCEPT WHERE SPECIFICALLY INDICATED.
10. VERTICAL WALL BARS SHALL BE SPLICED AT OF NEAR FLOOR LINES. SPLICE BARS IN SPANDRELS, WALLS, BEAMS, GRADE BEAMS ETC. (UNLESS OTHERWISE NOTED) AS FOLLOWS; TOP BARS AT CENTER LINE OF SPAN BOTTOM BARS AT THE SUPPORT.
11. REINFORCING ALLOWANCE: THE CONTRACTOR SHALL PROVIDE ONE HALF TON OF STEEL REINFORCEMENT FOR THE ENGINEER TO USE AT HIS DISCRETION DURING THE COURSE OF THE JOB. UPON COMPLETION, THE CONTRACTOR SHALL REINBURSE THE OWNER FOR THE UNUSED PORTION.

MASONRY

1. HOLLOW CONCRETE MASONRY UNITS SHALL BE OF A QUALITY AT LEAST EQUAL TO THAT REQUIRED BY ASTM C90 "STANDARD SPECIFICATION OF ASTM C270, EXCEPT THAT SLAG CEMENT SHALL NOT BE USED. MORTAR FOR EXTERIOR WALLS SHALL BE TYPE M. FOR INTERIOR LOAD BEARING WALLS THE MORTAR SHALL BE TYPE M OR S. FOR INTERIOR WALLS ABOVE GRADE AND NOT SUPPORTING LOADS THE MORTAR SHALL BE TYPE M, S, OR N.
2. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE.

LINTELS:

1. LINTELS MAY BE USED IN MASONRY OPENINGS UP TO 6' – 6" CLEAR. THESE MAY BE PRE–CAST OR CAST IN PLACE AND SHALL BE 8" x 12" MINIMUM WITH 2 #5 TOP AND BOTTOM AND SHALL BEAR AT EACH SIDE OF OPENINGS.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL ROLLED SHAPES, BARS AND PLATES SHALL COMPLY WITH ASTM A36–81A, FY = 36 KSI, U.O.N.
2. STRUCTURAL TUBING (TB) SHALL COMPLY WITH ASM A500, GRADE B, FY = 46 KSI.
3. STEEL PIPE SHALL COMPLY WITH ASTM A53, TYPE S, GRADE B, FY = 35 KSI.
4. ALL BOLTS SHALL BE 3/4" DIAMETER ON 13/16" ROUND HOLES, UNLESS OTHERWISE NOTED.
5. ANCHOR BOLTS SHALL COMPLY WITH ASTM A307.
6. WELDING ELECTRODES SHALL BE E – 70 SERIES, LOW HYDROGEN.

PRE–FABRICATED WOOD TRUSSES:

1. TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE BUILDING CODE 2010, THE TRUSS PLATE INSTITUTE AND ARCHITECTURAL–STRUCTURAL DRAWINGS. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SUPERIMPOSED LOADS SHALL BE AS FOLLOWS:
ROOF: TOP CHORD: 45 P.S.F. BOTTOM CHORD: 10 P.S.F.
WIND UPLIFT = 30 P.S.F.

LUMBER:

1. ALL LUMBER TO BE SOUTHERN PINE NO2 OR BETTER MINIMUM Fb=1050 P.S.I.

CONCRETE:

1. ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI – 318 – 83).
2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI – 301 – 83)
3. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
   - FOUNDATIONS..... 3000 PSI
   - SLAB ON FILL..... 3000 PSI
   - COLUMNS..... 4000 PSI
   - STRUCTURAL SLABS..... 4000 PSI (U.O.N.)
   - BEAMS..... 4000 PSI (U.O.N.)
4. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT ON ANY CONCRETE WORK.
5. NO ADMIXTURE SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. FORMWORK SHALL COMPLY WITH "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK". (347 – 78, REAFFIRMED 1984).
7. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE ADEQUATE SHORING RE–SHORING, BRACING AND FORMWORK. GENERAL CONTRACTOR SHALL CONTRACT A REGISTERED STRUCTURAL ENGINEER TO PREPARE SHORING AND RESHORING PLANS.

8. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: FOUR CYLINDER TEST PER ANY DAY'S POUR LESS THAN 50 CUBIC YARDS.
9. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301 – 83.
10. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
11. VERTICAL CONSTRUCTION JOINTS USING APPROVED BULKHEADS MAY BE MADE AT CENTER OF BEAM OR SLAB SPANS WHERE STOP IN CONCRETE WORK IS NECESSARY. FOR ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SEE DETAILS. ANY OTHER CONSTRUCTION JOINT REQUESTED BY THE GENERAL CONTRACTOR SHALL BE SHOWN ON THE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.
12. REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.
13. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTHS SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET, AND A SUFFICIENT NUMBER SHALL BE USED TO ENSURE THE CONCRETE IS BEING KEPT LEVEL AT ALL TIMES.

REINFORCED MASONRY LOAD BEARING:

1. LAY UP ALL 8" MASONRY UNITS PRIOR TO CONSTRUCTION OF THE SUPPORTED MEMBERS FOR THE SAME STORY. USE TYPE M MORTAR IN BEARING WALLS. LAY UP UNITS IN RUNNING BOND.

2. CONSTRUCT REINFORCED MASONRY IN ACCORDANCE WITH ACI 531, "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES: AND OR " SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" N.C.M.A.

3. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N/1 EXCEPT THE MIN. COMPRESSIVE STRENGTH OF ANY UNIT IS 1500 PSI AND THE AVERAGE OF THREE UNITS IS 1500 PSI. USE ONLY MASONRY UNITS THAT ARE A MIN. OF 50% SOLID.

4. TEST ONE SET OF MASONRY UNITS IN ADVANCE OF BEGINNING OPERATIONS AND ONE SET DURING CONSTRUCTION FOR EACH 3000 SQ/FT. OF WALL AREA. SAMPLE FROM ACTUAL FIELD UNITS.

5. USE TYPE "M" MORTAR IN ACCORDANCE WITH ASTM C270. USE 3/8" FULL BEDDED JOINTS FOR ALL MASONRY UNITS. REMOVE MORTAR PROTRUDING INTO CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED. ALLOW A MIN. OF 24 HOURS FOR MORTAR.

6. USE 3000 PSI PUMP MIX READY MIX GROUT MADE WITH MAX. 3/8" AGGREGATE AND 8" TO 10" SLUMP. TEST SAMPLES FOR COMPRESSIVE STRENGTH TEST EVERY 30 YARDS OR EACH DAYS GROUTING.

7. USE HEAVY DUTY LADDER TYPE MASONRY REINFORCING IN EVERY OTHER COURSE. USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS, OVERLAP DISCONTINUOUS ENDS A MIN. OF 12 ". HORIZONTAL REINFORCING SHALL CONFORM TO ASTM A/82.

8. USE GROUTED CELLS WITH #5 VERTICAL AT WALL INTERSECTIONS, EACH SIDE OF OPENINGS IN THE WALL AND AT THE ENDS OF WALLS. USE 1 #5 IN FILLED CELL, U.O.N.

9. USE BAR SPACERS IN EVERY 6th COURSE WHERE CELLS ARE TO BE GROUTED.

10. PROVIDE CLEAN OUT OPENINGS FOR EACH GROUTED CELL.

11. USE ASTM A 615 GRADE 60 REINFORCING STEEL.

12. IN HIGH LIFT GROUTING USE A MAX. LIFT OF 4'-0" MIN 1/2 HOUR AND MAX 1 HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT.

13. REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT IN ACCORDANCE WITH ACI 531.

14. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALL, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE, ONE COURSE ABOVE AND TWO COURSES BELOW ANCHOR ELEVATION.

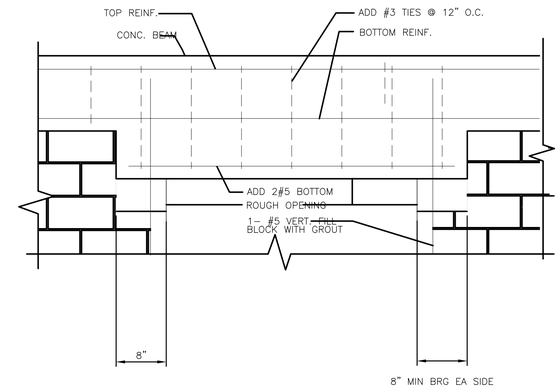
15. USE PRESSURE TREATED WOOD IN CONTACT WITH MASONRY.

16. PROVIDE POURED IN PLACE LINTELS OR HEADERS OVER ALL MASONRY OPENINGS NOT FLUSH WITH STRUCTURAL FRAME.

17. REINFORCING SPLICES TO BE 48 BAR DIAMETERS

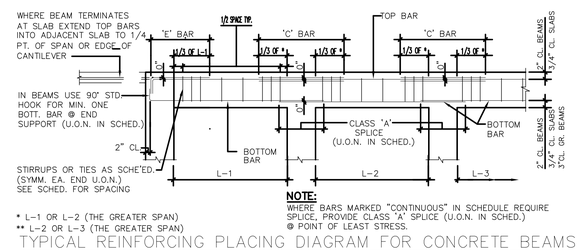
18. A SPECIAL INSPECTOR IS REQUIRED TO BE PRESENT DURING ALL GROUTING OPERATIONS.

19. f'm=1500 PSI



TYP DROPPED BEAM OVER OPENING DETAIL

SCALE: 1/4"=1'–0"



* L–1 OR L–2 (THE GREATER SPAN)
** L–2 OR L–3 (THE GREATER SPAN)

NOTE:
WHERE BARS MARKED "CONTINUOUS" IN SCHEDULE REQUIRE SPLICE, PROVIDE CLASS 'A' SPLICE (U.O.N. IN SCHED.) @ POINT OF LEAST STRESS.

TYPICAL REINFORCING PLACING DIAGRAM FOR CONCRETE BEAMS

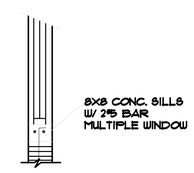
N.T.S

BEAM SCHEDULE

MARK	ELEV.	SIZE	REINFORCING BOT.	REINFORCING TOP	REINFORCING "E"	REINFORCING "C"	STIRRUPS SIZE	STIRRUPS TYPE	STIRRUPS SPACING C/C	SEE NOTE No.	REMARKS	SEE SECT. No.
GB	0'–0"	16X16	3#6	3#6			#3	▯	@6" O.C.	5		

BEAM NOTES:

1.– ADD 1#5 E.F. @ MID–DEPTH
2.– HOOK BOT. REINF. @ COL. SUPPORTS
3.– DROP BM. BOT. AT DOORHEAD & ADDD 2#5 BOT.
4.– SPLICE TOP REINF. @ MIDSPAN IF REQUIRED
5.– ADD 1#5 E.F. @ 12"O.C.
6.– UPTURNED BEAM



CONC. SILL DETAIL

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REVISION	BY

PROJECT: INTERIOR REMODELING & ADDITION
ADRESS: 7501 ADVENTURE AVE. NORTH BAY VILLAGE, FL 33141
OWNER: VILLA POETS CORP

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Drawn by	A.C
Date	
File	
Scale	AS SHOWN
Job No	
Sheet	S–3

STATE OF FLORIDA
OSCAR A. POSADA
AR. 0016550
REGISTERED ARCHITECT

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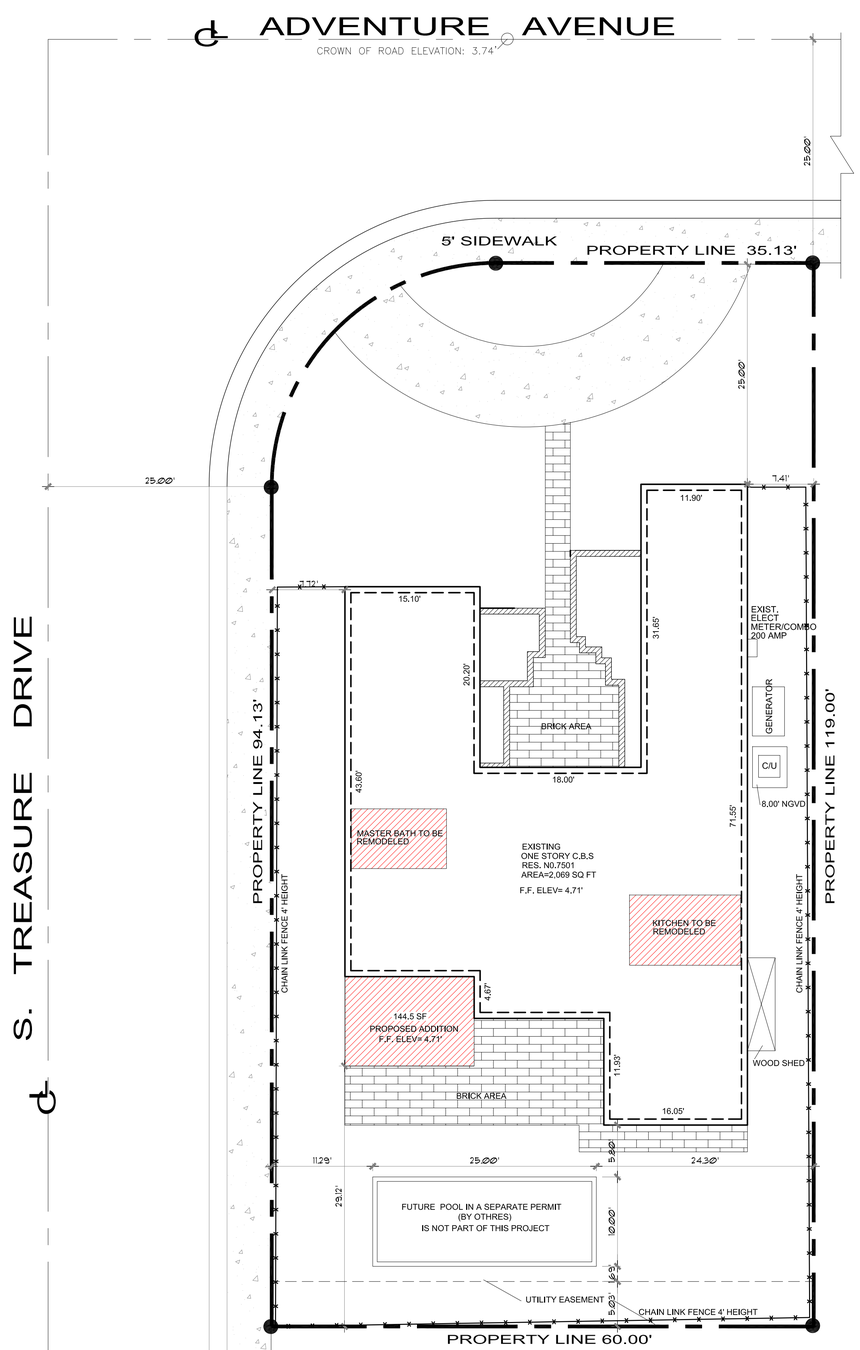
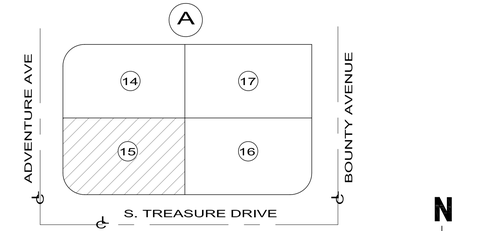


SITE PLAN 1/8"=1'



LOCATION SKETCH

N.T.S

ZONING SUMMARY ZONING R-1

SINGLE FAMILY RESIDENTIAL

NET LOT AREA: 7,074 SQ. FT.

	REQUIRED	PROVIDED
LOT COVERAGE REQUIRED (35 % OF LOT AREA)	2,475.9 SQ FT MAX.	2,069 SQ FT
OPEN SPACE PERCENT OF NET LOT AREA	10 % = 7,074 SQ FT	5,005 SQ FT=7%
BUILDING HEIGHT/STORIES:	30'/2	12'-0"
MAXIMUN IMPERVIOUS SURFACE RATIO	30 % (2,122 SQ FT)	26 % (1,976 sq ft)
	SET BACKS	
	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
LEFTH SIDE	10 % OF LOT WIDTH= 10% 0F 60'=6'	7.72'
RIGHT SIDE	10 % OF LOT WIDTH= 10% 0F 60'=6'	7.41'
REAR	10'-0"	29.12'

FLOOD LEGEND
ADDITIONS, REMODELING, REPAIRS & COMBINATION

ADDRESS: 7501 ADVENTURE AVENUE

LOT: 15 BLOCK: A OF TREASURE PLAZA ACCORDING TO THE PLAT

THEREOF,AS RECORDED IN PLAT BOOK 51 AT PAGE: 87

OF THE PUBLIC RECORDS MIAMI-DADE, COUNTY,FLORIDA 33141

HIGHEST CROWN OF ROAD ELEV.: 3.74' FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY

MARIO PRATS JR & ASSOCIATES, INC PLS LIC#: 3332

SURVEYOR'S NAME

CROWN OF ROAD ELEVATION: 3.74'

	ELEVATION FINISH FLOOR AREAS		GARAGE/STORAGE FLOOR ELEVATION	LOWEST ADJACENT (FINISHED) GRADE (LAG)	HIGHEST ADJACENT (FINISHED) GRADE (HAG)
	TOP OF BOTTOM FLOOR	TOP OF HIGHER FINISH FLOOR			
EXISTING	4.21' FT. NGDV	4.71' FT. NGDV	——	4.21'	4.36'
PROPOSED		4.71' FT. NGDV	——	——	——

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK, IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGE AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

FLOOD ZONE = "AE"
BASE FLOOD ELEVATION: 8.00'
CROWN OF ROAD ELEVATION: 3.74'

LEGAL DESCRIPTION

LOT 15, BLOCK A, TREASURE PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 87 OF THE PUBLIC RECORDS MIAMI- DADE COUNTY , FLORIDA.

SCOPE OF WORK:

-KITCHEN REMODELING:

-NEW COUNTER TOP AND SINK TO BE REPLACED REMAINING THE EXISTING SINK.

-MASTER BEDROOM ENLARGEMENT.

-MASTER BATHROOM TO BE REMODELED.

-PLUMBING FIXTURES WILL BE RELOCATED REMAINIG PLUMBING PIPING.

-TILE TO BE REPLACED IN MASTER BATHROOM

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Date	
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Job No	
Sheet	S-P

STATE OF FLORIDA
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