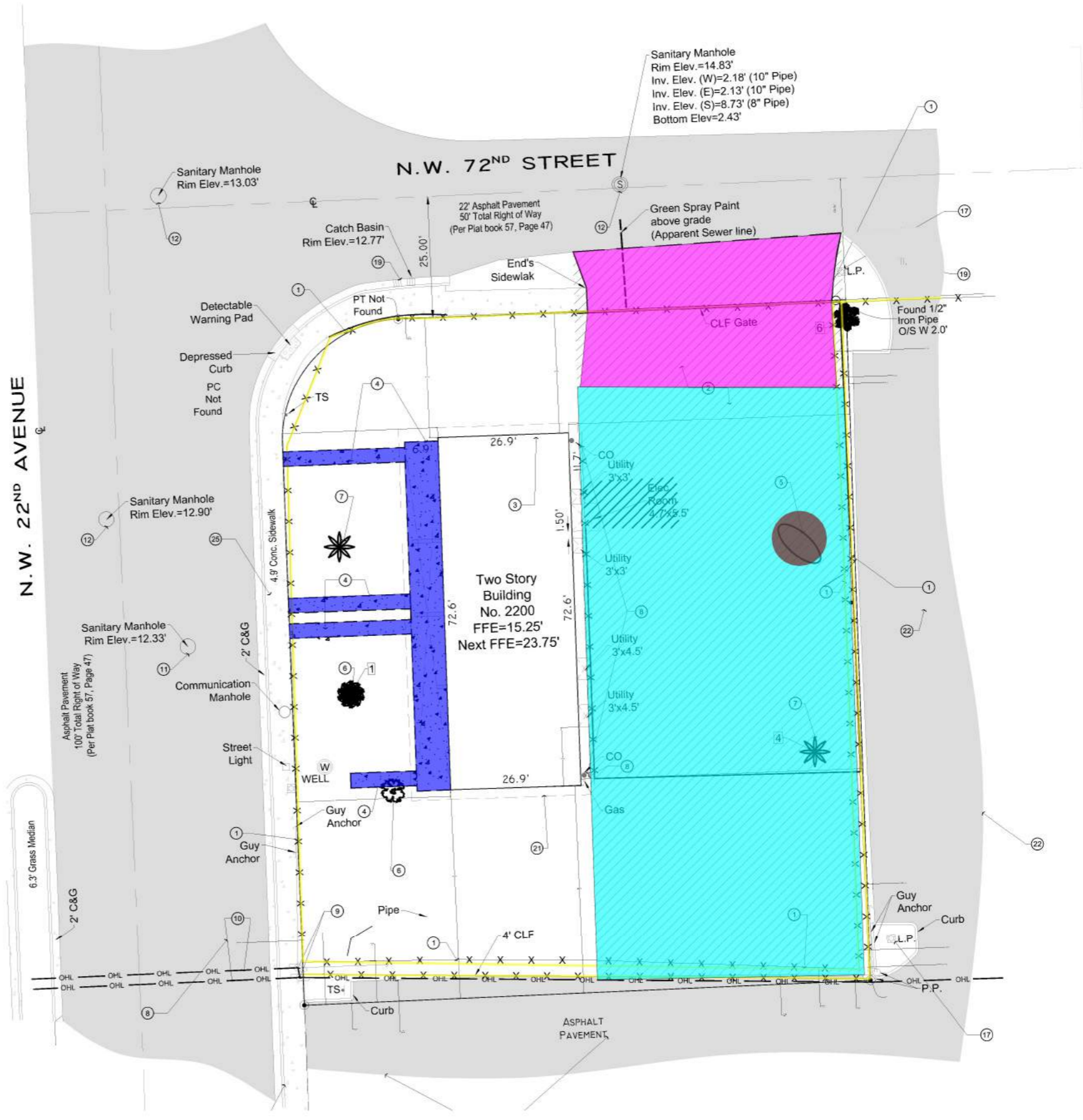


DEMOLITION SITE PLAN KEYED NOTES:	
ITEM #	DESCRIPTION
1	REMOVE CHAIN LINK FENCE AND GATE AROUND PERIMETER OF PROPERTY AS INDICATED. GC SHALL DETERMINE TIMING OF SAID REMOVAL AS THE EXISTING FENCE MAY BE USED TO SECURE
2	REMOVE AND GRADE FOR NEW DESIGN INTENT AT BACK OF PROPERTY. REFER TO NEW SITE AND LANDSCAPE PLAN, TYP.
3	EXISTING BUILDING TO REMAIN. SEE STRUCTURAL DRAWINGS AND CIVIL TYP.
4	REMOVE EXISTING CONCRETE PATHS AS NOTED, REFER TO SITE PLAN AND CIVIL, TYP.
5	EXISTING TREE TO BE REMOVED REFER TO LANDSCAPE SHEET L101
6	EXISTING TREE TO REMAIN REFER TO LANDSCAPE SHEET L101
7	EXISTING ALMOND TREE TO BE REMOVED, TYP.
8	REFER TO CIVIL DRAWINGS TO IDENTIFY ALL UTILITIES BEFORE ANY FIELD WORK IS TO BE DONE, TYP.
9	EXISTING ELECTRICAL POWER POLE TO REMAIN.
10	EXISTING ELECTRICAL WIRE TO REMAIN.
11	EXISTING STORM MANHOLE TO REMAIN.
12	EXISTING SEWER MANHOLE TO REMAIN.
13	EXISTING TELEPHONE MANHOLE TO REMAIN.
14	EXISTING STREET LIGHT BOX TO REMAIN.
15	EXISTING MONITORING WELL TO REMAIN. PROTECT DURING CONSTRUCTION.
16	EXISTING ALUMINUM LIGHT POLE TO REMAIN.
17	EXISTING CONCRETE LIGHT POLE TO REMAIN.
18	EXISTING SIGN TO REMAIN.
19	EXISTING CATCH BASINS TO REMAIN.
20	EXISTING SIDEWALK TO REMAIN.
21	EXISTING 2'-0" OVERHANG TO BE REMOVED REFER TO ROOF PLAN FOR NEW DESIGN INTENT, TYP.
22	EXISTING ASPHALT AROUND BUILDING PROPERTY LINE TO REMAIN REFER TO CIVIL DRAWINGS, TYP.
23	EXISTING WOOD PORCH TO BE REMOVED REFER TO ROOF PLAN AND STRUCTURAL DRAWINGS FOR NEW DESIGN INTENT, TYP.
24	EXISTING WOOD ROOF TO BE REMOVED REFER TO ROOF PLAN FOR NEW DESIGN INTENT AND STRUCTURAL DRAWINGS, TYP.
25	FRONT SIDEWALK AND STREET IS TO REMAIN AS IS (NIC) SEE CIVIL DRAWINGS, TYP.

APPLICABLE ZONING CODE	
ZONING REQUIREMENTS	
MINIMUM PARKING SPACES • TWO (2) PER LOT.	
MAXIMUM HEIGHT • 35'-0", TWO (2) STORIES.	
PRINCIPAL BUILDING SETBACKS (DUPLICATED STRUCTURE)	
FRONT • 25'-0" MIN.	
SIDE (ABUTTING RIGHT-OF-WAY) • 15'-0" MIN.	
SIDE (INTERIOR) • 1'-6" MIN.	
REAR • 25'-0" MIN.	

GENERAL NOTES:	
1.	GC SHALL COORDINATE ALL SITE WORK WITH CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS. GC SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
2.	GC SHALL COORDINATE WITH ALL UTILITY COMPANIES AS REQUIRED AND SHALL PROVIDE ALL REQUIRED UTILITY WORK TO BE PERFORMED AS INDICATED BY CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS AND/OR REQUIRED BY UTILITY COMPANIES. GC SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
3.	GC SHALL COORDINATE WITH LOCAL POSTAL SERVICE PROVIDER FOR LOCATION, INSTALLATION AND PURCHASE OF REQUIRED MAILBOXES. GC SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
4.	GC SHALL PROVIDE 'OUTDOOR PHONE BOX' AS REQUIRED BY UTILITY COMPANY.
5.	REFER TO SHEET D101 FOR ADDITIONAL DEMOLITION NOTES.

HATCH AREA DENOTES AREA OF GRADING SEE SITE PLAN FOR NEW DESIGN INTENT.	
	270.4 FT
	95.8 SQ FT
	192.3 SQ FT
	833.3 SQ FT
	1.0 EA



1 DEMOLITION SITE PLAN
 D1.01 SCALE: 1/4" = 1'-0"

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
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 WWW.SAQUIARCHITECTS.COM
 PHONE: (305) 732-0790
 FAX: (305) 732-0795

SHEET TITLE
DEMOLITION SITE PLAN
 SHEET: **D1.01**

DATE	
REVISIONS	
DATE	
REVISIONS	

SEAL
 DATE
 REVISIONS
 DATE
 REVISIONS

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 NOT RELEASED FOR CONSTRUCTION

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW 3" CONCRETE SLAB - REFER TO STRUCTURAL DRAWINGS (TYP.)
2	NEW CONCRETE SIDEWALK - 5" CONC. SLAB W/ 6x6 - 14x14 W/M. REFER TO DETAIL 'A1.02' AND CIVIL DRAWINGS.
3	NEW 4'-0" HIGH DECORATIVE ALUMINUM FENCE WHERE SHOWN, AWAY FROM SAFE SIGHT DISTANCE TRIANGLE REFER TO DETAIL 'A' ON THIS SHEET AND SHEET A1.02. DECORATIVE ALUMINUM FENCE TO BE REVIEWED UNDER A SEPARATE PERMIT.
4	NEW 4'-0" HIGH DECORATIVE ALUMINUM GATE, TO BE REVIEWED UNDER A SEPARATE PERMIT.
5	NEW ASPHALTIC DRIVEWAY AND PARKING SPACE WITH (8) SPACES AND (1) H.C. SPACE, REFER TO CIVIL DRAWINGS.
6	NEW CONCRETE STEPS - REFER TO DETAIL 'C/A1.02' AND STRUCTURAL DRAWINGS.
7	NEW LANDSCAPING
8	NEW TREES - REFER
9	EXISTING ELECTRICAL
10	EXISTING ELECTRICAL
11	EXISTING STORM MANHOLE TO REMAIN.
12	EXISTING SEWER MANHOLE TO REMAIN.
13	EXISTING TELEPHONE MANHOLE TO REMAIN.
14	EXISTING STREET LIGHT BOX TO REMAIN.
15	EXISTING MONITORING WELL TO REMAIN, PROTECT DURING CONSTRUCTION.
16	EXISTING ALUMINUM LIGHT POLE TO REMAIN.
17	EXISTING CONCRETE LIGHT POLE TO REMAIN.
18	EXISTING SIGN TO REMAIN.
19	EXISTING CATCH BASINS TO REMAIN.
20	EXISTING SIDEWALK TO REMAIN.
21	EXISTING 2-STORY HOUSING PROJECT TO BE RENOVATED.
22	5" CONCRETE SIDEWALK WITH 6x6-14x14 W/M. PROVIDE SAW CUT JOINTS. SEE CIVIL DRAWINGS FOR ADDITIONAL REINFORCING AND GRADING.
23	NEW CONC. CURB. SEE CIVIL DRAWINGS.
24	RELOCATED WATER METER. SEE CIVIL DRAWINGS AND COORDINATE WITH MIAMI-DADE WATER AND SEWER.
25	TRAFFIC DIRECTION ARROWS, TYP.
26	2'-0" TRAFFIC STOP LINE TO BE PAINTED W/ THERMOPLASTIC PAINT.
27	OPERABLE MANUAL GATE. PROVIDE SHOP DRAWINGS.
28	EXISTING MEDIAN TO REMAIN (N/C).
29	EXISTING TREE TO REMAIN (N/C).
30	6'-0" LONG ADA ACCESSIBLE RAMP (1:12 MAX. SLOPE).
31	ADA ACCESSIBLE CROSSING TO BE PAINTED WITH THERMOPLASTIC PAINT.
32	6" DOUBLE LINES @ 25'-0" LENGTH FROM STOP LINE TO BE PAINTED IN THERMOPLASTIC PAINT.
33	NEW TRAFFIC STOP SIGN - PROVIDE A CLEARANCE OF 7'-0" FROM GRADE TO THE BOTTOM OF SIGN.
34	HATCH DENOTES SAFE SIGHT DISTANCE TRIANGLE WITHIN THE PROPERTY. REFER TO SITE GEOMETRY PLAN ON SHEET A1.01A.

	6" Thermoplastic Striping	40.2 FT
	2'-0" Wide Pavement Striping	13.3 FT
	Traffic Stop Sign	1.0 EA

APPLICABLE ZONING CODE

ZONING REQUIREMENTS
 MIAMI DADE COUNTY CODE OF ORDINANCES
 CHAPTER 33 - ZONING
 ARTICLE XV - RU-2 TWO-FAMILY RESIDENTIAL DISTRICT (DUPLEX)

MINIMUM LOT FRONTAGE = 31'-6" AT THE FRONT PROPERTY LINE AND AT THE REQUIRED 25'-0" FRONT SETBACK LINE.

MINIMUM LOT AREA = 3,150 SQ. FT.

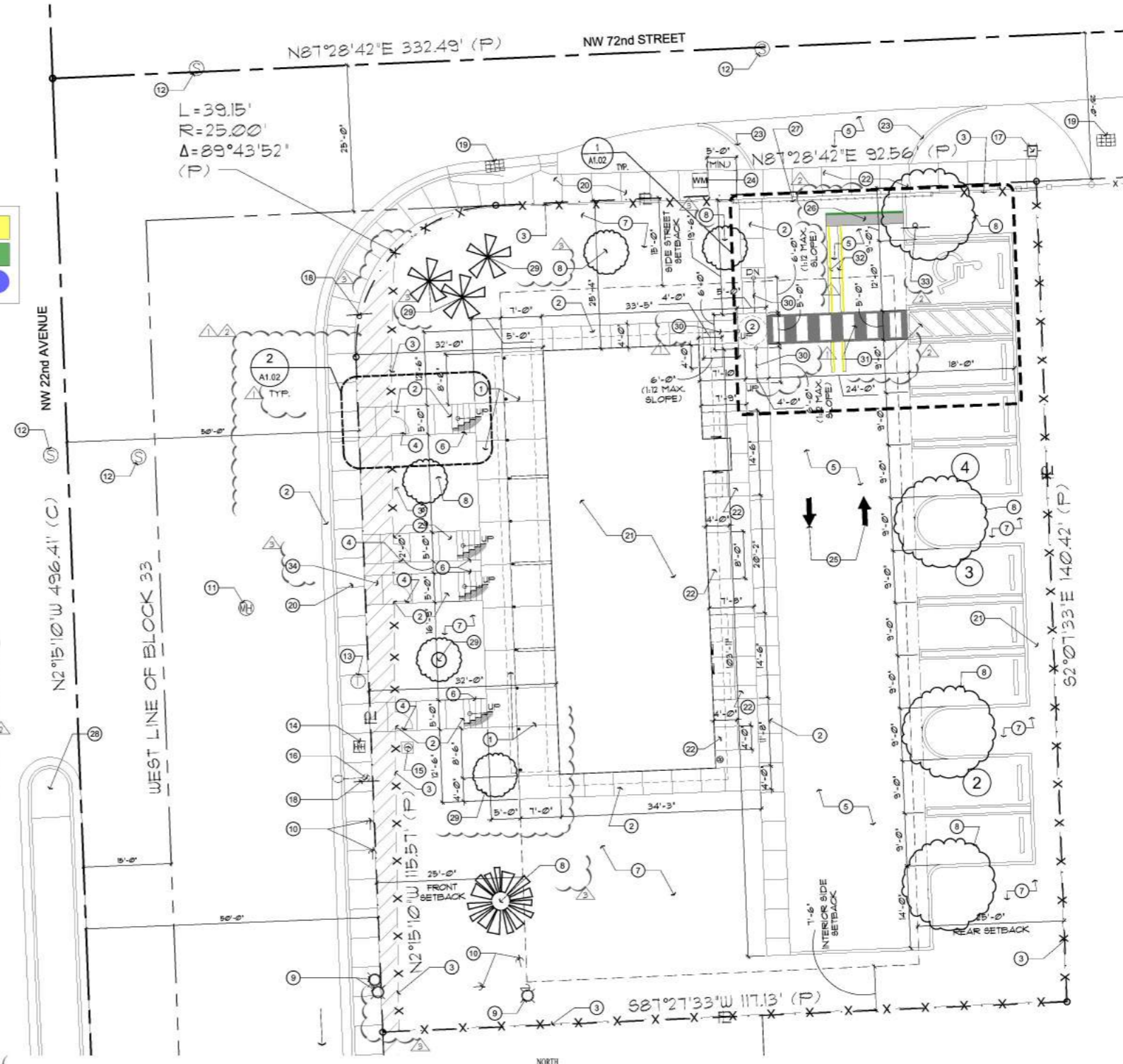
MAXIMUM LOT COVERAGE = 30% (Ø3)

MINIMUM PARKING SPACES = TWO (2) PER LOT.

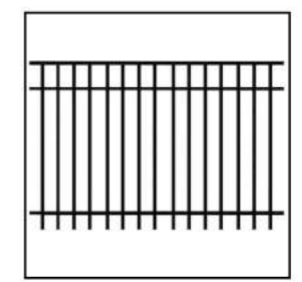
MAXIMUM HEIGHT = 35'-0", TWO (2) STORIES.

PRINCIPAL BUILDING SETBACKS (DUPLEX STRUCTURE)
 FRONT = 25'-0" MIN.
 SIDE (ABUTTING RIGHT-OF-WAY) = 15'-0" MIN.
 SIDE (INTERIOR) = 11'-6" MIN.
 REAR = 25'-0" MIN.

- GENERAL NOTES:**
- G.C. SHALL COORDINATE ALL SITE WORK WITH CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
 - G.C. SHALL COORDINATE WITH ALL UTILITY COMPANIES AS REQUIRED AND SHALL PROVIDE ALL REQUIRED UTILITY WORK TO BE PERFORMED AS INDICATED BY CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS AND/OR REQUIRED BY UTILITY COMPANIES. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
 - G.C. SHALL COORDINATE WITH LOCAL POSTAL SERVICE PROVIDER FOR LOCATION, INSTALLATION AND PURCHASE OF REQUIRED MAILBOXES. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
 - G.C. SHALL PROVIDE 'OUTDOOR PHONE BOX' AS REQUIRED BY UTILITY COMPANY.



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



4'-0" HIGH DECORATIVE ALUMINUM FENCE ELEVATION
 SCALE: N.T.S.

DRAWING INFORMATION DEPARTMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

DATE	11/21/20
REVISIONS	
1	HPB COMMENTS
2	BUILDING DEPARTMENT COMMENTS
3	BUILDING DEPARTMENT COMMENTS
4	BUILDING DEPARTMENT COMMENTS

SEAL

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MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147

ANGEL C. SAQUI II, AIA
 ARCH. 0012559

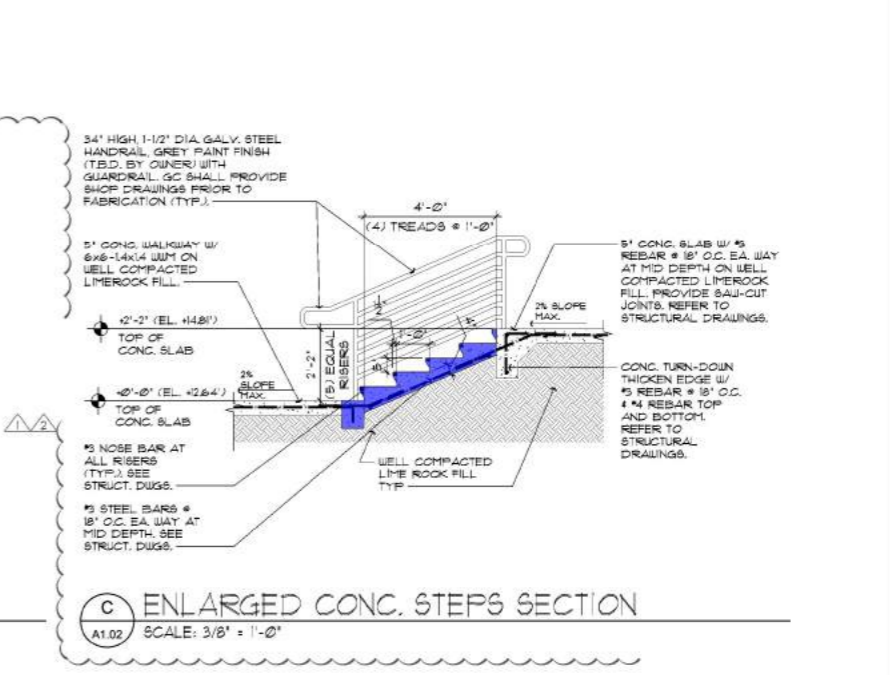
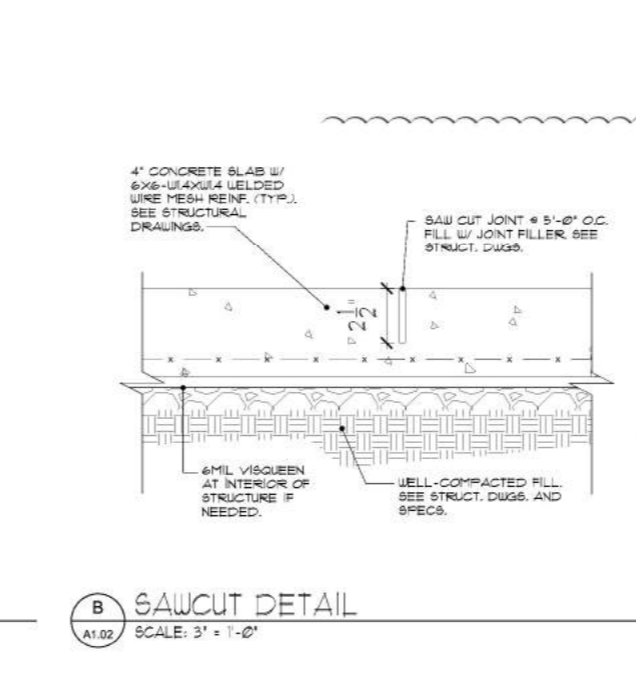
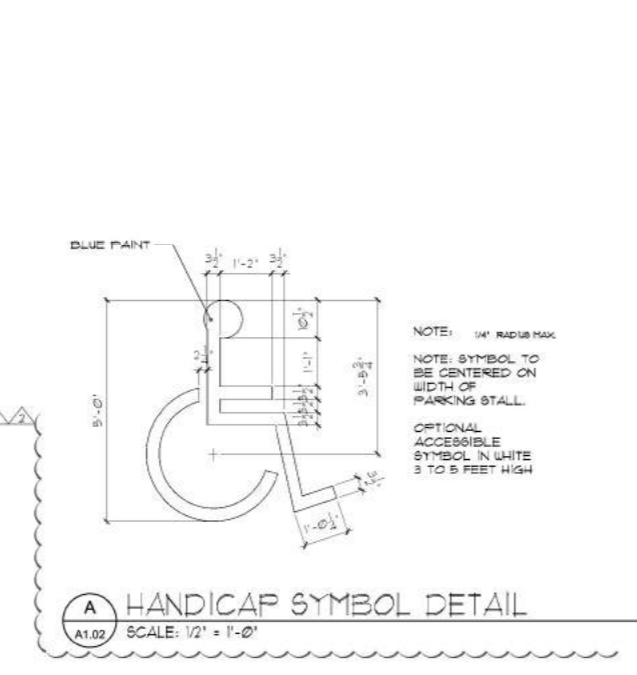
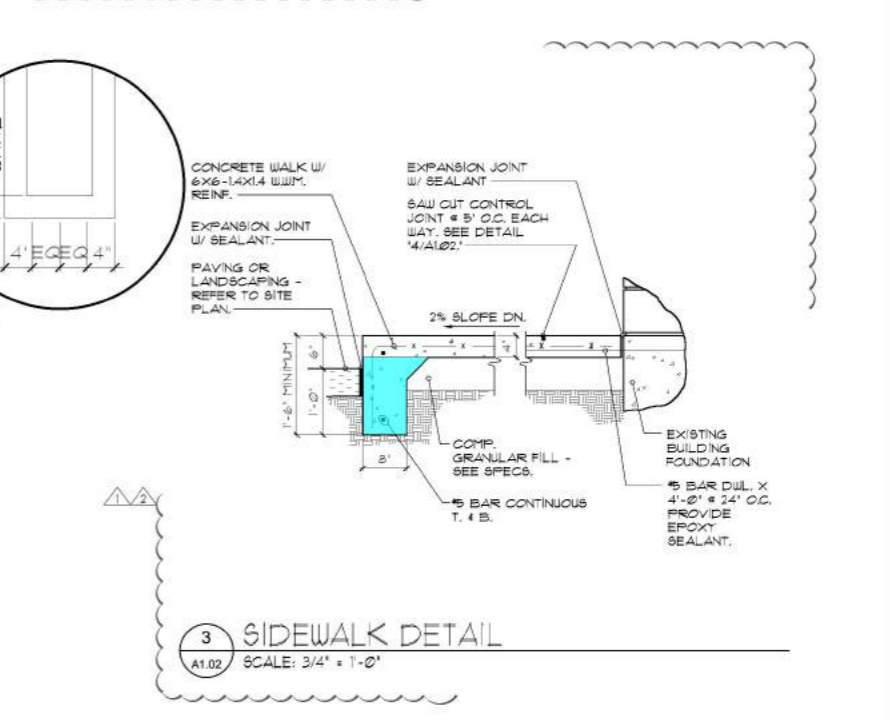
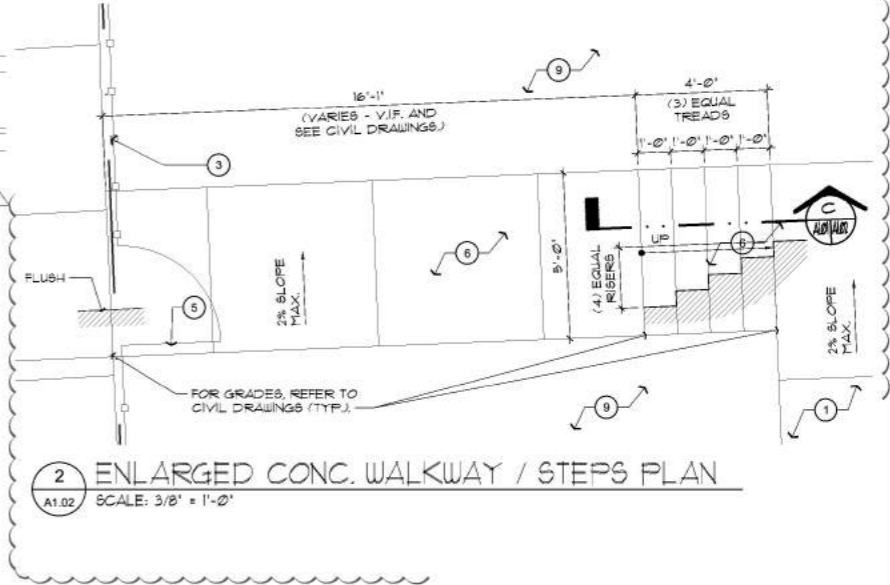
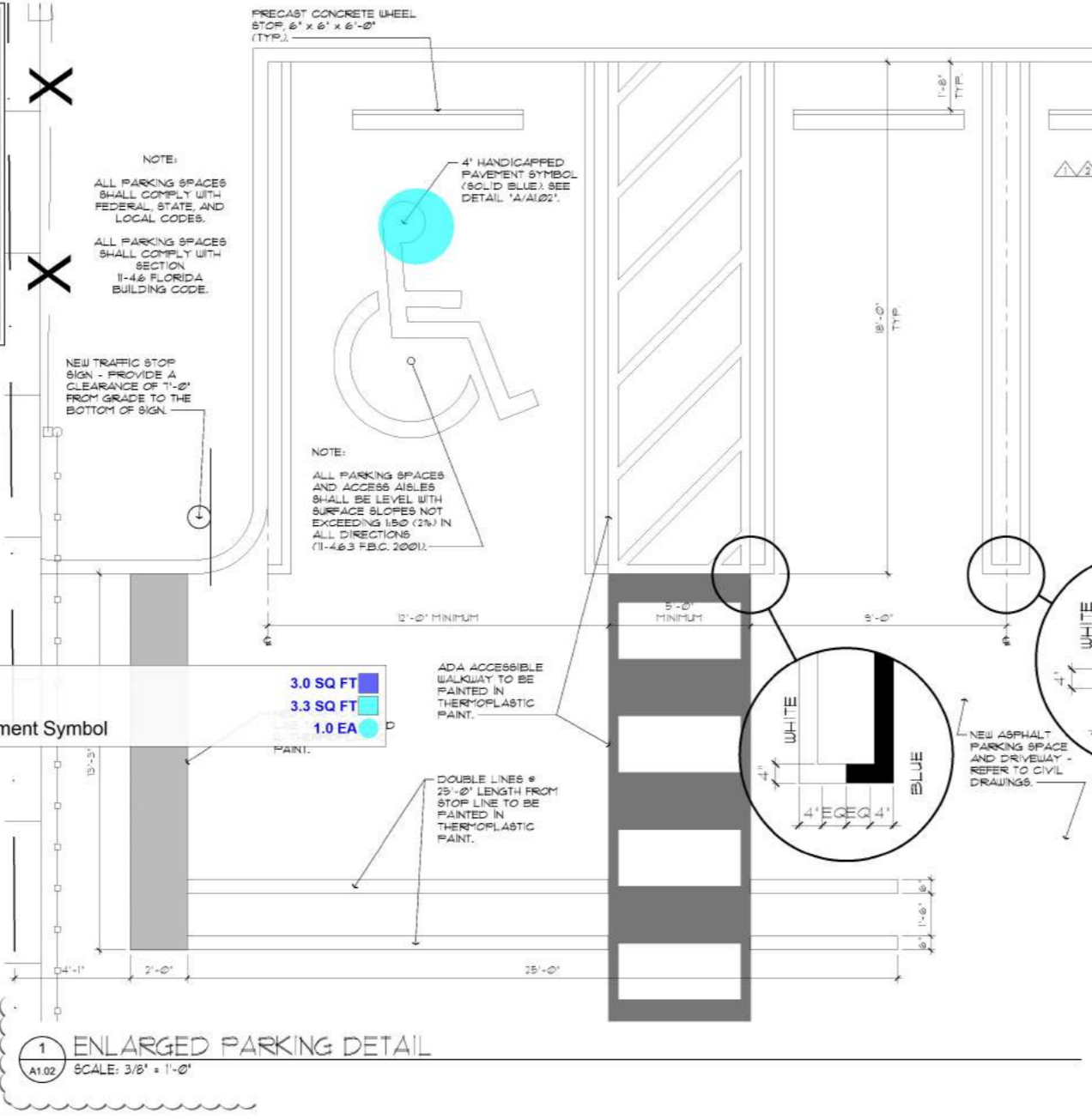
ANGEL C. SAQUI, FAIA
 SHEET TITLE
 SITE PLAN

DRAWN	RALND
CHECKED	ACE, AIA
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. B.D.	
R. CONS.	
COMP.	2020

NOT RELEASED FOR CONSTRUCTION

ENLARGED PLAN KEYED NOTES:

ITEM	DESCRIPTION
1	5' CONC. SLAB W/ #3 BAR @ 18" O.C. EA. WAY AT MID DEPTH ON WELL COMPACTED LIMESTONE FILL. PROVIDE SAW-CUT JOINTS. REFER TO STRUCTURAL DRAWINGS.
2	NOT USED.
3	4'-0" x 4' FENCE ESP FINISH BLACK IN COLOR. GC SHALL PROVIDE SHOP DRAWINGS AND SAMPLES TO ARCHITECT (TYP.).
4	CONCRETE STEPS - (4) EQUAL RISERS / (3) EQUAL TREADS. REFER TO STRUCTURAL DRAWINGS AND DETAIL 'C/A102'.
5	3'-0" W X 4'-0" H ALUMINUM GATE ESP FINISH BLACK IN COLOR. GC SHALL PROVIDE SHOP DRAWINGS AND SAMPLES TO ARCHITECT (TYP.).
6	CONCRETE SIDEWALK - SEE STRUCTURAL DRAWINGS AND DETAIL '3/A102'.
7	NOT USED.
8	NOT USED.
9	NEW SOD - SEE LANDSCAPE DRAWINGS.



MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
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FAX: (786) 752-0980
WWW.SAQUIARCHITECTS.COM

DATE: 02/24/20
REVISIONS:
1. HFB COMMENTS 01/29/2020
2. BUILDING DEPARTMENT COMMENTS 01/27/2020

SEAL: ANGEL C. SAQUI II, AIA
APR 0012559

MIAMI-DADE COUNTY

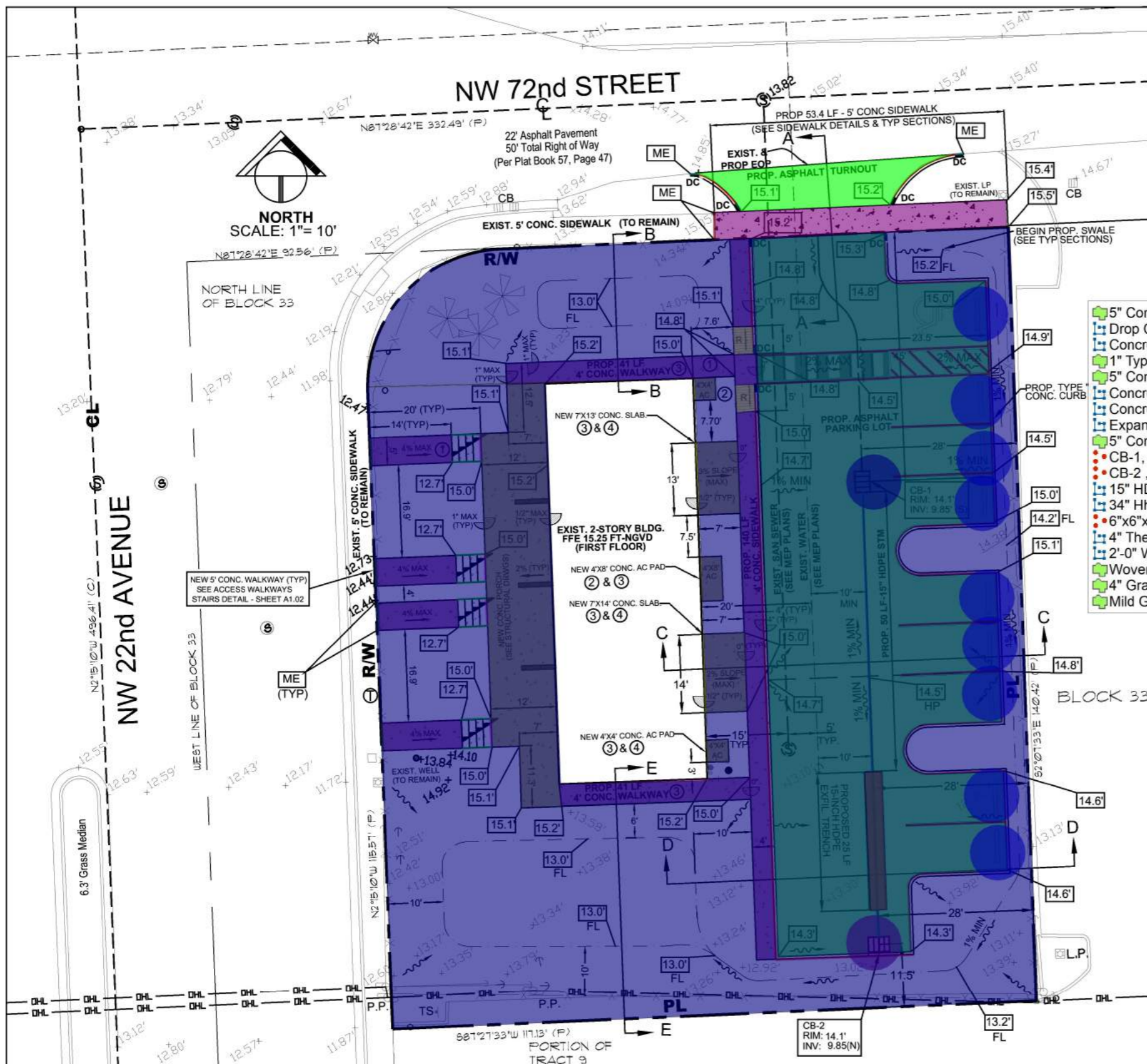
ANGEL C. SAQUI, FAIA
SHEET TITLE: SITE DETAILS

SHEET: A1.02

DWN: RALMD
CHECK: ACE, AIA
SCHEM: 01/29/2020
I. DATE: 01/29/2020
R. B. D.
R. CONB.
COM. 1.2020

NOT RELEASED FOR CONSTRUCTION

Y:\144-Master\2010-AndHer\2020\2001 EDP-HD-James E. Scott Homes\Working Drawings\Sheets\2001_A1.02 Site Details.dwg, 3/5/2021 3:36:57 PM, DWG To PDF.pc3



LEGEND

	CENTER LINE OF ROAD OR DRIVEWAY		PROP. CHANGE IN ELEVATION
	PROPERTY LINE		PROP. NO CHANGE IN ELEVATION
	RIGHT OF WAY LINE		PROP. SURFACE RUNOFF FLOW DIRECTION
	EXISTING ELEV. (FT-NGVD)		PROP. ELEVATION TO MATCH EXIST.
	EXIS. STORM MANHOLE		PROP. ELEVATION
	EXISTING STORM CATCH BASIN		PROP. BOTTOM OF SWALE OR RETENTION AREA ELEV.
	EXISTING SANITARY MANHOLE		PROP. DROP CURB
	EXISTING CLEANOUT		PROP. CONCRETE CURB
	EXIS. SANITARY SEWER PIPE		PROP. RAMP (1:12 MAX SLOPE) W/DIRECTION OF RISE
	EXISTING WATER MAIN/WATER SERVICE		
	EXIS. OVERHEAD UTILITY		
	EXISTING CHAIN LINK FENCE		

- 5" Concrete Sidewalk w/6x6- 1.4x1.4 WWM, 6" Stabilized Sub-Grade
- Drop Concrete Curb
- Concrete Curb
- 1" Type S-III Asphalt Pvcment, 6" Limerock Base, 6" Stabilized Sub-Grade
- 5" Concrete Ramp w/6x6- 1.4x1.4 WWM
- Concrete Stairs w/ #3 Rebars @18" oc Each Way
- Concrete Sidewalk Turndown Edge (0.82 SF) w/ 2#5 Rebars
- Expansion Joint w/Sealant
- 5" Concrete Slab w/#3 Rebars @18" oc Each Way
- CB-1, 3'-0"x4'-0" Catch Basin
- CB-2, 3'-0"x4'-0" Catch Basin
- 15" HDPE Storm Drain
- 34" Hhigh, 1-1/2" Dia Galv. Steel Handrail
- 6"x6"x6'-0" Precast Concrete Wheel Stop
- 4" Thermoplastic Pavement Striping
- 2'-0" Wide Pavement Striping
- Woven Plastic Filter Fabric
- 4" Granular Fill For Trench
- Mild Grading

FLOOD LEGEND

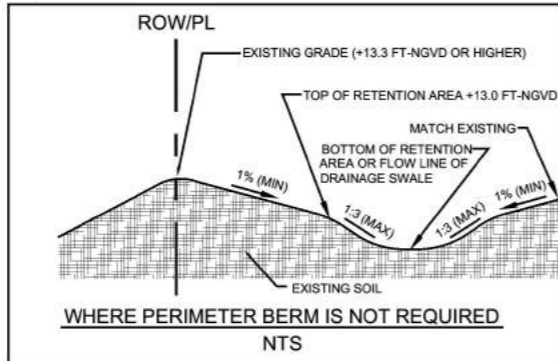
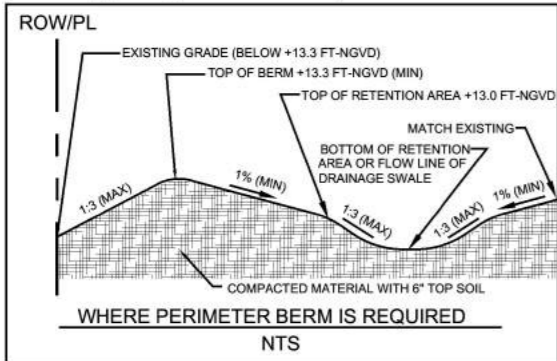
ADDRESS	7163 NW 22 AVENUE, MIAMI, FL 33147
FOLIO NO.	
FLOOD ZONE:	X
BASE FLOOD ELEV. SOURCE	OUTSIDE 500 YR. FLOOD FEMA PANEL 0303 - SUFFIX L
EXIS. BACK OF SIDEWALK ELEV. (AVG.)	13.13 FT - NGVD
CROWN OF ROAD ELEV.	15.02 FT - NGVD (HIGHEST) 13.62 FT-NGVD (AVG.)
CROWN OF ROAD ELEV. FROM CERTIFIED SURVEY PREPARED BY	BELLO & BELLO LAND SURVEYING, INC. PLS # 7262 DATED: 9-02-2020
DADE COUNTY FLOOD CRITERIA ELEV.	7.0 FT- NGVD
LOWEST PROPOSED ONSITE ELEV.	12.3 FT- NGVD
AVERAGE ADJACENT GRADE ELEV. (PL)	13.3 FT- NGVD
LOWEST FLOOR SLAB ELEV.	15.25 FT - NGVD
MIN. PROPOSED PERIMETER GRADE ELEV.	13.3 FT- NGVD

- NOTES:
- LONGITUDINAL SLOPES ON WALKWAYS & SIDEWALKS SHALL NOT EXCEED 4% UNLESS OTHERWISE NOTED
 - ELEVATION OF ALL-ON GRADE EQUIPMENT SLABS SHALL BE ABOVE FLOOD LEVEL OR AT MIN. ELEVATION EQUAL OR HIGHER TO THE HIGHEST POINT OF CROWN OF ADJACENT ROAD UNLESS NOTED OTHERWISE
 - ALL CONCRETE SURFACES ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM STRUCTURE AT 1% (MIN) TO 2% (MAX) UNLESS OTHERSIDE NOTED
 - REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF NEW OR MODIFIED STRUCTURAL SLABS

SCHEDULE OF DRAINAGE STRUCTURES

CB NO.	TYPE	RIM ELEV.	INV. ELEV.	BAFFLE
1	"P"	14.1'	9.85' (S)	(S)
2	"P"	14.1'	9.85' (S)	(N)

- PERIMETER BERMS, SWALES & SITE GRADING NOTES:
- PERIMETER BERMING IS REQUIRED WHERE EXISTING PERIMETER GRADES ARE BELOW: +13.3 FT-NGVD
 - CONTRACTOR SHALL SURVEY PROPERTY LINES TO DETERMINE AREAS WHERE PERIMETER BERMS ARE REQUIRED.
 - PERIMETER BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERM DETAIL & TYPICAL SECTIONS SHOWN IN THE PLANS.
 - PERIMETER BERMS ARE NOT REQUIRED WHERE SOLID CONCRETE (IMPERMEABLE) FENCES ABUT PROPERTY LINES.
 - ALL DRAINAGE SWALES & PERIMETER BERMS SHALL BE SODDED OR LANDSCAPED (REFER TO LANDSCAPE DRWGS. & SPECIFICATIONS)
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL TREES SPECIFIED "TO REMAIN" DURING CONSTRUCTION.
 - SITE SLOPES FOR BERMS & SWALES SHALL NOT EXCEED 1:3 (1'-VERT TO 3'-HORIZONTAL)



CARLOS MARTINEZ P.E. REG. NO. 41398
 CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 NEW PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.
 PER MODIFIED COMMENTS 12-11-20
 SEAL

BUILDING REHABILITATION
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 MIAMI, FLORIDA 33147
 JAMES I. SAQUI, FAIA
 ARCHITECTS PLANNERS INTERIORS, PLLC
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 MIAMI, FLORIDA 33186
 PH: (305) 234-7972 FAX: (305) 234-7973 E-MAIL: dsaqi@att.net
 WWW.SAQUIARCHITECTS.COM

PUBLIC HOUSING
 MIA
 DADE

SHEET TITLE
 SITE GRADING & DRAINAGE PLAN
 SHEET NO.
 C-1

DEVELOPMENT CONSULTING SERVICES
 ENGINEERING - CONSTRUCTION MANAGEMENT
 13285 SW 124 Street, Miami FL 33186
 PH: (305) 234-7972 FAX: (305) 234-7973 E-MAIL: dsaqi@att.net
 CERTIFICATE OF AUTHORIZATION No. 6848
 Carlos Martinez
 04-29-2021
 CARLOS E. MARTINEZ, P.E. No. 41398

NOT RELEASED FOR CONSTRUCTION

LANDSCAPE LEGEND - INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS.

ZONING DISTRICT:	LOT AREA:	NET LOT AREA:	REQUIRED	PROVIDED
RSU-2	1,338.58 SQ. FT.	7,382.99 SQ. FT.		
OPEN SPACE (PER CH. 18A-SEC. 18A- THE MIAMI DADE CODE OF ORDINANCES) - NOT REQUIRED			N/A	
MAXIMUM LAWN AREA CALCULATION (PER CH. 18A-SEC. 18A- THE MIAMI DADE CODE OF ORDINANCES) - 50% OF NET LOT AREA = 3,691.50 SQ. FT.			3,991.50 SQ. FT.	
NUMBER OF TREES - MINIMUM OF (3) TREES PER LOT			3	9
IRRIGATION PLAN - G.C. TO PROVIDE 8/8 SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR A 100% FULLY-COVERED IRRIGATION SYSTEM PURSUANT TO SEC. 18A- OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES.				

SYMBOLS		PLANT NAME		NATIVE SPEC	CALIPER	HEIGHT	CANOPY DIAMETER	QTY.
SYMBOL	ABBREV	SCIENTIFIC	COMMON	YES/NO	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY	
	H-CP	CHRYSOBALANUS ICACO	COCO PLUM HEDGE	YES	24' O.C.	N/A		205
	T-Q.V.	QUERCUS VIRGINIANA	LIVE OAK	YES	FS. SINGLE CAL	10' HIGH	8' SPREAD	2 X 8 (9)
	S-G.C.	JUNIPERUS DAURICA	PARSON JUNIPER (W/ PINK BARK MULCH)	NO	3' GAL. 24' O.C.	2'-0" HIGH		1
	T-CE.	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	YES	4' SINGLE CAL	12'-0" HIGH	8' SPREAD	1

APPLICABLE ZONING CODE

ZONING REQUIREMENTS
 MIAMI DADE COUNTY CODE OF ORDINANCES
 CHAPTER 33 - ZONING
 ARTICLE XV - RU-2 TWO-FAMILY RESIDENTIAL DISTRICT (DUPLEX)

MINIMUM LOT FRONTAGE = 31'-1" AT THE FRONT PROPERTY LINE AND AT THE REQUIRED 25'-0" FRONT SETBACK LINE.
 MINIMUM LOT AREA = 3,750 SQ. FT.
 MAXIMUM LOT COVERAGE = 30% (0.3)
 MINIMUM PARKING SPACES = TWO (2) PER LOT.
 MAXIMUM HEIGHT = 35'-0", TWO (2) STORIES.
 PRINCIPAL BUILDING SETBACKS (DUPLEX STRUCTURE)
 FRONT = 25'-0" MIN.
 SIDE (ABUTTING RIGHT-OF-WAY) = 15'-0" MIN.
 SIDE (INTERIOR) = 1'-1" MIN.
 REAR = 25'-0" MIN.

NOTE:
 ADDITIONAL TREES ON SITE TO MEET THE STREET TREE REQUIREMENTS PER SECTION 18A-6(C) 2 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE PLAN KEYED NOTES:

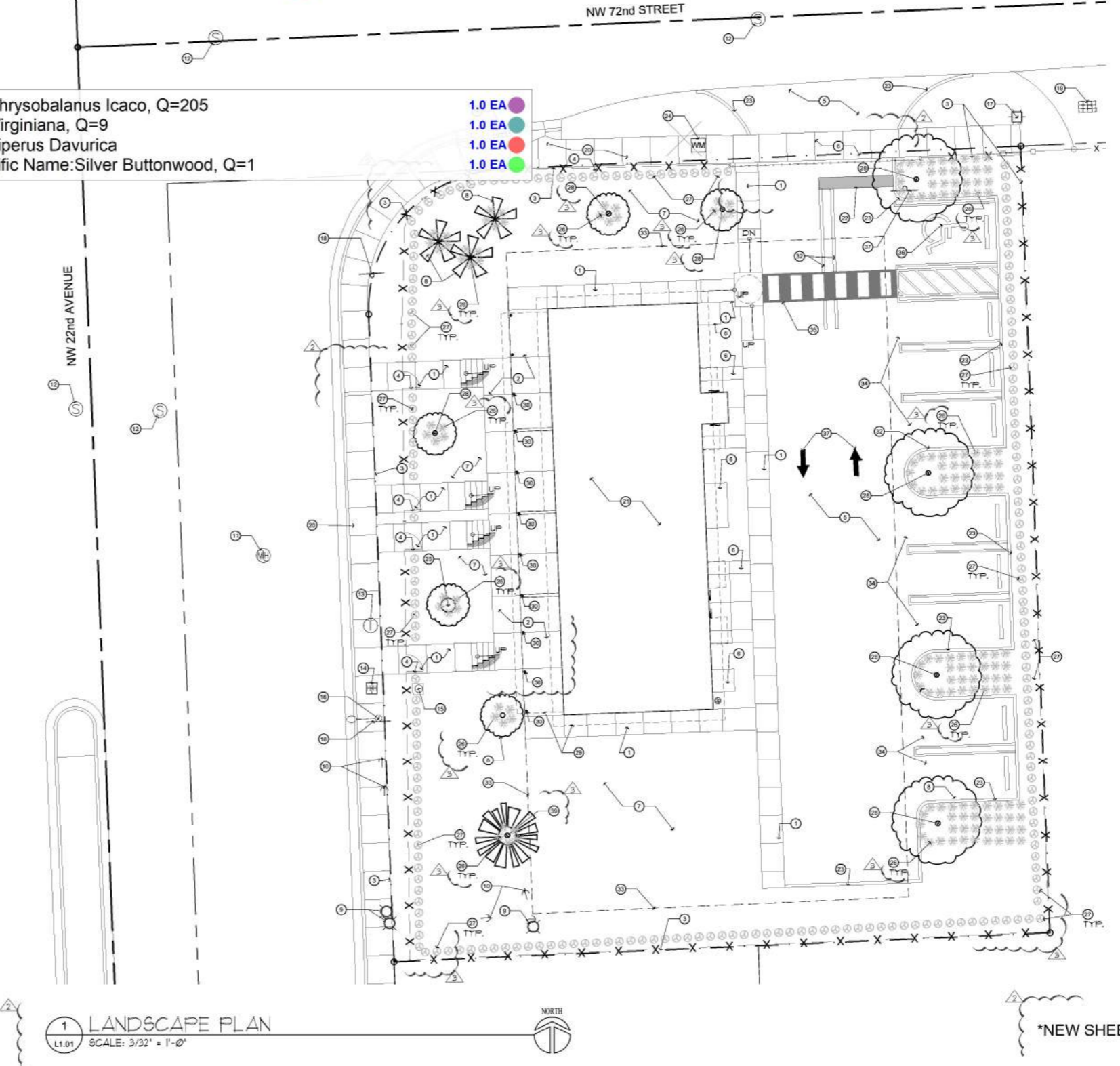
- | ITEM # | DESCRIPTION |
|--------|--|
| 1 | NEW 5' CONCRETE SIDEWALKS WITH EXPANSION JOINTS AT 5'-0" - REFER TO DETAIL '3/A1/02' AND CIVIL DRAWINGS (TYP.). |
| 2 | NEW 5' CONCRETE SLAB - SEE STRUCTURAL DRAWINGS. |
| 3 | NEW 4'-0" HIGH DECORATIVE ALUMINUM FENCE - REFER TO DETAIL 'A' ON SHEET A101. ALUMINUM FENCE TO BE REVIEWED UNDER A SEPARATE PERMIT. |
| 4 | NEW 4'-0" HIGH DECORATIVE ALUMINUM GATE, TO BE REVIEWED UNDER A SEPARATE PERMIT. |
| 5 | NEW RESURFACED ASPHALTIC PARKING SPACE - (4) SPACES AND (1) H.C. SPACE. |
| 6 | NEW 5' CONCRETE SIDEWALK W/ 6"x6-14x14 W/M, PROVIDE SAIL-CUT JOINTS, SEE CIVIL DRAWINGS FOR ADDITIONAL REINFORCING. |
| 7 | EXISTING LANDSCAPE TO REMAIN. |
| 8 | EXISTING TREES (VARIOUS) TO REMAIN. |
| 9 | EXISTING ELECTRICAL POWER POLE TO REMAIN. |
| 10 | EXISTING ELECTRICAL WIRE TO REMAIN. |
| 11 | EXISTING STORM MANHOLE TO REMAIN. |
| 12 | EXISTING SEWER MANHOLE TO REMAIN. |
| 13 | EXISTING TELEPHONE MANHOLE TO REMAIN. |
| 14 | EXISTING STREET LIGHT BOX TO REMAIN. |
| 15 | EXISTING MONITORING WELL TO REMAIN. PROTECT DURING CONSTRUCTION. |
| 16 | EXISTING ALUMINUM LIGHT POLE TO REMAIN. |
| 17 | EXISTING CONCRETE LIGHT POLE TO REMAIN. |
| 18 | EXISTING SIGN TO REMAIN. |
| 19 | EXISTING CATCH BASINS TO REMAIN. |
| 20 | EXISTING SIDEWALK TO REMAIN. |
| 21 | EXISTING 2-STORY HOUSING PROJECT TO BE RENOVATED. |
| 22 | 2'-0" TRAFFIC STOP LINE TO BE PAINTED W/ THERMOPLASTIC PAINT. |
| 23 | NEW CONC. CURB. REFER TO CIVIL DRAWINGS. |
| 24 | RELOCATED WATER METER. SEE CIVIL DRAWINGS. |
| 25 | EXISTING OAK TREE TO REMAIN. |
| 26 | ADD JUNIPERS AS NOTED IN PLAN. |
| 27 | ADD COCO PLUM HEDGES AS NOTED IN PLAN. |
| 28 | NEW OAK TREE. |
| 29 | NEW ROOF LINE - SEE STRUCTURAL DRAWINGS AND ROOF PLAN ON SHEET A101 (TYP.). |
| 30 | NEW 4" DIA. METAL POSTS AT PORCH (TYP.). REFER TO STRUCTURAL DRAWINGS. |
| 31 | NEW CONCRETE STEPS - REFER TO STRUCTURAL DRAWINGS. |
| 32 | 6" DOUBLE LINES @ 25'-0" LENGTH FROM STOP LINE TO BE PAINTED IN THERMOPLASTIC PAINT. |
| 33 | DASHED LINE DEPICTS SITE SET BACK. |
| 34 | NEW ASPHALTIC PARKING SPACES FOR BUILDING RESIDENTS (TYP.). REFER TO CIVIL DRAWINGS. |
| 35 | ADA ACCESSIBLE CROSSING TO BE PAINTED WITH THERMOPLASTIC PAINT. |
| 36 | NEW ADA RESIDENT PARKING SPACE. |
| 37 | NEW TRAFFIC STOP SIGN - PROVIDE A CLEARANCE OF 1'-0" FROM GRADE TO THE BOTTOM OF SIGN. |
| 38 | TRAFFIC DIRECTION ARROWS, TYP. |
| 39 | NEW SILVER BUTTWOOD TREE. |

- Common Name: Coco Plum Hedge, Scientific Name: Chrysobalanus Icaco, Q=205
- Common Name: Live Oak, Scientific Name: Quercus Virginiana, Q=9
- Common Name: Parsoni Juniper, Scientific Name: Juniperus Davurica
- Common Name: Conocarpus Erectus Sericeus, Scientific Name: Silver Buttonwood, Q=1

GENERAL NOTES:

- G.C. SHALL COORDINATE ALL SITE WORK WITH CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
- G.C. SHALL COORDINATE WITH ALL UTILITY COMPANIES AS REQUIRED AND SHALL PROVIDE ALL REQUIRED UTILITY WORK TO BE PERFORMED AS INDICATED BY CIVIL, PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS AND/OR REQUIRED BY UTILITY COMPANIES. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
- G.C. SHALL COORDINATE WITH LOCAL POSTAL SERVICE PROVIDER FOR LOCATION INSTALLATION AND PURCHASE OF REQUIRED MAILBOXES. G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCE WORK.
- G.C. SHALL PROVIDE 'OUTDOOR PHONE BOX' AS REQUIRED BY UTILITY COMPANY.
- PROVIDE LANDSCAPE EDGING OR SEPARATORS - REFER TO SPECIFICATIONS.

1 LANDSCAPE PLAN
 L1.01 SCALE: 3/32" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1	01/12/2020	BUILDING DEPARTMENT COMMENTS
2	04/19/2021	BUILDING DEPARTMENT COMMENTS
3	06/22/2021	BUILDING DEPARTMENT COMMENTS
4	07/06/2021	OWNER / SPECS COORDINATION

DATE: 08/24/2021
 SEAL: [Signature]

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 MIAMI, FLORIDA 33147

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 NOT RELEASED FOR CONSTRUCTION

SHEET: L1.01

DWN: RAL/ND
 CHECK: ACS/AIA
 SCHEM: 01/29/2020
 I. DATE: 07/22/2021
 R. BID: -
 R. CON: -
 COMM: 3/2/21

ANGEL C. SAQUI II, AIA
 ARCH. 0012556

SELECTED DEMOLITION PLAN NOTES:

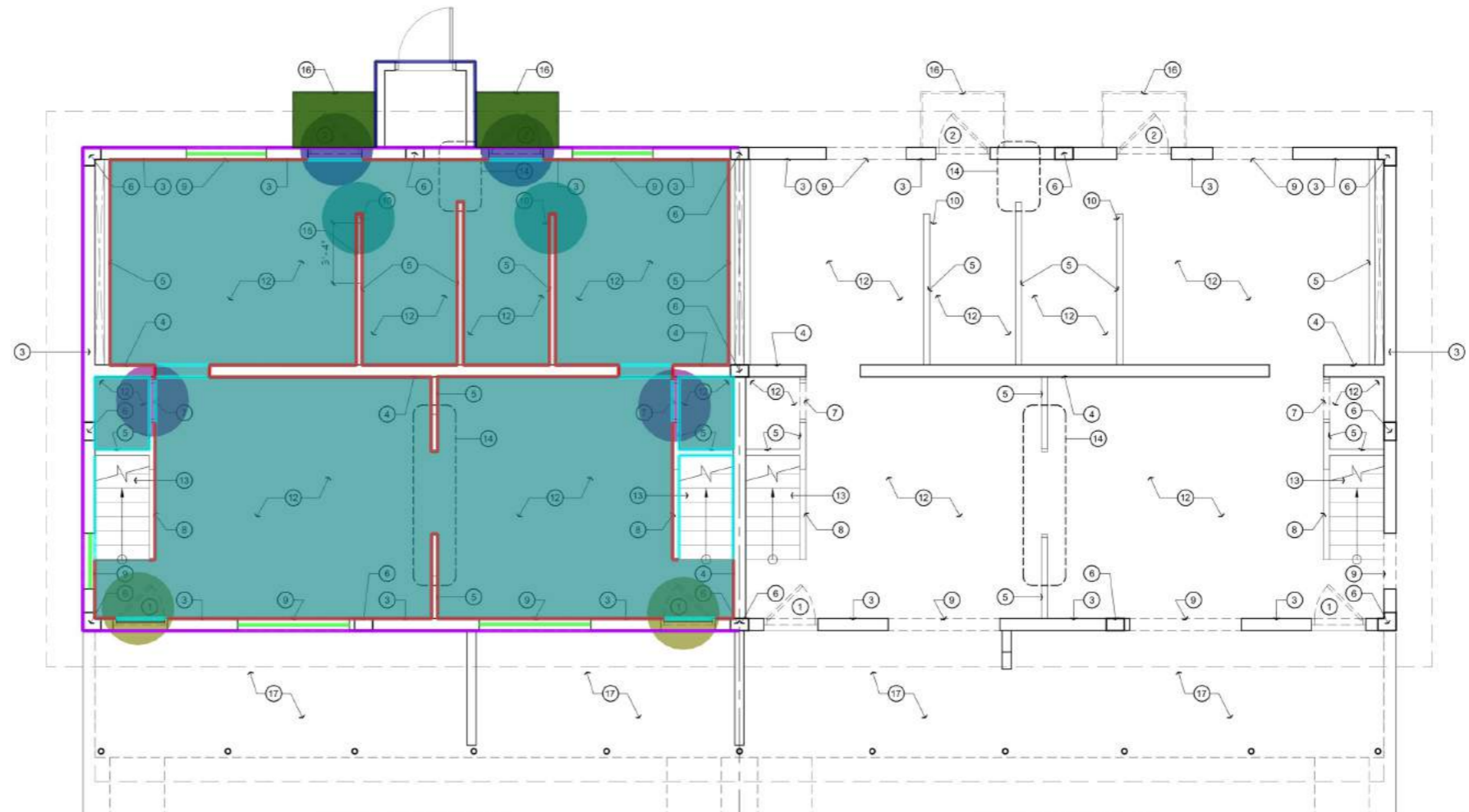
ITEM #	DESCRIPTION	GENERAL CONTRACTOR (G.C.)
		G.C. SHALL TAKE ALL PRECAUTIONS TO DEMOLISH ALL PARTITIONS W/ EXTREME CAUTION TO EXPOSE ALL INTERIOR STRUCTURAL COLUMNS, STUDS AND UTILITIES FOR OBSERVATION PRIOR TO REMOVAL OF SAID PARTITION. ALL EXISTING STRUCTURAL COMPONENTS SUSTAINING THE ROOF SHALL REMAIN AND NOT BE DISTURBED. ANY AND ALL REMAINING NON-STRUCTURAL & NON-LOAD BEARING ELEMENTS SHALL BE REMOVED IF NOTED ON PLANS.
1		SHOULD CONTRACTOR(S) DETECT ANY MOVEMENT, DEFLECTION, OR ABNORMALITIES DURING DEMOLITION, THEY SHALL STOP ALL WORK AND REPORT SAME IN WRITING IMMEDIATELY TO ARCH/OOWNER FOR FURTHER INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
2		EXISTING SANITARY LINE SHALL BE SCOPED WITH CAMERA TO IDENTIFY/LOCATE ITS PATH, CLEAN OUTS WITH INVERTS AND CONNECTION POINTS.

GENERAL DEMOLITION NOTES:

- G.C. SHALL REMOVE AND DISPOSE OF ALL EXISTING FLOOR FINISHES SUCH AS CARPET, WOOD TILE, VCT ETC. G.C. SHALL ALSO PREPARE EXISTING SURFACE FOR NEW FINISHES. SEE SHEET A6.13 FOR NEW FINISH SCHEDULE.
- G.C. SHALL REMOVE AND DISPOSE OF ALL EXISTING CEILING GRID, CEILING TILES, LIGHT FIXTURES, SWITCHES, RECEPTACLES, DEVICES. ALL ELECTRICAL WIRING SHALL BE REMOVED AND ABANDONED.
- G.C. SHALL PATCH AND REPAIR ALL SURFACES AFFECTED FOR DEMOLITION AS REQUIRED AS REQUIRED FOR CONSISTENT LIKE-NEW APPEARANCE.
- G.C. SHALL REMOVE ANY AND ALL REMAINING FURNISHING/FINISHES FOR SPACE.
- G.C. SHALL PERFORM ALL REMOVAL OF EXISTING SLAB AS REQUIRED FOR NEW PLUMBING WORK.
- G.C. SHALL REMOVE & DISPOSE OF ALL MECHANICAL EQUIPMENT, DUCTS, HANGERS AND REMAINING INSTALLATIONS.
- G.C. SHALL VERIFY IN FIELD PRIOR TO REMOVAL THAT ALL EXISTING PARTITIONS SCHEDULED FOR REMOVAL ARE NON-LOAD BEARING. SHOULD G.C. DETERMINE OTHERWISE, G.C. SHALL STOP ALL DEMOLITION WORK & CONTACT ARCHITECT IMMEDIATELY.
- G.C. SHALL COORDINATE ALL DEMOLITION WORK INDICATED W/ SELECTIVE DEMOLITION NOTES. SEE SHEET D110.
- G.C. SHALL BE RESPONSIBLE FOR ANY AND ALL TRASH REMOVAL PLACED INTO CONSTRUCTION DUMPSTER. THE LANDLORD SHALL NOT BE RESPONSIBLE FOR ANY TRASH PLACED INTO SAME DUMPSTER BY ANY NEIGHBORING TENANTS AND/OR RESIDENTS.

DEMOLITION PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	EXISTING EXTERIOR DOOR AND FRAME TO BE REMOVED.
2	EXISTING EXTERIOR METAL DOOR AND FRAME TO BE REMOVED. RETURN TO OWNER.



- 1- (2) Remove Single Leaf Door W/ Frame
- 2- (2) Remove and Return Metal Door W/ Frame and
- 7- (2) Remove Door Frame
- 12- (2) Remove Floor Finish
- 9- (2) Remove Exterior CMU Infill Wall @ 4'-6" H
- 3- (2) Remove Exterior Wall Paint and Pressure Clean Plaster @ 16'-7" H
- 3- (2) Patch and Repair 1/4" Plaster (If Needed) @ 16'-7" H
- 4, 5- (2) Remove Existing Paint and Pressure Clean Plaster, Patch and Repair 1/4" Plaster (If Needed) @ 7'-10" H
- 16- (2) Remove Roofing System Including all Accessories
- 16- (2) Remove Asbestos Tile
- 3- (2) Patch and Repair 1/4" Plaster (If Needed) @ 7'-8" H
- 10- Remove Electrical Panel
- 12- Remove Base

2.0 EA	2.0 EA	2.0 EA	2.0 EA
807.5 SQ FT	24.3 FT	99.1 FT	99.1 FT
299.2 FT	28.2 SQ FT	28.2 SQ FT	15.0 FT
2.0 EA	225.4 FT		

DEMOLITION CONTRACTOR SHALL PROPERLY COORDINATE ALL UTILITIES TO BE DISCONNECTED, GAPPED, SEALED AND ABANDONED IN THE FIELD PRIOR TO THE WORK BEING DONE. SHOULD ANY DISCREPANCIES/ABNORMALITIES BE FOUND, THEY SHALL BE REPORTED IN WRITING TO ARCH/OOWNER IMMEDIATELY PRIOR TO PROCEEDING W/ WORK.

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

NOT RELEASED FOR CONSTRUCTION

SHEET TITLE: GROUND FLOOR DEMOLITION PLAN

SHEET: D11A

DRAWN	RALMD
CHECK	ACS, AIA
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. BID	-
R. CONB.	-
COMM.	2020

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PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
7163 NW 22ND AVENUE
MIAMI, FLORIDA 33147

REVISIONS

NO.	DATE	DESCRIPTION

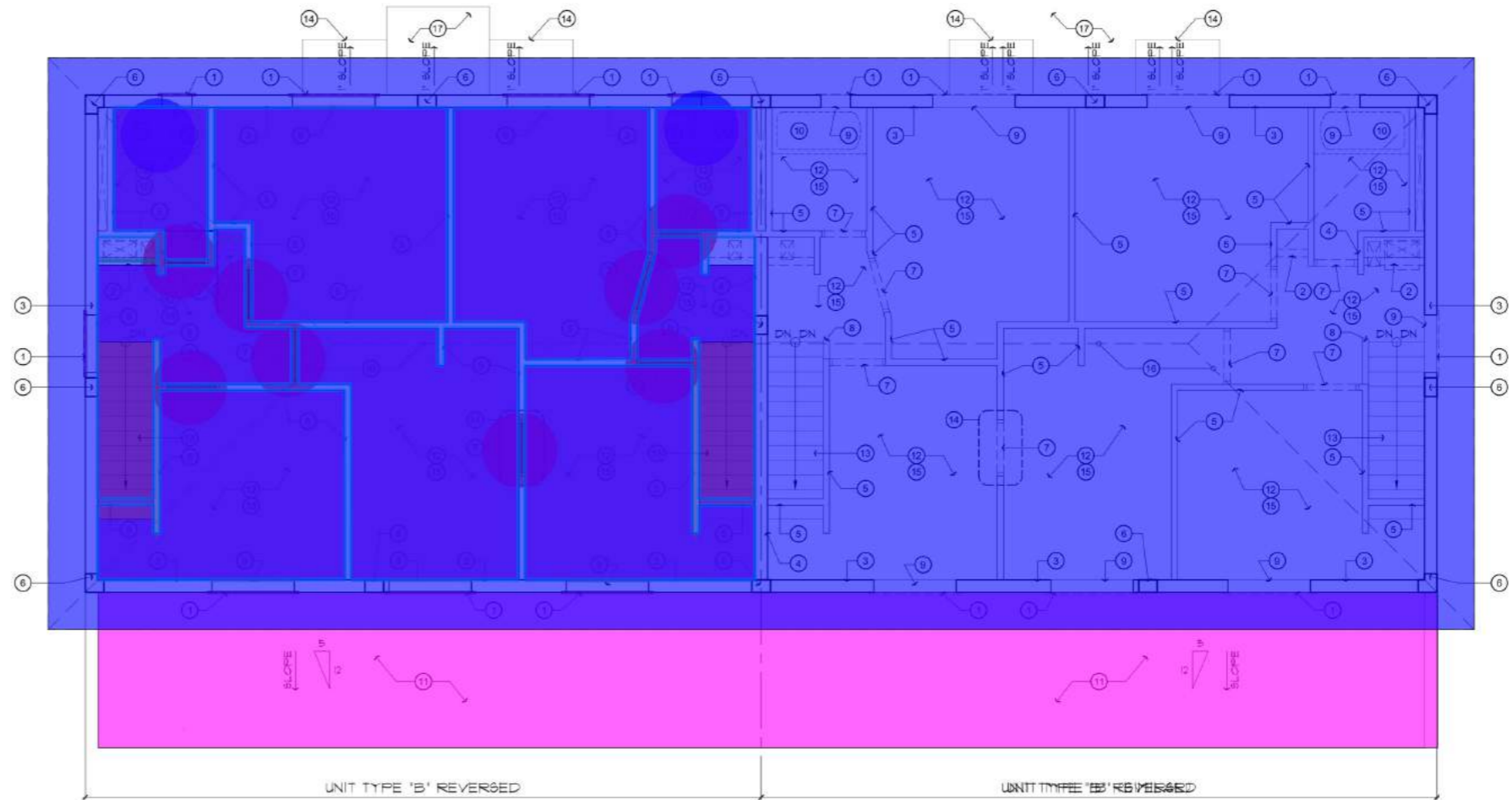
SEAL

ANGEL C. SAQUI II, AIA
ART. 2015568

DEMOLITION PLAN KEYED NOTES:	
ITEM #	DESCRIPTION
1	REMOVE EXISTING PLYWOOD FOR NEW WINDOW INSTALLATION.
2	REMOVE EXISTING LINEN CLOSET MILLWORK.
3	EXISTING 8' PERIMETER CMU WALL TO REMAIN. REMOVE EXISTING PAINT AND PRESSURE CLEAN 1/4" PLASTER FOR NEW WALL FINISH (TYP.). PATCH AND REPAIR 1/4" PLASTER TO MATCH EXISTING IF NEEDED. ALL EXISTING ELECTRICAL BOXES, CONDUITS AND WIRING TO BE REMOVED. REFER TO ELECTRICAL DRAWINGS (TYP.).
4	EXISTING 8' INTERIOR CMU WALL TO REMAIN. REMOVE EXISTING PAINT AND PRESSURE CLEAN 1/4" PLASTER FOR NEW WALL FINISH (TYP.). PATCH AND REPAIR 1/4" PLASTER TO MATCH EXISTING IF NEEDED. ALL EXISTING ELECTRICAL BOXES, CONDUITS AND WIRING TO BE REMOVED. REFER TO ELECTRICAL DRAWINGS (TYP.).
5	EXISTING 4' INTERIOR CMU WALL TO REMAIN. REMOVE EXISTING PAINT AND PRESSURE CLEAN 1/4" PLASTER FOR NEW WALL FINISH (TYP.). PATCH AND REPAIR 1/4" PLASTER TO MATCH EXISTING IF NEEDED. ALL EXISTING ELECTRICAL BOXES, CONDUITS AND WIRING TO BE REMOVED. REFER TO ELECTRICAL DRAWINGS (TYP.).
6	EXISTING CONCRETE COLUMN TO REMAIN.
7	REMOVE EXISTING DOOR FRAME FOR NEW DOOR.
8	REMOVE EXISTING WOODEN CAP ATTACHED ON TOP OF 4' INTERIOR CMU GUARDWALL.
9	REMOVE EXISTING WINDOW SILL.
10	REMOVE EXISTING BATHTUB. REFER TO PLUMBING DRAWINGS.
11	EXISTING FITCHED PORCH ROOF TO REMAIN. REPLACE ROTTED TONGUE-IN-GROOVE WOOD STUDS WITH NEW PRESSURE-TREATED STUDS. REMOVE EXISTING ROOF ASBESTOS TILE.
12	REMOVE EXISTING FLOOR FINISH AND BASE.
13	EXISTING CONCRETE STAIRWAY TO REMAIN. REMOVE EXISTING FINISHES.
14	EXISTING 5' CONC. CANOPY TO REMAIN.
15	REMOVE EXISTING PLYWOOD SHEATHING CEILING W/ 1/4" PLASTER ON METAL LATH.
16	REMOVE EXISTING ROOF SYSTEM - WOOD TRUSSES, PERIMETER FASCIA, EXTERIOR PLYWOOD SHEATHING, ASBESTOS TILE FINISH, ETC. REFER TO SHEET A1B FOR NEW ROOF DESIGN.
17	EXISTING FLAT CONC. ROOF TO REMAIN.

DEMOLITION CONTRACTOR SHALL PROPERLY COORDINATE ALL UTILITIES TO BE DISCONNECTED, CAPPED, SEALED AND ABANDONED IN THE FIELD PRIOR TO THE WORK BEING DONE. SHOULD ANY DISCREPANCIES/ABNORMALITIES BE FOUND, THEY SHALL BE REPORTED IN WRITING TO ARCH/OOWNER IMMEDIATELY PRIOR TO PROCEEDING W/ WORK.

REFER TO SHEET D11A FOR GENERAL DEMOLITION NOTES AND SELECTED DEMOLITION PLAN NOTES.



1 SECOND FLOOR DEMOLITION PLAN
 p1.118 SCALE: 6' = 1'-0" NORTH

- 1- (2) Remove Exterior Plywood @ 5' H
- 7- (2) Remove Door Frame
- 2- (2) Remove Linen Closet Millwork
- 8- (2) Remove Wooden Cap
- 9- (2) Remove Window Sill
- 10- (2) Remove Bath Tub
- 12- (2) Remove Floor Finish
- (13)- (2) Remove Stair Finish
- 15- (2) Remove Plywood Sheathing Ceiling W/ 1/4" Plaster on Metal Lath
- 4, 5- (2) Remove Existing Paint and Pressure Clean Plaster, Patch and Repair 1/4" Plaster (If Needed) @ 8'-0" H
- Remove Roofing System Including Wood Trusses, Fascia, Plywood Sheathing, Asbestos Tile
- Remove Rotted T&G Wood Studs, Asbestos Tile
- Linear

32.4 FT	8.0 EA
4.9 FT	21.5 FT
28.7 FT	2.0 EA
782.2 SQ FT	54.7 SQ FT
775.6 SQ FT	405.2 FT
2345.6 SQ FT	600.3 SQ FT
NAN FT	

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

BEAL

ANGEL C. SAQUI II, AIA
 APR. 2015/56

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
**JAMES E. SCOTT HOMES
 BUILDING REHABILITATION**
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SHEET TITLE
 SECOND FLOOR DEMOLITION PLAN

SHEET:	
DRAWN	RALPH
CHECK	ACB, AIA
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. BID	-
R. CON.	-
COMM.	2/20/21

PROJECT DATA

APPLICABLE CODES:
 FLORIDA BUILDING CODE - BUILDING 2017
 FLORIDA BUILDING CODE - PLUMBING 2017
 FLORIDA BUILDING CODE - MECHANICAL 2017
 FLORIDA BUILDING CODE - ACCESSIBILITY 2017
 FLORIDA FIRE PREVENTION CODE 2017
 NFPA 10, NATIONAL ELECTRICAL CODE 2017
 NFPA 101, LIFE SAFETY CODE 2015
 NFPA 17, NATIONAL FIRE ALARM AND SIGNALING CODE 2015
 FLORIDA BUILDING CODE - EXISTING BUILDING 2017
 NFPA 10, STANDARD FOR PORT. FIRE EXTING. 2015
 NFPA 13, STANDARD FOR THE INSTAL. OF SPRINKLER SYSTEMS 2015

LEVEL OF ALTERATION: LEVEL 2

BUILDING CONSTRUCTION TYPE: TYPE III-B, NON-SPRINKLERED

BUILDING GROUP: GROUP R-2

HEIGHT - STORIES: 22'-5" (2-STORY BUILDING)

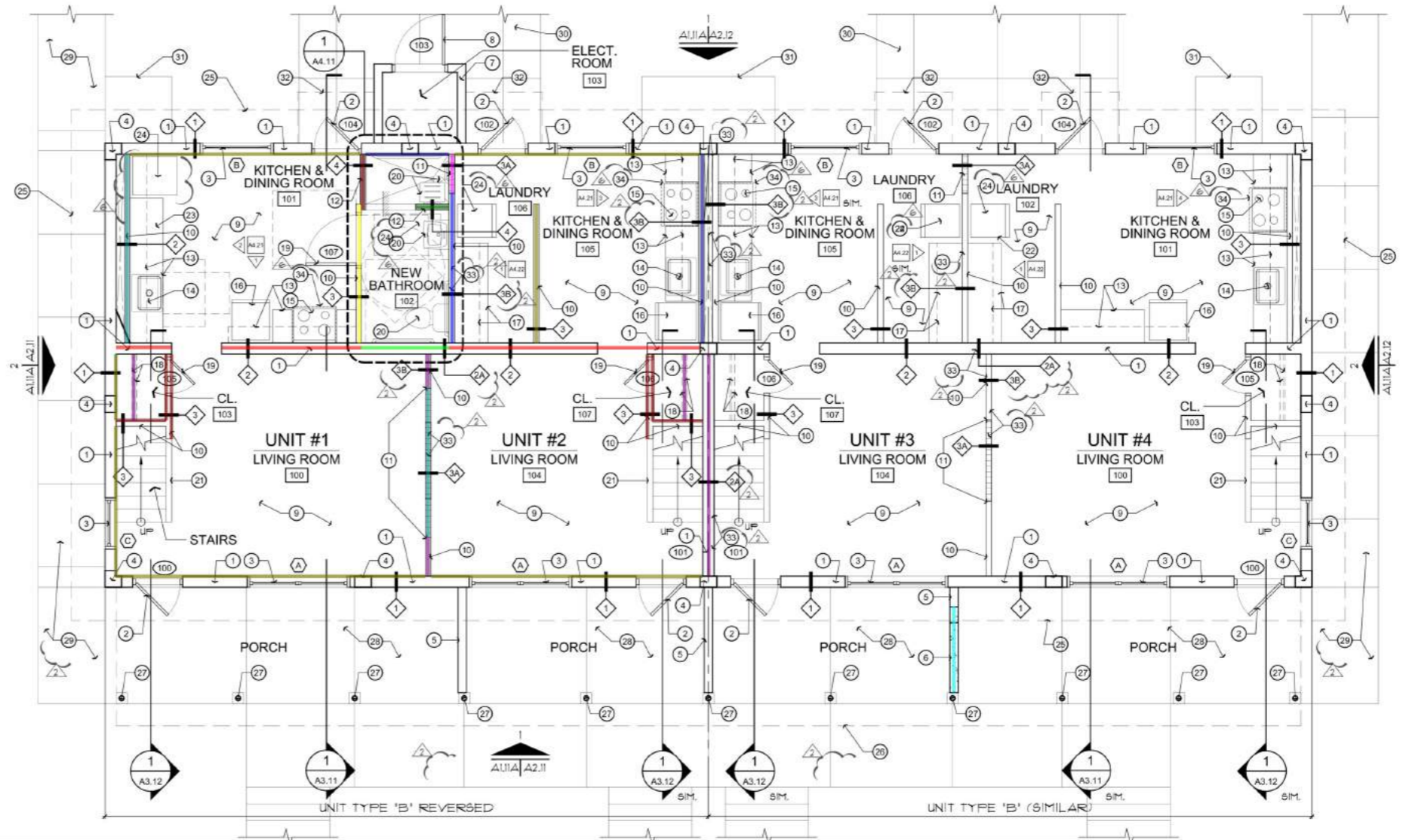
USE & OCCUPANCY TYPE: GROUP R-2 (RESIDENTIAL)
 COMMON PATH OF TRAVEL = 35'-0" MAX. (2015 NFPA 101, SEC. 10.2.5.3)
 TRAVEL DISTANCE = 200'-0" MAX.
 DEAD END CORRIDORS = 20'-0" MAX.

TOTAL SPACE AREA:
 UNITS '1' & '4': 53525 SQ. FT. (GROUND FLOOR)
 + 51117 SQ. FT. (2ND FLOOR)
 11242 SQ. FT.
 UNITS '2' & '3': 43142 SQ. FT. (GROUND FLOOR)
 + 38950 SQ. FT. (2ND FLOOR)
 82092 SQ. FT.
OVERALL AREA = 39221 SQ. FT.

SECTION 1004, SECTION 1004.4 AND TABLE 1004.12
 FLORIDA BUILDING CODE, BUILDING 2017

MAXIMUM OCCUPANT LOAD

FUNCTION OF SPACE (USE)	AREA	LOAD FACTOR	TOTAL LOAD
RESIDENTIAL (UNIT #1)	53525 SQ. FT. + 51117 SQ. FT. 11242 SQ. FT. (GROSS)	200 SQ. FT. / PERSON (GROSS)	556 OCCUPANTS
RESIDENTIAL (UNIT #2)	43142 SQ. FT. + 38950 SQ. FT. 82092 SQ. FT. (GROSS)	200 SQ. FT. / PERSON (GROSS)	411 OCCUPANTS
RESIDENTIAL (UNIT #3)	43142 SQ. FT. + 38950 SQ. FT. 82092 SQ. FT. (GROSS)	200 SQ. FT. / PERSON (GROSS)	411 OCCUPANTS
RESIDENTIAL (UNIT #4)	53525 SQ. FT. + 51117 SQ. FT. 11242 SQ. FT. (GROSS)	200 SQ. FT. / PERSON (GROSS)	556 OCCUPANTS



- 10- (2) (6'-0" H) Wall Type - 3
- (7'-11" H) Wall Type - 1
- (7'-11" H) GB Wall Type - 1
- (7'-11" H) Wall Type - 3B
- (7'-11" H) Wall Type - 3A
- (7'-11" H) Wall Type - 2
- (7'-11" H) Wall Type - 2A (1GB)
- (7'-11" H) Wall Type - 3 (1GB)
- (7'-11" H) Wall Type - 3B (1GB)
- (7'-11" H) Wall Type - 3A (1GB)
- (7'-11" H) Wall Type - 4 (1GB)
- (7'-11" H) Wall Type - 4 (2GB)
- 3 (7'-11" H) Wall Type - 3
- 2 (7'-11" H) Wall Type - 3B
- 1 (14'-5" H) Wall Type - 2
- (7'-11" H) Wall Type - 2 W/ Cement Backer Board
- (7'-11" H) Wall Type - 2 W/ 1 Backer Board
- (1" Dia) Hanger Rod W/ (13" Wide) 3/4" Main Grade Plywood Shelf @ Closet
- (4'-1" H) 6" CMU Wall

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

FLOOR PLAN KEYED NOTES:

1. EXISTING IMPACT RESISTANT GLASS DOOR AND FRAME DESIGN TO PROVIDE PROTECTION FROM SHOTS SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

2. NEW EXTERIOR IMPACT RESISTANT GLASS DOOR AND FRAME SHALL BE MANUFACTURED BY THE SAME MANUFACTURER AS THE EXISTING GLASS DOOR AND FRAME. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

3. EXISTING STRUCTURAL CONCRETE SHALL BE REPAIR AS NECESSARY.

4. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SEE FLOOR PLAN FOR REPAIR LOCATION. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

5. ALL EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

6. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

7. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

8. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

9. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

10. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

11. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

12. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

13. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

14. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

15. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

16. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

17. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

18. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

19. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

20. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

21. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

22. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

23. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

24. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

25. EXISTING 4" DIA. REINFORCED CONCRETE BEARING WALLS SHALL BE REPAIR AS NECESSARY. SHALL MATCH PREVIOUS DESIGN. SEE DOOR SCHEDULE ON SHEET A4.12.

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KEY LEGEND:

24.2 FT	ORDER #10-10
76.4 FT	CERTIFIED TO BE COMPLIANT WITH THE GUIDELINES (ADAAG) AND UNIFORM ACCESSIBILITY STANDARDS.
5.0 FT	
4.4 FT	
8.9 FT	
18.4 FT	
5.3 FT	
8.3 FT	ATION - LEVEL 2, WITH THE OCCUPANCY OF AN ADA-COMPLIANT BATHROOM IN MECHANICAL DUCTS AND HVAC SYSTEMS. SECTION 503 AND CHAPTERS 7 & 8 OF THE
9.0 FT	
2.4 FT	
3.3 FT	
2.0 FT	A5.11 FOR WALL / PARTITION SCHEDULE
8.3 FT	A6.11A FOR DOOR SCHEDULE
11.3 FT	A6.11B FOR WINDOW SCHEDULE
13.4 FT	NISH MATERIAL SEE SHEET A6.12A & SCHEDULE
11.3 FT	FOR KEY LEGEND, TYP. FOR ALL
8.4 FT	SEE SHEET A4.11
8.0 FT	OR THRESHOLDS SHALL NOT EXCEED 1/2" SIDES OF DOORS AS PER 5-21 NFPA 101, LISTED AS INDICATED IN FLOOR PLAN OR
5.2 FT	WORK SIZE WITH MANUFACTURER TO FIT SUBMIT SHOP DRAWINGS FOR REVIEW.

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
 ARCHITECTS • PLANNERS • INTERIORS, PLLC
 1296 SW 13TH CT, SUITE 216
 MIAMI, FLORIDA 33136
 PHONE: (786) 767-0700
 FAX: (786) 767-0700
 WWW.SAQUIARCHITECTS.COM

DATE: 08/15/2021
 REVISIONS: 08/15/2021
 BUILDING DEPARTMENT COMMENTS: 08/15/2021
 OWNER COORDINATION: 08/15/2021

ANGEL C. SAQUI II, AIA
 ARCHITECT

GROUND FLOOR PLAN

SHEET TITLE

SHEET: A4.11A

DUN: RALMD
 CHECK: ACS, AIA
 SCHEM: 01/25/2020
 I. DATE: 10/22/2020
 R. BID: -
 R. CON: -
 COMM: 2020

NOT RELEASED FOR CONSTRUCTION

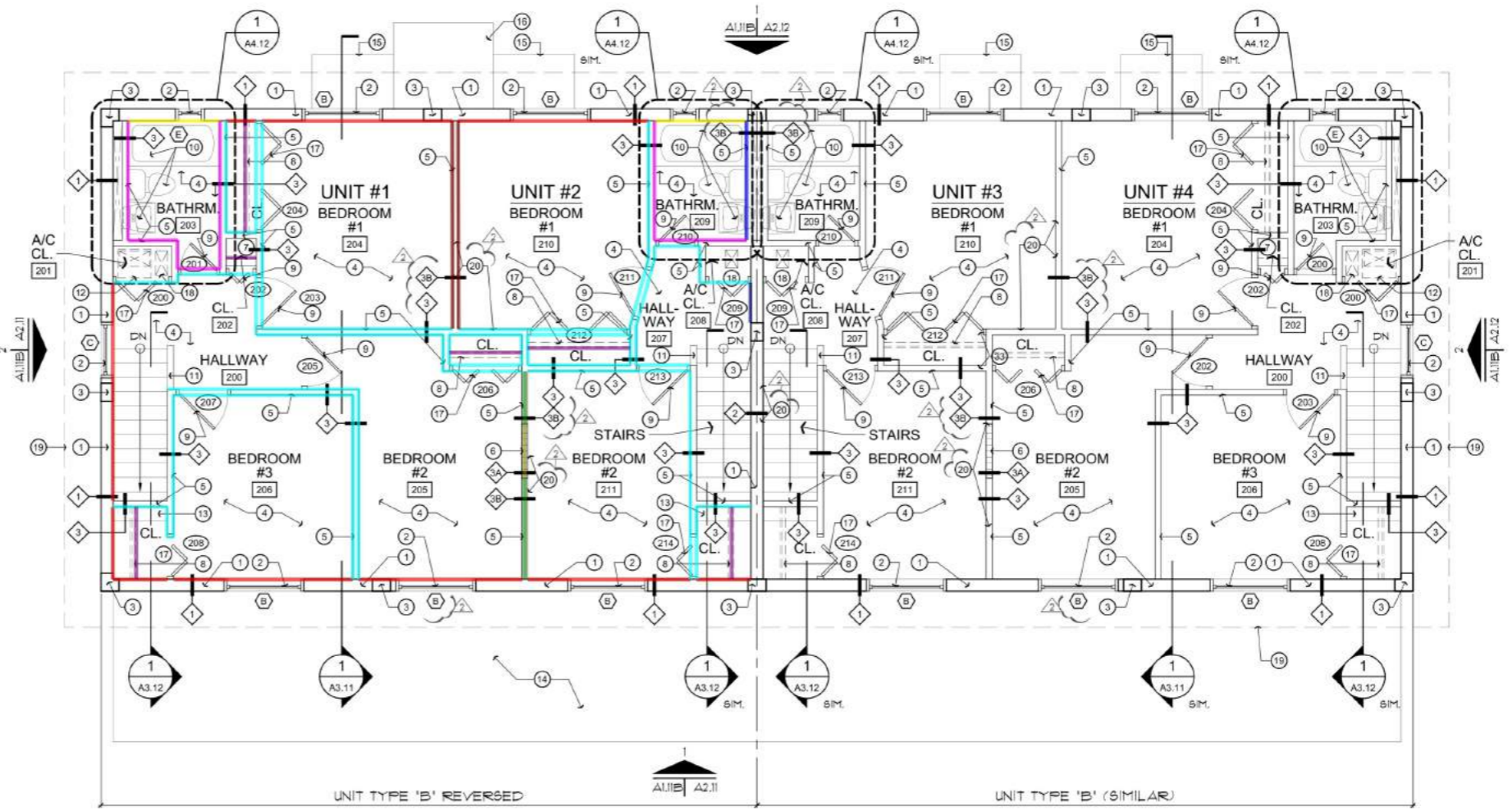
FLOOR PLAN KEYED NOTES:

- | ITEM # | DESCRIPTION |
|--------|--|
| 1 | EXISTING 8" CMU WALL TO REMAIN. PROVIDE NEW 5/8" GYP. BD. W/ 1" x 3" P.T. WOOD FURRING AND INSULATION ON THE INTERIOR SIDE ONLY. PROVIDE 5/8" TYPE 'X' GYP. BD. AT DEMISING WALLS. REFER TO FINISH FLOOR PLANS ON SHEETS A6.12A AND A6.12B. |
| 2 | NEW EXTERIOR IMPACT-RESISTANT ALUM. / GLAZ. WINDOW SINGLE-HUNG MANUFACTURED BY THE GLASS WINDOWS AND DOORS, INC., SERIES MG-200, FLORIDA PRODUCT APPROVAL FL # 203521 & FL # 203522. DESIGN OF WINDOW SHALL MATCH PREVIOUS DESIGN. GC TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. SEE WINDOW SCHEDULE ON SHEET A6.11A. |
| 3 | EXISTING STRUCTURAL CONCRETE COLUMN TO REMAIN. |
| 4 | NEW FLOOR FINISH. REFER TO FINISH FLOOR PLANS AND SCHEDULES ON SHEETS A6.12A, A6.12B & A6.13. |
| 5 | EXISTING 4" CMU WALL TO REMAIN. PATCH AND REPAIR WALL IF REQUIRED AND PROVIDE 5/8" GYP. BD. W/ 1" x 3" P.T. WOOD FURRING. PROVIDE 5/8" TYPE 'X' GYP. BD. AT DEMISING WALLS. REFER TO WALL TYPE 'U3' ON SHEET A5.11. REFER TO FIRE RESISTANT RATINGS ON THIS SHEET. |
| 6 | FILL EXISTING WALL WITH NEW 4" CMU WALL. PROVIDE 5/8" TYPE 'X' GYP. BD. ON 1" x 3" P.T. WOOD FURRING BOTH SIDES. SEE WALL / PARTITION TYPES ON SHEET A5.11. REFER TO DIMENSION PLAN ON SHEET A11.2A FOR ACTUAL LOCATION. |
| 7 | NEW CLOSET SHELVEING - REFER TO SHEET A4.22 FOR MILLWORK ELEVATIONS AND DETAILS. |
| 8 | NEW WALL SHELF W/ ROD TO MATCH EXISTING - REFER TO SHEETS A4.21 & A4.22 FOR MILLWORK ELEVATIONS AND DETAILS. |
| 9 | NEW SOLID CORE WOOD DOOR & FRAME. REFER TO DOOR SCHEDULE ON SHEET A6.11A. |
| 10 | NEW PLUMBING FIXTURES (LAVATORY, WATER CLOSET, ETC.) AND ACCESSORIES - REFER TO PLUMBING DRAWINGS AND SHEET A4.11. |
| 11 | NEW MAINE GRADE WOOD CAP. |
| 12 | OUTLINE OF NEW AIR HANDLING UNIT - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS. |
| 13 | EXISTING CONCRETE STEP TO REMAIN. PROVIDE NEW CEMENT PLASTER FINISH. |
| 14 | NEW ASPHALT SHINGLE PORCH ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. # 15-29312/24) ON #30 ASPHALT SATURATED FELT ON NEW PRESSURE-TREATED TONGUE-AND-GROOVE WOOD STUDS AND RAFTERS ANCHORED TO EXTERIOR WALL AND WOOD BEAM. |
| 15 | EXISTING OVERHANG: 1/2" - (2) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER 30# LB. FELT PAPER ON 5" CONCRETE OVERHANG. PROVIDE NEW PAINT COLOR FINISH: SU-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED. |
| 16 | EXISTING CONCRETE ROOF. |
| 17 | NEW BI-FOLD DOOR AND FRAME. REFER TO DOOR SCHEDULE AND DETAILS ON SHEET A6.11A AND A6.11B. |
| 18 | OUTLINE OF NEW A/C VERTICAL DUCT. REFER TO STRUCTURAL DRAWINGS FOR OPENING DETAIL AND MECHANICAL DRAWINGS. |
| 19 | OUTLINE OF ROOF OVERHANG. |
| 20 | EXISTING DEMISING BLOCK WALL TO BE BE FIRE RATED - REFER TO LIFE SAFETY PLANS SHEETS A11.4A & A11.4B AND SHEET A5.11 FOR WALL TYPES (TYP.). |

KEY LEGEND:

ALL SYMBOLS MAY NOT BE APPLICABLE

SYMBOL	DESCRIPTION
(Diamond with line)	WALL / PARTITION SEE SHEET A5.11 FOR WALL / PARTITION SCHEDULE AND UL LABELS.
(Circle with 100)	DOOR SYMBOL - SEE SHEET A6.11A FOR DOOR SCHEDULE.
(Triangle with A)	WINDOW SYMBOL - SEE SHEET A6.11B FOR WINDOW SCHEDULE.
(Square with XXX)	ROOM NUMBER SYMBOL FOR FINISH MATERIAL SEE SHEET A6.12A & A6.12B FOR FINISH MATERIAL SCHEDULE.
(Circle with 2)	KEY NOTE - SEE SAME SHEET FOR KEY LEGEND, TYP. FOR ALL.



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

	(8'-1" H) Wall Type - 1	72.7 FT
	(8'-1" H) GB Wall Type - 1	10.2 FT
	(8'-1" H) GB Wall Type - 3B	6.6 FT
	(8'-1" H) Wall Type - 3 (1GB)	33.1 FT
	(8'-1" H) Wall Type - 3	210.1 FT
	(8'-1" H) Wall Type - 3B	23.0 FT
	(8'-1" H) Wall Type - 3B	8.5 FT
	(8'-1" H) Wall Type - 3A	3.0 FT
	(8'-1" H) Wall Type - 2	2.2 FT
	(1" Dia) Hanger Rod W/ (13" Wide) 3/4" Main Grade Plywood Shelf @ Closet	25.6 FT

DRAIVING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.
 BEAL
 DATE: 01/17/2020
 REVISIONS: BUILDING DEPARTMENT COMMENTS
 MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147
 CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 ANGEL C. SAQUI, FAIA
 ARCHITECTS PLANNERS INTERIORS, PLLC
 1208 SW 13TH ST, SUITE 216
 MIAMI, FLORIDA 33136
 PHONE: (786) 782-0790
 FAX: (786) 782-0795
 WWW.SAQUIARCHITECTS.COM
 ANGEL C. SAQUI II, AIA
 APR 2012/2016
 SHEET TITLE: SECOND FLOOR PLAN
 SHEET: A.I.I.B
 DWN: RALMD
 CHECK: ACS, AIA
 SCHEM: 01/25/2020
 I. DATE: 01/25/2020
 R. BID: -
 R. CON: -
 COMM: 2020
 NOT RELEASED FOR CONSTRUCTION

GENERAL SOFFIT FRAMING NOTES:

- ALL METAL STUDS SHALL BE 3-5/8" 20 GAUGE UNLESS OTHERWISE NOTED, TYP.
- ALL FIRE RATED WALLS SEPARATION AND/OR PENETRATIONS SHALL BE SEALED WITH AN UL LABELED FIRE RATED MATERIAL. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL SHOP DRAWINGS AND/OR CUT SHEETS FOR ALL UL LABELED FIRE RATED MATERIALS NOT SPECIFIED IN CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS, TYP.
- ALL JOINTS/DEPRESSIONS OF THE GYPSUM WALL BOARD SHALL BE TAPED, APPLIED THREE COATS OF SPACKLE, AND SANDED TO A SMOOTH FINISH READY TO RECEIVE FINISH AS PER SCHEDULE. WALLS AND CEILING ARE TO BE FREE OF ANY UNEVENNESS AT JOINTS AND CORNERS. ALL OUTSIDE CORNERS SHALL HAVE METAL BEAD AND SPACKLE.
- REFER TO FINISH SCHEDULE FOR FINISHES, TYP.
- CONTRACTOR SHALL FIELD VERIFY THAT SLABS & FLOORS ARE NOT PRE-CAST, POST-TENSIONED, OR PRE-STRESSED PRIOR TO SHOOTING INTO SLAB, TYP. SHOULD ANY OF THESE BE FOUND CONTACT ARCHITECT/ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH THE WORK.
- G.C. SHALL SECURELY ATTACH METAL STUD FRAMING TO STRUCTURE ABOVE AND SHALL PROVIDE BRACING @ 32" O.C. ALTERNATING DIRECTIONS UNLESS OTHERWISE SPECIFIED, TYP.
- G.C. SHALL COORDINATE EXACT SIZE AND LOCATION OF LIGHT FIXTURES W/ MANUFACTURER AND METAL FRAMING IN FIELD FOR PROPER INSTALLATION.
- WHERE SOFFIT-HEADER ABUTS CORRIDORS WITH ADJACENT WALL PLANE, G.C. SHALL PROVIDE A 5/8" MIN. CHANGE IN PLANE FOR AESTHETIC & PAINTING PURPOSES. COORDINATE WITH ARCHITECTURE IN FIELD.

GENERAL GYPSUM BOARD CEILING NOTES:

- SEE TYP. SUSPENDED GYP. BD. CEILING DETAILS THIS SHEET.
- PROVIDE 8 GA HANGER WIRES AT MAX. SPACINGS OF 4'-0" X 4'-0" ALONG MAIN RUNNERS. DO NOT SPLICE HANGER WIRES.
- PROVIDE SETS OF FOUR SPAYLED 1/2 GA BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT NOT MORE THAN 12 FEET BY 12 FEET ON CENTER.
PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 OF THE ABOVE SPACINGS FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLAN OF THE CEILING AND SHOULD BE THAT WITHOUT CAUSING THE CEILING TO LIFT.
- FASTEN HANGER WIRES WITH NOT LESS THAN 4 TIGHT TURNS. FASTEN SPAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
- SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUITS, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER WITH A FASTENER APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN & OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.
- ALL LIGHT FIXTURES ARE TO BE SUPPORTED BY MAIN RUNNERS OR AUXILIARY FRAMING ATTACHED TO MAIN RUNNERS.

REFLECTED CEILING KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW HARD CEILING - 1/2" GYP. BD. ON 1 X 3 P.T. WOOD FURRING AT 16" O.C. PROVIDE PAINT FINISH PER THE FINISH FLOOR PLAN AND SCHEDULE ON

- 1---- 1/2" GB Ceiling
- (1'-1" H) GB Soffit
- 11- 5/8" Green GB Ceiling @ Bath ALT
- 4- 1/2" GB Soffit
- 4- (11" H) 1/2" GB Soffit

- 661.3 SQ FT
- 6.0 FT
- 58.1 SQ FT
- 88.4 SQ FT
- 37.3 FT

8	EXISTING 3-1/2" # METAL PIPE COLUMN TO REMAIN.
9	OUTLINE OF EXISTING CONC. OVERHANG.
10	EXISTING UNDERSIDE OF CONCRETE SLAB. GC TO VERIFY CEILING HEIGHT.
11	NEW HARD CEILING - 5/8" GYP. BD. ON 1-5/8" HORIZONTAL METAL STUD FRAMING @ 24" O.C. BOTH WAYS AND VERTICAL METAL STUDS TO STRUCTURE ABOVE @ 24" O.C. BOTH WAYS. PROVIDE PAINT FINISH PER THE FINISH FLOOR PLAN AND SCHEDULE ON SHEETS A6.12A & A6.13.
12	NEW A/C SUPPLY GRILLE - REFER TO MECHANICAL DRAWINGS (TYP.).
13	NEW A/C SUPPLY GRILLE ON THE WALLS - REFER TO STRUCTURAL AND MECHANICAL DRAWINGS (TYP.).
14	NEW A/C SUPPLY GRILLE ON THE SIDE OF SOFFIT - REFER TO STRUCTURAL AND MECHANICAL DRAWINGS (TYP.).
15	NEW A/C SUPPLY GRILLES AND DUCT ATTACHED AT UNDERSIDE OF SLAB (TYP.). REFER TO MECHANICAL DRAWINGS.
16	EXHAUST FAN - REFER TO MECHANICAL DRAWINGS (TYP.).

- CEILING SHALL NOT BE USED FOR SUPPORTING ANY BUILDING INSULATION. ROOF CONSTRUCTION SHALL PROVIDE THE REQUIRED INSULATION VALUE. CEILING LIGHTS ARE TO BE WIRED TO BAR JOIST MEMBERS AT THE DIAGONAL CORNERS.
- ALL CEILING HEIGHTS, CEILING MATERIALS, AND LIGHT FIXTURE SPACING ARE AS SHOWN ON REFLECTED CEILING PLAN. ANY DEVIATION FROM THESE REQUIREMENTS MUST BE APPROVED BY ARCHITECT/OWNER.
- CEILING THAT ARE CONTIGUOUS TO STOREFRONTS SHALL BE 6" HIGHER THAN THE STOREFRONT FRAMING HEIGHT. SHOULD THERE BE ANY DISCREPANCIES G.C. SHALL CONTACT ARCHITECT IMMEDIATELY PRIOR TO INSTALLATION OF CEILING.
- SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTS AND LIFE SAFETY DEVICES.
- ALL LOW VOLTAGE DEVICES AND CONDUITS WITH FULL STRINGS INCLUDING BUT NOT LIMITED TO CLOSED CIRCUIT CAMERAS, SECURITY DEVICES, PANELS, SENSORS, CONTROLS, SPEAKERS, ETC. SHALL BE DESIGNED AND SPECIFIED BY SEPARATE CONSULTANT AND UNDER SEPARATE PERMIT.
- LOW VOLTAGE / MUSIC MEDIA SUB-CONTRACTOR SHALL COORDINATE W/ OWNER SO MEDIA / AUDIO EQUIPMENT CAN OPERATE SEPARATELY / INDEPENDENTLY ON INSIDE SIMULTANEOUSLY AS OUTSIDE.

NOTE:
ARCHITECT SHALL BE NOTIFIED WHEN FRAMING AND ROUGH INSTALLATIONS ARE COMPLETED FOR AN ON SITE VISIT PRIOR TO INSTALLATION OF DRY WALL.



FLOOR REFLECTED CEILING PLAN

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

NOT RELEASED FOR CONSTRUCTION

DATE: _____

REVISIONS:

MAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
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ANGEL C. SAQUI, FAIA
ARCHITECTS
ANGEL C. SAQUI II, AIA
ARCHITECT

SHEET TITLE
GROUND FLOOR REFLECTED CEILING PLAN

SHEET:
A1.13A

DRAWN	RALMD
CHECK	ACS, AIA
SCHEM.	01/25/2020
I. DATE	10/22/2020
R. BID	-
R. CONS.	-
COMM.	2/20/21

GENERAL SOFFIT FRAMING NOTES:



- ALL METAL STUDS SHALL BE 3-5/8" 20 GAUGE UNLESS OTHERWISE NOTED, TYP.
- ALL FIRE RATED WALLS SEPARATION AND/OR PENETRATIONS SHALL BE SEALED WITH AN UL LABELED FIRE RATED MATERIAL. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL SHOP DRAWINGS AND/OR CUT SHEETS FOR ALL UL LABELED FIRE RATED MATERIALS NOT SPECIFIED IN CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS, TYP.
- ALL JOINTS/DEPRESSIONS OF THE GYPSUM WALL BOARD SHALL BE TAPED, APPLIED THREE COATS OF SPACKLE, AND SANDED TO A SMOOTH FINISH READY TO RECEIVE FINISH AS PER SCHEDULE. WALLS AND CEILING ARE TO BE FREE OF ANY UNEVENNESS AT JOINTS AND CORNERS. ALL OUTSIDE CORNERS SHALL HAVE METAL BEAD AND SPACKLE.
- REFER TO FINISH SCHEDULE FOR FINISHES, TYP.
- CONTRACTOR SHALL FIELD VERIFY THAT SLABS & FLOORS ARE NOT PRE-CAST, POST-TENSIONED, OR PRE-STRESSED PRIOR TO SHOOTING INTO SLAB, TYP. SHOULD ANY OF THESE BE FOUND CONTACT ARCHITECT/ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH THE WORK.
- G.C. SHALL SECURELY ATTACH METAL STUD FRAMING TO STRUCTURE ABOVE AND SHALL PROVIDE BRACING @ 32" O.C. ALTERNATING DIRECTIONS UNLESS OTHERWISE SPECIFIED, TYP.
- G.C. SHALL COORDINATE EXACT SIZE AND LOCATION OF LIGHT FIXTURES W/ MANUFACTURER AND METAL FRAMING IN FIELD FOR PROPER INSTALLATION.
- WHERE SOFFIT-HEADER ABUTS CORRIDORS WITH ADJACENT WALL PLANE, G.C. SHALL PROVIDE A 5/8" MIN. CHANGE IN PLANE FOR AESTHETIC & PAINTING PURPOSES. COORDINATE WITH ARCHITECTURE IN FIELD.

GENERAL GYPSUM BOARD CEILING NOTES:

- SEE TYP. SUSPENDED GYP. BD. CEILING DETAILS THIS SHEET.
- PROVIDE 8 GA HANGER WIRES AT MAX. SPACINGS OF 4'-0" X 4'-0" ALONG MAIN RUNNERS. DO NOT SPLICE HANGER WIRES.
- PROVIDE SETS OF FOUR DISPLAYED 12 GA BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT NOT MORE THAN 1/2 FEET ON CENTER.
PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 OF THE ABOVE SPACINGS FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLAN OF THE CEILING AND SHOULD BE THAT WITHOUT CAUSING THE CEILING TO LIFT.
- FASTEN HANGER WIRES WITH NOT LESS THAN 4 TIGHT TURNS. FASTEN DISPLAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
- SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUITS, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER WITH A FASTENER APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN & OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.
- ALL LIGHT FIXTURES ARE TO BE SUPPORTED BY MAIN RUNNERS OR AUXILIARY FRAMING ATTACHED TO MAIN RUNNERS.

REFLECTED CEILING KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW HARD CEILING: 5/8" TYPE 'X' GYP. BOARD ON 1"x3" P.T. WOOD FURRING @ 16" O.C. PROVIDE PAINT FINISH PER THE FINISH FLOOR PLAN AND SCHEDULE ON SHEET A6.12B & A6.13 (TYP.).
2	RECESSED CEILING-MOUNTED LIGHT FIXTURE/BOX. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE, TYP.
3	SURFACE MOUNTED LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
4	NEW A/C SUPPLY GRILLES - REFER TO MECHANICAL DRAWINGS.
5	1-HR FIRE RATED A/C ACCESS PANEL - REFER TO MECHANICAL DRAWINGS AND SEE DETAIL 'A/AS.22'.

-  1- 5/8" Type-X GB Ceiling **748.6 SQ FT**
-  1- 5/8" Type-X GB Ceiling Bath **70.9 SQ FT**

REFLECTED CEILING GENERAL NOTES:

- CEILING SHALL NOT BE USED FOR SUPPORTING ANY BUILDING INSULATION. ROOF CONSTRUCTION SHALL PROVIDE THE REQUIRED INSULATION VALUE. CEILING LIGHTS ARE TO BE WIRED TO BAR JOIST MEMBERS AT THE DIAGONAL CORNERS.
- ALL CEILING HEIGHTS, CEILING MATERIALS, AND LIGHT FIXTURE SPACING ARE AS SHOWN ON REFLECTED CEILING PLAN. ANY DEVIATION FROM THESE REQUIREMENTS MUST BE APPROVED BY ARCHITECT/OWNER.
- CEILING THAT ARE CONTIGUOUS TO STOREFRONTS SHALL BE 6" HIGHER THAN THE STOREFRONT FRAMING HEIGHT. SHOULD THERE BE ANY DISCREPANCIES G.C. SHALL CONTACT ARCHITECT IMMEDIATELY PRIOR TO INSTALLATION OF CEILING.
- SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTS AND LIFE SAFETY DEVICES.
- ALL LOW VOLTAGE DEVICES AND CONDUITS WITH PULL STRINGS INCLUDING BUT NOT LIMITED TO CLOSED CIRCUIT CAMERAS, SECURITY DEVICES, PANELS, SENSORS, CONTROLS, BREAKERS, ETC. SHALL BE DESIGNED AND SPECIFIED BY SEPARATE CONSULTANT AND UNDER SEPARATE PERMIT.
- LOW VOLTAGE / MUSIC MEDIA SUB-CONTRACTOR SHALL COORDINATE W/ OWNER SO MEDIA / AUDIO EQUIPMENT CAN OPERATE SEPARATELY / INDEPENDENTLY ON INSIDE SIMULTANEOUSLY AS OUTSIDE.

NOTE:

ARCHITECT SHALL BE NOTIFIED WHEN FRAMING AND ROUGH INSTALLATIONS ARE COMPLETED FOR AN ON SITE VISIT PRIOR TO INSTALLATION OF DRYWALL.



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
NORTH

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.
 BEAL
 DATE
 REVISIONS
 MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147
 ANGEL C. SAQUI II, AIA
 APR 2015/2016
 CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 MIAMI-DADE COUNTY
 ANGEL C. SAQUI, FAIA
 ARCHITECTS • PLANNERS • INTERIORS, PLLC
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 WWW.SAQUIARCHITECTS.COM
 SHEET TITLE
SECOND FLOOR REFLECTED CEILING PLAN
 SHEET:
A1.13B
 DWN: RALMD
 CHECK: ACS, AIA
 SCHEM: 01/25/2020
 I. DATE: 10/22/2020
 R. BID: -
 R. CONS: -
 COMM: 2/20/21
 NOT RELEASED FOR CONSTRUCTION

PROJECT DATA	
AFFILIABLE CODES:	FLORIDA BUILDING CODE - BUILDING 2017 FLORIDA BUILDING CODE - PLUMBING 2017 FLORIDA BUILDING CODE - MECHANICAL 2017 FLORIDA BUILDING CODE - ACCESSIBILITY 2017 FLORIDA FIRE PREVENTION CODE 2017 NFPA 10, NATIONAL ELECTRICAL CODE 2017 NFPA 10, LIFE SAFETY CODE 2019 NFPA 17, NATIONAL FIRE ALARM AND SIGNALING CODE 2019 FLORIDA BUILDING CODE - EXISTING BUILDING 2017 NFPA 10, STANDARD FOR PORT. FIRE EXTING. 2019 NFPA 13, STANDARD FOR THE INSTAL. OF SPRINKLER SYSTEMS 2019
LEVEL OF ALTERATION:	LEVEL 2
BUILDING CONSTRUCTION TYPE:	TYPE III-B, NON-SPRINKLERED
BUILDING GROUP:	GROUP R-2
HEIGHT - STORIES:	22'-5" (2-STORY BUILDING)
USE & OCCUPANCY TYPE:	GROUP R-2 (RESIDENTIAL) COMMON PATH OF TRAVEL = 35'-0" MAX. (SEE GENERAL NOTE #) TRAVEL DISTANCE = 200'-0" MAX. DEAD END CORRIDORS = 20'-0" MAX.
TOTAL SPACE AREA:	UNITS '1' & '4': 535.25 SQ. FT. (GROUND FLOOR) + 511.17 SQ. FT. (2ND FLOOR) 112.42 SQ. FT. UNITS '2' & '3': 431.42 SQ. FT. (GROUND FLOOR) + 389.50 SQ. FT. (2ND FLOOR) 820.92 SQ. FT. OVERALL AREA = 3897.81 SQ. FT.

SECTION 1004, SECTION 1004.4 AND TABLE 1004.12
FLORIDA BUILDING CODE, BUILDING 2017

MAXIMUM OCCUPANT LOAD			
FUNCTION OF SPACE (USE)	AREA	LOAD FACTOR	TOTAL LOAD
RESIDENTIAL (UNIT #1)	535.25 SQ. FT. + 511.17 SQ. FT. 112.42 SQ. FT. (GROSS)	200 SQ. FT. / PERSON	556 OCCUPANTS
RESIDENTIAL (UNIT #2)	431.42 SQ. FT. + 389.50 SQ. FT. 820.92 SQ. FT. (GROSS)	200 SQ. FT. / PERSON	411 OCCUPANTS
RESIDENTIAL (UNIT #3)	431.42 SQ. FT. + 389.50 SQ. FT. 820.92 SQ. FT. (GROSS)	200 SQ. FT. / PERSON	411 OCCUPANTS
RESIDENTIAL (UNIT #4)	535.25 SQ. FT. + 511.17 SQ. FT. 112.42 SQ. FT. (GROSS)	200 SQ. FT. / PERSON	556 OCCUPANTS
TOTAL OCCUPANT LOAD			1934 = 20 OCCUPANTS

PORTABLE FIRE EXTINGUISHER CALC.:
CONTRACTOR SHALL PROVIDE ONE ABC TYPE FIRE EXTINGUISHER FOR EVERY 1300 SQ. FT. OF BUILDING AREA NOT EXCEEDING 75'-0" OF TRAVEL DISTANCE FROM ANY LOCATION INSIDE THE SPACE. REFER TO CHAPTER 6 OF NFPA 10, 2019 EDITION AND LIFE SAFETY NOTES ON THIS SHEET. COORDINATE EXACT LOCATION IN THE FIELD WITH LOCAL FIRE MARSHALL (TYP.).

SECTIONS 1005, 1015 AND 1016, AND TABLE 1004.12
FLORIDA BUILDING CODE, BUILDING 2017

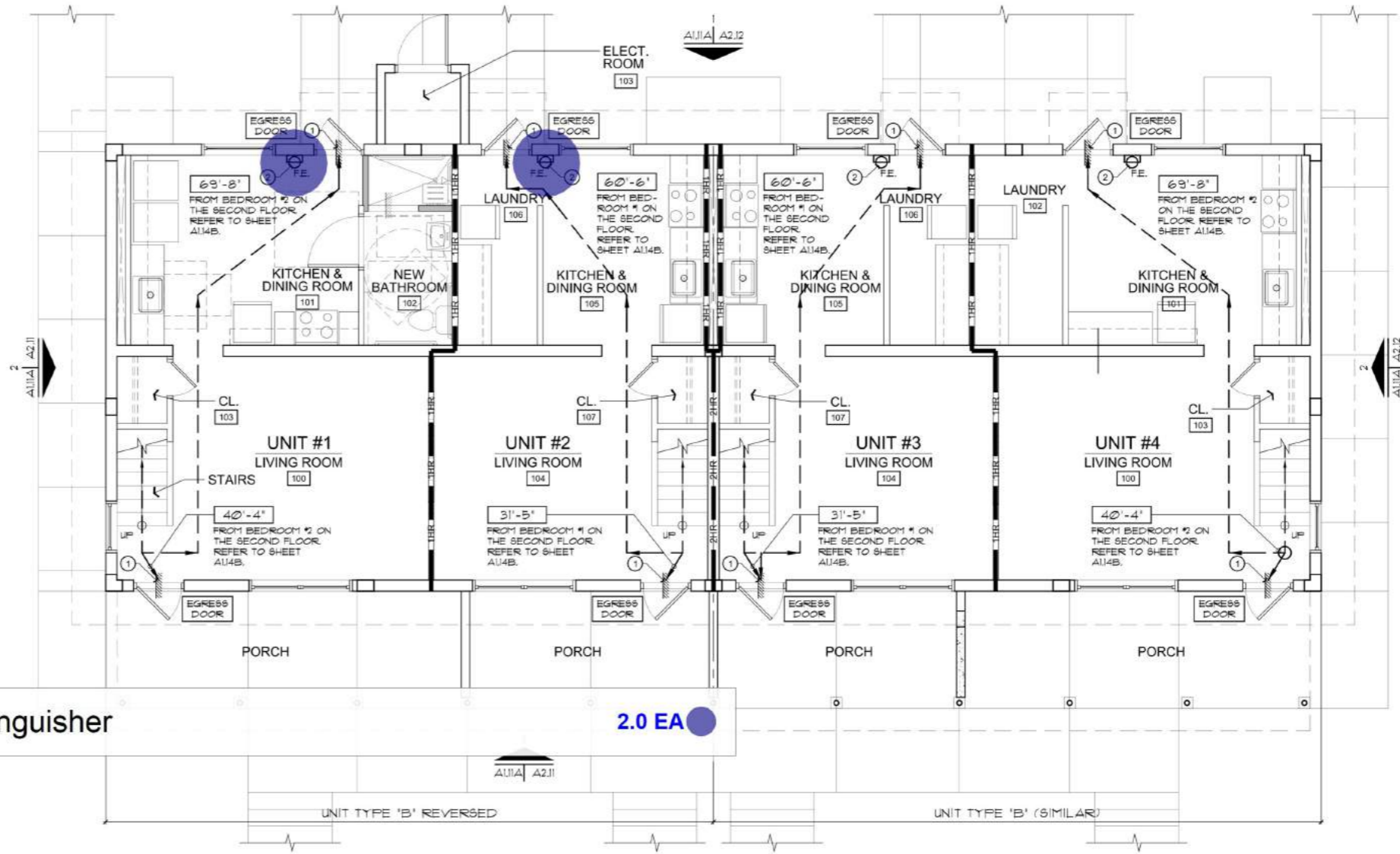
OCCUPANT LOAD & EGRESS CALCULATIONS				
OCCUPANCY TYPE	AREA (SQ. FT.)	TOTAL OCCUPANT LOAD	WIDTH OF EGRESS REQUIRED	WIDTH OF EGRESS PROVIDED
GROUP B (BUSINESS)	5411	20	20 OCCUPANTS X 0.2 = 4' EGRESS WIDTH	32' x 8 = 256'

ACCORDING TO SECTIONS 1006, 1011 AND 1012, AND TABLES 1006.21 AND 1011.2
FLORIDA BUILDING CODE, BUILDING 2017

OCCUPANCY TYPE	PROTECTION	COMMON PATH OF TRAVEL	MAXIMUM NP	PROVIDED
GROUP R-2 (RESIDENTIAL)	NON-SPRINKLERED	EXIT ACCESS TRAVEL DISTANCE	200'-0"	78'-3" FOR UNITS #1 & 4 68'-1" FOR UNITS #2 & 3
		DEAD-END LIMIT	20'-0"	N/A

SECTION 1006 AND TABLE 1006.31
FLORIDA BUILDING CODE, BUILDING 2017

MINIMUM NUMBER OF EXITS		
OCCUPANT LOAD PER STORY	NUMBER OF EXITS REQ'D	NUMBER OF EXITS PROVIDED
1 - 500	2	2 PER UNIT X 4 = 8
501 - 1000	3	-
MORE THAN 1000	4	-



1 GROUND FLOOR LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

ITEM #	DESCRIPTION
78'-3"	TRAVEL DISTANCE TO EGRESS DOOR.
EGRESS DOOR	LOCATION OF EGRESS DOOR.
○	POINT OF ORIGIN FOR EGRESS CALCULATIONS.
○	POINT OF CONVERGENCE (END) FOR COMMON PATH OF TRAVEL.
1HR	1HR RATED SEPARATION.
2HR	2HR RATED SEPARATION.
3HR	3HR RATED SEPARATION.
4HR	4HR RATED SEPARATION.
FE	WALL-MOUNTED PORTABLE FIRE EXTINGUISHER. REFER TO DETAIL 'A' ON THIS SHEET. COORDINATE EXACT LOCATION WITH LOCAL FIRE DEPARTMENT.
○	CEILING-MOUNTED EXIT LIGHT BATTERY FIXTURE. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAR PATH TO EXIT OR EXIT ACCESS. REFER TO ELECTRICAL DRAWINGS.
○	WALL-MOUNTED EXIT LIGHT BATTERY FIXTURE. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAR PATH TO EXIT OR EXIT ACCESS. REFER TO ELECTRICAL DRAWINGS.

NOTE: NOT ALL SYMBOLS ARE APPLICABLE.

LIFE SAFETY PLAN KEYED NOTES:

ITEM # DESCRIPTION

1 1/4" MAX. CHANGE IN LEVEL AS PER CHAPTER 3 (SECTIONS 303.2 & 303.3) OF THE 2017 FBC - ACCESSIBILITY. REFER TO DIAGRAM BELOW.

2 NEW WALL-MOUNTED PORTABLE FIRE EXTINGUISHER. REFER TO DETAIL 'A' ON THIS SHEET.

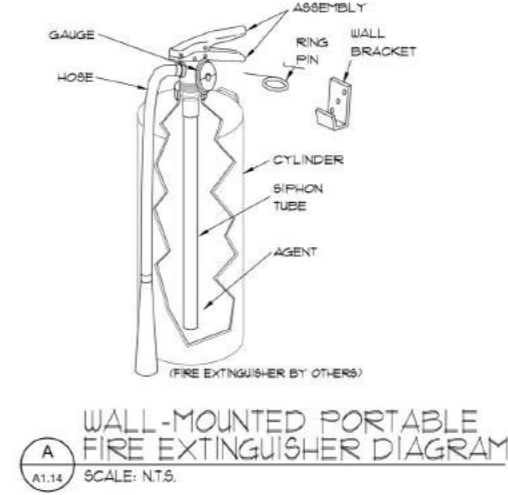
GENERAL NOTES

1. THE MAXIMUM COMMON PATH OF TRAVEL FOR EXISTING APARTMENT BUILDINGS PER THE 2019 NFPA 101 (2017 IFPC) SECTION 312.3.1 IS 35'-0" MAXIMUM TRAVEL WITHIN A DWELLING UNIT SHALL NOT BE INCLUDED FOR COMMON PATH OF TRAVEL CALCULATIONS.

2. THE NUMERICAL ADDRESS WILL BE PROVIDED ON ALL EXTERIOR DOOR AS PER CITY ORDINANCE 5210 WITH 6" NUMBERS, WEATHERPROOF, AND CONTRASTING COLORS. IF THE ADDRESS IS TO BE PLACED ON A WINDOW THE NUMBERS SHALL BE 'WHITE', IF THEY ARE TO BE ON A LIGHT COLORED BACKGROUND THEY SHALL BE 'BLACK'.

3. NOT USED.

4. REVIEW AND APPROVAL BY THE AHJ (AUTHORITY HAVING JURISDICTION) SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:134.1.



MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
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WWW.SAQUIARCHITECTS.COM

DATE: 01/26/2020
REVISIONS:
BUILDING DEPARTMENT COMMENTS: 01/26/2020

SHEET: A1.14A

DUAL: RALMD
CHECK: ACS, AIA
SCHEM: 01/26/2020
I. DATE: 10/22/2020
R. BID: -
R. COND: -
COMPL: 20201

ANGEL C. SAQUI II, AIA
ARY 2019568

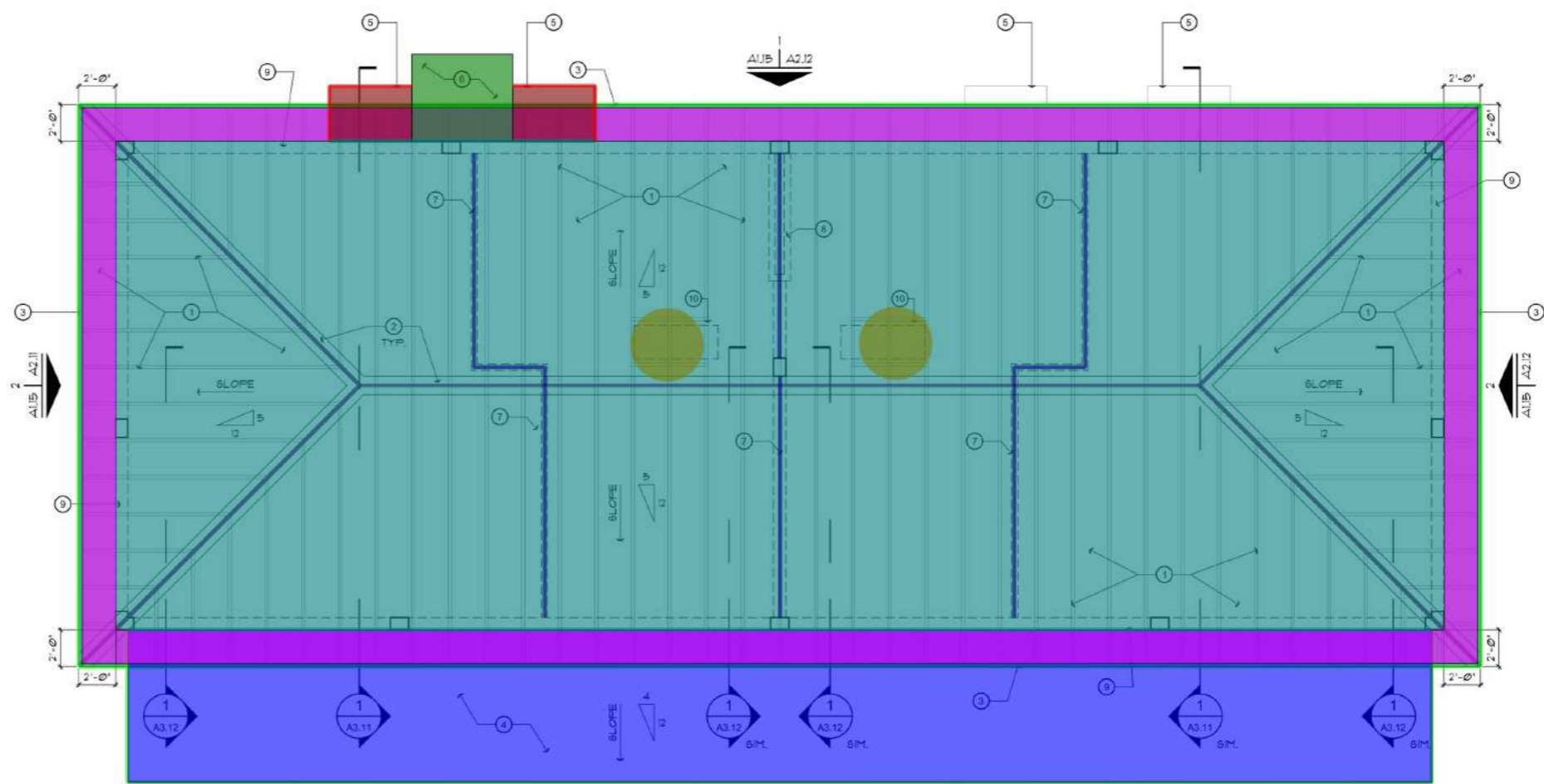
NOT RELEASED FOR CONSTRUCTION

ROOF PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW ASPHALT SHINGLE ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. # 19-0312.04) ON #3 ASPHALT SATURATED FELT ON 5/8" EXTERIOR GRADE CDX PLYWOOD SHEATHING ATTACHED TO STEEL ROOF TRUSSES @ 24" O.C. (TYP.). ROOF FINISH MATERIAL TO MATCH EXISTING GC SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL GC SHALL INSTALL ROOF AS PER MANUFACTURER'S SPECIFICATIONS AND APPROVED MIAMI-DADE N.O.A.
2	ASPHALT ROOF RIDGE CAP FLASHING (TYP.) COLOR IS TO MATCH ROOF. GC SHALL INSTALL FLASHING PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SAMPLE/SUBMITAL. TYP.
3	PROVIDE DRIP EDGE FLASHING (TYP.) ON 1X2" FT OVER 2"X10"PT WOOD FASCIA. COLOR IS TO MATCH ROOF. GC SHALL INSTALL FLASHING PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SAMPLE/SUBMITAL. TYP.
4	NEW ASPHALT SHINGLE PORCH ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. # 19-0312.04) ON #3 ASPHALT SATURATED FELT ON NEW PRESSURE-TREATED TONGUE-AND-GROOVE WOOD STUDS AND RAFTERS ANCHORED TO EXTERIOR WALL AND WOOD BEAM.
5	EXISTING OVERHANG: 12" - (2) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER 3/8" LB. FELT PAPER ON 5" CONCRETE OVERHANG. PROVIDE NEW PAINT COLOR FINISH: SW-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED.
6	EXISTING FLAT CONG. ROOF TO REMAIN. GC TO PROVIDE NEW GAF ROOFING AS SPECIFIED ON THIS SHEET AND INSTALL PER MANUFACTURER'S SPECS.
7	FIRE RATED TRUSS PARTITIONS- 3 5/8" 20 GA. STEEL STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP BOARD ON BOTH SIDES (TYP.). REFER TO DETAIL 'A/A5.11'.
8	FIRE RATED TRUSS PARTITIONS- 3 5/8" 20 GA. STEEL STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYP BOARD ON BOTH SIDES SURROUNDING PLUMBING CHASE.
9	EXISTING CONCRETE PERIMETER BEAMS/STRUCTURE BELOW.
10	NEW AC UNITS W/ ACCESS @ 24"X24" SCUTTLE.

KEY LEGEND:
 ALL SYMBOLS MAY NOT BE APPLICABLE

SYMBOL	DESCRIPTION
1	WALL / PARTITION SEE SHEET A5.11 FOR WALL / PARTITION SCHEDULE AND UL LABELS
D1	DOOR SYMBOL - SEE SHEET A6.11 FOR DOOR SCHEDULE
W1	WINDOW SYMBOL - SEE SHEET A6.11 FOR WINDOW SCHEDULE
XXX	ROOM NUMBER SYMBOL FOR FINISH MATERIAL SEE SHEET A6.13 FOR FINISH MATERIAL SCHEDULE
1	KEY NOTE - SEE SAME SHEET FOR KEY LEGEND, TYP. FOR ALL.
1	RESTROOM FIXTURE SYMBOL - SEE SHEET A4.12
1	KITCHEN EQUIPMENT SYMBOL - SEE A1.6



1 ROOF PLAN
 A1.15 SCALE: 1/4" = 1'-0"
 NORTH

- Asphalt Roof Ridge Cap Flashing
- Asphalt Shingle Roof on #3 Asphalt Saturated Felt on 5/8" Exterior Grade CDX Plywood Sheathing
- Galvanized Drip Edge Flashing W/ (1 X 2) PT W/ (2 X 10) PT WOOD FASCIA
- Asphalt Shingle Roof W/ GAF Underlayment on #3 Asphalt Saturated Felt
- (3) Coat Stucco Finish on Paper Backed Metal Lath, (1) Layer #3 LB Felt Paper on 5/8" Exterior Grade CDX Plywood
- GAF Roofing on Conc. Roof
- (24" X 24") Access Shuttle
- (2) Coat Stucco Finish on Paper Backed Metal Lath, (1) Layer #3 LB Felt Paper (Painted)
- 2- Piece Metal Step Counterflashing
- 1/2" Drip Edge
- (5' H) Fire Rated Truss Partition

GAF
 AD0046522 James E Scott Building Rehabilitation 10/7/2020
 7163 W 22nd Ave
 Miami, FL 33239

Components
 Leak Barrier, Roof Deck, Shingles, Ventilation, Hip & Ridge, Shingles

Leak Barrier Locations

GUARANTEE
 GAF® WeatherStopper® Golden Pledge® Lifetime Warranty
 This system shall be installed by a GAF® Master Elite™ Contractor.

Each roof has unique requirements. This specification is a graphic representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations and warranty eligibility, contact Contractor Services. Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s). Always review the appropriate Application & Specification Manual before commencing this project, as the Manual may contain information that is important for a successful installation.

This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s) referenced above, printed technical bulletins or specific correspondence drafted for this project by Field Services or Technical Services Manager.

Architectural Information Services
 aia@gaf.com
 1-800-522-9224

GAF SURFACE SEAL SB QUICK SPEC
 Structural Concrete (SS-5)

NOTE: The following "Quick Spec" is an abbreviated specification and is not meant to replace the detailed specification. Read the entire 3-Part CSI System Specification prior to starting the project. Non job specific 3-Part CSI System Specifications are available at www.gaf.com.

Method
 Spray, roller, or brush

Requirements

- Moisture survey required.
- Roof must be clean, dry, and tight.
- Adhesion test required to ensure proper adhesion to substrate(s).
- Apply at 40°F (5°C) and rising with no rain, dew, fog or freezing temperatures in forecast for 24 hours.
- GAF recommends that the surface temperature be at or less than 110°F (43°C) during application.

Flashing Grade Only Rates	Flashed Flashing	10'	21'
		2.0	21

STRUCTURAL CONCRETE SURFACE SEAL SB

Warranty Term	1st Coat (Gal/Sq)	2nd Coat (Gal/Sq)	3rd Coat (Gal/Sq)	Total (Gal/Sq)	DFT* (mil)	Emulsion Pledge	Disposal Pledge
10 Year	1.5	1.5	3.0	24	24	Yes	No

*Dry film thickness (DFT) is measured in mil, and is theoretical. Actual DFT will vary dependent on substrate profile, application technique and weather factor.
 Note: DFT for 3-coat system includes 6 mils for the fabric.

Surface Seal SB Quick Spec (09/2019)

BALCONY EDGE WATERPROOFING DETAIL ALTERNATE #2

132.5 FT
2354.7 SQ FT
302.1 FT
594.5 SQ FT
376.7 SQ FT
26.0 SQ FT
2.0 EA
27.1 SQ FT
85.7 FT
15.0 FT
82.8 FT

12" BEAD OF TOPCOAT® FLEXSEAL AT JOINT
 TOPCOAT® SURFACE SEAL SB
 TOPCOAT® FLASHING FABRIC (OPTIONAL)
 TOPCOAT® SURFACE SEAL SB
 TOPCOAT® FLASHING GRADE
 METAL DRIP EDGE (OPTIONAL)
 DECK

GAF TOPCOAT
 BALCONY SERIES

DRAWING # 102
SYSTEM TC/BALC

SCALE N.T.S.
REVISION DATE 12-01-12

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
 ARCHITECTS PLANNERS INTERIORS, PLLC
 1208 SW 13TH CT, SUITE 216
 MIAMI, FLORIDA 33136
 PHONE: (786) 752-0790
 FAX: (786) 752-0795
 WWW.SAQUIARCHITECTS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/2020	BUILDING DEPARTMENT COMMENTS

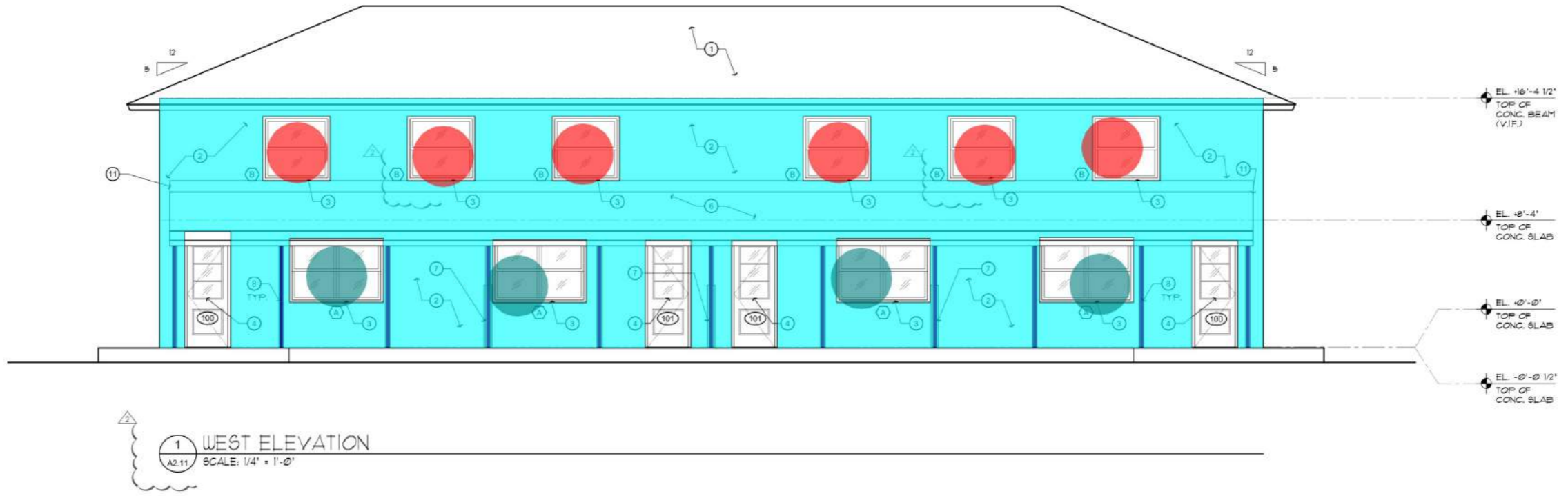
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BY ACB, AIA
CHECKED ACB, AIA
SCHEM. 01/25/2020
I. DATE 10/22/2020
R. BID -
R. CON. -
COMP. 2/20/21

ANGEL C. SAQUI II, AIA
 AIA # 2012556

SHEET TITLE
 ROOF PLAN
 A1.15

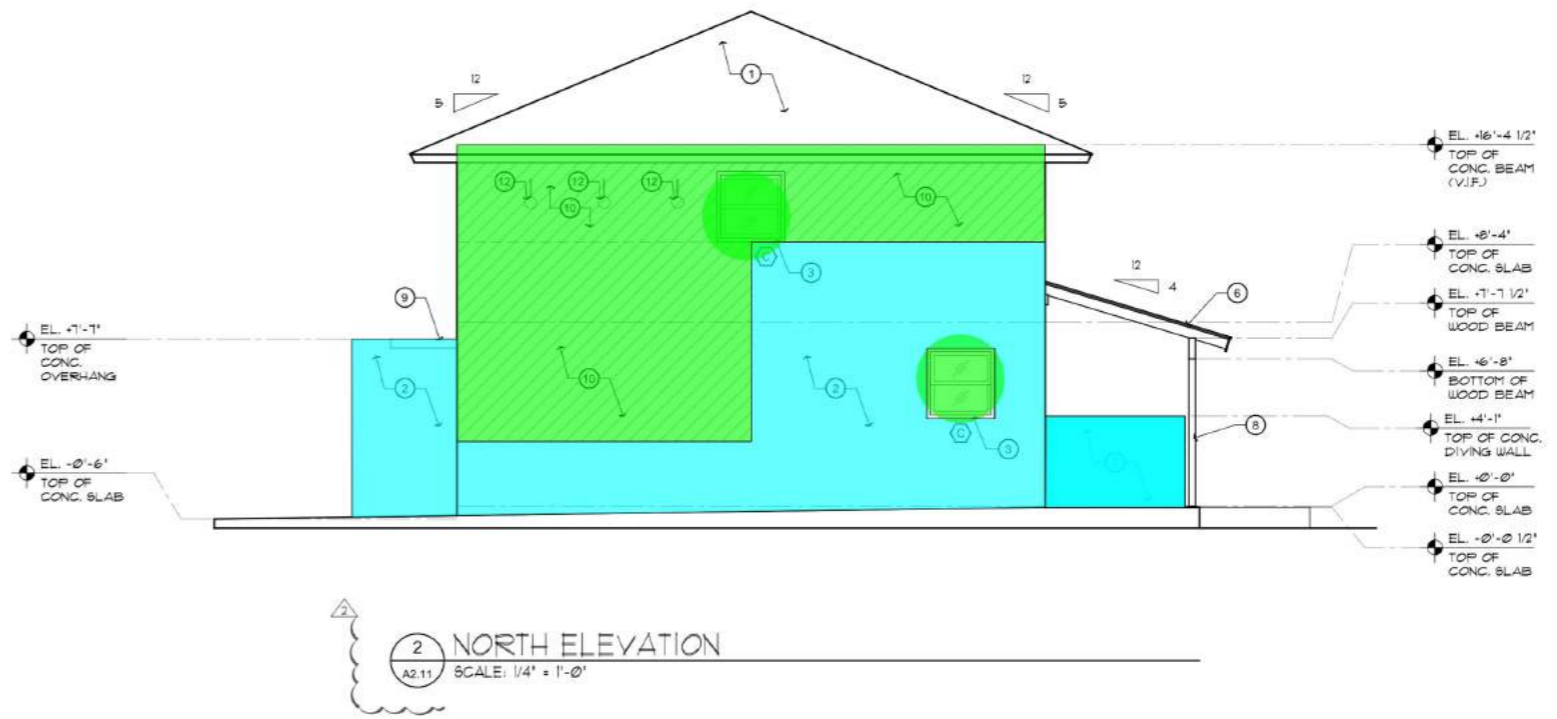
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 SCHEM. 01/25/2020
 I. DATE 10/22/2020
 R. BID -
 R. CON. -
 COMP. 2/20/21

NOT RELEASED FOR CONSTRUCTION



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

BUILDING ELEVATION KEYED NOTES:	
ITEM #	DESCRIPTION
1	NEW ASPHALT SHINGLE ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. * 15-0312.04) ON #30 ASPHALT SATURATED FELT ON 5/8" EXTERIOR GRADE CDX PLYWOOD SHEATHING (TYP.). G.C. IS TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. G.C. IS TO INSTALL ROOF AS PER MANUFACTURER'S SPECIFICATIONS.
2	(2) Coat Stucco Finish (Painted)
3	(6'-2" X 4'-3") Alum Window Type - A
4	(4'-5" X 4'-3") Window Type - B
5	(2'-1" X 3'-2") Window Type - C
6	(4" Dia) Steel Pipe Column (Painted)
7	Refurbish Mural
8	NEW ASPHALT SHINGLE PORCH ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. * 15-0312.04) ON #30 ASPHALT SATURATED FELT ON NEW PRESSURE-TREATED WOOD RAFTERS WITH TONGUE-IN-GROOVE WOOD STUDS ANCHORED TO EXTERIOR WALL AND WOOD BEAM. REFER TO STRUCTURAL DRAWINGS.
9	6'-0" HIGH DIVIDING WALL; 1/2" - (2) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER 30# LB. FELT PAPER ON 8" CMU WALL WITH NEW PRIME/ PAINT COLOR: SW-SIMPLIFIED BEIGE.
10	NEW 4" DIA STEEL PIPE COLUMN SAND-BLAST, PREP AND PAINT ALL COLUMNS (TYP.). COLOR FINISH TO BE SW-SIMPLIFIED BEIGE.
11	EXISTING OVERHANGS: 1/2" - (2) COAT STUCCO FINISH ON 5" CONCRETE OVERHANG. PROVIDE DRIP EDGE AND NEW PAINT COLOR FINISH: SW-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED. GC SHALL CONTRACT AN ARTIST TO REPAIR AND REPAINT EXISTING MURAL TO BRING BACK TO ITS ORIGINAL STATE.
12	HATCH AREA DENOTES EXISTING MURAL TO BE PROTECTED DURING CONSTRUCTION.
13	METAL ROOF FLASHING - SEE ROOF PLAN ON SHEET A105 FOR DETAILS (TYP.).
14	LED LIGHT FIXTURES ON METAL ARMS, ATTACH TO CMU WALL FOR LIGHTING EXTERIOR MURAL. SEE STRUCTURAL DRAWINGS AND LIGHT FIXTURE SCHEDULE.



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
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REVISIONS
DATE
BUILDING DEPARTMENT COMMENTS
DATE

DATE: 07/20/20
DATE: 07/23/2020

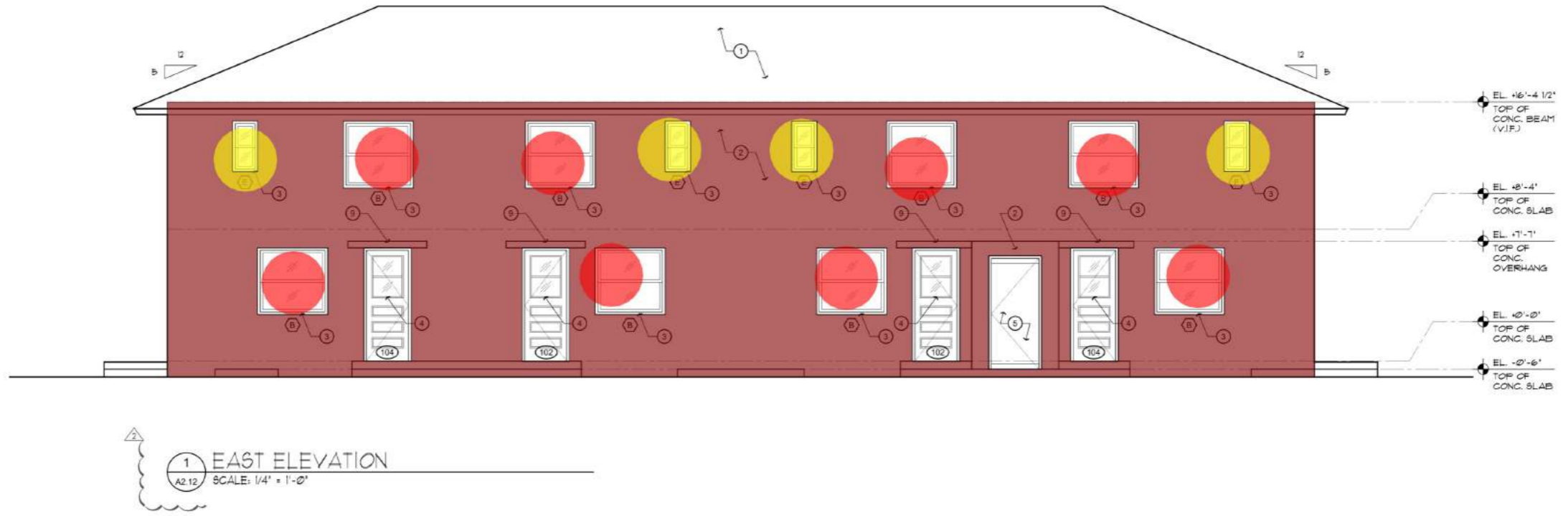
DIAN RALPH
CHECK: ACS, AIA
SCHEM: 07/23/2020
I. DATE: 07/23/2020
R. BID: -
R. CONS: -
COMM: 2020

ANGEL C. SAQUI II, AIA
ART. 0012556

EXTERIOR ELEVATIONS

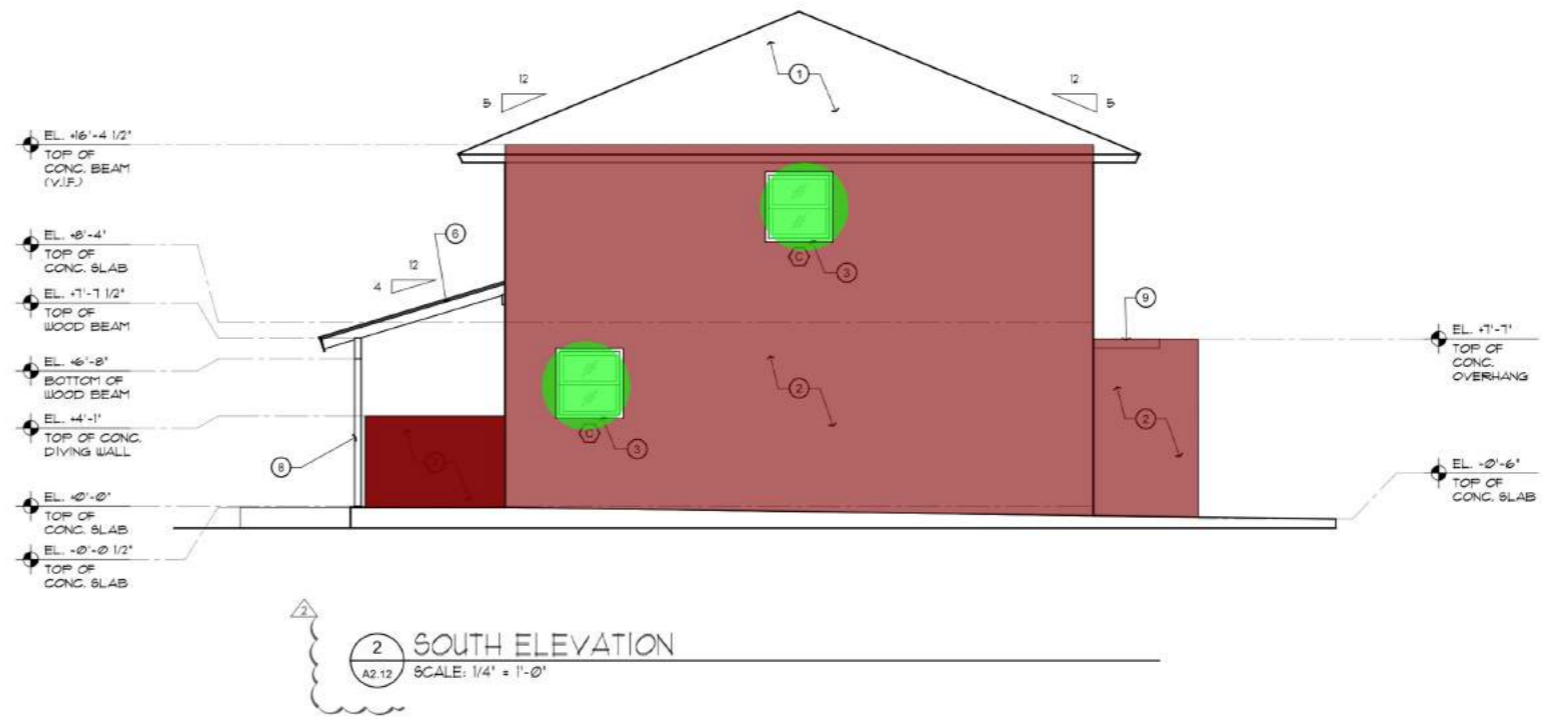
SHEET TITLE
A2.11

NOT RELEASED FOR CONSTRUCTION



- (2) Coat Stucco Finish on Paper Backed Metal Lath (1) Layer #3 lb Felt Paper (Painted) 1521.1 SQ FT
- (1'-7" X 3'-2") Window Type - E 4.0 EA
- (4'-5" X 4'-3") Window Type - B 8.0 EA
- (2'-1" X 3'-2") Window Type - C 2.0 EA

ITEM #	DESCRIPTION
1	NEW ASPHALT SHINGLE ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. * 15-0312.04) ON #30 ASPHALT SATURATED FELT ON 5/8" EXTERIOR GRADE CDX PLYWOOD SHEATHING (TYP.). G.C. IS TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. G.C. IS TO INSTALL ROOF AS PER MANUFACTURER'S SPECIFICATIONS.
2	EXISTING EXTERIOR WALL: 1/2" - (2) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER #3 LB. FELT PAPER ON 8" CMW. WALL. PROVIDE NEW PAINT COLOR FINISH: SW-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED.
3	NEW EXTERIOR IMPACT-RESISTANT ALUM. / GLAZ. WINDOW, SINGLE-HUNG, MANUFACTURED BY MR. GLASS WINDOWS AND DOORS, INC., SERIES MG-3000, FLORIDA PRODUCT APPROVAL FL # 203521 & FL # 203522 DESIGN OF WINDOW SHALL MATCH PREVIOUS DESIGN. G.C. TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. SEE WINDOW SCHEDULE ON SHEET A6.10B.
4	NEW METAL DOOR AND FRAME. SEE DOOR AND HARDWARE SCHEDULES ON SHEET A6.11A (TYP.). G.C. IS TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
5	EXISTING METAL DOOR AND FRAME TO REMAIN.
6	NEW ASPHALT SHINGLE PORCH ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. * 15-0312.04) ON #30 ASPHALT SATURATED FELT ON NEW PRESSURE-TREATED WOOD RAFTERS WITH TONGUE-IN-GROOVE WOOD STUDS ANCHORED TO EXTERIOR WALL AND WOOD BEAM. REFER TO STRUCTURAL DRAWINGS.
7	6'-0" HIGH DIVIDING WALL: 1/2" - (2) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER #3 LB. FELT PAPER ON 8" CMW. WALL WITH NEW PRIME / PAINT COLOR: SW-SIMPLIFIED BEIGE.
8	NEW 4" DIA. STEEL PIPE COLUMN, SAND-BLAST, PREP AND PAINT ALL COLUMNS (TYP.). COLOR FINISH TO BE SW-SIMPLIFIED BEIGE.
9	EXISTING OVERHANG: 1/2" - (2) COAT STUCCO FINISH ON PAPER-BACKED METAL LATH (1) LAYER #3 LB. LATH PAPER ON 5" CONCRETE OVERHANG. PROVIDE DRIP EDGE AND NEW PAINT COLOR FINISH: SW-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED.
10	HATCH AREA DENOTES EXISTING MURAL TO BE PROTECTED DURING CONSTRUCTION.



DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

<p>MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT JAMES E. SCOTT HOMES BUILDING REHABILITATION</p> <p>7163 NW 22ND AVENUE MIAMI, FLORIDA 33147</p>	<p>ANGEL C. SAQUI, FAIA ARCHITECTS PLANNERS INTERIORS, PLLC 12963 SW 133RD CT, SUITE 216 MIAMI, FLORIDA 33186 PHONE: (786) 762-0780 FAX: (786) 762-0780 WWW.SAQUIARCHITECTS.COM</p>
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DATE: 8/17/2010	REVISIONS:
BUILDING DEPARTMENT COMMENTS:	
BEAL	

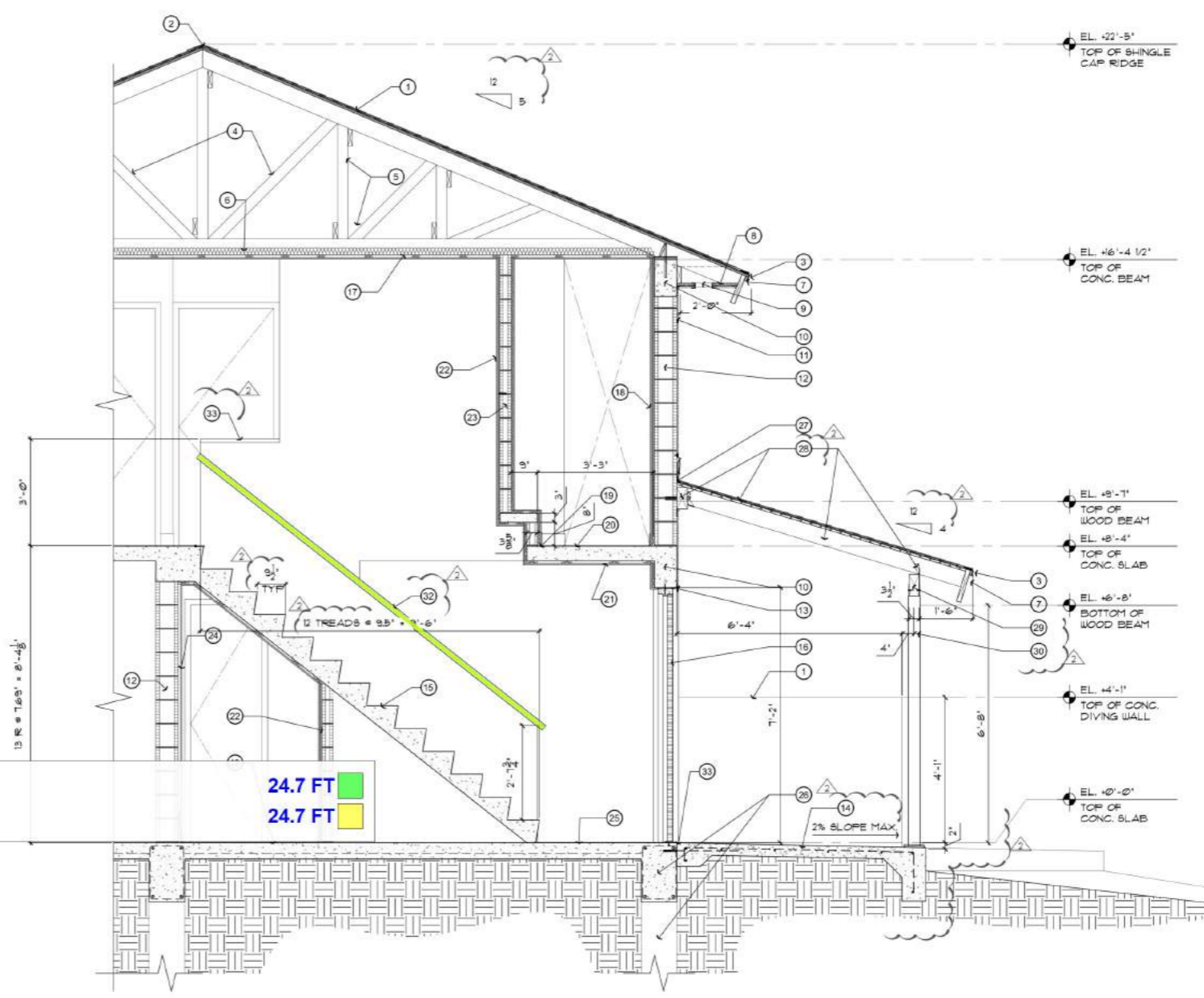
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SCHEM: 01/29/2010	I. DATE: 10/22/2010
R. BID: -	R. CONS: -
COMPL: 2010	

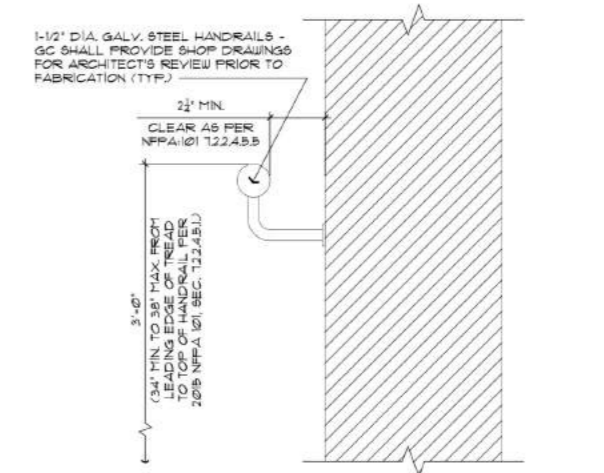
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BUILDING ELEVATION KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW ASPHALT SHINGLE ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. # 19-031204) ON #30 ASPHALT SATURATED FELT ON 5/8" EXTERIOR GRADE CDX PLYWOOD SHEATHING (TYP). G.C. IS TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. G.C. IS TO INSTALL ROOF AS PER MANUFACTURER'S SPECIFICATIONS.
2	ASPHALT RIDGE RIDGE CAP (TYP). COLOR IS TO MATCH ROOF. G.C. IS TO INSTALL FLASHING AS PER MANUFACTURER SPECIFICATIONS.
3	PROVIDE GALVANIZED / PAINTED DRIP EDGE FLASHING (TYP). COLOR IS TO MATCH ROOF. G.C. IS TO INSTALL FLASHING AS PER MANUFACTURER'S SPECIFICATIONS.
4	2x PRESSURE-TREATED, PRE-FABRICATED WOOD OR GALVANIZED STEEL STUD TRUSSES BY TRUSS COMPANY. G.C. SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS PREPARED BY A REGISTERED FLORIDA ENGINEER, SPECIALIZED IN TRUSS DESIGN. G.C. SHALL INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS (TYP.).
5	2" x 4" CROSS BRACING IN ADDITION TO TRUSS MANUFACTURER'S BRIDGING (TYP.). COORDINATE EXACT LOCATION WITH ARCHITECT IN FIELD.
6	R-30 MIN. BATT INSULATION (TYP.) - SEE MECHANICAL CALCULATIONS.
7	2x PRESSURE-TREATED WOOD FASCIA / NAILER W/ 1 X 2 P.T. WOOD NAILER FOR METAL FLASHING. SEE DETAIL '1'.
8	3/4" - (3) COAT STUCCO FINISH ON PAPER BACKED METAL LATH (1) LAYER 30 # L.B. FELT PAPER ON 5/8" EXTERIOR GRADE CDX PLYWOOD SECURELY ATTACHED TO 2 X 6 PRESSURE-TREATED WOOD OR GALVANIZED STEEL STUD RAFTERS @ 24" O.C. G.C. SHALL PROVIDE CONTROL JOINTS @ EVERY 10'-0" O.C. PRIME/ PAINT FINISH TO BE SELECTED BY ARCHITECT/ OWNER. SEE STRUCTURAL DUGS.
9	4' x 16" PERFORATED ALUMINUM SCREENED VENT @ 6'-0" O.C.
10	EXISTING CONCRETE BEAM / TIE BEAM - SEE STRUCTURAL DRAWINGS.
11	EXISTING EXTERIOR WALL: 1/2" - (2) COAT STUCCO FINISH ON EXISTING 8" CMU WALL. PROVIDE NEW PAINT COLOR FINISH: SW-SIMPLIFIED BEIGE. PATCH AND REPAIR IF NEEDED. G.C. SHALL PROVIDE CONTROL JOINTS @ EVERY 10'-0" O.C.
12	EXISTING 8" CMU MASONRY BLOCK - SEE STRUCTURAL DRAWINGS AND REPAIR / REPLACE AS REQUIRED.
13	CORNER BEAD BY VINYL CORP. (TYP.).
14	NEW 5" CONCRETE SLAB ON WELL - COMPACTED GRADE (V.I.F.) W/ #3 REBARS @ 18" O.C. EACH WAY AT MID-DEPTH. PROVIDE DOVEL CONNECTIONS AND SAW-CUT JOINTS. SEE STRUCTURAL DRAWINGS.
15	EXISTING CONCRETE STAIR TO REMAIN. REPAIR AS REQUIRED. EXCEPTION OF STAIRS FOR THE TREAD AT 9'-1/2' AS ORIGINALLY DESIGNED AS PER CHAPTER 12 OF THE 2011 FBC-EB, CHAPTER 12 - HISTORIC BUILDINGS. THE PROVISIONS OF THIS CODE ACKNOWLEDGE THE NEED TO PRESERVE THE CHARACTER OF HISTORIC BUILDINGS AND SHALL APPLY TO THE REPAIR, ALTERATION, AND RESTORATION. PER SECTION 12031 - (1) MAINTAIN AND PRESERVE ORIGINAL SPACE CONFIGURATIONS OF HISTORIC BUILDINGS & (2) MINIMIZE ALTERATION, DESTRUCTION OR LOSS OF HISTORIC FABRIC OR DESIGN.
16	NEW IMPACT RESISTANT EXTERIOR METAL DOOR AND FRAME. SEE DOOR AND HARDWARE SCHEDULES ON SHEET A6.11A (TYP). G.C. IS TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
17	NEW HARD CEILING: 5/8" TYPE 'X' GYP. BOARD ON 1 x 3 P.T. WOOD FURRING @ 16" O.C. ON BOTTOM CHORD OF ROOF TRUSSES. PROVIDE PAINT FINISH PER THE FINISH FLOOR PLAN AND SCHEDULE ON SHEET A6.12B (TYP.).
18	5/8" GYP. BD. BOTH SIDES ON 1 x 3 P.T. WOOD FURRING @ 16" O.C. ON EXISTING 8" CMU WALL. SEE DETAIL '1'.
19	(36" H) 1-1/2" Handrail Maine Grade Wood Cap
20	EXISTING 5" CONCRETE STRUCTURAL SLAB TO REMAIN. SEE STRUCTURAL DRAWINGS AND REPAIR / REPLACE AS REQUIRED (TYP.).
21	1/2" GYP. BD. ON 1 x 3 P.T. WOOD FURRING @ 16" O.C. ON UNDERSIDE OF 5" CONCRETE SLAB. SEE ROOM FINISH PLANS AND SCHEDULE ON SHEETS A6.12A & A6.13.
22	1/2" GYP. BD. ON 1 x 3 P.T. WOOD FURRING @ 16" O.C. ON 4" CMU WALL AT BOTH INTERIOR SIDES. SEE FLOOR PLAN AND WALL TYPES ON SHEET A111 FOR WHAT APPLIES. SEE ROOM FINISH PLANS AND SCHEDULE ON SHEETS A6.12A, A6.12B & A6.13.
23	EXISTING 4" CMU MASONRY BLOCK - SEE STRUCTURAL DRAWINGS AND REPAIR / REPLACE AS REQUIRED.
24	1/2" GYP. BD. ON 1 x 3 P.T. WOOD FURRING @ 16" O.C. ON 8" CMU WALL AT BOTH INTERIOR SIDES. SEE FLOOR PLAN AND WALL TYPES ON SHEET A111 FOR WHAT APPLIES. SEE ROOM FINISH PLANS AND SCHEDULE ON SHEETS A6.12A, A6.12B & A6.13.
25	EXISTING 6" CONCRETE SLAB TO REMAIN. SEE STRUCTURAL DRAWINGS AND REPAIR / REPLACE AS REQUIRED (TYP.).
26	EXISTING CONCRETE FOOTINGS AND FILES TO REMAIN. SEE STRUCTURAL DRAWINGS (TYP.).
27	PROVIDE NEW METAL STEP FLASHING AND EXTEND UP EXISTING 8" CMU WALL @ 5" MIN. COVER WITH CUT ASPHALT SHINGLE. ATTACH TO EXISTING WALL WITH ASPHALTIC PLASTIC CEMENT AND NAIL TO TONGUE-IN-GROOVE WOOD STUDS. G.C. TO INSTALL PER MANUFACTURER'S SPECS. SEE DETAIL '1'.
28	NEW ASPHALT SHINGLE PORCH ROOF - GAF TIMBERLINE HDZ ASPHALT ROOFING SHINGLE SYSTEM (COLOR: HICKORY AND MIAMI-DADE N.O.A. # 19-031204) ON #30 ASPHALT SATURATED FELT ON NEW PRESSURE-TREATED WOOD RAFTERS WITH TONGUE-IN-GROOVE WOOD STUDS ANCHORED TO EXTERIOR WALL AND WOOD BEAM.
29	NEW PRESSURE-TREATED 4' x 12' WOOD BEAM. REFER TO STRUCTURAL DRAWINGS.
30	NEW 3-1/2" DIA. STEEL PIPE COLUMN. SAND-BLAST, PREP AND PAINT ALL COLUMNS (TYP.). COLOR FINISH TO BE SW-SIMPLIFIED BEIGE.
31	NOT USED.
32	NEW 1-1/2" HANDRAIL AT 3'-0" HIGH. HANDRAIL SHALL HAVE AN OUTSIDE PERIMETER OF 1-1/4" MIN. TO 2" MAX. AS PER 2011 FBC-A. G.C. TO PROVIDE SHOP DRAWINGS AND SAMPLES TO ARCHITECT FOR FINAL APPROVAL (TYP.). REFER TO DETAIL '2/A3.12'.
33	NEW MAINE GRADE WOOD CAP (OR EQUAL) @ OPPOSITE SIDE OF WALL.
34	1/2" EXPANSION JOINT.



1 CROSS SECTION THRU STAIRWAY
A3.12 SCALE: 1/2" = 1'-0"



2 HANDRAIL CLEARANCE DETAIL
A3.12 SCALE: 3" = 1'-0"

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 MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147
 CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 ANGEL C. SAQUI, FAIA
 ARCHITECTS
 PLANNERS INTERIORS, PLLC
 1298 SW 13th CT, SUITE 216
 MIAMI, FLORIDA 33136
 PHONE: (786) 732-0780
 FAX: (786) 732-0780
 WWW.SAQUIARCHITECTS.COM
 SHEET TITLE
BUILDING SECTIONS
 SHEET:
A3.12
 DWN: RALMD
 CHECK: ACS, AIA
 SCHEM: 01/29/2020
 I. DATE: 01/29/2020
 R. BID: -
 R. CONS: -
 COMM: 2/20/21
 NOT RELEASED FOR CONSTRUCTION

DISABLED ACCESS REQUIREMENTS

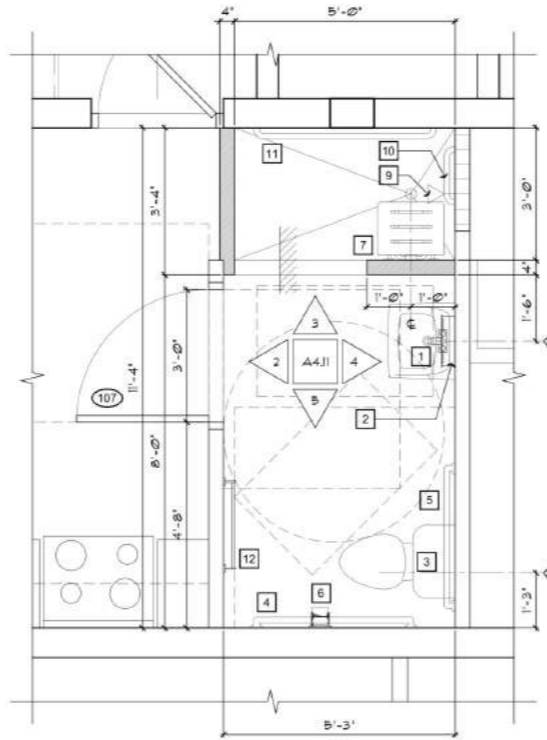
TOILET ROOM FIXTURES AND ACCESSORIES

- AT LEAST ONE OF EACH TYPE OF ACCESSORY TO BE MOUNTED AT 3'-4" MAXIMUM ABOVE FINISH FLOOR.
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE AND 48 INCHES LONG IN FRONT OF THE URINAL.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND AT LEAST A MAXIMUM OF 11 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
 - FLOOR SURFACES ARE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 5 INCHES ONTO WALLS.
 - WALLS WITHIN 24 INCHES OF FRONT AND SIDE URINALS SHALL BE SMOOTH, HARD AND NON-ABSORBENT TO 60 INCHES IN HEIGHT, AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.
- NOT USED
- A CLEAR FLOOR SPACE OF 30 INCHES WIDE X 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
- LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 28 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MAXIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MAXIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
 - THE REQUIRED CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND EXTEND A MAXIMUM OF 18 INCHES UNDERNEATH THE LAVATORY.
 - THERE SHALL BE NO SHARP OR ABRASIVE ELEMENTS UNDER THE LAVATORY.
- A PROJECTION OF A LAVATORY BOWL INTO THE 8 INCH CLEAR SPACE, THEREBY REDUCING THE CLEAR

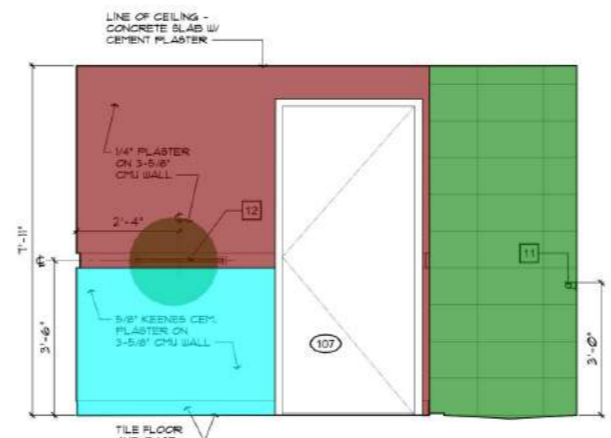
GENERAL PLUMBING NOTES:

- ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- SEE PLUMBING DRAWINGS FOR LOCATIONS AND SIZE OF ACCESS PANELS.
- ALL FIXTURES & ACCESSORIES SHALL COMPLY W/ THE CURRENT ADA, STATE OR LOCAL REGULATIONS FOR MOUNTING HEIGHTS & CLEARANCES.
- ALL GRAB BARS IN NEW CONSTRUCTION SHALL BE INSTALLED WITH CONCEALED ANCHOR PLATES.
- LAVATORY FAUCET CONTROLS SHALL BE BLADE TYPE OPERATION.
- PROVIDE BLOCKING IN WALL AS REQ'D FOR ALL FIXTURES AND EQUIPMENT.
- TOILET ROOMS WALLS TO HAVE FULL SOUND BATT INSULATION FROM FLOOR TO DECK ABOVE.
- GYP. BD. IN ALL UET AREAS TO BE WATER-RESIST. GYP. BD.
- ALL WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO METAL STUDS WITH AN EXTERIOR GRADE PRESSURE TREATED / FIRE RETARDANT 2X WOOD BLOCKING.

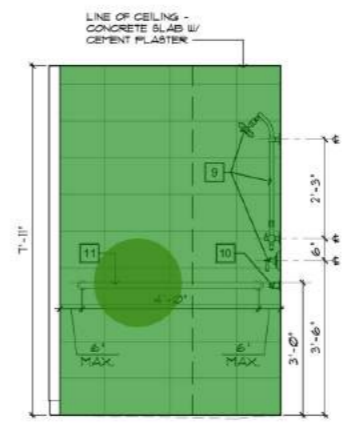
36" INCHES LONG	1.0 EA
24" SS Grab Bar	1.0 EA
48" SS Grab Bar	1.0 EA
12" SS Grab Bar	1.0 EA
Shower Column W/ Head and Valve	1.0 EA
Recessed Heavy Duty Soap Dish	1.0 EA
(16" Wide) Folding Shower Seat	1.0 EA
(14" X 18") Wall Hung Medicine Cabinet	1.0 EA
36" SS Grab Bar	1.0 EA
42" SS Grab Bar	1.0 EA
Toilet Tissue Dispenser	1.0 EA
5/8" Keenes Cement Plaster	67.0 SQ FT
1/4" Plaster	95.7 SQ FT
Ceramic Tile	89.9 SQ FT



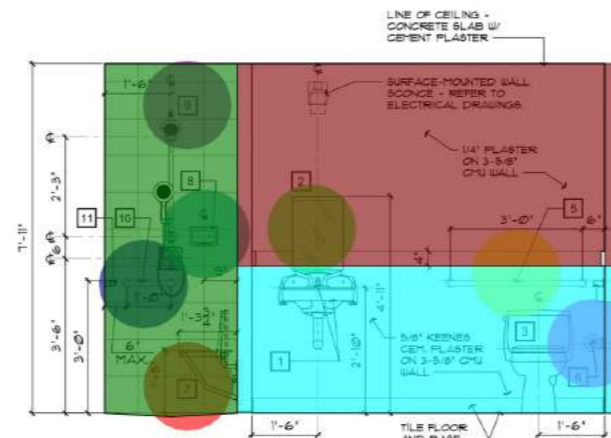
1 RESTROOM PLAN
SCALE: 1/2" = 1'-0"



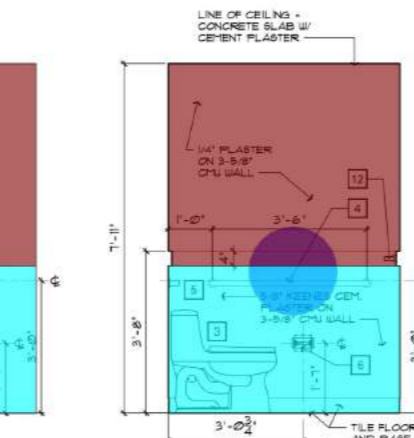
2 RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



3 RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



4 RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



5 RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"

ITEM #	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
1	SEE PLAN	WALL HUNG LAVATORY	AMERICAN STANDARD	LUCERNE - 0356.026.020	FAUCET BY MATCO-NORCA VE-400CLB - SEE DETAILS '6/A4.1' AND '1/A4.1'
2		WALL MOUNTED MEDICINE CABINET	BOBRICK	B-281	SEE DETAIL '1/A4.1'
3		TOILET	AMERICAN STANDARD	CADET RH. - 2385.101.020	SEE DETAIL '6/A4.1'
4		GRAB BAR	BOBRICK	B-6806 X 36	SEE DETAIL '6/A4.1'
5		GRAB BAR	BOBRICK	B-6806 X 42	SEE DETAIL '6/A4.1'
6		TOILET TISSUE DISPENSER	BOBRICK	B-2888	SEE DETAIL '6/A4.1' & '1/A4.1'
7		FOLDING SHOWER SEAT	BOBRICK	B-5191	SEE DETAIL '1/A4.1'
8		RECESSED, HEAVY DUTY SOAP DISH	BOBRICK	B-4360	SEE DETAIL '1/A4.1'
9		SHOWER COLUMN W/ HEAD AND VALVE	KOHLER	SHOWER COLUMN - MODEL # K-45905 SHOWER VALVE TRM (SHOWERHEAD AND HANDLE) - MODEL # K-2893	INCLUDES HANDSHOWER (MODEL # K-11493) & HOSE (MODEL # K-2893) SEE DETAIL '1/A4.1'
10		SHOWER GRAB BAR	BOBRICK	B-6806 X 12	-
11		SHOWER GRAB BAR	BOBRICK	B-6806 X 48	-
12		SURFACE MOUNTED TOILET BAR	BOBRICK	B-613 X 24	-

KEY LEGEND:

ALL SYMBOLS MAY NOT BE APPLICABLE

SYMBOL DESCRIPTION

WALL / PARTITION SEE SHEET A5.11 FOR WALL / PARTITION SCHEDULE AND UL LABELS

DOOR SYMBOL - SEE SHEET A6.11 FOR DOOR SCHEDULE

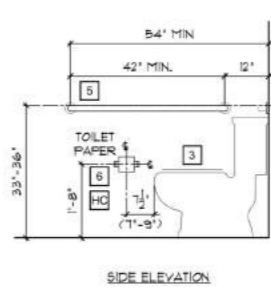
WINDOW SYMBOL - SEE SHEET A6.11 FOR WINDOW SCHEDULE

ROOM NUMBER SYMBOL FOR FINISH MATERIAL SEE SHEET A6.13 FOR FINISH MATERIAL SCHEDULE

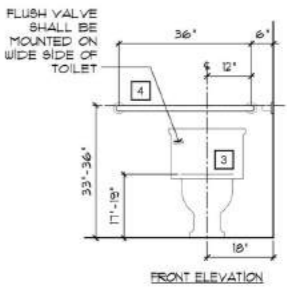
KEY NOTE - SEE SAME SHEET FOR KEY LEGEND, TYP. FOR ALL

RESTROOM FIXTURE SYMBOL - SEE SHEET A4.12

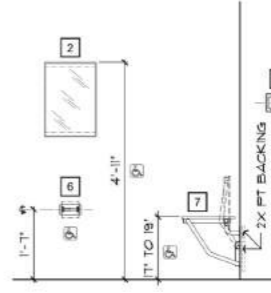
KITCHEN EQUIPMENT SYMBOL - SEE A116



6 ADA ACCESSIBILITY
SCALE: 1/2" = 1'-0"



6 ADA ACCESSIBILITY
SCALE: 1/2" = 1'-0"



7 ADA ACCESSIBILITY HEIGHTS
SCALE: 1/2" = 1'-0"

- THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES TO 1-1/2 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
 - IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.
 - THE GRAB BAR AND ANY WALL OR ANY SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENT.
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"
- MULTIPLE ACCOMMODATION TOILET FACILITIES
- A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A 20 INCH WIDE SPACE FROM A FIXTURE OR A 32 INCH WIDE CLEAR SPACE FROM A WALL, OR ONE SIDE OF THE WATER CLOSET AND A 48 INCH LONG CLEAR SPACE IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60 INCH MINIMUM LENGTH CLEAR SPACE SHALL BE PROVIDED IN A COMPARTMENT WITH THE DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO THE CLEAR SPACES AS SPECIFIED ABOVE.
 - WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 34 INCHES LOCATED AT THE END AND 34 INCHES WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
 - EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY A DISABLED. THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
 - COMPARTMENT DOOR PROVIDES A MINIMUM 9 INCH CLEARANCE FOR FOOTREST UNDERNEATH DOOR OR A MINIMUM OF 18 INCH STRIKE-SIDE CLEARANCE IS PROVIDED.
 - INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR IS EQUIPPED WITH A LOOP OR L SHAPE HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCHES A FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING TIGHT GRASPING OR TWISTING.
 - OPENING HARDWARE IS CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR.
 - WALLS WITHIN COMPARTMENT SHALL BE SMOOTH, HARD AND NON-ABSORBENT TO 60 INCHES IN HEIGHT AND ARE NOT ADVERSELY AFFECTED BY MOISTURE.
 - TOILET ROOM FLOOR SURFACES ARE SMOOTH, HARD AND NON-ABSORBENT EXTENDING UPWARD A MINIMUM OF 5 INCHES INTO WALLS.
- SIGNAGE
- WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING. MOUNT TO 60 INCHES TO CENTERLINE OF SIGN FROM FLOOR. NEED TO HAVE BOTH SIGNS WALL MOUNTED FOR VISUALLY IMPAIRED.
- DOOR MOUNTED SIGNAGE
 - THE CHARACTERS AND BACKGROUND OF THE SIGN ARE EGGSHELL MATTE OR OTHER NON GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.
 - SIGNS ARE CENTERED ON THE DOOR 60 INCHES FROM THE FLOOR.
 - WALL MOUNTED SIGNAGE
 - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED TO THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSIONS OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE INCLUDING
 - VERBAL DESCRIPTION AS TO RESTROOM USAGE (i.e. MEN'S RESTROOM, etc.) IS PLACED DIRECTLY BELOW THE SYMBOL OF ACCESSIBILITY.
 - THE CHARACTERS AND BACKGROUND OF THE SIGN ARE EGGSHELL MATTE OR OTHER NON GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE WALL. NOTE: THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. HOWEVER, THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS TO COMPLEMENT DOOR WHEN SUCH SIGNS PROVIDE ADEQUATE DIRECTIONS TO INDIVIDUALS WITH DISABILITIES.
 - SIGNS ARE CENTERED ON THE WALL 60 INCHES FROM THE FLOOR.
 - LETTERS AND NUMERALS ARE RAISED 1/32" ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE A MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
 - MOUNTING LOCATIONS ALLOW A PERSON TO APPROACH WITHIN 3 INCHES OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
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1206 SW 13th CT, SUITE 216
MIAMI, FLORIDA 33136
PHONE: (786) 720-0700
FAX: (786) 720-0700
WWW.SAQUIARCHITECTS.COM

ENLARGED RESTROOM - PLAN, ELEVATIONS AND NOTES

SHEET TITLE: A4.11

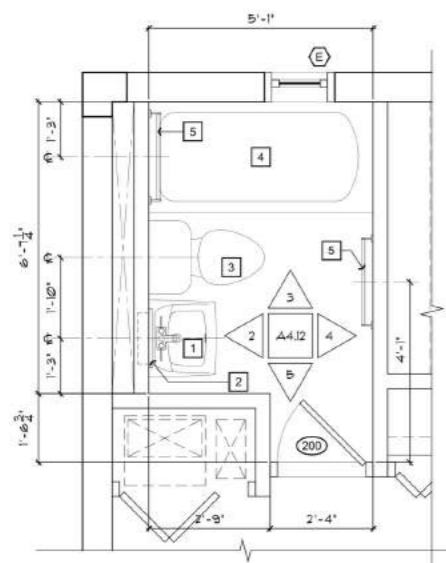
DATE: 04/09/2021

REVISIONS: BUILDING DEPARTMENT COMMENTS

CHECK: ACS, AIA
SCHEM: 01/29/2020
DATE: 10/22/2020
R. BID: -
R. CONS: -
COMPL: 2/20/21

ANGEL C. SAQUI II, AIA
AIA # 201556

NOT RELEASED FOR CONSTRUCTION



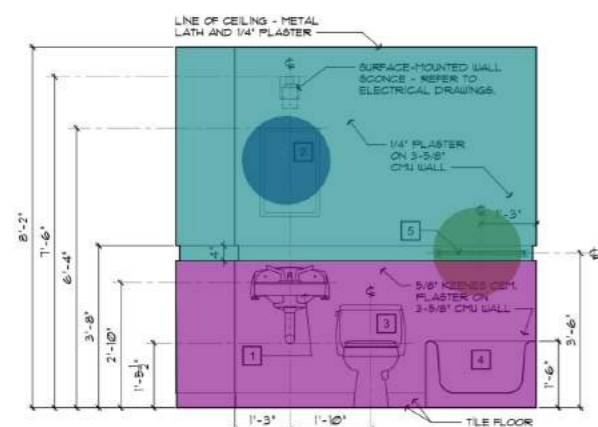
KEY LEGEND:
 ALL SYMBOLS MAY NOT BE APPLICABLE

SYMBOL	DESCRIPTION
(1)	WALL / PARTITION SEE SHEET A5.11 FOR WALL / PARTITION SCHEDULE AND UL LABELS
(D1)	DOOR SYMBOL - SEE SHEET A6.11 FOR DOOR SCHEDULE
(W)	WINDOW SYMBOL - SEE SHEET A6.11 FOR WINDOW SCHEDULE
(XXX)	ROOM NUMBER SYMBOL FOR FINISH MATERIAL SEE SHEET A6.13 FOR FINISH MATERIAL SCHEDULE
(1)	KEY NOTE - SEE SAME SHEET FOR KEY LEGEND, TYP. FOR ALL.
(1)	RESTROOM FIXTURE SYMBOL - SEE SHEET A4.12
(1)	KITCHEN EQUIPMENT SYMBOL - SEE A1.16

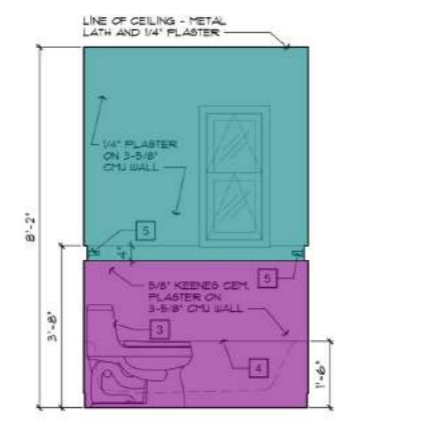
1 RESTROOM PLAN
 A4.12 SCALE: 1/2" = 1'-0"

RESTROOM FIXTURE SCHEDULE

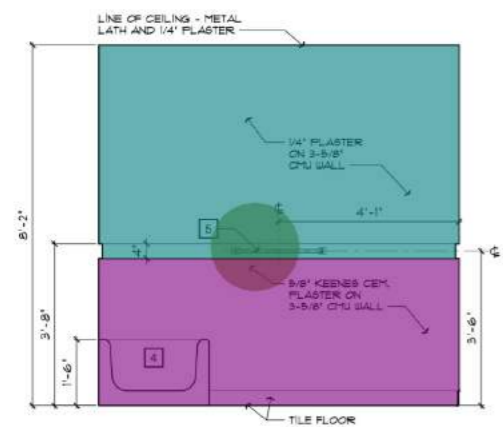
ITEM #	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
1	SEE PLAN	WALL HUNG LAVATORY	AMERICAN STANDARD	LUCERNE - 0356.028.020	FAUCET BY MATCH-AND-CA VE-400CLB - SEE DETAILS '6/A4.12' AND '7/A4.12'
2	1	RECESS-MOUNTED MEDICINE CABINET	BOBRICK	B-39T	SEE DETAIL '7/A4.11'
3	1	TOILET	AMERICAN STANDARD	CADET R.H. - 7389.020.020	SEE DETAIL '6/A4.11'
4	1	BATHTUB	T.B.D.	T.B.D.	-
5	1	SURFACE-MOUNTED TOWEL BAR	BOBRICK	B-613 x 24	-



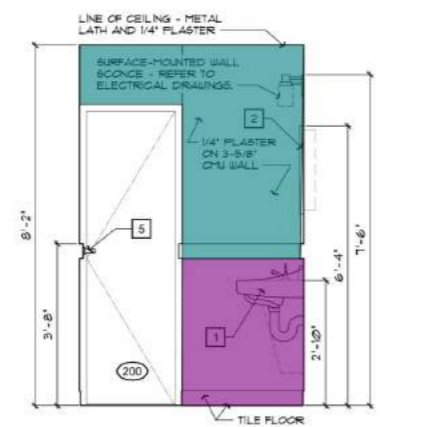
2 RESTROOM ELEVATION
 A4.12 SCALE: 1/2" = 1'-0"



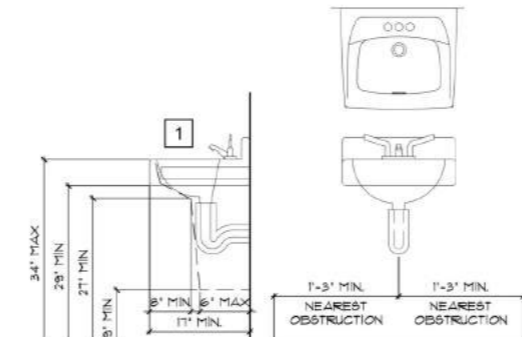
3 RESTROOM ELEVATION
 A4.12 SCALE: 1/2" = 1'-0"



4 RESTROOM ELEVATION
 A4.12 SCALE: 1/2" = 1'-0"

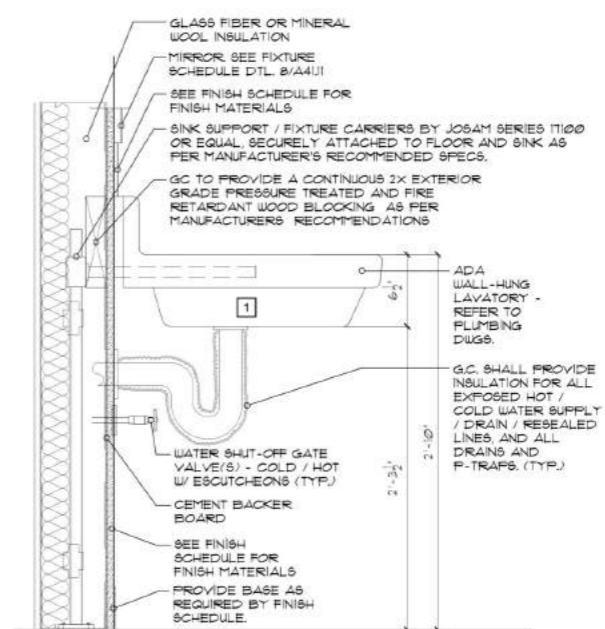


5 RESTROOM ELEVATION
 A4.12 SCALE: 1/2" = 1'-0"



6 H/C LAVATORY CLEARANCES
 A4.12 SCALE: 3/4" = 1'-0"

- 24" Surface Mounted Towel Bar ● 2.0 EA
- (16" X 24") Recess Mounted Medicine Cabinet ● 1.0 EA
- 5/8" Keenes Cement Plaster ■ 80.5 SQ FT
- 1/4" Plaster ■ 119.6 SQ FT



7 SECTION @ WALL HUNG LAVATORY
 A4.12 SCALE: 1 1/2" = 1'-0"

***NEW SHEET**

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
 ARCHITECTS • PLANNERS • INTERIORS, PLLC
 1206 SW 13TH ST, SUITE 216
 MIAMI, FLORIDA 33136
 PHONE: 778 762078
 FAX: 778 762078
 WWW.SAQUIARCHITECTS.COM

DATE: 04/02/20
 REVISIONS: 01/06/20
 BUILDING DEPARTMENT COMMENTS: [blank]
 OWNER / SPEC'S COORDINATION: [blank]

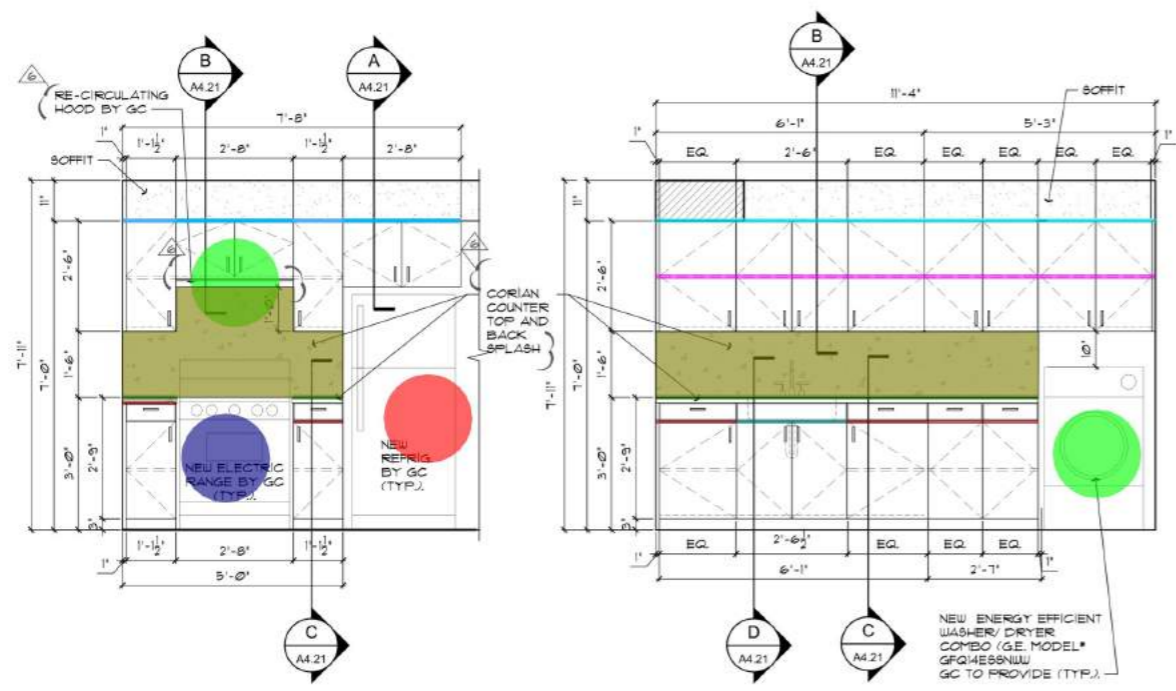
SHEET TITLE: ENLARGED RESTROOM - PLAN, ELEVATIONS AND NOTES

SHEET: A4.12

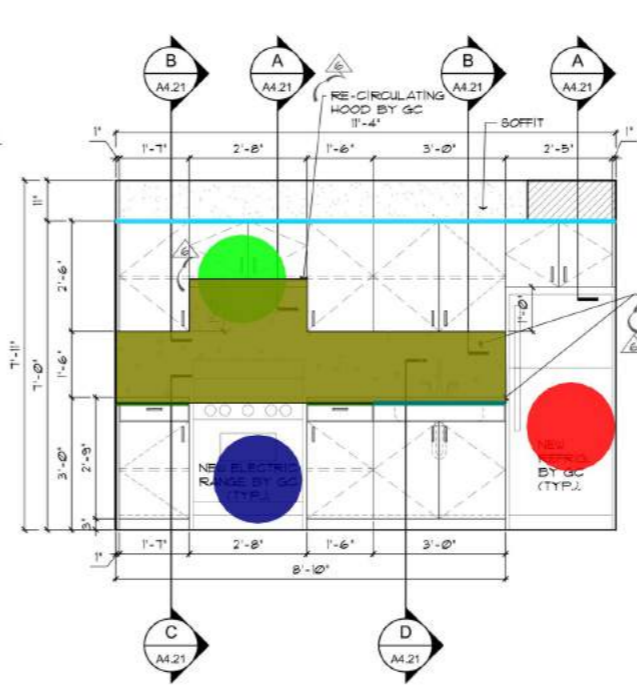
DRAWN: RALMD
 CHECK: ACS, AIA
 SCHEM: 01/29/2020
 I. DATE: 10/22/2020
 R. BID: -
 R. CONS: -
 COMPL: 2/20/21

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

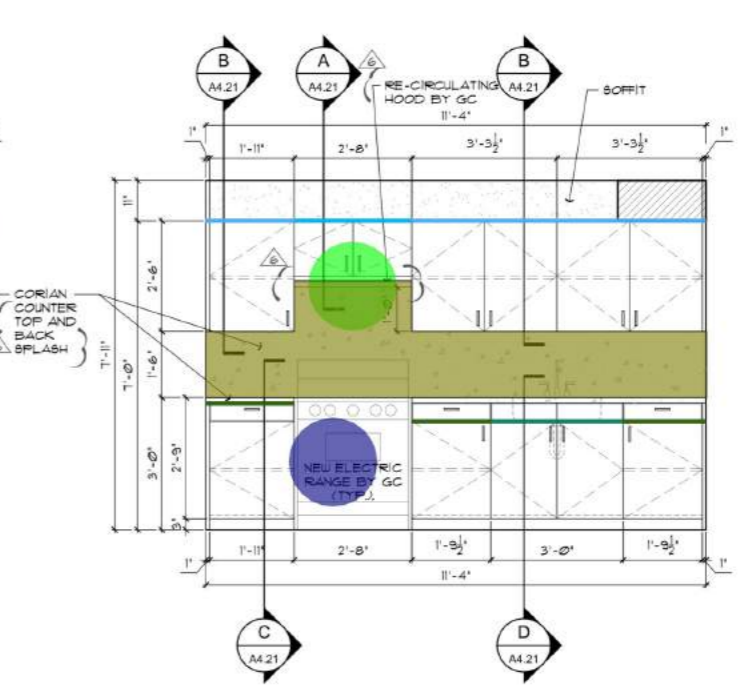
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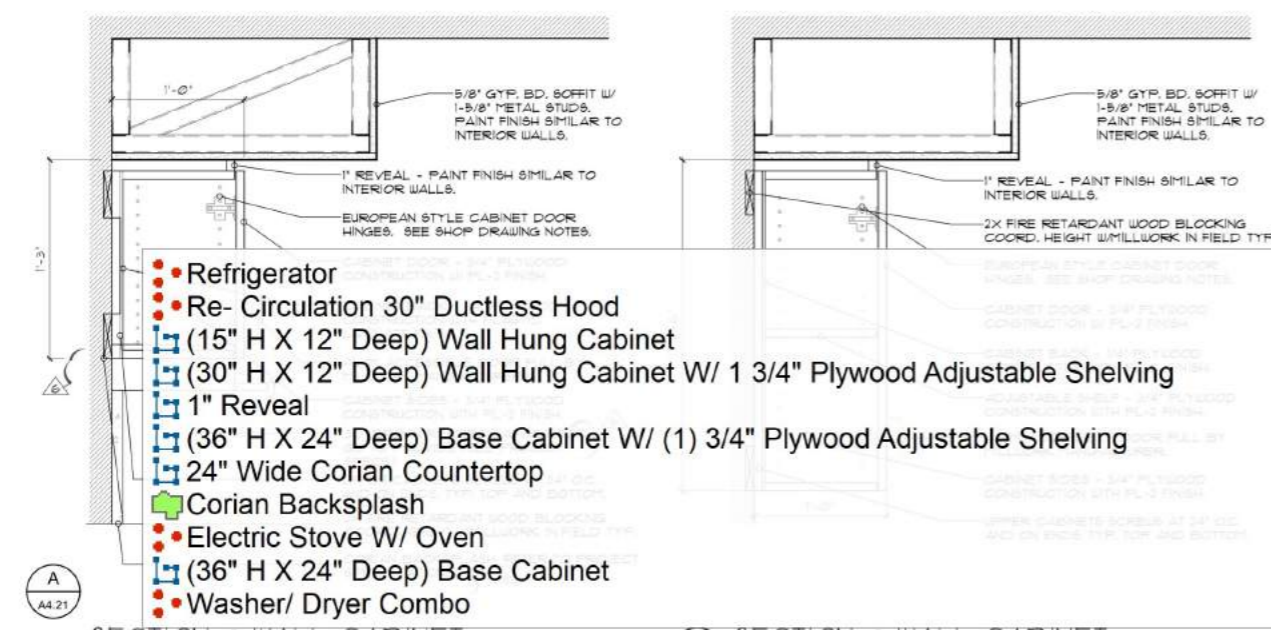
1 2 KITCHEN CABINET ELEVATIONS (UNIT #1)
A4.21 A4.21 SCALE: 1/2" = 1'-0"



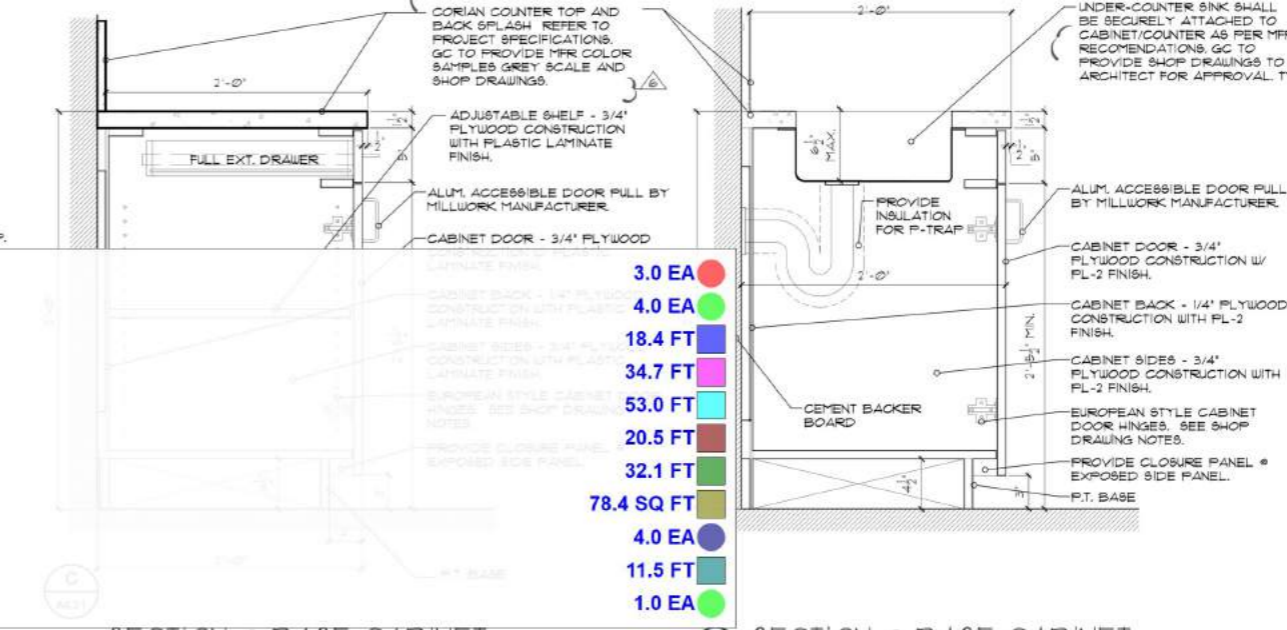
3 KITCHEN CABINET ELEVATION (UNIT #2 & 3)
A4.21 SCALE: 1/2" = 1'-0"



4 KITCHEN CABINET ELEVATION (UNIT #4)
A4.21 SCALE: 1/2" = 1'-0"



A SECTION @ WALL CABINET SCALE: 1-1/2" = 1'-0"
B SECTION @ WALL CABINET A4.21 SCALE: 1-1/2" = 1'-0"



C SECTION @ BASE CABINET SCALE: 1-1/2" = 1'-0"
D SECTION @ BASE CABINET A4.21 SCALE: 1-1/2" = 1'-0"

- Refrigerator
- Re- Circulation 30" Ductless Hood
- (15" H X 12" Deep) Wall Hung Cabinet
- (30" H X 12" Deep) Wall Hung Cabinet W/ 1 3/4" Plywood Adjustable Shelving
- 1" Reveal
- (36" H X 24" Deep) Base Cabinet W/ (1) 3/4" Plywood Adjustable Shelving
- 24" Wide Corian Countertop
- Corian Backsplash
- Electric Stove W/ Oven
- (36" H X 24" Deep) Base Cabinet
- Washer/ Dryer Combo

- 3.0 EA
- 4.0 EA
- 18.4 FT
- 34.7 FT
- 53.0 FT
- 20.5 FT
- 32.1 FT
- 78.4 SQ FT
- 4.0 EA
- 11.5 FT
- 1.0 EA

GENERAL NOTES

ALL APPLIANCES TO BE PROVIDED BY GC AND SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT PRIOR TO PURCHASING AND INSTALLATION, TYP.

WALL HUNG FIXTURES (APPLIES TO ALL WALLS):

- STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4", WHERE SPACED NOT MORE THAN 16" O/C - OR - NOT LESS THAN 2"x6", WHERE SPACED NOT MORE THAN 24" O/C.
- A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

COUNTER NOTE:

- TOP OF COUNTER SHALL NOT EXCEED 36" ABOVE FINISH FLOOR (SEE NOTE 2 AND 3).
- RECOMMENDED HEIGHT FOR COMPARTMENT SINK SHALL NOT EXCEED 34" ABOVE FINISH FLOOR, AND SHALL PROVIDE A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'SIDE' APPROACH CENTERED ON FIXTURE, IN COMPLIANCE WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
- REMOVABLE CABINETS SHALL BE PROVIDED 'IE' A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'SIDE' APPROACH 'CAN NOT' BE PROVIDED. RECOMMENDED HEIGHT FOR COMPARTMENT SINK IN REMOVABLE CABINETS SHALL NOT EXCEED 36" ABOVE FINISH FLOOR, AND SHALL PROVIDE A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'FRONT' APPROACH CENTERED ON FIXTURE, IN COMPLIANCE WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
- MILLWORK SHOP DRAWING NOTE.

CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO BEGINNING FABRICATION AND/OR INSTALLATION OF CABINETS AND CORIAN COUNTER TOPS. (TYPICAL)

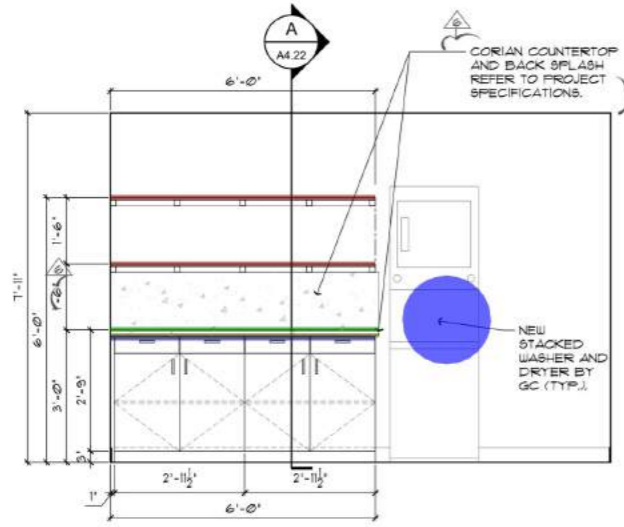
- ALL PULLS TO BE STAINLESS STEEL.
- ALL DRAWER SLIDES TO BE STAINLESS STEEL W/ROLLER DRAWERS BEARINGS

MIAMI-DADE COUNTY
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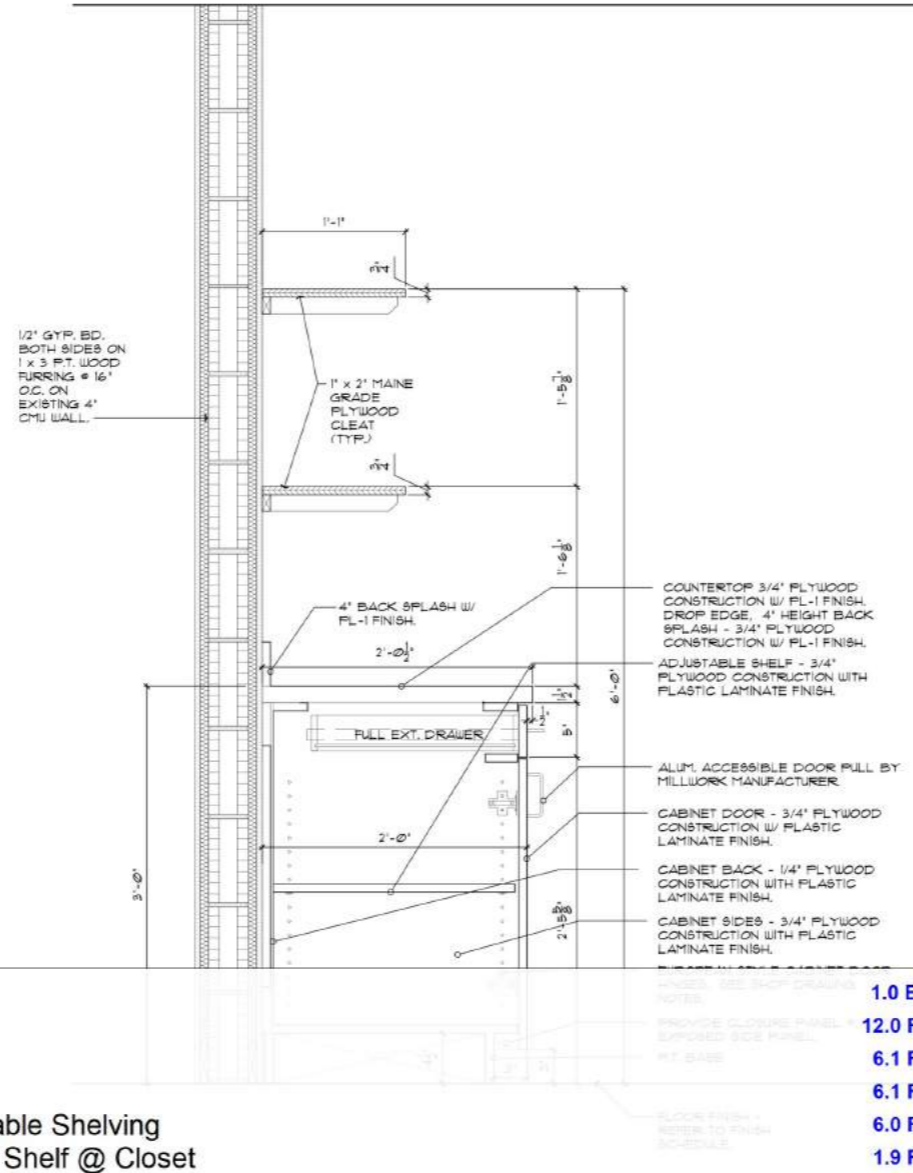
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12965 SW 133RD CT, SUITE 216
MIAMI, FLORIDA 33186
PHONE: (772) 7247090
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WWW.SAQUIARCHITECTS.COM

DATE: 08/13/2020
OWNER COORDINATION
REVISIONS
SHEET TITLE: MILLWORK ELEVATIONS AND DETAILS
SHEET: A4.21

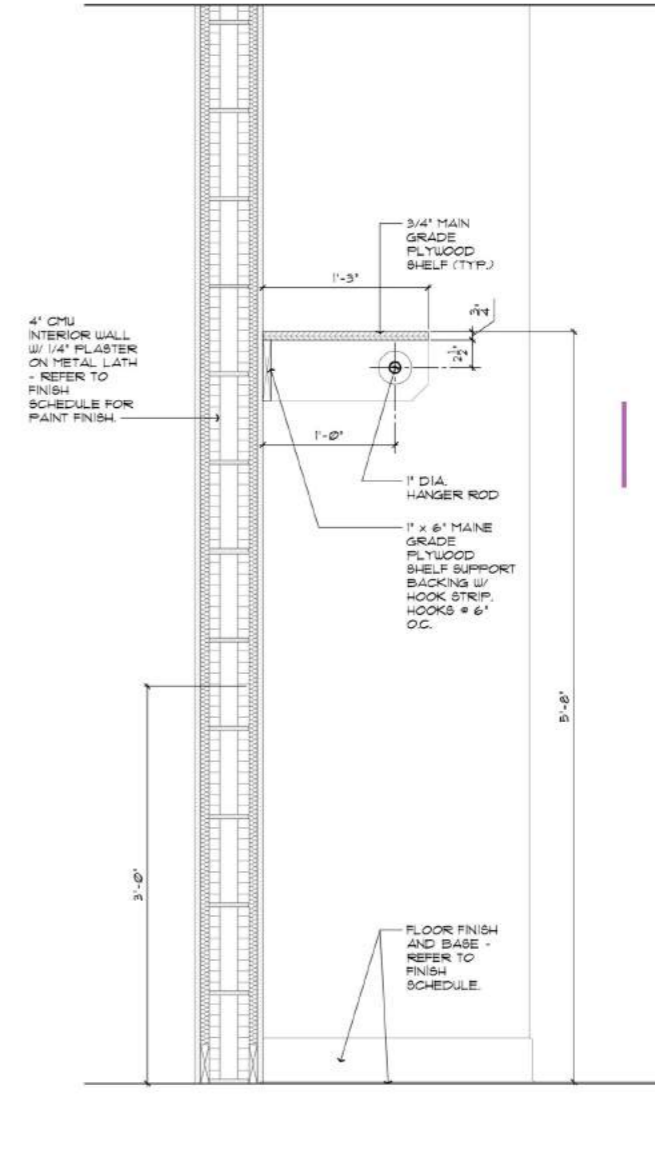
DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.
NOT RELEASED FOR CONSTRUCTION



1 LAUNDRY MILLWORK ELEVATION
 A4.22 SCALE: 1/2" = 1'-0"



A SECTION @ LINEN CLOSET
 A4.22 SCALE: 1-1/2" = 1'-0"



B SECTION @ CLOSETS
 A4.22 SCALE: 1-1/2" = 1'-0"

- Stacked Washer and Dryer
- (13" Wide) (1 X 2) Maine Grade Plywood Cleat
- 4" Backsplash (PL-1)
- (24" Wide) 3/4" Plywood Countertop W/ Drip Edge
- (36" H X 24" Deep) Base Cabinet W/ (1) 3/4" Plywood Adjustable Shelving
- (1" Dia) Hanger Rod W/ (13" Wide) 3/4" Main Grade Plywood Shelf @ Closet

GENERAL NOTES

ALL APPLIANCES TO BE PROVIDED BY GC AND SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT PRIOR TO PURCHASING AND INSTALLATION, TYP.

WALL HUNG FIXTURES (APPLIES TO ALL WALLS):

- STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4", WHERE SPACED NOT MORE THAN 16" O/C - OR - NOT LESS THAN 2"x6", WHERE SPACED NOT MORE THAN 24" O/C.
- A MINIMUM 2"x4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.

COUNTER NOTE:

- TOP OF COUNTER SHALL NOT EXCEED 36" ABOVE FINISH FLOOR (SEE NOTE 2 AND 3).
- RECOMMENDED HEIGHT FOR COMPARTMENT SINK SHALL NOT EXCEED 34" ABOVE FINISH FLOOR, AND SHALL PROVIDE A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'SIDE' APPROACH CENTERED ON FIXTURE, IN COMPLIANCE WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
- REMOVABLE CABINETS SHALL BE PROVIDED 'IE' A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'SIDE' APPROACH 'CAN NOT' BE PROVIDED, RECOMMENDED HEIGHT FOR COMPARTMENT SINK IN REMOVABLE CABINETS SHALL NOT EXCEED 36" ABOVE FINISH FLOOR, AND SHALL PROVIDE A MINIMUM OF 30"x48" CLEAR FLOOR SPACE 'FRONT' APPROACH CENTERED ON FIXTURE, IN COMPLIANCE WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
- MILLWORK SHOP DRAWING NOTE:**

(CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO BEGINNING FABRICATION AND/OR INSTALLATION OF CABINETS AND CORIAN COUNTER TOPS, (TYPICAL))

- ALL PULLS TO BE STAINLESS STEEL
- ALL DRAWER SLIDES TO BE STAINLESS STEEL W/ ROLLER DRAWERS BEARINGS

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.
 REVISIONS: OWNER COORDINATION
 DATE: 08/03/2020
 BEAL
 ANGEL C. SAQUI II, AIA
 ARCH. # 20125568
 CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
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 7163 NW 22ND AVENUE
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 12060 SW 133RD CT, SUITE 216
 MIAMI, FLORIDA 33186
 PHONE: (781) 762-0790
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 WWW.SAQUIARCHITECTS.COM

SHEET TITLE
MILLWORK ELEVATIONS AND DETAILS

SHEET:
A4.22

DRAWN	RALMD
CHECKED	ACS, AIA
SCHEM.	01/25/2020
I. DATE	10/22/2020
R. BID	-
R. CONS.	-
CCPM	20201

NOT RELEASED FOR CONSTRUCTION

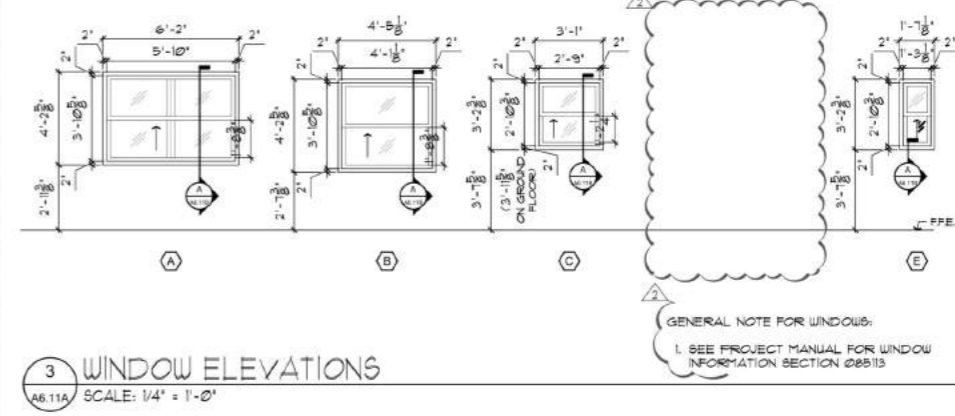
Y:\AA-Master\2010-AndAfter\2020\2001 EDP HD-James E. Scott Homes\Working Drawings\Sheets\2001_A6.11A and A6.11B Door Schedule and Window Schedule.dwg, 6/25/2021 11:55:29 AM

DOOR SCHEDULE

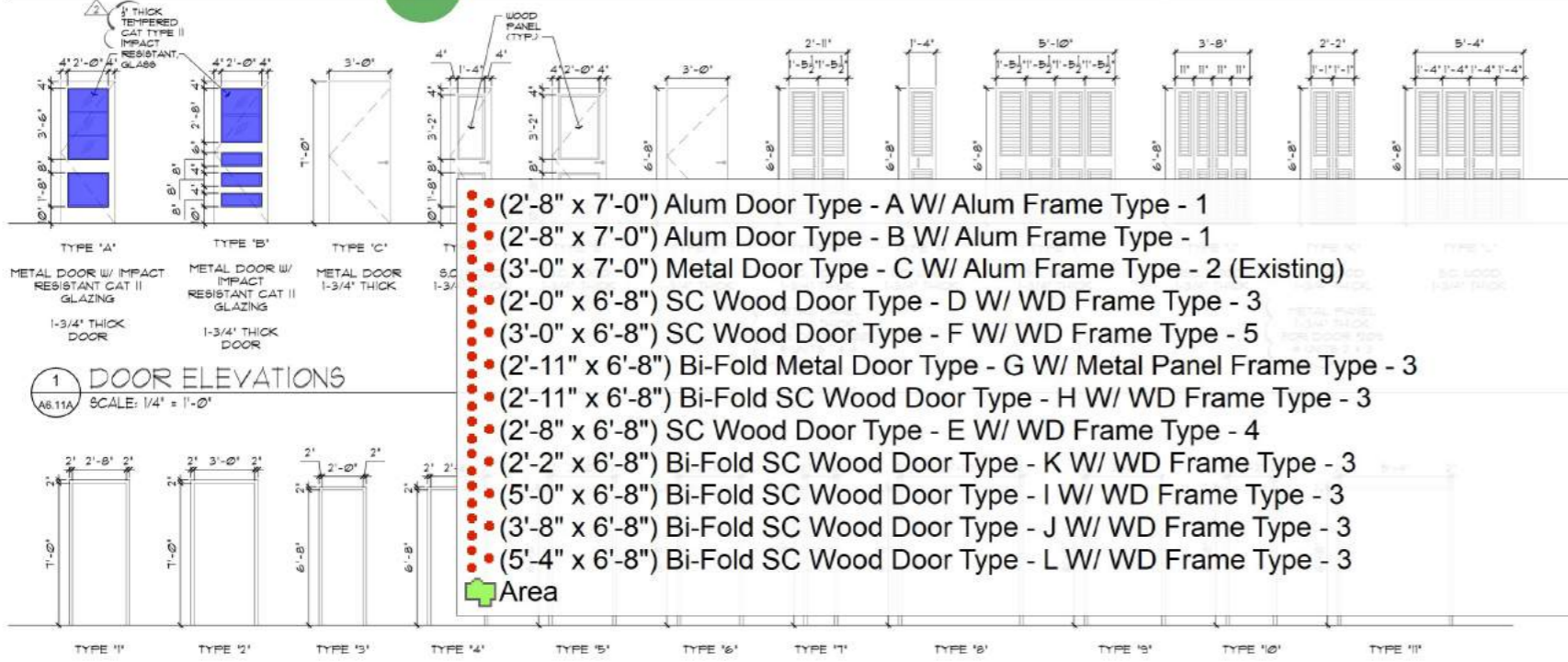
FL.	LOCATION			DOOR TYPES AND DIMENSIONS				FRAME TYPES		DETAILS			HARDWARE SET	FIRE ASSEMBLY LABEL	REMARKS	
	DOOR NUMBER	ROOM NUMBER	ROOM NAME	TYPE	MAT.	WIDTH	HEIGHT	THICK.	TYPE	MAT.	HEAD	JAMB				THRES.
ALL UNITS - GROUND FLOOR	100	100	LIVING ROOM	ALUM. / GLAZ.	ALUM. / GLAZ.	2'-8"	7'-0"	1 3/4"	1	ALUM.	2/A6.11B	2/A6.11	1/A6.11B	-	N/A	HARDWARE TO BE PROVIDED BY MFR. W/PEEPHOLE AND THRESHOLD, TYP.
	101	104	LIVING ROOM	ALUM. / GLAZ.	ALUM. / GLAZ.	2'-8"	7'-0"	1 3/4"	1	ALUM.	1/A6.11B	2/A6.11B	3/A6.11B	-	N/A	HARDWARE TO BE PROVIDED BY MFR. W/PEEPHOLE AND THRESHOLD, TYP.
	102	106	LAUNDRY ROOM	ALUM. / GLAZ.	ALUM. / GLAZ.	2'-8"	7'-0"	1 3/4"	1	ALUM.	1/A6.11B	2/A6.11B	3/A6.11B	-	N/A	HARDWARE TO BE PROVIDED BY MFR. W/PEEPHOLE AND THRESHOLD, TYP.
	103	108	ELECT. ROOM	METAL	METAL	3'-0"	7'-0"	1 3/4"	2	ALUM.	1/A6.11B	2/A6.11	3/A6.11B	-	N/A	EXISTING DOOR TO REMAIN.
	104	101	KITCHEN & DINING ROOM	ALUM. / GLAZ.	ALUM. / GLAZ.	2'-8"	7'-0"	1 3/4"	1	ALUM.	1/A6.11B	4/A6.11B	3/A6.11B	-	N/A	HARDWARE TO BE PROVIDED BY MFR. W/PEEPHOLE AND THRESHOLD, TYP.
	105	103	CLOSET	S.C. WOOD	S.C. WOOD	2'-0"	6'-8"	1 3/4"	3	WOOD	4/A6.11B	2/A6.11	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	106	107	CLOSET	S.C. WOOD	S.C. WOOD	2'-0"	6'-8"	1 3/4"	3	WOOD	4/A6.11B	2/A6.11	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	107	102	NEW BATHROOM	S.C. WOOD	S.C. WOOD	3'-0"	6'-8"	1 3/4"	5	WOOD	4/A6.11B	2/A6.11	N/A	-	N/A	NEW DOOR AND FRAME IS PART OF UNIT # ONLY. HARDWARE BY MANUFACTURER.
	200	201	A/C CLOSET	METAL	METAL	2'-11"	6'-8"	1 3/4"	3	METAL PANELS	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.
	201	203	BATHROOM	S.C. WOOD	S.C. WOOD	2'-11"	6'-8"	1 3/4"	3	WOOD	4/A6.11B	2/A6.11	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER WITH THRESHOLD OR SIMILAR.
ALL UNITS - SECOND FLOOR	202	200	HALLWAY	S.C. WOOD	S.C. WOOD	2'-11"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	203	204	BEDROOM #1	S.C. WOOD	S.C. WOOD	2'-8"	6'-8"	1 3/4"	4	WOOD	4/A6.11B	4/A6.11B	4/A6.11B	-	-	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	204	204	BEDROOM #1	S.C. WOOD	S.C. WOOD	5'-0"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.
	205	205	BEDROOM #2	S.C. WOOD	S.C. WOOD	2'-8"	6'-8"	1 3/4"	4	WOOD	4/A6.11B	4/A6.11B	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	206	205	BEDROOM #2	S.C. WOOD	S.C. WOOD	3'-8"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	207	206	BEDROOM #3	S.C. WOOD	S.C. WOOD	2'-8"	6'-8"	1 3/4"	4	WOOD	4/A6.11B	4/A6.11B	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	208	206	BEDROOM #3	S.C. WOOD	S.C. WOOD	2'-2"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.
	209	208	A/C CLOSET	METAL	METAL	2'-2"	6'-8"	1 3/4"	3	METAL PANELS	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.
	210	209	BATHROOM	S.C. WOOD	S.C. WOOD	2'-0"	6'-8"	1 3/4"	3	WOOD	4/A6.11B	2/A6.11	N/A	-	N/A	HARDWARE TO BE PROVIDED BY MANUFACTURER WITH THRESHOLD OR SIMILAR.
	211	210	BEDROOM #1	S.C. WOOD	S.C. WOOD	2'-8"	6'-8"	1 3/4"	4	WOOD	4/A6.11B	4/A6.11B	4/A6.11B	-	-	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	212	210	BEDROOM #1	S.C. WOOD	S.C. WOOD	5'-4"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.
	213	211	BEDROOM #2	S.C. WOOD	S.C. WOOD	2'-8"	6'-8"	1 3/4"	4	WOOD	4/A6.11B	4/A6.11B	4/A6.11B	-	-	HARDWARE TO BE PROVIDED BY MANUFACTURER.
	214	211	BEDROOM #2	S.C. WOOD	S.C. WOOD	2'-2"	6'-8"	1 3/4"	3	WOOD	N/A	N/A	N/A	-	N/A	NEW BI-FOLD CLOSET DOOR. HARDWARE TO BE PROVIDED BY MANUFACTURER.

WINDOW SCHEDULE

WINDOW	FRAME			HARDWARE SET	FIRE ASSEMBLY LABEL	GLAZING
	TYPE	ELEV.	MAT.			
(A)	WEST	ALUM.	6'-2"	4'-2 5/8"	0'-5"	-
(B)	EAST / WEST	ALUM.	4'-5 1/8"	4'-2 5/8"	0'-5"	-
(C)	NORTH / SOUTH	ALUM.	3'-1"	3'-2 3/8"	0'-5"	-
(E)	EAST	ALUM.	1'-1 1/8"	3'-2 3/8"	0'-5"	-



- #### GENERAL NOTES:
- DOOR AND FRAME SHOP DRAWING NOTE:
CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO BEGINNING FABRICATION AND/OR INSTALLATION OF DOOR AND DOOR FRAMES. (TYPICAL)
 - DOOR HARDWARE SHOP DRAWING NOTE:
CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWING AND CUT SHEETS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLATION OF DOOR HARDWARE. (TYPICAL)
 - ALL DOOR HANDLES SHALL BE LEVER TYPE FOR A.D.A. REQUIREMENTS.



Color	Description
Blue	2.0 EA
Red	2.0 EA
Green	1.0 EA
Yellow	4.0 EA
Purple	1.0 EA
Pink	1.0 EA
Cyan	1.0 EA
Brown	5.0 EA
Light Green	3.0 EA
Light Blue	1.0 EA
Light Purple	1.0 EA
Light Cyan	1.0 EA
Dark Blue	19.7 SQ FT

DOOR SHOP DRAWING NOTE:
CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO BEGINNING FABRICATION AND/OR INSTALLATION OF DOORS. (TYPICAL)

DOOR HARDWARE SHOP DRAWING NOTE:
CONTRACTOR SHALL SUBMIT 5 SETS OF SHOP DRAWINGS AND CUT SHEETS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLATION OF DOOR HARDWARE. (TYPICAL)

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

NOT RELEASED FOR CONSTRUCTION

DATE	DATE
REVISIONS	REVISIONS
DATE	DATE
BY	BY
DESCRIPTION	DESCRIPTION
DATE	DATE
BY	BY
DESCRIPTION	DESCRIPTION

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MAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

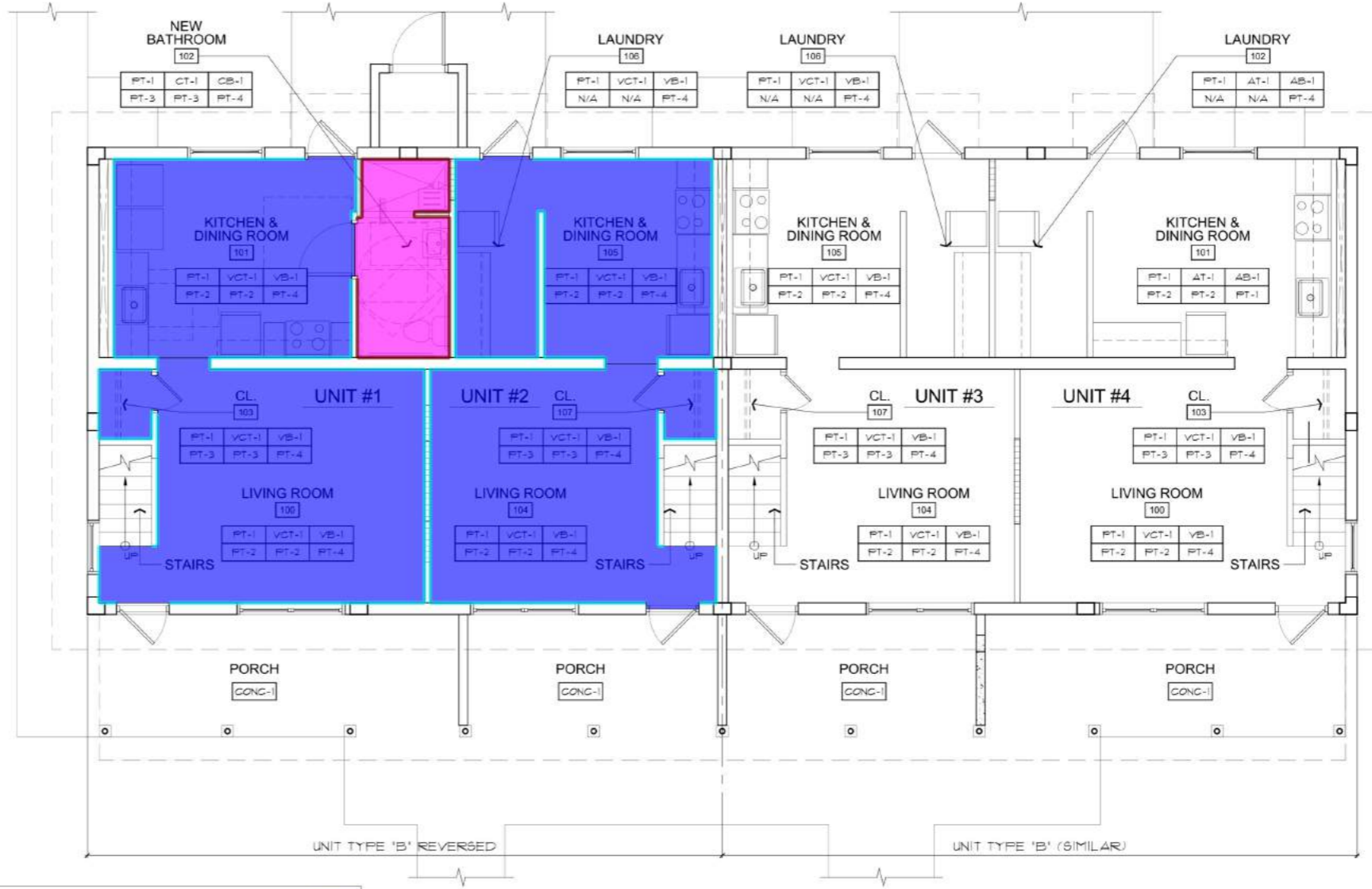
SHEET TITLE
DOOR AND WINDOW SCHEDULE

SHEET: **A6.11A**

DRAWN	RALMD
CHECK	ACS, AIA
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. BID	-
R. CONS.	-
COMP.	2/20/21

ANGEL C. SAQUI II, AIA
ARY 2015568

FINISH ROOM TAG DESCRIPTION		
ROOM NAME		
RM #		
WALL	FLOOR	BASE
DOOR	FRAME	CEILING
MAT. LEGEND		
CONC	CONCRETE	
VB	VINYL BASE	
PT	PAINT	
GT	GRANITE	
FL	PLASTIC LAMINATED	
FRP	FIBER REINFORCED POLYESTER	
CT	CERAMIC TILE	
C	OPEN METAL DECK	
ACT	ACOUSTICAL CEILING TILE	



- VCT-1
- Ceramic Tile CT-1
- Vinyl Tile Base
- Ceramic Tile Base CT-1

748.3 SQ FT
58.5 SQ FT
230.5 FT
33.8 FT



NUMBER	ROOM	FLOOR	BASE	DOOR / FRAME	WALLS					CEILING	CEILING HEIGHT	REMARKS
					NORTH	EAST	SOUTH	WEST	ALL			
100	LIVING ROOM	VCT-1	VB-1	PT-2 / PT-2	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
101	KITCHEN & DINING ROOM	VCT-1	VB-1	PT-2 / PT-2	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
102	NEW BATHROOM	CT-1	CB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
103	CLOSET	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	11'-4" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
104	LIVING ROOM	VCT-1	VB-1	PT-2 / PT-2	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
105	KITCHEN & DINING ROOM	VCT-1	VB-1	PT-2 / PT-2	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
106	LAUNDRY	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	11'-11" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.
107	CLOSET	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	11'-4" AFF.	FINISHES TO MATCH EXISTING OR EQUAL.

NOTE:
REFER TO SHEET A6J3 FOR MATERIAL FINISH SCHEDULES AND MINIMUM INTERIOR FINISH CLASSIFICATIONS.

- ### FINISH GENERAL NOTES
- CONTRACTOR SHALL PROVIDE ALL INTERIOR FINISHES AS SPECIFIED HEREIN. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH WORK.
 - VARIATIONS IN FLOOR LEVEL IN EXCESS OF 1" FOR EVERY 20'-0" AT ANY GIVEN POINT SHALL BE LEVELED OR GROUND LEVEL BY CONTRACTOR. LEVELING SHALL BE COMPLETED WITH FLOOR READY TO RECEIVE NEW FINISHES AS SPECIFIED. CONTRACTOR SHALL VERIFY SLAB CONDITION PRIOR TO BID SUBMISSION AND BRING SUCH CONDITIONS TO OWNER'S ATTENTION.
 - CONTRACTOR SHALL PRE-PLAN CARPET BEAMING SO AS TO PROVIDE UNIFORM DIRECTION OF PATTERN AND LAY OF TILE. LOCATION OF BEAMS SHALL BE CENTERED UNDER DOORS AND WITHOUT SEAMS IN THE DIRECTION OF TRAVEL. CONTRACTOR SHALL SUBMIT BEAMING DIAGRAM TO OWNER FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
 - ALL MISCELLANEOUS GRILLES, PLATES, OR OTHER DEVICES SHALL BE PAINTED TO MATCH THE WALL, DOOR OR CEILING IN WHICH THEY ARE INSTALLED.
 - CONTRACTOR SHALL SUBMIT WRITTEN ASSURANCE FROM APPROPRIATE MANUFACTURER'S REPRESENTATIVE THAT ALL SPECIALTY WALL FINISHES ARE BEING INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE RUBBER TRANSITION STRIPS AT ALL VCT/ CPT TRANSITIONS. COLOR SHALL MATCH EITHER ADJACENT FLOOR FINISH AND SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
 - ALL DOORS & FRAMES ARE TO BE PAINTED A GLOSS FINISH, COLOR BY FINISH SCHEDULE. SEE FINISH SPECIFICATIONS FOR MORE INFORMATION.
 - RESTROOMS WALLS TO HAVE FRP-1, PRE FINISHED PANELS FULL HEIGHT.
 - DOOR PAINT TO BE OIL BASED.
 - G.C. SHALL INSTALL ALL FINISHES PER MANUFACTURER'S SPECIFICATIONS.
 - G.C. SHALL PROVIDE ALTERNATE BID FOR 11'-4" TILE (12X12, SLIP RESISTANT, CROSSVILLE OR APPROVED EQUAL, COLOR AND MODEL NUMBER TO BE DETERMINED).
 - CONTRACTOR SHALL SUBMIT (5) SETS OF SHOP DRAWINGS, 4 CUT SHEETS FOR REVIEW & APPROVAL BY ARCH/OWNER PRIOR TO ORDERING, PURCHASING AND/OR APPLYING OR INSTALLATION OF FINISH MATERIALS FOR CONFIRMATION.

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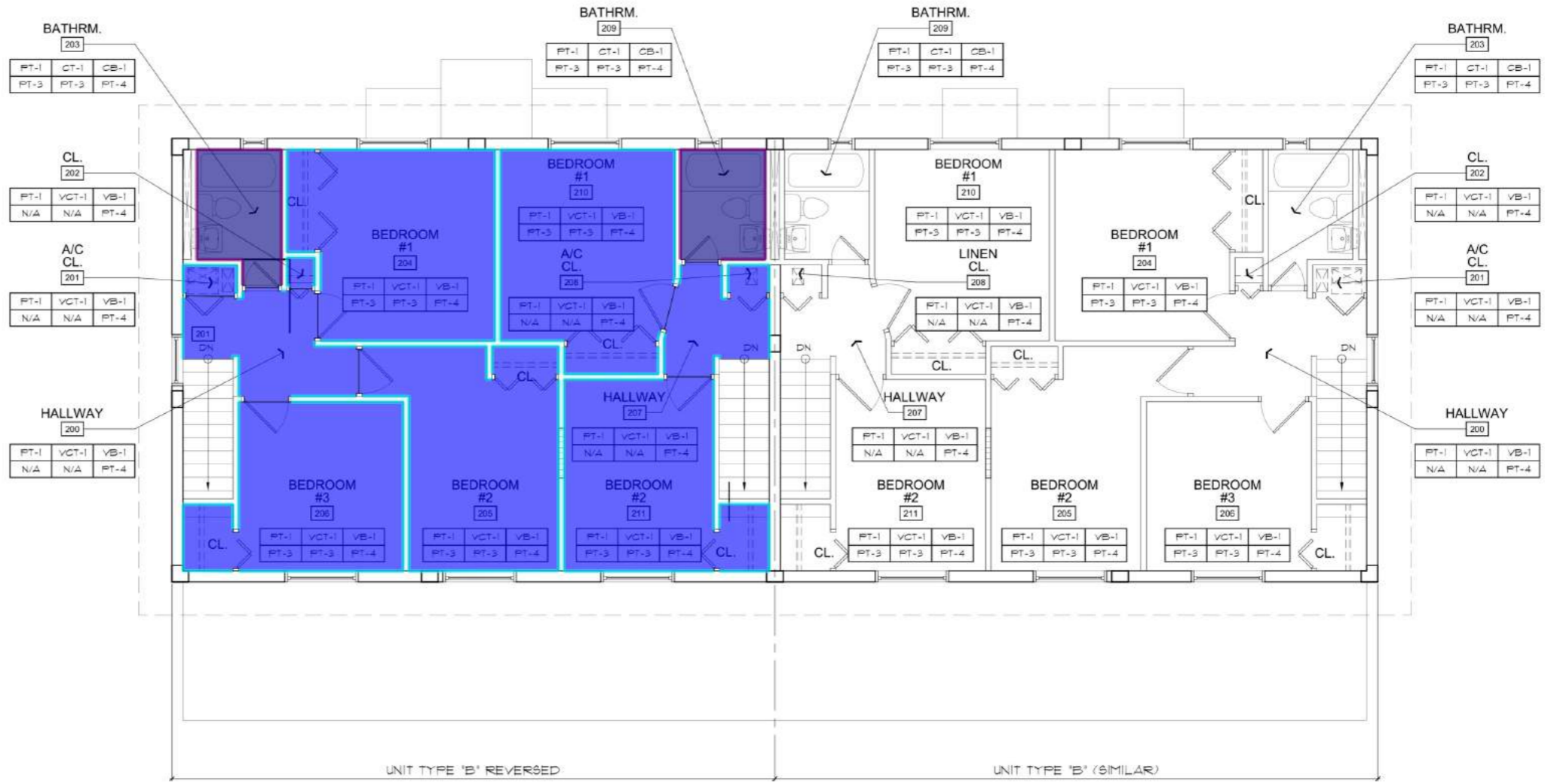
GROUND FLOOR FINISH PLAN AND SCHEDULE

SHEET TITLE
A6.12A

DATE: 10/23/2020
REVISIONS:
DATE: 10/23/2020
BY: ANGEL C. SAQUI II, AIA
APP: 20102566

NOT RELEASED FOR CONSTRUCTION

FINISH ROOM TAG DESCRIPTION		
ROOM NAME		
RM #		
WALL	FLOOR	BASE
DOOR	FRAME	CEILING
MAT. LEGEND		
CONC	CONCRETE	
VB	VINYL BASE	
PT	PAINT	
GT	GRANITE	
PL	PLASTIC LAMINATED	
FRP	FIBER REINFORCED POLYESTER	
CT	CERAMIC TILE	
C	OPEN METAL DECK	
ACT	ACOUSTICAL CEILING TILE	



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

	VCT-1	719.8 SQ FT
	Ceramic Tile CT-1 @ Bath	71.4 SQ FT
	Vinyl Tile Base	276.4 FT
	Ceramic Tile Base CT-1 @ Bath	45.1 FT

NUMBER	ROOM	FLOOR	BASE	DOOR / FRAME	WALLS					CEILING	CEILING HEIGHT	REMARKS
					NORTH	EAST	SOUTH	WEST	ALL			
200	HALLWAY	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
201	A/C CLOSET	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
202	CLOSET	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
203	BATHROOM	CT-1	CB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
204	BEDROOM #1	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
205	BEDROOM #2	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
206	BEDROOM #3	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
207	HALLWAY	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
208	A/C CLOSET	VCT-1	VB-1	N/A	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
209	BATHROOM	CT-1	CB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
210	BEDROOM #1	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	
211	BEDROOM #2	VCT-1	VB-1	PT-3 / PT-3	-	-	-	-	PT-1	PT-4	8'-2" AFF. FINISHES TO MATCH EXISTING OR EQUAL.	

NOTE: REFER TO SHEET A613 FOR MATERIAL FINISH SCHEDULES AND MINIMUM INTERIOR FINISH CLASSIFICATIONS.

- ### FINISH GENERAL NOTES
- CONTRACTOR SHALL PROVIDE ALL INTERIOR FINISHES AS SPECIFIED HEREIN. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO PROCEEDING WITH WORK.
 - VARIATIONS IN FLOOR LEVEL IN EXCESS OF 1" FOR EVERY 20'-0" AT ANY GIVEN POINT SHALL BE LEVELED OR GROUND LEVEL BY CONTRACTOR. LEVELING SHALL BE COMPLETED WITH FLOOR READY TO RECEIVE NEW FINISHES AS SPECIFIED. CONTRACTOR SHALL VERIFY SLAB CONDITION PRIOR TO BID SUBMISSION AND BRING SUCH CONDITIONS TO OWNER'S ATTENTION.
 - CONTRACTOR SHALL PRE-PLAN CARPET BEAMING SO AS TO PROVIDE UNIFORM DIRECTION OF PATTERN AND LAY OF TILE. LOCATION OF BEAMS SHALL BE CENTERED UNDER DOORS AND WITHOUT SEAMS IN THE DIRECTION OF TRAVEL. CONTRACTOR SHALL SUBMIT BEAMING DIAGRAM TO OWNER FOR APPROVAL PRIOR TO PLACEMENT OF ORDER.
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 - PROVIDE RUBBER TRANSITION STRIPS AT ALL VCT/ CPT TRANSITIONS. COLOR SHALL MATCH EITHER ADJACENT FLOOR FINISH AND SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
 - ALL DOORS & FRAMES ARE TO BE PAINTED A GLOSS FINISH, COLOR BY FINISH SCHEDULE. SEE FINISH SPECIFICATIONS FOR MORE INFORMATION.
 - RESTROOMS WALLS TO HAVE FRP-1, PRE FINISHED PANELS FULL HEIGHT.
 - DOOR PAINT TO BE OIL BASED.
 - G.C. SHALL INSTALL ALL FINISHES PER MANUFACTURER'S SPECIFICATIONS.
 - G.C. SHALL PROVIDE ALTERNATE BID FOR 12"x12" SLIP RESISTANT, CROSSVILLE OR APPROVED EQUAL, COLOR AND MODEL NUMBER TO BE DETERMINED.
 - CONTRACTOR SHALL SUBMIT (5) SETS OF SHOP DRAWINGS & CUT SHEETS FOR REVIEW & APPROVAL BY ARCHITECT PRIOR TO ORDERING, PURCHASING AND/OR APPLYING OR INSTALLATION OF FINISH MATERIALS FOR CONFIRMATION.

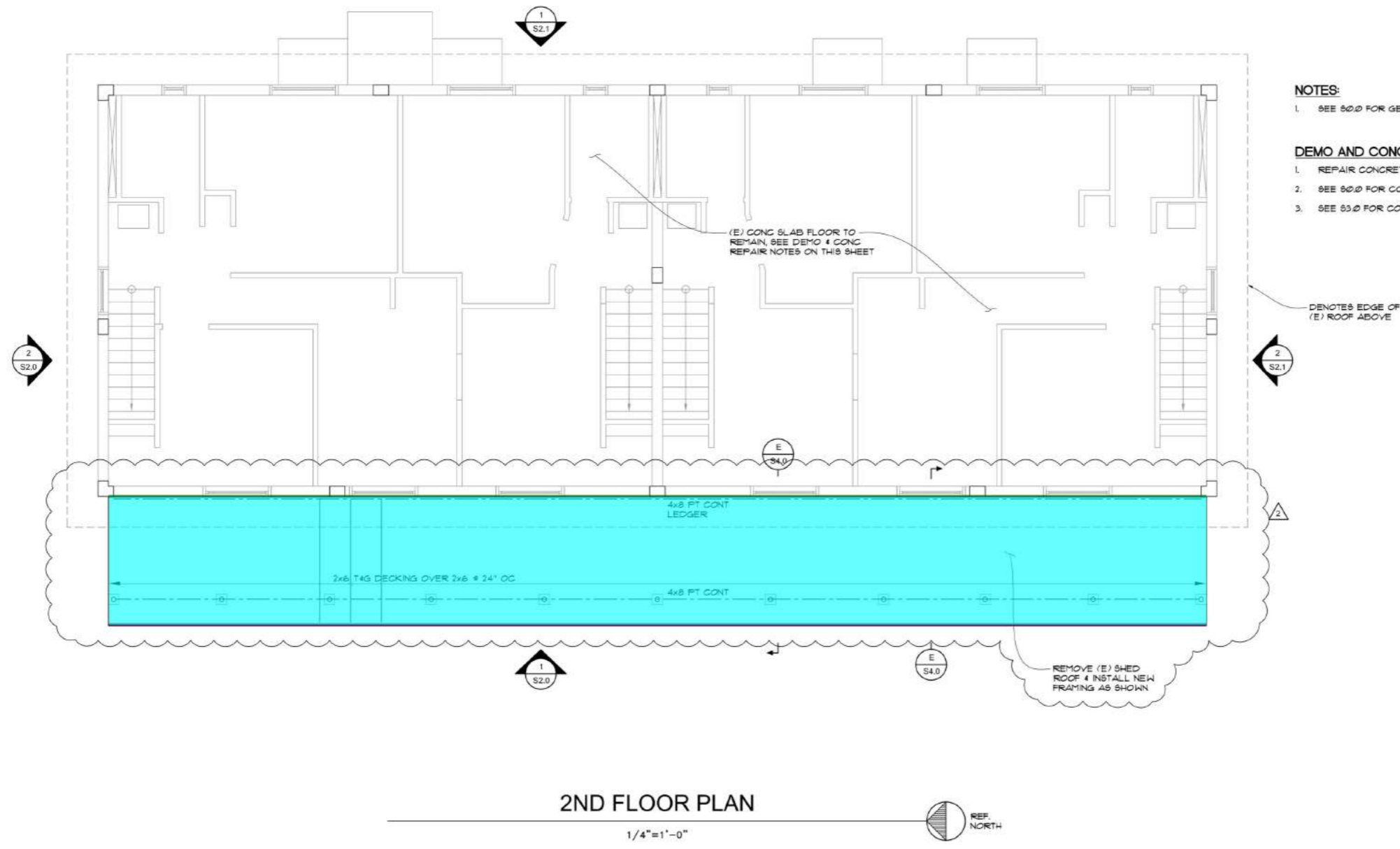
MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES BUILDING REHABILITATION
7163 NW 22ND AVENUE
MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
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12360 SW 120th CT, SUITE 205
MIAMI, FLORIDA 33186
PHONE: (305) 732-0760
FAX: (305) 732-0760
WWW.SAQUIARCHITECTS.COM

DATE: _____
REVISIONS: _____
SHEET TITLE: SECOND FLOOR FINISH PLAN AND SCHEDULE
SHEET: A6.12B

DUAL	RALMD
CHECK	ACS, AIA
SCHEM.	01/25/2020
I. DATE	10/22/2020
R. BID	-
R. CONS.	-
COMM.	2/20/21

NOT RELEASED FOR CONSTRUCTION



- NOTES:**
- SEE 50.0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
- DEMO AND CONCRETE REPAIR NOTES:**
- REPAIR CONCRETE FOLLOWING DEMOLITION AS NEEDED.
 - SEE 50.0 FOR CONCRETE REPAIR NOTES.
 - SEE 55.0 FOR CONCRETE REPAIR DETAILS.

2ND FLOOR PLAN
1/4"=1'-0" REF. NORTH

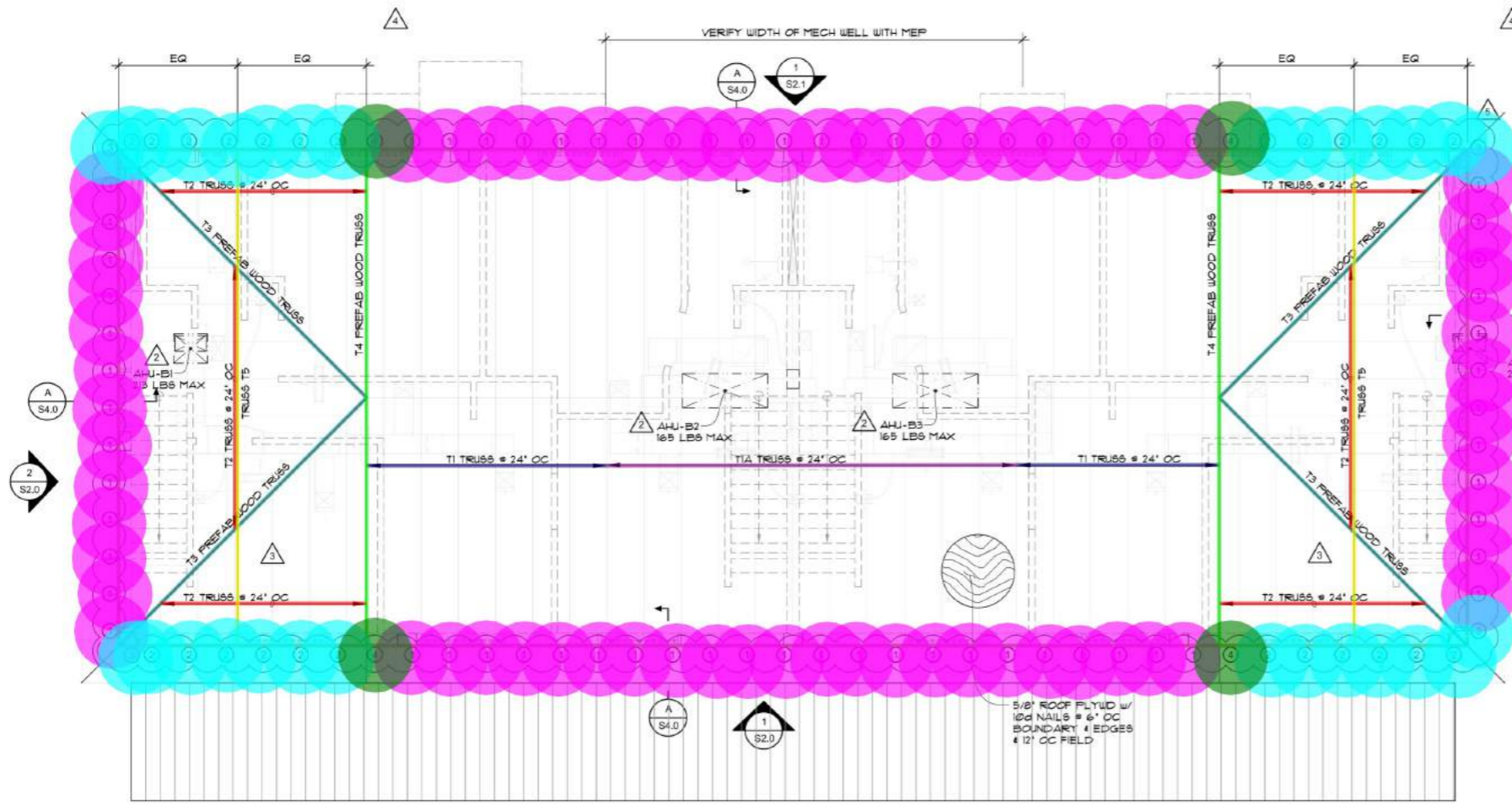
(2 X 6) T&G Decking	594.9 SQ FT
(8'-6" Long) (2 X 6) PT Wood Studs @ 24" O.C	71.2 FT
(4" X 8") PT Wooden Beam	71.2 FT
(4" X 8") PT Ledger	71.2 FT

<p>DATE: 01/12/2020</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>BUILDING DEPARTMENT COMMENTS</td> </tr> <tr> <td>2</td> <td></td> </tr> </table>	NO.	DESCRIPTION	1	BUILDING DEPARTMENT COMMENTS	2		<p>SEAL</p> <p>ANGEL C. SAQUI II, AIA ARCH. 0012556</p>	<p>MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT</p> <p>JAMES E. SCOTT HOMES BUILDING REHABILITATION</p> <p>7163 NW 22ND AVENUE MIAMI, FLORIDA 33147</p>	<p>MIAMI-DADE COUNTY PLANNERS ARCHITECTS INTERIORS, PLLC</p> <p>ARCHITECTS PLANNERS ARCHITECTS INTERIORS, PLLC 12965 SW 133rd CT, SUITE 216 MIAMI, FLORIDA 33186 PHONE: (781) 762-0786 FAX: (781) 762-0786 WWW.SAQUIARCHITECTS.COM</p>	<p>ANGEL C. SAQUI, FAIA</p> <p>ARCHITECTS PLANNERS ARCHITECTS INTERIORS, PLLC</p> <p>12965 SW 133rd CT, SUITE 216 MIAMI, FLORIDA 33186 PHONE: (781) 762-0786 FAX: (781) 762-0786 WWW.SAQUIARCHITECTS.COM</p>	<p>SHEET TITLE</p> <p>2ND FLOOR PLAN</p>
NO.	DESCRIPTION										
1	BUILDING DEPARTMENT COMMENTS										
2											
<p>DRAWING INFORMATION PERTAINS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.</p>											
<p>CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p>											
<p>NOT RELEASED FOR CONSTRUCTION</p>											



SIERRA ENGINEERING GROUP
305.665.5445
3825 SUNSET DRIVE, SUITE 200
SOUTH MIAMI, FLORIDA 33143
FAX: 305.665.5469

SHEET: S1.1	
DWN: RALMD	CHECK: ACS, AIA
SCHEM: 01/29/2020	I. DATE: 10/22/2020
R. BID: -	R. CONS: -
COMPL: 2/20/21	



- NOTES:**
- SEE 0.0 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
 - SEE WIND PRESSURE MAP BELOW FOR WIND LOADS AT ROOF
 - FOR TRUSS ELEVATIONS AND LOADING DIAGRAM, SEE 54.0.
 - ROOF DEAD LOAD = 20PSF
ROOF LIVE LOAD = 20PSF
 - SEE MECH DRAWINGS FOR LOCATION & WEIGHT OF SUSPENDED AIR HANDLING UNITS. TRUSSES TO BE DESIGNED TO SUPPORT UNITS
 - ① DENOTES TRUSS HOLDDOWN, SEE HURRICANE TIE SCHEDULE.

TIE ID	TIE	ANCHOR	UPLIFT CAPACITY	UPLIFT DEMAND
①	LGT2	(1) 1/4"x2 1/4" TITEN TURBO	2030 lbs	1103 lbs
②	VGT	(2) 5/8" ATR w/ 12" EMB EPOXIED w/ SIMPSON SET XP	1185 lbs	6867 lbs
③	VGT	(2) 5/8" ATR w/ 12" EMB EPOXIED w/ SIMPSON SET XP	1185 lbs	6867 lbs
④	HTT4	5/8" ATR w/ 12" EMB EPOXIED w/ SIMPSON SET XP	4235 lbs	3031 lbs

HURRICANE TIE SCHEDULE

EXISTING ROOF TRUSSES OVER MAIN BUILDING ARE TO BE REMOVED AND REPLACED AS NOTED. NEW TRUSSES SHALL BE A DEFERRED SUBMITTAL. SEE NOTES ON S0.0 FOR SUBMITTAL REQUIREMENTS

ROOF FRAMING PLAN

1/4"=1'-0"



- (2 X 6) WD Blocking
- Pre-Engineered Truss T1 @ 24" O.C
- Pre-Engineered Truss T1A @ 24" O.C
- Pre-Engineered WD Truss T3
- Pre-Engineered Truss T2 @ 24" O.C
- Pre-Engineered Truss T4
- Pre-Engineered Truss T5
- (7) 1/4" X 2-1/4" Titen Turbo Anchor
- (2) 5/8" ATR W/ 12" EMB Epoxied W/ Simpson Set XP
- 5/8" ATR W/ 12" EMB Epoxied W/ Simpson Set XP

- 198.3 FT
- 23.9 FT
- 22.0 FT
- 75.4 FT
- 72.5 FT
- 53.4 FT
- 53.4 FT
- 69.0 EA
- 29.0 EA
- 4.0 EA

- ZONE 2 WIND PRESSURE • +35 PSF / -131 PSF
ZONE 2 • OVERHANG PRESSURE • -143 PSF
- ZONE 3 WIND PRESSURE • +35 PSF / -131 PSF
ZONE 3 • OVERHANG PRESSURE • -143 PSF
- CANOPY WIND PRESSURE • +72 PSF / -76 PSF

DRAWING INFORMATION DEFECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AN ACCURATE REPRESENTATION OF THE EXISTING AND PROPOSED FIELD CONDITIONS. ALL SUBSEQUENT WORK GENERATED BY OTHERS BASED ON THIS INFORMATION MUST HAVE INDEPENDENT PRIOR VERIFICATION OF ALL EXISTING DIMENSIONS AND FIELD CONDITIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE: 01/20/20
REVISIONS:
1. BUILDING DEPARTMENT COMMENTS 04/19/20
2. PLAN CHECK COMMENTS 06/02/20
3. BUILDING DEPT. COMMENTS 07/16/20
4. STRUCTURAL COMMENTS

SEAL
ANGEL C. SAQUI II, AIA
ARY 201556

MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
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SHEET TITLE
ROOF FRAMING PLAN

SHEET:
S1.2

DUAL: RALMD
CHECK: ACS, AIA
SCHEM: 01/29/2020
I. DATE: 10/22/2020
R. BID: -
R. CON: -
COMM: 2020

NOT RELEASED FOR CONSTRUCTION

Digitally signed by Jesus Sierra
DN: cn=Jesus Sierra, o=Sierra Engineering Group, ou=Jesus Sierra
Date: 2021.07.23 12:23:56-0700

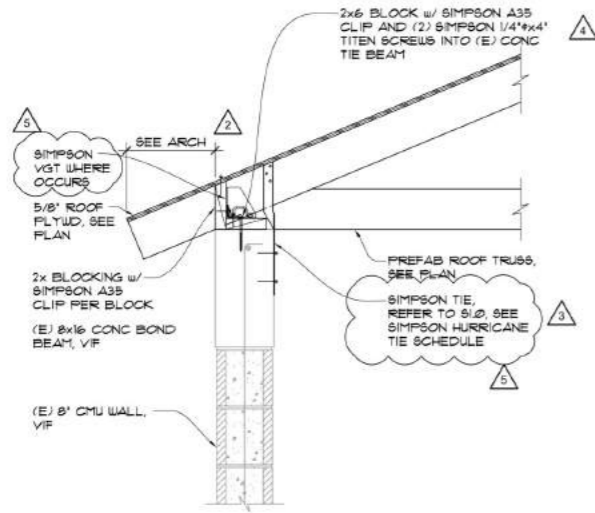
Jesus Sierra

SIERRA ENGINEERING GROUP

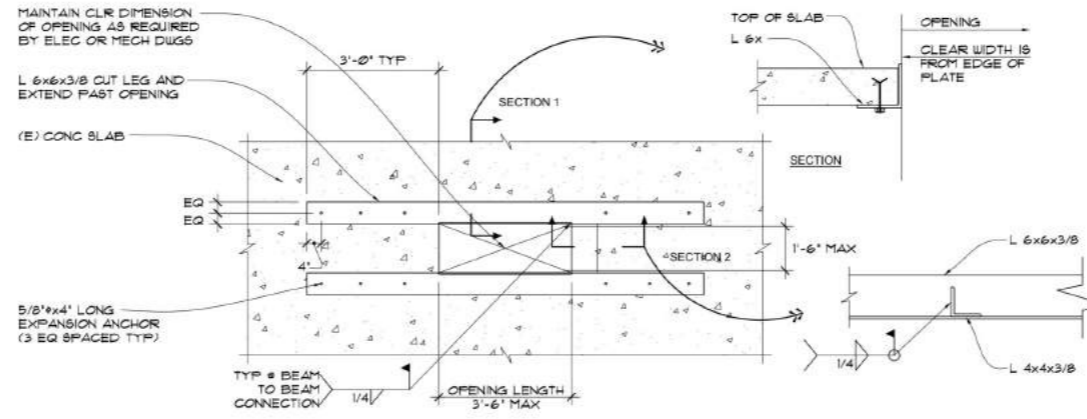
305.665.5445
5825 SUNSET DRIVE, SUITE 200
SOUTH MIAMI, FLORIDA 33143
FAX: 305.665.5469

Sealed 07-19-21

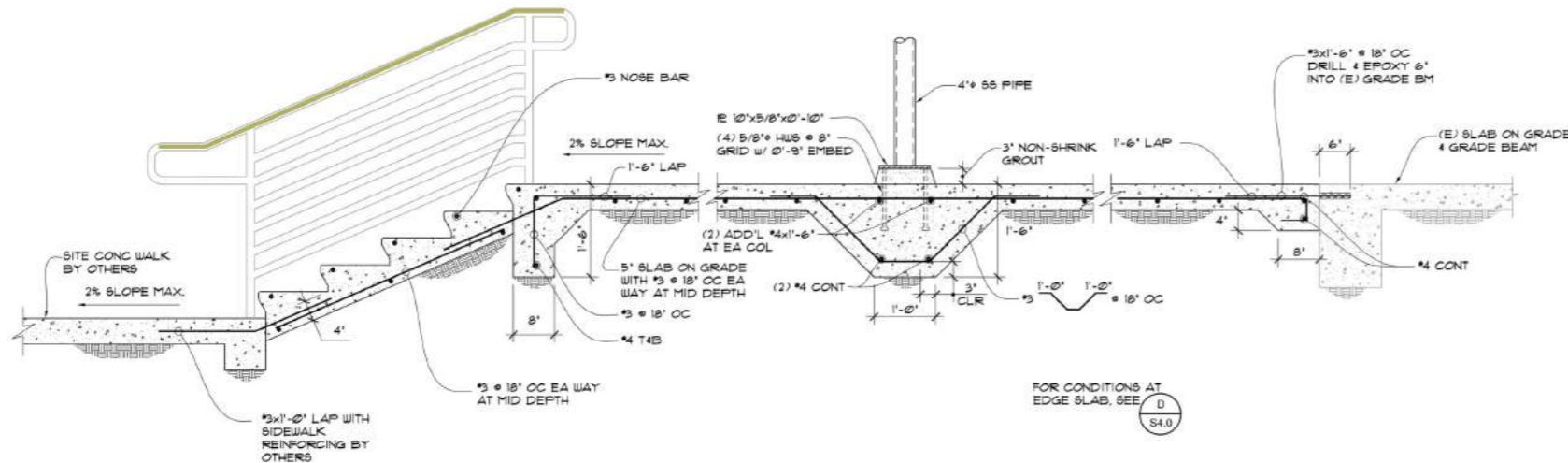
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 51132



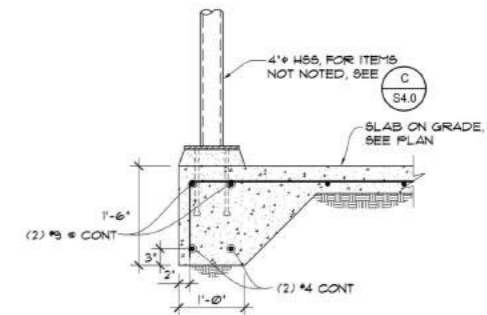
SECTION A
1"=1'-0" S4.0



SECTION B
NTS S4.0

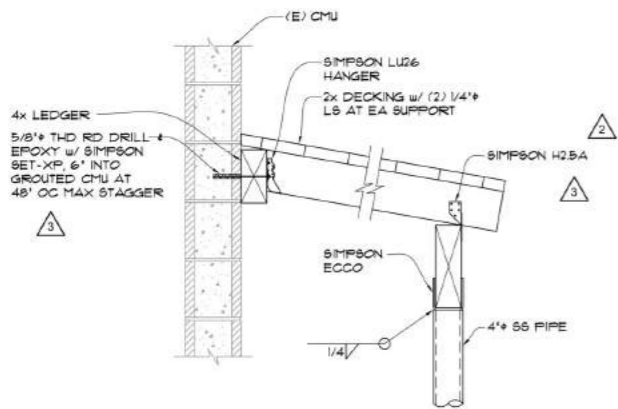


SECTION C
3/4"=1'-0" S4.0



SECTION D
3/4"=1'-0" S4.0

8 (36" H) Guardrail 7.0 FT



SECTION E
1"=1'-0" S4.0

MIAMI-DADE COUNTY
 PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
 7163 NW 22ND AVENUE
 MIAMI, FLORIDA 33147

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 MIAMI, FLORIDA 33136
 PHONE: 778 762016
 FAX: 778 762016
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SHEET TITLE
S4.0
 DETAILS

DATE	01/20/20
REVISIONS	
1	PLAN CHECK COMMENTS
2	DATE: 04/15/20
3	BUILDING DEPT. COMMENTS
4	DATE: 06/22/20
5	STRUCTURAL COMMENTS
6	DATE: 7/16/2021

SEAL
 DATE: 07/19/21
 ANGEL C. SAQUI II, AIA
 ARCH. 2012556

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

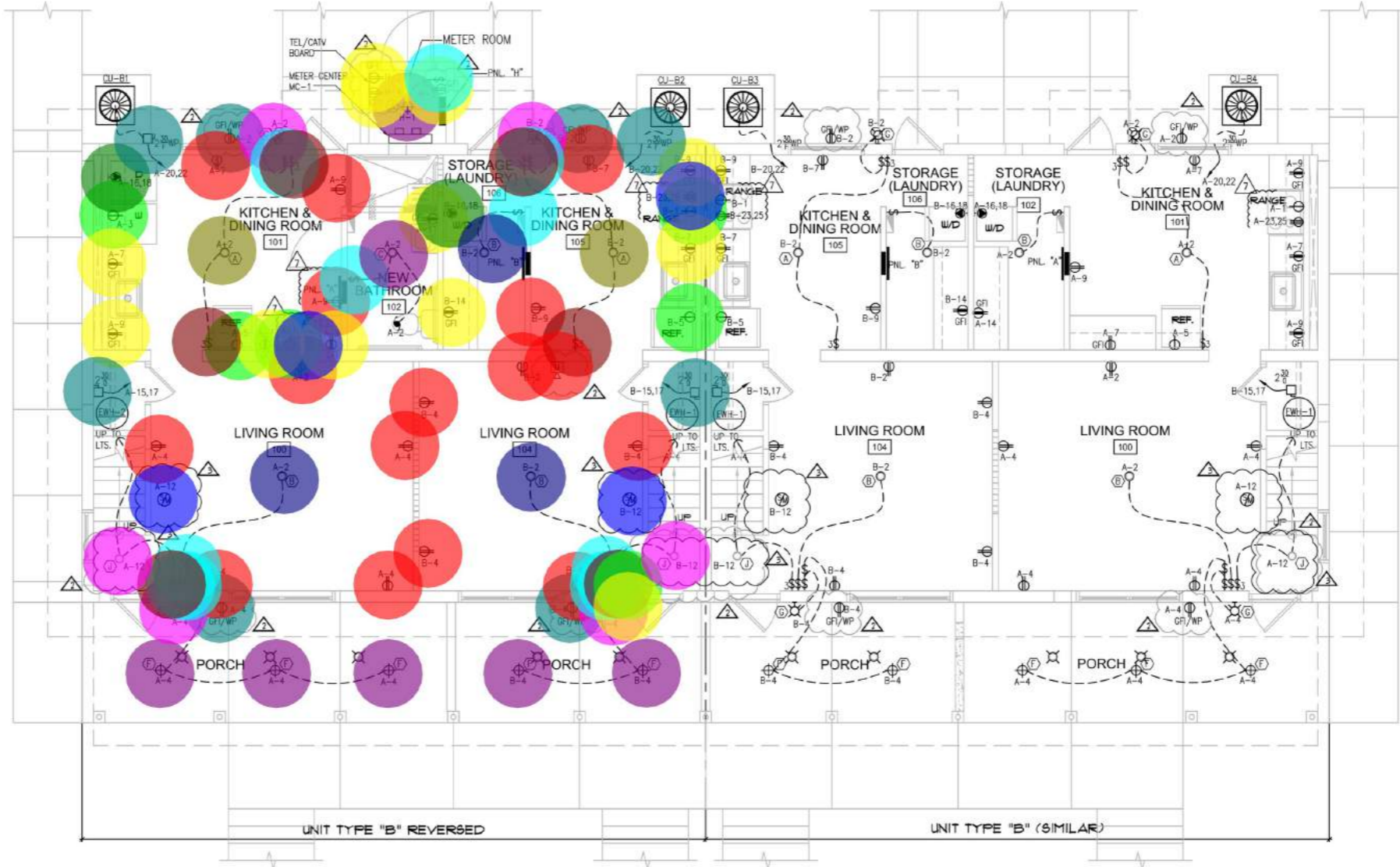
Jesus Sierra
 Licensed Professional Engineer
 No. 51132
 STATE OF FLORIDA

Sealed 07-19-21
 SIERRA ENGINEERING GROUP

305.665.5445
 3625 SUNSET DRIVE, SUITE 200
 SOUTH MIAMI, FLORIDA 33143
 FAX: 305.665.5469

Electrical Symbols Legend:
(Use those that apply)

- ⊕ Pendant or Recessed Light Fixture
- ⊕ Recessed Down Light Fixture
- ⊕ Square recessed Down Light Fixture
- ⊕ Self-Contained, Battery Pack Emergency light - Lithonia® BELMALL. Connect ahead of switch.
- ⊕ Single pole switch 20A
- ⊕ Three/Four-way switch 20A
- ⊕ Ceiling Fan controls
- ⊕ Door switch
- ⊕ Single receptacle outlet 20A (Tamper resistant)
- ⊕ Duplex receptacle outlet 15A (Small appliances to be 20A)
- ⊕ Duplex receptacle outlet 15A over counter. (Small appliances & bathrooms to be 20A) (Tamper resistant)
- ⊕ Duplex receptacle outlet-split wire 15A (Small appliances to be 20A) (Tamper resistant)
- ⊕ Floor duplex receptacle outlet 15A (Tamper resistant)
- ⊕ Special purpose receptacle to match equipment plug
- ⊕ Telephone outlet
- ⊕ TV Cable outlet
- ⊕ Junction box
- ⊕ Fused Disconnect switch sized as required per equipment manufacturer nameplate
- ⊕ Exhaust fan
- ⊕ Photoelectric Smoke detector (110 v. with battery back-up, interconnected w/ sounding base. To be located a minimum of 3 feet away from any AC supply or return vent. (All alarm devices shall be interconnected as per NFPA 72, 29.8.2.2.9.)
- ⊕ Photoelectric Smoke Detector & Carbon Monoxide Detector Combination (120V) W/Battery Back-up w/Sounding Base. To be located a minimum of 3 feet away from any AC supply or return vent. (All alarm devices shall be interconnected as per NFPA 72, 29.8.2.2.9.)
- GFI Indicates ground-fault interrupter
- WP Indicates weatherproof device or plate
- AFI Indicates above finished floor or grade
- WR Indicates weather resistant device
- FA Room MINI-HORN/STROBE in A.D.A. Hearing Impaired Unit Bedrooms and Baths.
- Annunciator audio/visual for Hearing Impaired Unit with door bell, to comply with FBC-806.3. Mounted 6'-8" AFF.
- ⊕ Push Button
- ⊕ Audio/Visual device, Transformer and pushbutton for Hearing Impaired Unit.



- Pendant/ Recessed Light type-F
- GFI WP Duplex Receptacle
- Duplex Receptacle
- Single Receptacle
- GFI Duplex Receptacle
- Tertiary Receptacle
- LED Type-G
- Single Pole Switch
- 3 Pole Switch
- Special Purpose Receptacle
- 13" Led Surface Mounted Type-A
- 11" Led Surface Mounted Type-B
- 2" LED Surface Mounted Type-C
- Disconnect Switch
- Mini Horn/ Strobe
- Annunciator
- Push Button
- Photoelectric Smoke detector & Carbon Monoxide Detector W/ Battery Backup and Sounding Base
- 4" Recessed Light Type-J

ADDITIONAL NOTES

1. ALL ELECTRICAL SYMBOLS AND DEVICES LOCATED IN A UNIT SHALL BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL ELECTRICAL SYMBOLS LOCATED IN A UNIT SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL ELECTRICAL SYMBOLS IN THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL ELECTRICAL SYMBOLS LOCATED IN A UNIT SHALL BE INSTALLED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL ELECTRICAL SYMBOLS LOCATED IN A UNIT SHALL BE INSTALLED BY THE CONTRACTOR.

GROUND FLOOR ELECTRICAL PLAN

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

COMPLIANCE NOTES

PLANS COMPLY WITH THE 2017 FLORIDA ELECTRICAL CODE AND THE 2017 FLORIDA BUILDING CODE.

- 6.0 EA
- 4.0 EA
- 15.0 EA
- 5.0 EA
- 11.0 EA
- 2.0 EA
- 4.0 EA
- 11.0 EA
- 6.0 EA
- 2.0 EA
- 2.0 EA
- 3.0 EA
- 1.0 EA
- 4.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 2.0 EA

NOTES

1. OPERATION OF A SWITCH (OTHER THAN A CIRCUIT BREAKER) OR A GROUND-FULT CIRCUIT-INTERRUPTER SHALL NOT CAUSE LOSS OF PRIMARY (MAIN) POWER. SMOKE ALARMS POWERED BY AFCI-PROTECTED CIRCUITS SHALL HAVE A SECONDARY POWER SOURCE. NFPA 72, CHAPTER 11.
2. INTERCONNECT ALL SMOKE DETECTORS OR CARBON MONOXIDE IN SUCH A WAY THAT THE OPERATION OF ANY SMOKE DETECTOR OR CARBON MONOXIDE WILL ACTIVATE ALL DETECTOR SOUNDING ALARM IN DWELLING UNIT.
3. EACH DETECTOR SHALL BE LOCATED A MINIMUM OF 36" AWAY FROM A BATHROOM OR KITCHEN DOOR OPENING OR ANY A/C SUPPLY DIFFUSER OR A/C RETURN AIR GRILL.
4. COMBINATION SMOKE DETECTOR-CARBON MONOXIDE, SHALL BE LOCATED A MAXIMUM OF 10'-0" OF EACH DOOR ROOM USED FOR SLEEPING PROPOSED, ISSUED AND HAVING A FOSSIL FUEL-BURNING HEATER OR APPLIANCE, A FIRE PLACE, AN ATTACHED GARAGE SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72 AND NEC-760.

JMM
Consulting Engineers, LLC

10201 SW 15th Street, Suite 101, Miami, FL 33175
TEL: (305) 255-1021 FAX: (305) 271-9550

Joseph M. Maricich, PE, P.E., 850018
Certificate of Authorization #9662

To the best of my knowledge, the plans and specifications submitted herewith comply with all applicable laws, codes and provisions of the applicable building codes. This drawing is the sole property of JMM Consulting Engineers, LLC and is an instrument of service not to be reproduced in whole or in part without express written permission of JMM Consulting Engineers, LLC.

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WWW.ANGELARCHITECTS.COM

GROUND FLOOR PROPOSED ELECTRICAL PLAN

REVISIONS

NO.	DATE	REVISIONS
1	12.17.20	BEAL
2	04.19.21	BUILDING DEPARTMENT COMMENTS
3	10.06.21	Owner / Spaces Coordination
7		

MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
7163 NW 22ND AVENUE
MIAMI, FLORIDA 33147

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ANGEL C. SAQUI II, AIA
APR 20/2026

SHEET TITLE
E.101

SHEET NO.
E.101

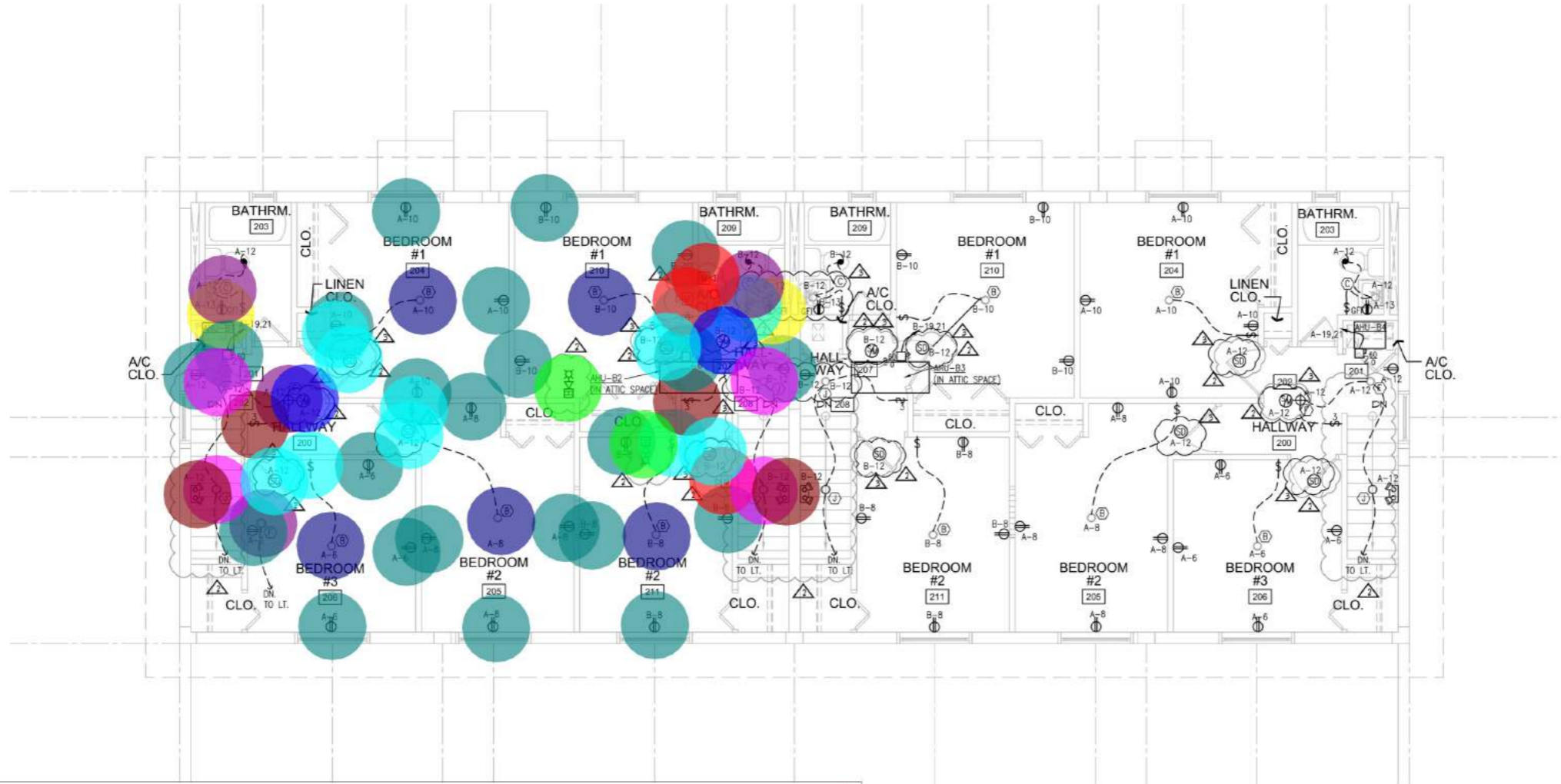
DATE
01/25/2020

BY
R. BID

FOR
R. CONG.

DATE
2/20/21

NOT RELEASED FOR CONSTRUCTION



- GFI WP Duplex Recepticle
- Disconnect Switch
- Mini Horn/ Strobe
- Smoke Detector
- Photoelectric Smoke detector & Carbon Monoxide Detector W/ Battery Backup and Sounding Base
- 11" Led Surface Mounted Type-B
- Pendant/ Recessed Light type-F
- 2" LED Surface Mounted Type-C
- GFI Duplex Recepticle
- 4" Recessed Light Type-J
- Single Pole Switch
- 3 Pole Switch
- Battery Pack Emergency Light "Lithonia" #ELM4L
- Annunciator

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

STATISTICS (Emergency)			
Description	Symbol	Qty	
INTERIOR LIGHTS	+	1,483	
LANDINGS	+	4,833	

- 21.0 EA
- 2.0 EA
- 3.0 EA
- 5.0 EA
- 2.0 EA
- 5.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA (for Stairs)
- 4.0 EA
- 6.0 EA
- 2.0 EA
- 2.0 EA
- 2.0 EA

APT. LIGHTING FIXTURE SCHEDULE										
Type	Luminaire Description	Luminaire Location	Manufacturer and Catalog Number	Volts	No.	LED Information Lumens/Color/CRI	System Watt	Mounting	Finish	Remarks
A	13" LED SURFACE MOUNT	KITCHEN/DINING/STAIR	JUNO LIGHTING JSF 13N 30K 90CRI 120FRPC WH	120	N/A	1800 LUMENS, WHT LED ARRAY, 30K INCLUDED	20	SURFACE	WHITE	DIMMABLE ENERGY STAR COMPLIANT
B	11" LED SURFACE MOUNT	LIVING ROOM	JUNO LIGHTING JSF 11N 30K 90CRI 120FRPC WH	120	N/A	1300 LUMENS, WHT LED ARRAY, 30K INCLUDED	15	SURFACE	WHITE	DIMMABLE ENERGY STAR COMPLIANT
C	2" LED VANITY LIGHT	BEDROOMS-LAUBDRY BATHROOM	LITHONIA FMVCL 24IN MVOLT 30K 90CRI BN	120	N/A	1391 LUMENS, WHT LED ARRAY, 30K INCLUDED	26	WALL	BRUSHED NICKEL	ENERGY STAR COMPLIANT NON DIMM APPLICATION
F	5" LED SURFACE MOUNT	HALLWAY, PORCH	JUNO LIGHTING JSF 5N 30K 90CRI 120FRPC WH	120	N/A	700 LUMENS, WHT LED ARRAY, 30K INCLUDED	10	SURFACE	WHITE	DIMMABLE WEATHER-PROOF ENERGY STAR COMPLIANT
G	LED WALL MOUNT	PORCH	BROWNLEE LIGHTING 1005-B06-30K-ES	120	N/A	700 LUMENS, WHT LED ARRAY, 30K INCLUDED	6	WALL	WHITE	NON DIMM APPLICATION ENERGY STAR COMPLIANT
H	LED FLOOD LIGHT	LANDSCAPE ACCENT LIGHT	HK USA LIGHTING GROUP ZLFLI-BD-120-8W-40K-PH-MHJB	120	NA	304 LUMENS, WHT LED ARRAY, 40K INCLUDED	8	SURFACE	BLACK	
J	4" LED RECESSED LIGHT	STAIRS	LITHONIA LDN4 30_20 LO4AR LD	120	NA	1,773 LUMENS, WHT LED ARRAY, 40K INCLUDED	22.12	RECESSED	WHITE	

Jose M. Digitally signed by Jose M. Martinez PE56018 Date: 2021.06.15 08:20:45 -0400

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10201 SW 13th St, Suite 102, Miami, FL 33175
TEL (305) 255-1021 FAX (305) 271-9050
Jose M. Martinez, PE, P.E., R.E. (FL)

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MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES
BUILDING REHABILITATION
7163 NW 22ND AVENUE
MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
ARCHITECTS • PLANNERS • INTERIORS, PLLC
12988 SW 133rd Ct, Suite 216
MIAMI, FLORIDA 33186
WWW.SAQUIARCHITECTS.COM

DATE: 12.17.20
REVISIONS:
1 BUILDING DEPARTMENT COMMENTS
2 BUILDING DEPARTMENT COMMENTS
3 BUILDING DEPARTMENT COMMENTS

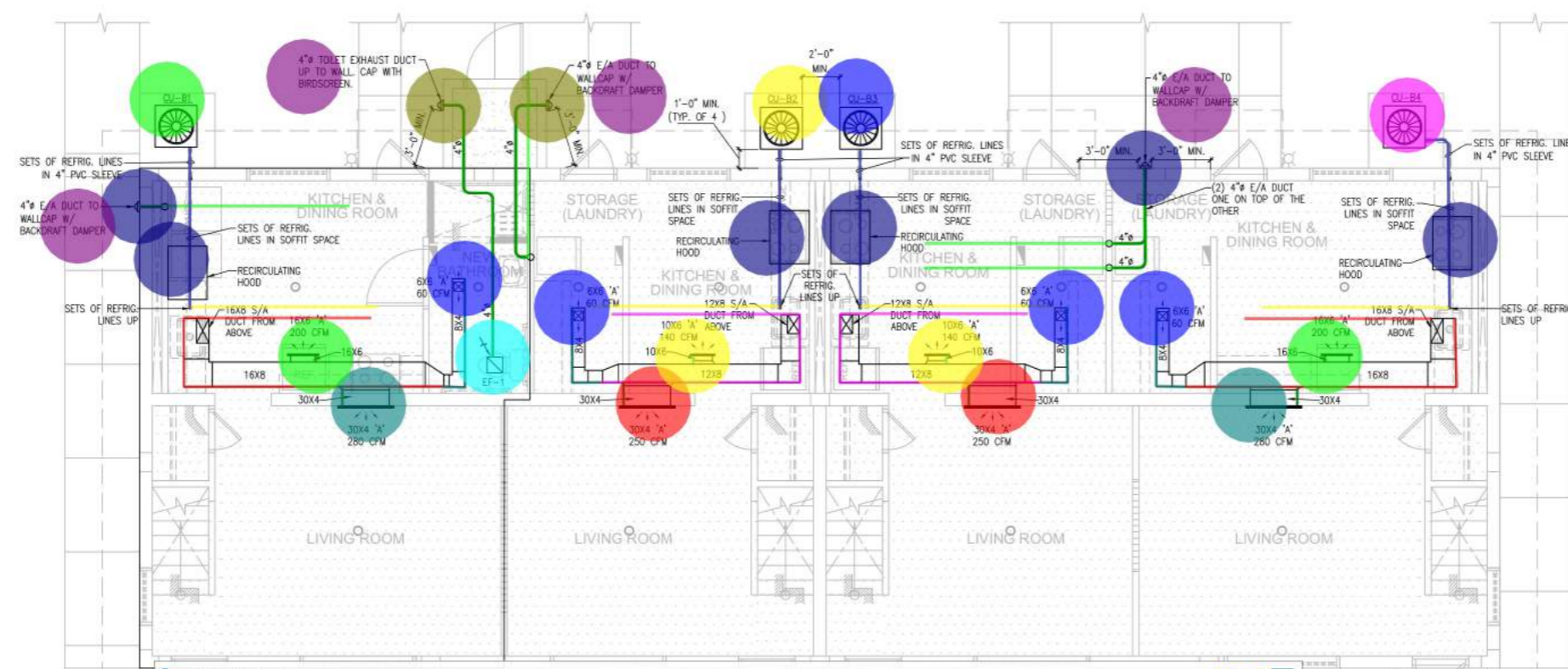
DATE: 04.19.21

BEAL
ANGEL C. SAQUI II, AIA
APR 20/2021

SECOND FLOOR PROPOSED ELECTRICAL PLAN
E.102

DATE: 01/25/2020
DATE: 10/22/2020

NOT RELEASED FOR CONSTRUCTION



NOTE:
EXCEPTION: TESTING IS NOT REQUIRED FOR ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS OF THE BUILDING THERMAL ENVELOPE OF EXISTING BUILDINGS IN WHICH THE NEW CONSTRUCTION IS LESS THAN 85 PERCENT OF THE BUILDING THERMAL ENVELOPE.

NOTE:
NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS & DOORS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

NATURAL VENTILATION CALCULATIONS:

GROUND FL. AREA = 535 SQ. FT.
535 SQ. FT. X 4% = 21.4 SQ. FT.

MIN. OPENABLE WINDOWS & DOORS AREA
= 39.4 SQ. FT. + 20 SQ. FT.
= 59.4 SQ. FT.

SECOND FL. AREA = 578 SQ. FT.
578 SQ. FT. X 4% = 23.1 SQ. FT.

MIN. OPENABLE WINDOWS & DOORS AREA
= (49.3 SQ. FT.) X 2 + 27 SQ. FT.
= 125.6 SQ. FT.

*THE MINIMUM OPENABLE AREA TO THE OUTDOORS IS GREATER THAN THE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

*CALCULATION HAS BEEN PERFORMED TO THE GREATEST UNIT IN AREA AS WORST CASE SCENARIO TO WARRANT SMALLER UNITS COMPLYING AS WELL.

- 8x4 Duct
- 16x8 Duct
- 4" Dia Circular Duct
- Refrigent piping
- 4" PVC Sleeve
- 12x8 Rectangular Duct
- 10x6 Duct
- 16x6 Duct
- 30x4 Duct
- Wall Cap with Birdscreen
- Wall Cap
- Backdraft Damper
- Titus, Model#250-A, Size:30x4, Ceiling Diffuser (280 CFM)
- Titus, Model#250-AA, Size:30x4, Ceiling Diffuser (250 CFM)
- Titus, Model#250-AA, Size:16x6, Ceiling Diffuser (200 CFM)
- Titus, Model#250-AA, Size:10x6, Ceiling Diffuser (140 CFM)
- Titus, Model#250-AA, Size:6x6, Ceiling Diffuser (60 CFM)
- CU-B1
- CU-B2
- CU-B3
- CU-B4
- EF-1
- Recirculating Hood

23.7 FT	ORCH
55.6 FT	
79.7 FT	
75.3 FT	
35.3 FT	
48.7 FT	
0.8 FT	
0.6 FT	
4.5 FT	
2.0 EA	
2.0 EA	
4.0 EA	
2.0 EA	
2.0 EA	
2.0 EA	
2.0 EA	
4.0 EA	
1.0 EA	
1.0 EA	
1.0 EA	
1.0 EA	
1.0 EA	
4.0 EA	

Jose M. Martinez PE56018
Digitally signed by Jose M. Martinez PE56018
Date: 2021.06.22 12:12:00 -04'00'



MIAMI-DADE COUNTY
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
JAMES E. SCOTT HOMES BUILDING REHABILITATION
7163 NW 22ND AVENUE
MIAMI, FLORIDA 33147

ANGEL C. SAQUI, FAIA
ARCHITECTS • PLANNERS • INTERIORS, PLLC
1280 SW 126th CT, SUITE 218
MIAMI, FLORIDA 33186
PHONE: (116) 752-0700
FAX: (116) 752-0705
WWW.SAQUIARCHITECTS.COM

REVISIONS
3 BUILDING DEPARTMENT COMMENTS
4 BUILDING DEPARTMENT COMMENTS

DATE
04.19.21
08.22.21

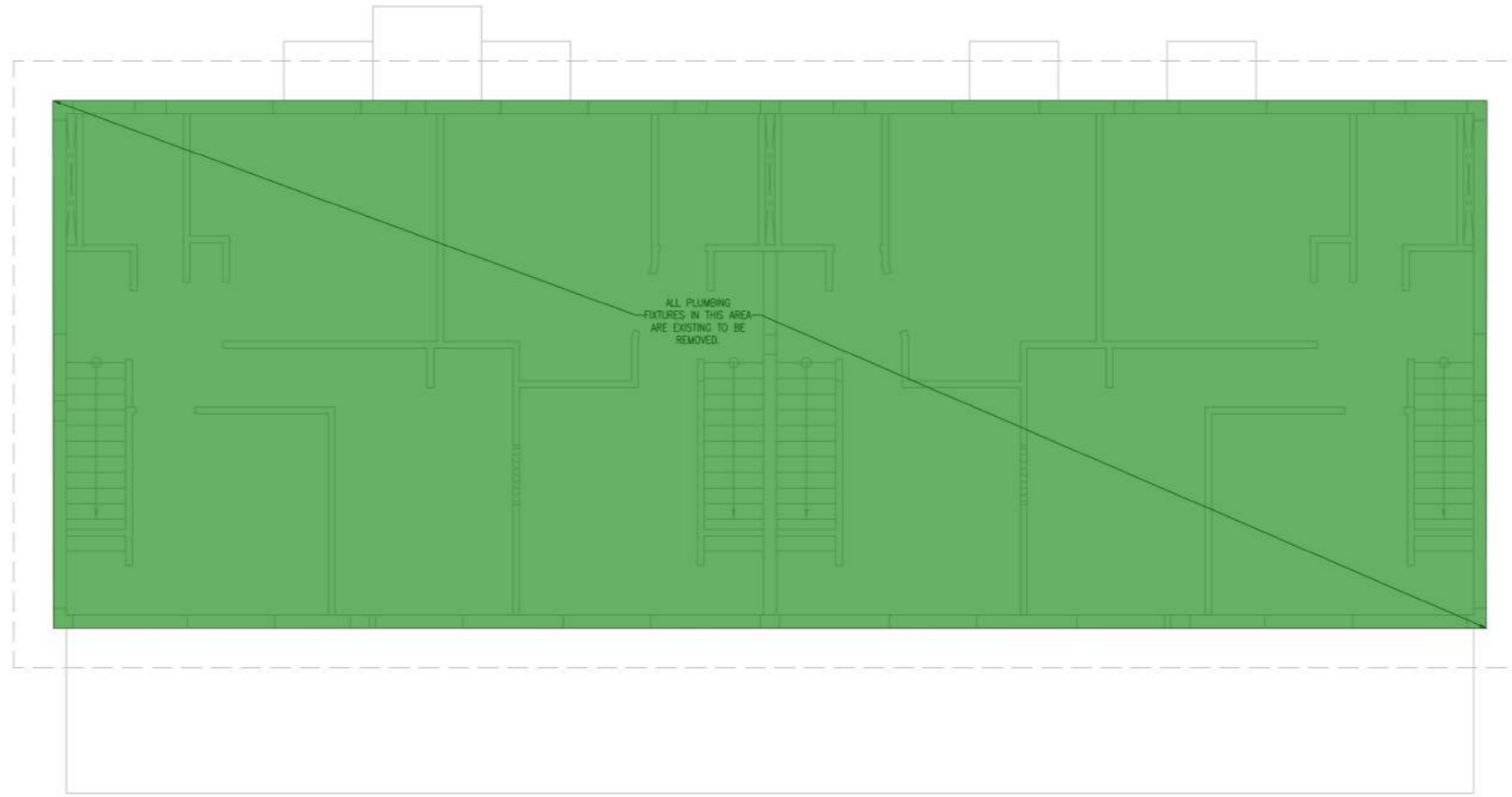
SEAL
ANGEL C. SAQUI II, AIA
AP# 0012558

ANGEL C. SAQUI, FAIA
SHEET TITLE
FIRST FLOOR PROPOSED MECHANICAL PLAN

SHEET: M.101

DWN.	JMM
CHECK.	JMM
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. BID	
R. CONS.	
COMM.	2001

NOT RELEASED FOR CONSTRUCTION



1 SECOND FLOOR PLUMBING DEMOLITION PLAN
 P.02 SCALE: 1/4" = 1'-0"



Jose M. Martinez
 PE56018
 Digitally signed by Jose M. Martinez
 Date: 2021.01.15 09:01:59 -05'00'

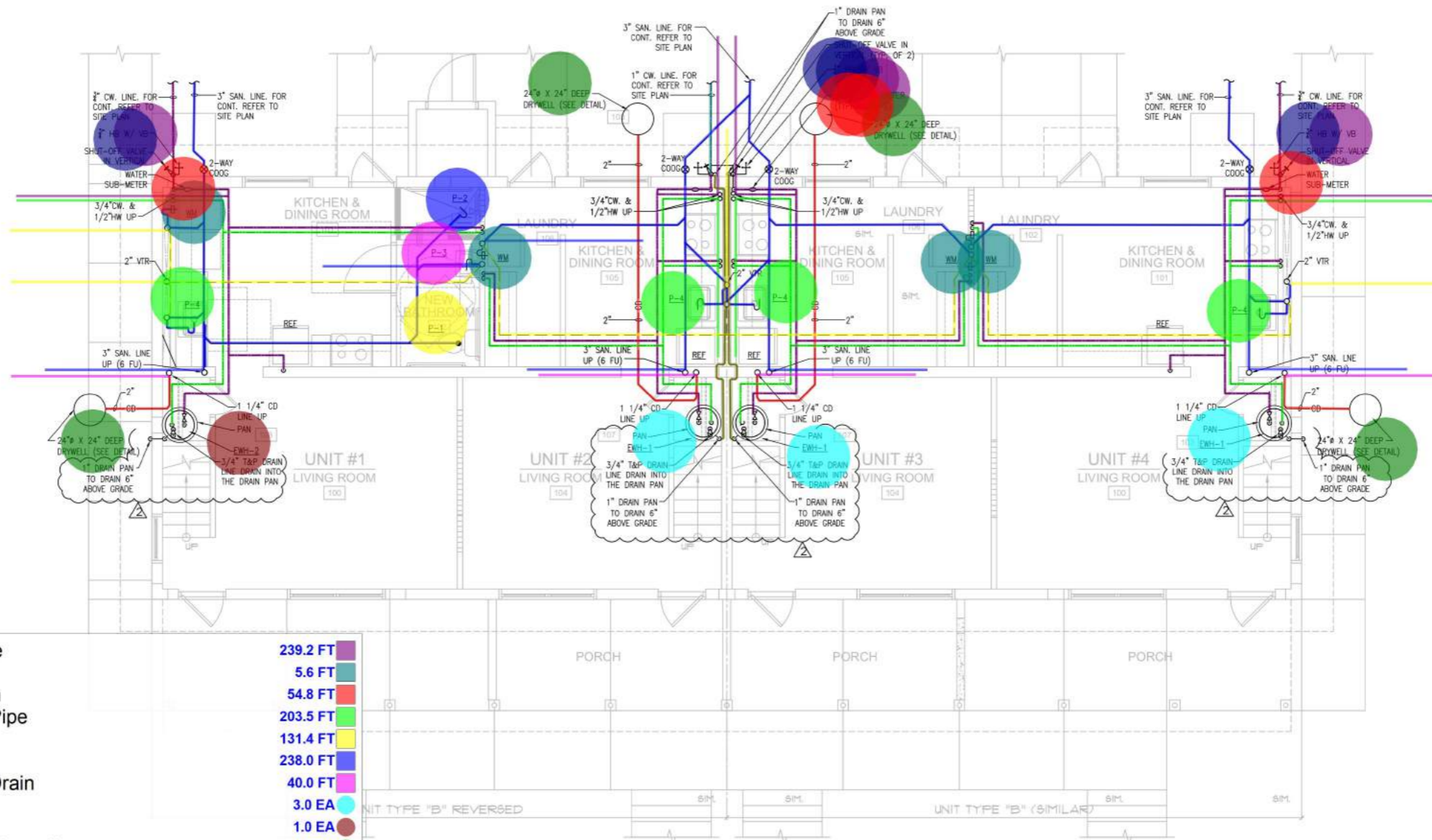


ANGEL C. SAQUI, FAIA ARCHITECTS • PLANNERS • INTERIORS, PLLC 12086 SW 133rd CT, SUITE 218 MIAMI, FLORIDA 33186 WWW.SAQUIARCHITECTS.COM PHONE: (786) 732-0086 FAX: (786) 732-0086		MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT JAMES E. SCOTT HOMES BUILDING REHABILITATION 7163 NW 22ND AVENUE MIAMI, FLORIDA 33147		REVISIONS 2 BUILDING DEPARTMENT COMMENTS	DATE 12.17.20	SEAL ANGEL C. SAQUI II, AIA AP# 0012556
CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.						

SHEET TITLE
SECOND FLOOR PLUMBING DEMOLITION PLAN
 SHEET
P.02

CHECK	JM
SCHEM.	01/29/2020
I. DATE	10/22/2020
R. BID	-
R. CONB.	-
COMM.	2601

NOT RELEASED FOR CONSTRUCTION



- | | |
|----------------------------|----------|
| 3/4" Cold Water Pipe | 239.2 FT |
| 1" Cold Water Pipe | 5.6 FT |
| 2" Condensate Drain | 54.8 FT |
| 1/2" Dia Hot Water Pipe | 203.5 FT |
| 2" Vent Line | 131.4 FT |
| 3" Sanitary Line | 238.0 FT |
| 1-1/4" Condensate Drain | 40.0 FT |
| EWH-1 | 3.0 EA |
| EWH-2 | 1.0 EA |
| 24" Dia X 24" Deep Drywell | 4.0 EA |
| 1" Drain Pipe | 35.5 FT |
| 3/4" Hose Bibb | 4.0 EA |
| Vacum Breaker | 4.0 EA |
| Water Meter | 4.0 EA |
| Water Sub-Meter | 4.0 EA |
| P-4 | 4.0 EA |
| P-1 | 1.0 EA |
| P-2 | 1.0 EA |
| P-3 | 1.0 EA |

1 GROUND FLOOR PROPOSED PLUMBING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

DATE: 12.17.20		REVISIONS:	
BUILDING DEPARTMENT COMMENTS:		2	
MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT JAMES E. SCOTT HOMES BUILDING REHABILITATION 7163 NW 22ND AVENUE MIAMI, FLORIDA 33147			
ANGEL C. SAQUI, FAIA ARCHITECTS • PLANNERS • INTERIORS, PLLC 12080 SW 133RD CT, SUITE 218 MIAMI, FLORIDA 33186 PHONE: (786) 720-0906 FAX: (786) 720-0905 WWW.SAQUIARCHITECTS.COM		SHEET TITLE GROUND FLOOR PROPOSED PLUMBING PLAN	
SHEET NO. P.101		DATE: 01/29/2020	
DRAWN BY: JMM		CHECKED BY: JMM	
I. DATE: 10/22/2020		R. BID:	
R. COND.:		COMM. DATE: 2/20/21	
NOT RELEASED FOR CONSTRUCTION			

Jose M. Martinez
 PE56018
 Digitally signed by Jose M. Martinez
 Date: 2021.01.15 09:07:36 -05'00'

JMM
 Consulting Engineers, LLC
 10201 SUWANEY DRIVE, SUITE 103, MIAMI, FL 33172
 TEL: (305) 255-1021 FAX: (305) 271-0050
 Jose M. Martinez, March, P.E. #55058
 Certificate of Authorization #9952
 To the best of my knowledge, the plans and specifications submitted herewith comply with existing interpretations and provisions of the applicable building codes. This drawing is the sole property of JMM Consulting Engineers, LLC and is an instrument of service not to be reproduced or in part without express written permission of JMM Consulting Engineers, LLC.

