Little Havana Inn

1645 SW 9 Street Miami, FL 33135

GENERAL NOTES:

ALL WORK TO CONFORM WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.

VERIFY ALL DIMENSIONS INDICATED ON DRAWINGS WITH FIELD CONDITIONS BEFORE PERFORMING ANY WORK. OR BEFORE FABRICATING OR ORDERING ANY MATERIALS OR PRODUCTS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.

ALL DETAILS SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.

ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID.

ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING BIDS. COORDINATE TO SCHEDULE WALK-THRU.

ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE IN ANY FORM. ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL

DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING

AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.

WARRANTY AND SERVICE ALL WORK IN CONTRACT.

CONTRACTOR AND SUBCONTRACTOR SHALL PRODUCE ALL REQUIRED PROOF OF LICENSES AND INSURANCE.

PROVIDE TERMITE PROTECTION WHERE APPLICABLE PER CODE AND LOCAL REGULATIONS.

ALL NEW WALL/CEILING FINISHES AND INSULATION MATERIALS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

ALL WORK, MATERIALS AND EQUIPMENT ARE TO BE RETAINED INSIDE PRIVATE PROPERTY

ANY WORK, AND/OR IMPROVEMENTS AND/OR USE OF EQUIPMENT WITHIN THE RIGHT OF WAYS INCLUDING LANDSCAPING AND IRRIGATION WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT "PRIOR TO START OF CONSTRUCTION"

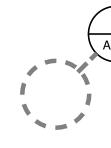


APPLICABLE CODES AND STANDARDS

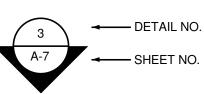
THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO:

FLORIDA BUILDING CODE (2014)

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.13.4.4 AND 633 FLORIDA STATUTES.



+0'-0" A.F.F.



L. Triana & Associates Inc.

PE 039657 9701 SW 56th Street PH(305)595-9765 FAX (305) 596 - 1814

No.	Description	Date

Renovation

Construction Documents December 27, 2017

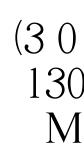


Sheet List		Sheet List		Sheet List		
Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name	
1-Architecur	e	A-600	Sections	3-MEP		
A-000	Cover	A-601	Sections	M-101	Mechanical Plan	
A-100	Project Information	A-700	Wall Sections & Details	M-102	Mechanical Plan	
A-101	Site Plan	A-800	Door & Windows Schedules	M-200	Mechanical Notes & Schedules	
A-101.1	Area Plans	2-Structural	-	M-300	Mechanical Details	
LS-100	Life Safety Plan	S-1	Foundation Framing Plan	E-101	Electrical Plan	
LS-101	Life Safety Plan	S-2	Second Floor Framing Plan	E-102	Electrical Plan	
A-200	Floor Plans	S-3	Roof Framing Plan	E-200	Electrical Schedules	
A-201	Floor Plans	S-4	Typical Details	E-300	Electrical Details	
A-300	Ceiling Plans	S-5	Beam, Column & Footing	E-401	Electrical Notes & Details	
A-301	Ceiling Plans		Schedules	E-402	Electrical Notes	
A-400	Roof Plans	S-6	Detail Sections	P-101	Plumbing Plan	
A-500	Elevations	S-7	Detail Sections	P-102	Plumbing Plan	
A-501	Elevations	S-8	Stair Case Details	P-200	Plumbing Isometrics	
A-502	Elevations	S-9	Elevations	P-201	Plumbing Notes & Details	

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A-502	Elevations	S-9	Elevations	P-201	Plumbing Notes & Details
		S-10	Elevations		·

G2 Consulting Group,Inc.

9725 SW 4th Terrace (786)294-0032



EACH TRADE, MANUFACTURER, AND/OR SUPPLIER HAS THE ULTIMATE RESPONSIBILITY TO UNDERSTAND ITS SCOPE OF WORK WITHIN THIS SET OF PLANS COMPLETELY PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES, QUESTIONABLE, OR UNCLEAR CONDITIONS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION.

> CONSTRUCTION DETAIL/PLAN

SYMBOL

-DETAIL NO.

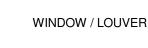
SHEET NO.

BUILDING ELEVATION HEIGHT SYMBOL (XXX)

WINDOW / LOUVER TAG

BUILDING, PARTIAL & DETAIL SECTION SYMBOL







Eilert Lewis Architects Studio, LLC (3 0 5) 2 5 3 - 5 7 8 6

13063 SW 133rd Ct Miami, FL 33186



AR 96398 AR 92953

22 20nsulting Group.inc.	SUSTAINABILITY NOTES: Use as applicable based on Scope of 1 Construction Waste Managen participate in onsite waste managen participate in onsite waste managenetic (DERM) and follow code guid (DERM) and cement by (DERM) and cement cement (DERM) and cement cement cement (DERM) and cement cement by (DERM) and cement cement cement (DERM) and cement cement by (DERM) and cement cement cement (DERM) and cement cement by (DERM) and cement cement cement cement (DERM) and cement cement cement (DERM) and cement cement cement cement (DERM
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Work. Contact architect or sustainable consultant for clarification as needed.

ment Plan - 95% percent of waste generated to be diverted from landfill; all subcontractors to anagement program, including directing on site personnel to sort recyclables by category (Wood, el, Asphalt, Masonry, Cardboard, Rubble, General Mixed Waste, etc). Control Plan - Submit Erosion and Sedimentation Control Plan that conforms with local municipality delines as applicable for site work. Minimum SRI 85

ve and Draught tolerant Plants or approved equivalent.

data on company letterhead indicating post consumer and post industrial recycling percentages of ts supplied are manufactured/fabricated within a radius of 500 mile from the project site and the extracted or recovered within 500 miles of the project site; provide data indicating compliance with age by weight of post-consumer and pre-consumer recycled content; Include statement indicating g recycled content; Use any treatment with low toxicity and emit low levels of Volatile Organic ash, poxxolan, ground granulated blast-furnace slag, and silica fume as needed to reduce the total by not less than 40 percent. Indicate amount and value of material used.

teel product specified a document signed by the manufacturer/fabricator stating compliance with the ental objectives; for products having recycled content documentation indicating percentages by pre-consumer recycled content. Include statement indicating costs for each product having de data indicating post-consumer and post industrial percentages of steel reinforcing and steel use steel made in an electric arc furnace (EAF); Provide products with an average recycled content cycled content plus one half pre-consumer recycled content is not less than 50 percent; Where C compliant.

aving recycled content, documentation indicating percentages by weight of post-consumer and pre-Include statement indicating costs for each product having recycled content; Provide products with of steel so post-consumer recycled content plus one half of pre-consumer recycled content is no applicable, priming to be VOC minimum level compliant. Minimum SRI 29.

Rough Carpentry - All adhesive and sealants used on the interior of the building shall comply with referenced in LEED for New Construction - Latest Edition; List all adhesive, sealants and primers mposite wood, Agrifiber products and veneer (MDF, plywood, particleboard, etc.) to be urethrananufacturer's specification and proof of purchase to show compliance with the limits. Comply with nents.

ce must be reflective with minimum SRI 78. ducts supplied are manufactured/fabricated within a radius of 500 mile from the project site and the

extracted or recovered within 500 miles of the project site; provide data indicating compliance with ecycled content; Include statement indicating costs for each product having recycled content; Use y and emit low levels of Volatile Organic Compounds (VOC).

Materials - Structural Glazing adhesives used on the interior of the building shall comply with the ferenced in LEED for New Construction - Latest Edition; List all adhesives to be used in this project; ification and proof of purchase to show compliance with the limits. Stewardship Council) Certified; Use a minimum of 50 percent wood based materials and products ce with the FSC; Provide 95 percent wood based materials and products that are FSC Certified

a list of items and/or components of products including product type, manufacturer and appropriate ducts having recycled content, documentation indicating percentages by weight of post-consumer

content; Include statement indicating costs for each product having recycled content; Provide cycled content so post-consumer recycled content plus one half of pre-consumer recycled content Vhen possible, the products supplied should be manufactured/fabricated within a radius of 500 mile manufactured products are extracted or recovered within 500 miles of the project site; Should Ilation of equipment/fixtures/accessories, comply with FSC Certified Wood.

s and coatings used on the interior of the building shall comply with the SCAQMD VOC Limits, as Construction - Latest Edition; List all paints, primers and coatings to be used in this project; ification and proof of purchase to show compliance with the limits. er's specification and proof of purchase to show compliance with the limits; provide carpet that lus Program.

ucts having recycled content, documentation indicating percentages by weight of post-consumer content; Include statement indicating costs for each product having recycled content; Provide cycled content so post-consumer recycled content plus one half of pre-consumer recycled content When possible, the products supplied should be manufactured/fabricated within a radius of 500 mile manufactured products are extracted or recovered within 500 miles of the project site; All adhesives ilding shall comply with the SCAQMD VOC Limits, as referenced in LEED for New Construction List all adhesives used in this project; Provide manufacturer's specification and proof of purchase to

sh Toilets: waterless Urinals; Shower heads with 1.6 GPF or less; Faucets with 1.6 GPF or less. quipment cannot use CFC based refrigerant; Select minimum impact refrigerants; Average

Dzone Depletion Potential and Global Warming Potential must be below 100.

ce with SMACNA Chapter 3 (min During Construction MERV 8 and Before Occupancy MERV 13).

Install CO2 monitors and set to sound alarm at 10 percent change.

LEED related manufactured items contractor and/or sub-contractor shall provide manufacturer's imentation as well as proof of purchase in order to show LEED compliance.

INABLIITY NOTES

VITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. RICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE. NDICATED ON DRAWINGS WITH FIELD CONDITIONS BEFORE PERFORMING ANY WORK, OR ORDERING ANY MATERIALS OR PRODUCTS. DO NOT SCALE DRAWINGS. REPORT

HE ARCHITECT BEFORE PROCEEDING. IAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY I ELSEWHERE IN THE PROJECT. D FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS,

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TION WILL REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT OF WAY PRIOR TO START OF CONSTRUCTION"

S, COLORS, PANELS, TEXTURES, ETC. TO BE COORDINATED WITH OWNER/ARCHITECT ISTRUCTION MANUAL.

, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO: ·FLORIDA

S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE E APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY 4.4 AND 633 FLORIDA STATUTES.

RAL NOTES

ert Lewis chitects Studio, LLC

SEBASTIAN EILERT, AIA, LEED DANIEL G. LEWIS, AIA SUSTAINABLE ARCHITECTURE AND CONSULTING AR 96398 AR 92953, ID 5054, A26001202



PROPOSED

CONSTRUCTION NOTES:

1. Structural drawings shall be worked together with Architectural, Mechanical, Electrical and Plumbing dra slabs, slopes, drains, outlets, recesses, openings, reglets, bolt settings, sleeves, dimensions, etc. Discr to the attention of the architect before proceeding with any and all work.

Contractor to verify all dimensions and conditions at the job site before starting any work. Bring all discr the architect before beginning any work. Contractor to verify the location of any and all underground and overhead utility lines in the area of prop

NO deviations of these plans are to be made, in any way, without the express WRITTEN permission of t equipment may only be substituted with written approval of the architect Review of ALL shop drawings is required by the architect and the general contractor. The owner, contra

required to submit all shop drawings in order that the architect can check layout concept. The architect drawings as substantially conforming to the design intent or reject the shop drawings. All shop drawings shall bear the signature of the same.

All shop drawings shall be submitted on 24" X 36" BOND PAPER ONLY. Submit six (6) copies for appro be at the same scale as that of the floor plan, and all shop drawings shall be sealed and signed with call registered engineer in order to be approved.

These drawings are diagrammatic only. It is not the intent of these drawings to show every minor detail The contractor shall furnish and install all items for a complete building system and provide all requirement equipment to be placed in proper working order.

The contractor shall promptly notify the architect in writing of the existence of any observed variations b documents and the applicable codes or ordinances. 10. Comply with sustainable notes and guidelines as appropriate for the project scope.

SITE PREPARATIONS

A) GENERAL

- Fill and backfill to be compacted to a minimum of 95% of the maximum density at optimum moisture as proctor test
- Fill material to be clean course sand and crushed limerock free of organic or deleterious material, of a m pounds per cubic ft. Material excavated from the site may be reused for fill provided it is free from blacktop, organic or delete
- combined with a limerock fill to give a suitable fill material of minimum dry density of 110 pounds per cub 95% of the maximum dry density.
- After removal of any top soil, debris, and organic or deleterious material, compact existing material with vibratory roller (min. static weight of 10 tons) with a minimum of 1 passes overlapping 6".

GRADING B)

Contractor shall provide a sub grade to within 6" of final grade specified on the site or grading plan. If law provided as part of this drawing set, information on landscape drawings supersede all other drawings.

C) LANDSCAPING

All disturbed grass to be replaced with matching turf. All existing trees to remain to be protected as per Municipal guidelines and applicable arbor practices.

SOIL STATEMENT: soil at this site is sand & rock adequate to support the design load of 2000 psf. after excava letter will be submitted by the architect or the engineer attesting that the site has been observed and the foundati those upon which the design is based on.

TERMITE PROTECTION STATEMENT: In accordance with FBC 2014, Upon completion of the application of the

treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control com following statement: "The building has received a complete treatment for the prevention of subterranean termites accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services." A posting board shall be provided to receive duplicate treatment certificates as each required protective treatment i copy for the person the permit is issued to and another copy for the city of Miami building permit files. The treatm the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical u and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier me is used, final exterior treatment shall be completed prior to final building approval. In addition, a permanent sign v treatment provider and need for re-inspection and treatment contractor.

DEMOLITION

- All demolition and construction debris shall be properly disposed of with all recyclable material separate appropriate agencies
- It is the responsibility of the General Contractor to notify architect/owner of conditions discovered during existing structures to remain and to coordinate with architect/owner for resolution. All necessary precautions shall be utilized to maintain the environmental, structural, electrical, mechanic
- the building and all systems so that the habitability of the residence outside the scope of work, remains. All trades to clean up jobsite daily of all demolished debris.
- Provide demolition and construction schedule to owner and architect before commencing any work. Coordinate with owner on work to be performed. Obtain all necessary approvals and/or permits prior to o Contractor to provide for trash and debris removal and is not allowed to use any existing trash receptacl Any damage occurring during demolition shall be fixed or replaced by this contractor to match existing.
- <u>NOTE</u>: Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent. E: All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index

: All door glazing shall be category II safety glazin E: All side lites, and glazing adjacent to any door shall be category II safety glazing.

E: All glazing in or adjacent to tubs, showers shall be category II safety glazing.

NOTE: Sound board sheathing to be used for ceilings and as additional surface sheathing on all demising wall owner for specific locations.

NOTE: Existing glazing configuration to remain unchanged with existing design pressures. New egress units con pressures on record documents.

NOTE: All fire rated double doors shall have astragal and coordinator.

: All fire rated doors shall have self closing hardware sets. NOTE: All guardrails shall remain 42" min. above finished floors.

6 N.T.S.

GENERAL NOTES

ILDING DISPOSITION - Lot Occupation	REQUIRED
_ot Area	5,000 ft ² min
_ot Width	50 ft min.
_ot Coverage	60% max. First Floor
Floor Lot Ratio (FLR)	NA
Frontage at Front Setback	50% min
Green Space Requirement	15% min
Density	36 DU/ACRE max. Loding shall count as 0.5 (one half) of a dwelling unit
ILDING SETBACK	REQUIRED
Principal Front	10 ft
Secondary Front	10 ft
Side	0 ft or 5 ft min abutting a setback
Secondary Side	NA
Back	20 ft min.

OUTBUILDING SETBACK REQUIRED a. Principle Front b. Secondary Front ft or 5 ft min. c. Side d. Back BUILDING CONFIGURATION - Frontage REQUIRED

a. Common Lawn b. Porch & Fence c. Terrace or L.C d. Forecourt e. Stoop f. Shopfront g. Gallery h. Arcade

REQUIRE

3 Story max 2 Story max

REQUIRED

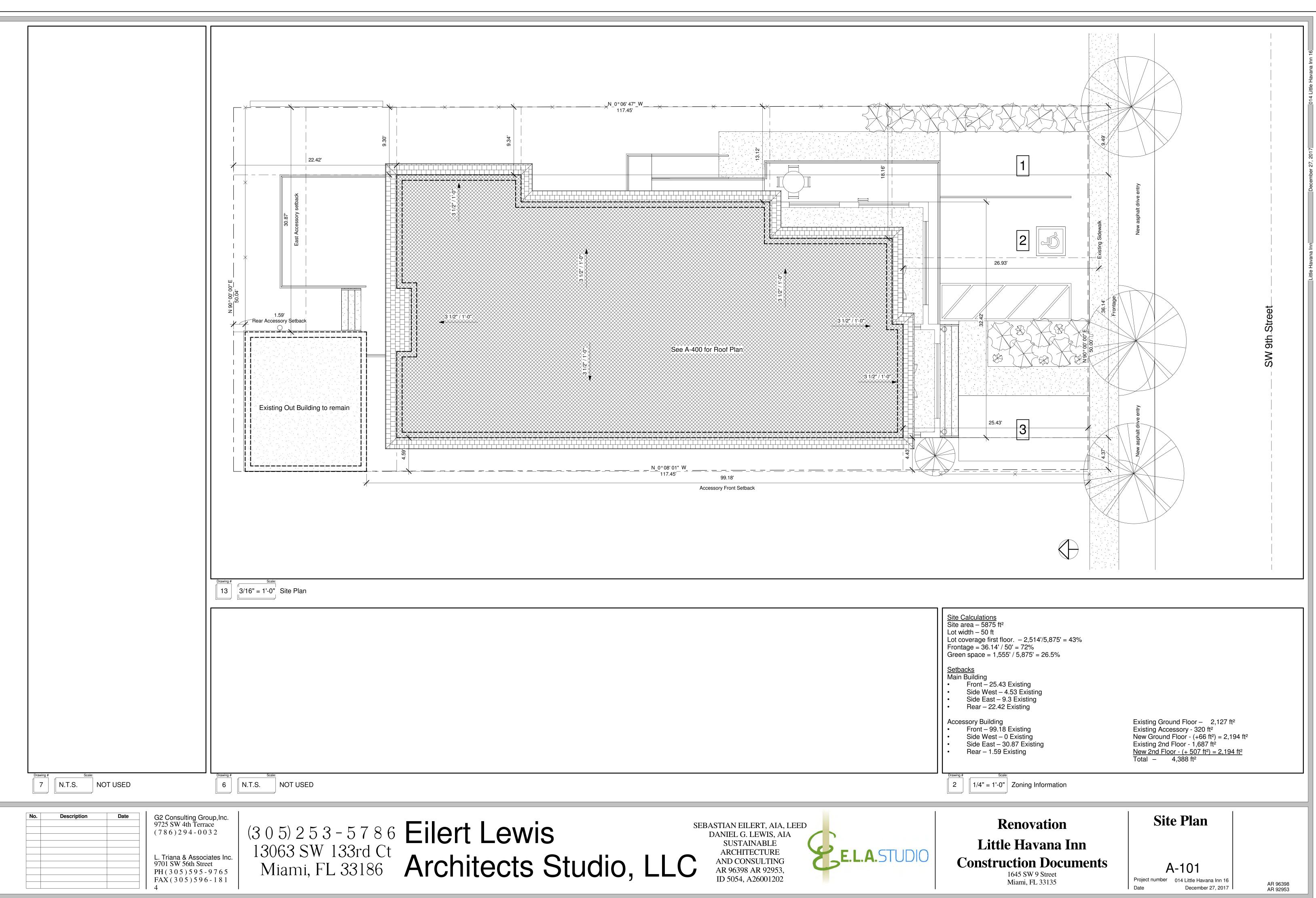
2 N.T.S. ZONING LEGEND

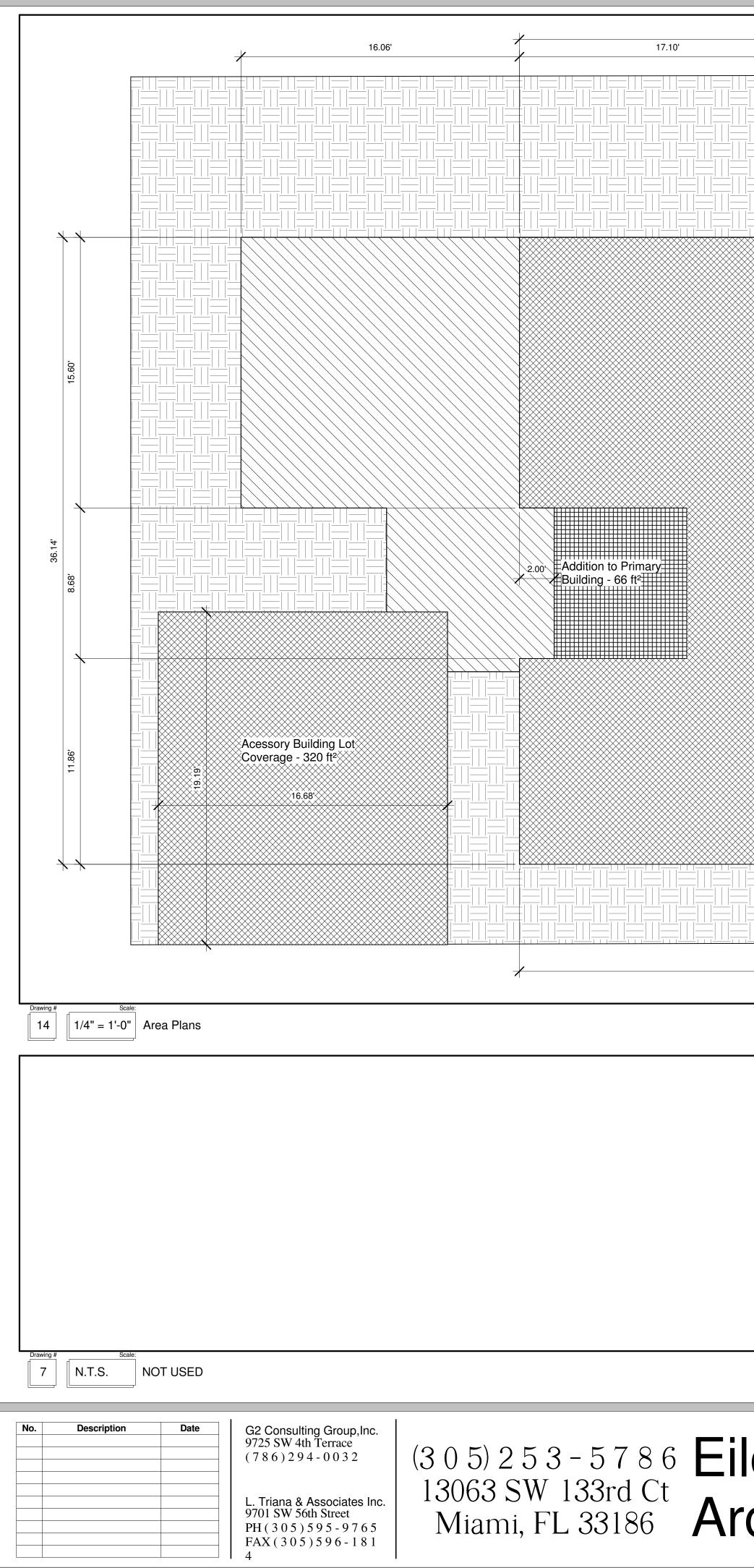
BUILDING HEIGH

a. Principle Building b. Outbuilding

PARKING Facade Width

ical and Plumbing drawings to locate depresse imensions, etc. Discrepancies shall be brough	it 🛛	ana Inn 164 Mi	45 SW 9 Street iami, FL 33135	
work. Bring all discrepancies to the attention	" Renovatio	'n		
TTEN permission of the architect. Alternate or. The owner, contractor or sub-contractor is ncept. The architect shall then accept the sho gs. All shop drawings approved by the archite six (6) copies for approval. Truss drawings sha d and signed with calculation by a Florida	ct	renovation of the prope remodeled first floor an unchanged. Parking wil	d & Breakfast lodging building erty. The footprint of the build d second floor. The use of the ll add additional parking space	ing will remain with a he property will remain
by every minor detail of construction. I provide all requirements necessary for observed variations between the contract		and open areas will be Existing Ground Floor - 2,12 Existing Accessory - 320 ft ² New Ground Floor - (+66 ft ²) = Evisting 2nd Floor - 1 687 ft ²	27 ft ²	
optimum moisture as determined by the standa	Legal Description:	Existing 2nd Floor - 1,687 ft ² <u>New 2nd Floor - (+ 507 ft²) = 2,</u> Total – 4,388 ft ² SHENANDOAH PB 8-9 LOT 18 BLK 1 LOT SIZE 50.000 X 112 OR 17301-0015 0796 4	90 8	
erious material, of a minimum dry density of 11 atop, organic or deleterious material and is of 110 pounds per cubic foot and will compact t	Occupant Loads			Shown on Life Safety plans
existing material with a heavy self-propelled ing 6".	Plumbing Fixtures	Shower #11Shower #21Shower #31	Shower #8 Shower #9 Shower #10	1 1 1
e or grading plan. If landscape drawings are all other drawings.		Shower #41Shower #51Shower #61Shower #71	Sink Kitcher Sink Vanity- Sink Vanity- Toilet-Dome Grand total:	Round 7 Square 4 estic-3D 11
ble arbor practices. 2000 psf. after excavation signed and sealed	Zoned:			
rved and the foundation conditions are similar of the application of the termite protective			3 t	T4 - R General Urban Zone otal, two standard, one van accessable Lodging - Bed & Breakfast Type V - Protected
nsed pest control company that contains the subterranean termites. Treatment is in onsumer Services." A weather resistant jobsite protective treatment is completed, providing a ermit files. The treatment certificate shall provi	Classification of Wo Code References: Florida Building Co	ork: de 5th Edition, Building (2		el 3 - FBC-2014 Existing Building - 505
a treated, chemical used, percent concentration bil chemical barrier method for termite preventi n, a permanent sign which identifies the termit	on Drawing # Scale:	014), Residential (2014) PROJECT INFORMATIO)N	
ble material separated and delivered to the				
ns discovered during demolition that effect the I, electrical, mechanical and plumbing integrity ope of work, remains.	A WEATHER RESIS	STANT JOBSITE BOARD	SHALL BE PROVIDED TO I QUIRED PROTECTIVE TRE IE PERMIT IS ISSUED TO A	ATMENT IS COMPLETED,
encing any work. nd/or permits prior to commencing with any wo risting trash receptacles on the site.	rk. PRODUCT USED, II	PARTMENT FILES. THE T DENTITY OF APPLICATO	TREATMENT CERTIFICATE OR, TIME AND DATE OF TH SED, PERCENT CONCENT	E SHALL PROVIDE THE IE TREATMENT, SITE
or to match existing. equivalent. hoke-developed index of not more than 450	OF GALLONS USE	D, TO ESTABLISH A VEF AL BARRIER METHOD F	RIFIABLE RECORD OF PRO OR TERMITE PREVENTION ETED PRIOR TO FINAL BU	TECTIVE TREATMENT. IF N IS USED, FINAL
on all demising walls, GC to coordinate with		IMP	ORTANT !!!	
New egress units conform to existing design		pletely prior to commencing any we	ne ultimate responsibility to understand ork. Any discrepancies, questionable, architects attention for clarification.	
	Drawing # Scale:	GENERAL NOTES		
PROPOSED 5875 ft² ft² 50 ft	ACTUAL 5875 ft² ft² 50 ft			
2,514 ft² / 5,875 ft² = 42% NA 36.14 LF / 50 LF = 72% 1,555 ft² / 5,875 ft² = 26.5%	2,514 ft² / 5,875 ft² = 42% NA 36.14 LF / 50 LF = 72% 1,555 ft² / 5,875 ft² = 26.5%			
10 DW - Lodging PROPOSED Front Setback - 25.43' Existing	10 DW - Lodging ACTUAL Front Setback - 25.43' Existing			DETAIL NO. CONSTRUCTION
Front Setback - 25.43 Existing NA Side Setback – Existing; West 4.53', East 9.3' NA	NA Side Setback – Existing 7.5' (Nor NA	h), 17.91' (South)		DETAIL/PLAN SYMBOL
Rear Setback - 22.42' Existing PROPOSED	Rear Setback - 22.42' Existing ACTUAL			SHEET NO.
Front - 99.18 Existing NA Side - West 0' Existing, East 30.87' Existing Rear 1.59' Existing	Front - 99.18 Existing NA Side - West 0' Existing, East 30.8 Rear 1.59' Existing	7' Existing	+0'-0" A.F.F.	BUILDING ELEVATION
PROPOSED NA	ACTUAL NA			HEIGHT SYMBOL
NA NA NA	NA NA NA			TAIL NO. BUILDING, PARTIAL & DETAIL SECTION
NA NA NA	NA NA NA		A-7	EET NO. SYMBOL
NA PROPOSED	ACTUAL			OM NUMBER KEY
2 Story, 27' 5-1/2" above FFE 1 Story	2 Story, 27' 5-1/2" above FFE 1 Story			OR NUMBER KEY
PROPOSED NA	ACTUAL NA			NDOW KEY ALL TYPE KEY
			X NC	DTE KEY DUIPMENT KEY
			Drawing # Scale:	LEGENDS & NOTES
	Renovatio	n	Project	
			Information	n
	Little Havana			
	nstruction Do		A-100	
	1645 SW 9 Street Miami, FL 33135		Project number 014 Little Havana	AB 96398
l	, <u></u>		Date December 27	7, 2017 I AR 92953





69.60' <u>Site Calculations</u> Site area – 5875 ft² Lot width – 50 ft Lot coverage first floor. -2,514'/5,875' = 43%Frontage = 36.14' / 50' = 72% Green space = 1,555' / 5,875' = 26.5% Setbacks Main Building Front – 25.43 Existing Side West – 4.53 Existing Side East – 9.3 Existing Rear – 22.42 Existing Accessory Building • Front – 99.18 Existing Side West – 0 Existing Side East – 30.87 Existing • • Rear – 1.59 Existing • 1/4" = 1'-0" Zoning Information 3 (3 0 5) 2 5 3 - 5 7 8 6 13063 SW 133rd Ct Miami, FL 33186 Eilert Lewis Architects Studio, LLC SEBASTIAN EILERT, AIA, LEED DANIEL G. LEWIS, AIA SUSTAINABLE E.L.A.STUDIO ARCHITECTURE AND CONSULTING AR 96398 AR 92953, ID 5054, A26001202

Total Primary Building

Lot Coverage - 2,194 ft²

Existing Primary Building Lot Coverage - 2,127 ft²

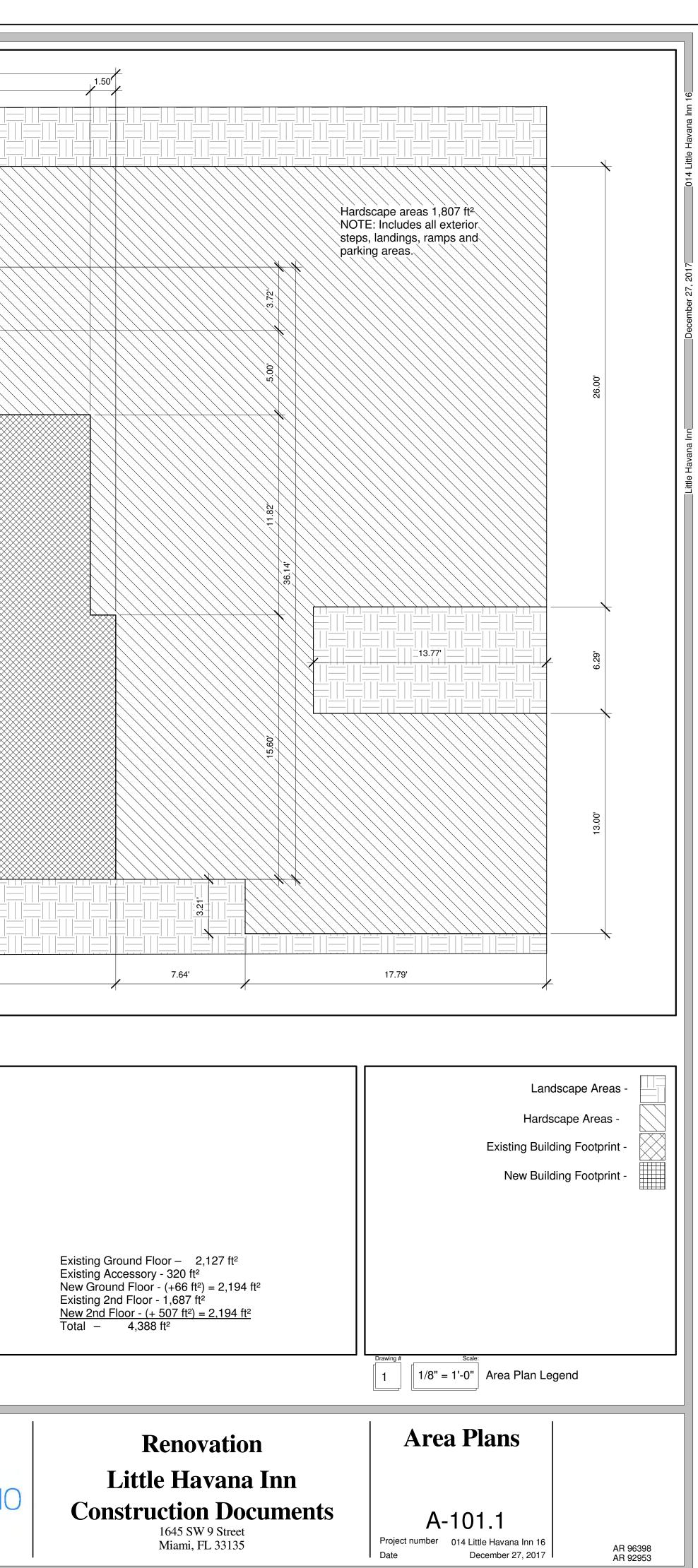
Landscape areas 1,555 ft²

69.60'

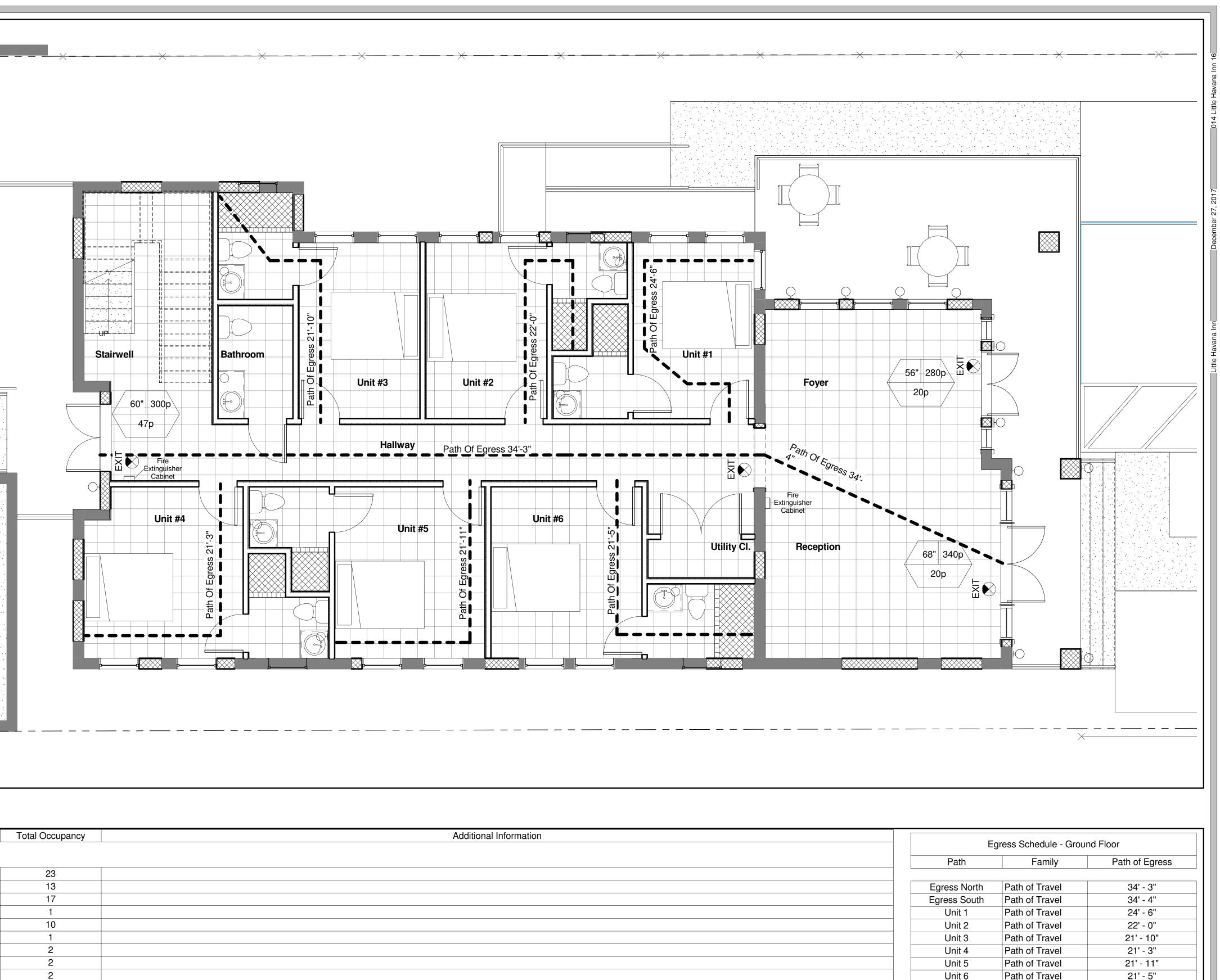
14.45'

19.75'

16.80'



Egress Opening Width in Inches						
Egress Opening Width in Inches	11					
XX" XXXP EGRESS CAPAC	SITY					
хххр						
Actual Egress Load						
2 HOUR FIRE SEPARATION						
NEW WALL						
FEC FIRE EXTINGUISHER - CABINET						
FE FIRE EXTINGUISHER - WALL MOUNTED				N		
ILLUMINATED EXIT SIGN			! ↑			
Drawing # Scale:	J					
28 1/4" = 1'-0" Life Safety Legend						
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		Drawing #	Scale:			
			Scale:	- Life Safety		
				- Life Safety		
		15 1/4" Number	Scale: = 1'-0" First Floor Name		Occupancy	
		15 1/4" Number		- Life Safety Area	Occupancy	
		15 1/4" Number	Scale: = 1'-0" First Floor Name	- Life Safety Area		
		151/4"NumberGround Floor100	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception	- Life Safety Area	Occupancy	
		151/4"NumberGround Floor100101	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer	- Life Safety Area 251 183	Occupancy Assembly Public/Circulation	
		15 1/4" Number Ground Floor 100 101 102	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway	- Life Safety Area 251 183 251	Occupancy Assembly Public/Circulation Public/Circulation	
		15 1/4" Number Ground Floor 100 101 102 103	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl.	- Life Safety Area 251 183 251 22	Occupancy Assembly Public/Circulation Public/Circulation Storage	
		15 1/4" Number Ground Floor 100 101 102 103 104	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell	- Life Safety Area 251 183 251 22 137	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation	
		15 1/4" Number Ground Floor 100 101 102 103 104 105	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage	- Life Safety Area 251 183 251 22 137 265	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1	- Life Safety Area 251 183 251 22 137 265 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2	- Life Safety Area 251 183 251 22 137 265 117 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110	Scale: = 1'-0" First Floor Name Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3	- Life Safety Area 251 183 251 22 137 265 117 117 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4	- Life Safety Area 251 183 251 183 251 183 251 117 117 117 117 117 117 117 117 117 117 117 117 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114	Scale: = 1'-0" First Floor Name Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 145 141	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112	Scale: = 1'-0" First Floor Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 145 141	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114	Scale: = 1'-0" First Floor Name Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5	- Life Safety Area 251 183 251 183 251 22 137 265 117 117 117 117 117 117 117 117 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116	Scale: = 1'-0" First Floor Name Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #6	- Life Safety Area 251 183 251 183 251 22 137 265 117 117 117 117 117 117 117 117 117	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116	Scale: = 1'-0" First Floor Name Name - 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #6	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 117 117 117 117 11	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential Residential Residential Residential	
		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118	Scale: = 1'-0" First Floor Name I 4.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 145 141 142 46 1934	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
Drawing # Scale: 7 N.T.S. NOT USED		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118	Scale: = 1'-0" First Floor Name I 4.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 117 117 117 117 11	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
7 N.T.S. NOT USED		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118	Scale: = 1'-0" First Floor Name I 4.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 117 145 141 142 46 1934	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
7 N.T.S. NOT USED No. Description Date 9	G2 Consulting Group 0725 SW 4th Terrace	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118	Scale: = 1'-0" First Floor Name I 4.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. Occupacy	- Life Safety Area 251 183 251 22 137 265 117 265 117 117 117 117 145 141 142 46 1934 Load Ground F	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
7 N.T.S. NOT USED No. Description Date 9		15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118	Scale: = 1'-0" First Floor Name I 4.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. Occupacy	- Life Safety Area 251 183 251 22 137 265 117 265 117 117 117 117 145 141 142 46 1934 Load Ground F	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential	
7 N.T.S. NOT USED No. Description Date 9	G2 Consulting Group 0725 SW 4th Terrace	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 6 N.T. 2	Scale: = 1'-0" First Floor Name Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. OCCUPACY	- Life Safety Area $ \begin{array}{c} 251\\ 183\\ 251\\ 22\\ 137\\ 265\\ 117\\ 137\\ 265\\ 117\\ 145\\ 141\\ 142\\ 46\\ 1934\\ \end{array} $ Load Ground F	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Public/Circulation Storage Residential Residential	
7 N.T.S. No. Description 0 0 <td>G2 Consulting Group 7 8 6) 2 9 4 - 0 0 3 2</td> <td>15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 6 N.T. 2</td> <td>Scale: = 1'-0" First Floor Name Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. OCCUPACY</td> <td>- Life Safety Area $\begin{array}{c} 251\\ 183\\ 251\\ 22\\ 137\\ 265\\ 117\\ 137\\ 265\\ 117\\ 145\\ 141\\ 142\\ 46\\ 1934\\ \end{array}$ Load Ground F</td> <td>Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Public/Circulation Storage Residential Residential</td> <td></td>	G2 Consulting Group 7 8 6) 2 9 4 - 0 0 3 2	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 6 N.T. 2	Scale: = 1'-0" First Floor Name Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. OCCUPACY	- Life Safety Area $ \begin{array}{c} 251\\ 183\\ 251\\ 22\\ 137\\ 265\\ 117\\ 137\\ 265\\ 117\\ 145\\ 141\\ 142\\ 46\\ 1934\\ \end{array} $ Load Ground F	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Public/Circulation Storage Residential Residential	
7 N.T.S. NOT USED	G2 Consulting Group 7 8 6) 2 9 4 - 0 0 3 2 Triana & Associate	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 6 N.T. 2	Scale: = 1'-0" First Floor Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. Occupacy	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 145 141 142 46 1934 Load Ground Fl 5 3 - 5 W 133	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential	
7 N.T.S. NOT USED	62 Consulting Group 0725 SW 4th Terrace 7 8 6) 2 9 4 - 0 0 3 2 Triana & Associate 0701 SW 56th Street	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 0, Inc. 2 o, Inc. 2 es Inc.	Scale: = 1'-0" First Floor Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #5 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. Occupacy	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 145 141 142 46 1934 Load Ground Fl 5 3 - 5 W 133	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential	
7 N.T.S. NOT USED	G2 Consulting Group 7 8 6) 2 9 4 - 0 0 3 2 Triana & Associate	15 1/4" Number Ground Floor 100 101 102 103 104 105 106 108 110 112 114 116 118 Drawing # 6 N.T. 0,Inc. 2 (* es Inc. 7 6 5	Scale: = 1'-0" First Floor Name Name 14.67' NGVD Reception Foyer Hallway Utility Cl. Stairwell Storage Unit #1 Unit #2 Unit #3 Unit #4 Unit #3 Unit #4 Unit #5 Unit #6 Bathroom Scale: S. OCCUPACY	- Life Safety Area 251 183 251 22 137 265 117 117 117 117 145 141 142 46 1934 Load Ground Fl 5 3 - 5 W 133	Occupancy Assembly Public/Circulation Public/Circulation Storage Public/Circulation Storage Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential Residential	



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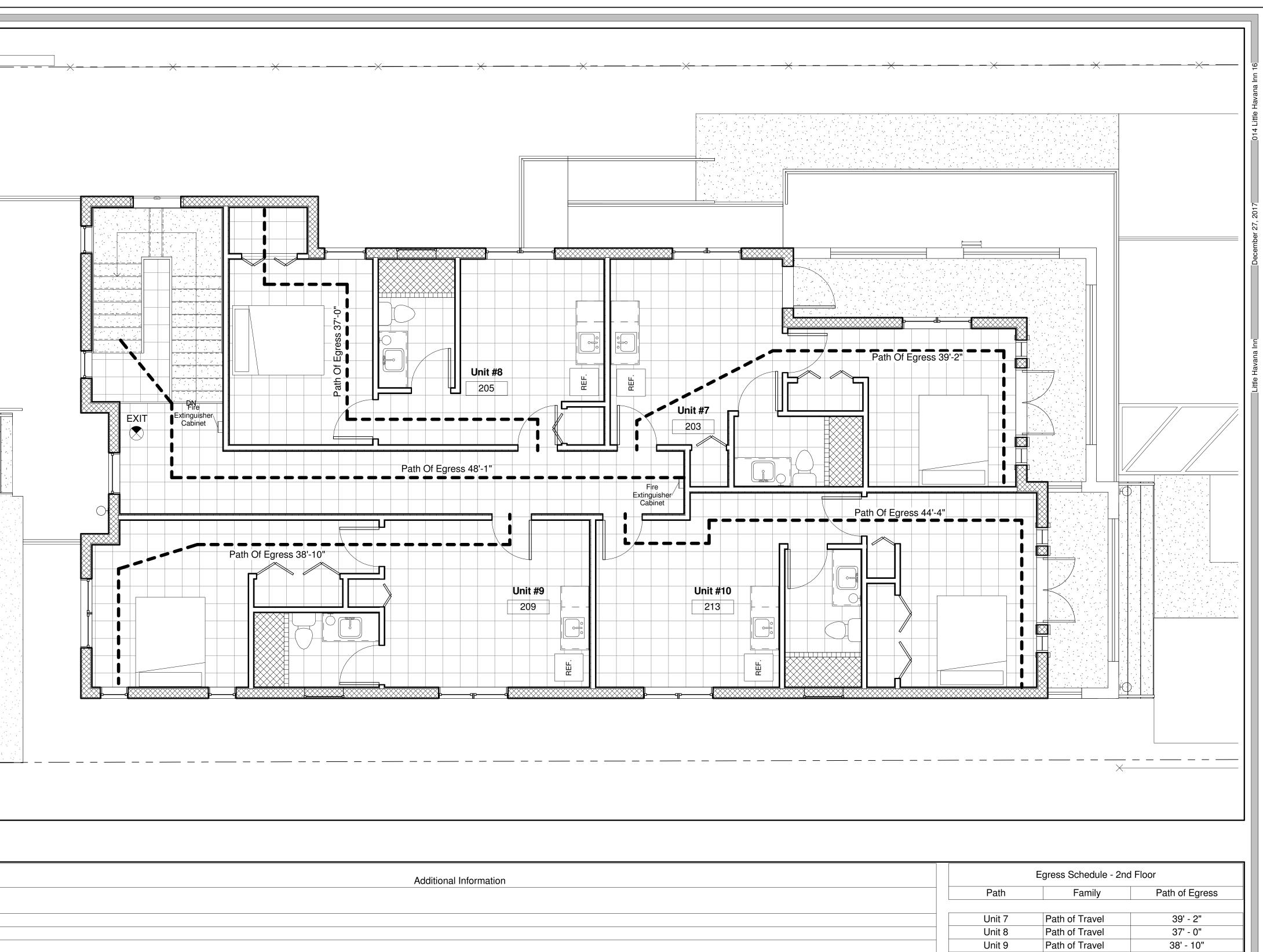
SEBASTIAN EILERT, AIA, LEED DANIEL G. LEWIS, AIA SUSTAINABLE ARCHITECTURE AND CONSULTING AR 96398 AR 92953, ID 5054, A26001202



Egress Schedule - Ground Floor					
Path	Family	Path of Egress			
Egress North	Path of Travel	34' - 3"			
Egress South	Path of Travel	34' - 4"			
Unit 1	Path of Travel	24' - 6"			
Unit 2	Path of Travel	22' - 0"			
Unit 3	Path of Travel	21' - 10"			
Unit 4	Path of Travel	21' - 3"			
Unit 5	Path of Travel	21' - 11"			
Unit 6	Path of Travel	21' - 5"			

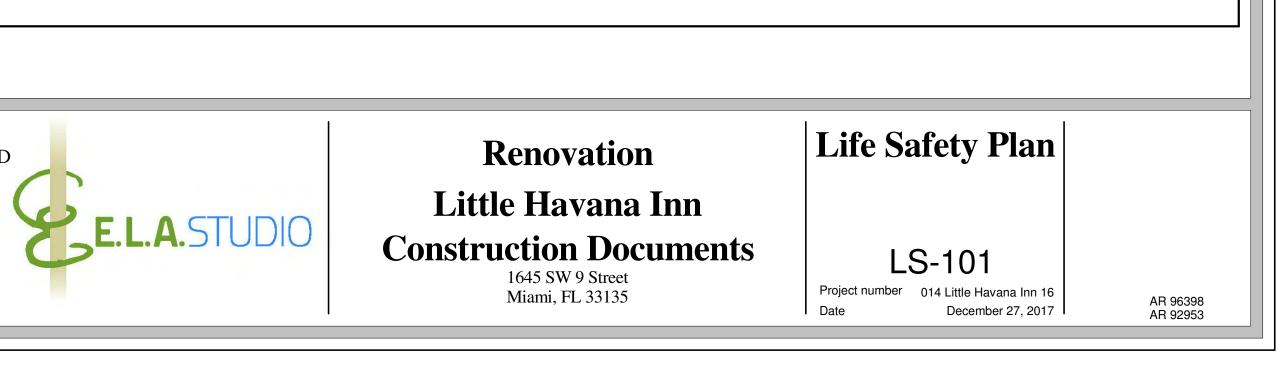
AR 96398 AR 92953

Egress Opening Width in Inches XX" XXXP EGRESS EGRESS Actual Egress Load TRAVEL DISTANCE 2 HOUR FIRE SEPARATE EGRESS NEW WALL EFEC FIRE EXTINGUISHER - CABINET (FE) FIRE EXTINGUISHER - WALL MOUNTED	S CAPACITY TON						
ILLUMINATED EXIT SIGN ELT EMERGENCY BATTERY BACKUP LIGHTING Drawing # Scale: 1/4" = 1'-0" Life Safety Legend							
		Drawing #	50 1/4" = 1'-0	sale: "Second	d Floor - Life Safe	ty	
		205 209	Name I Floor Unit #7 Unit #8 Unit #9 Unit #10	150 F 177 F	Occupancy Residential Residential Residential Residential	Total Occu 2 2 2 2 2 8	pancy
Drawing # Scale: 7 N.T.S. NOT USED		Drawing #			acy Load Second I	=loor	
No. Description Date	G2 Consulting Gro 9725 SW 4th Terra (786) 294-00 L. Triana & Associ 9701 SW 56th Stre PH (305) 595- FAX (305) 596 4	3 2 iates Inc. et 9 7 6 5	13	063	2 5 3 - 5 SW 133 ni, FL 33	Brd Ct	^



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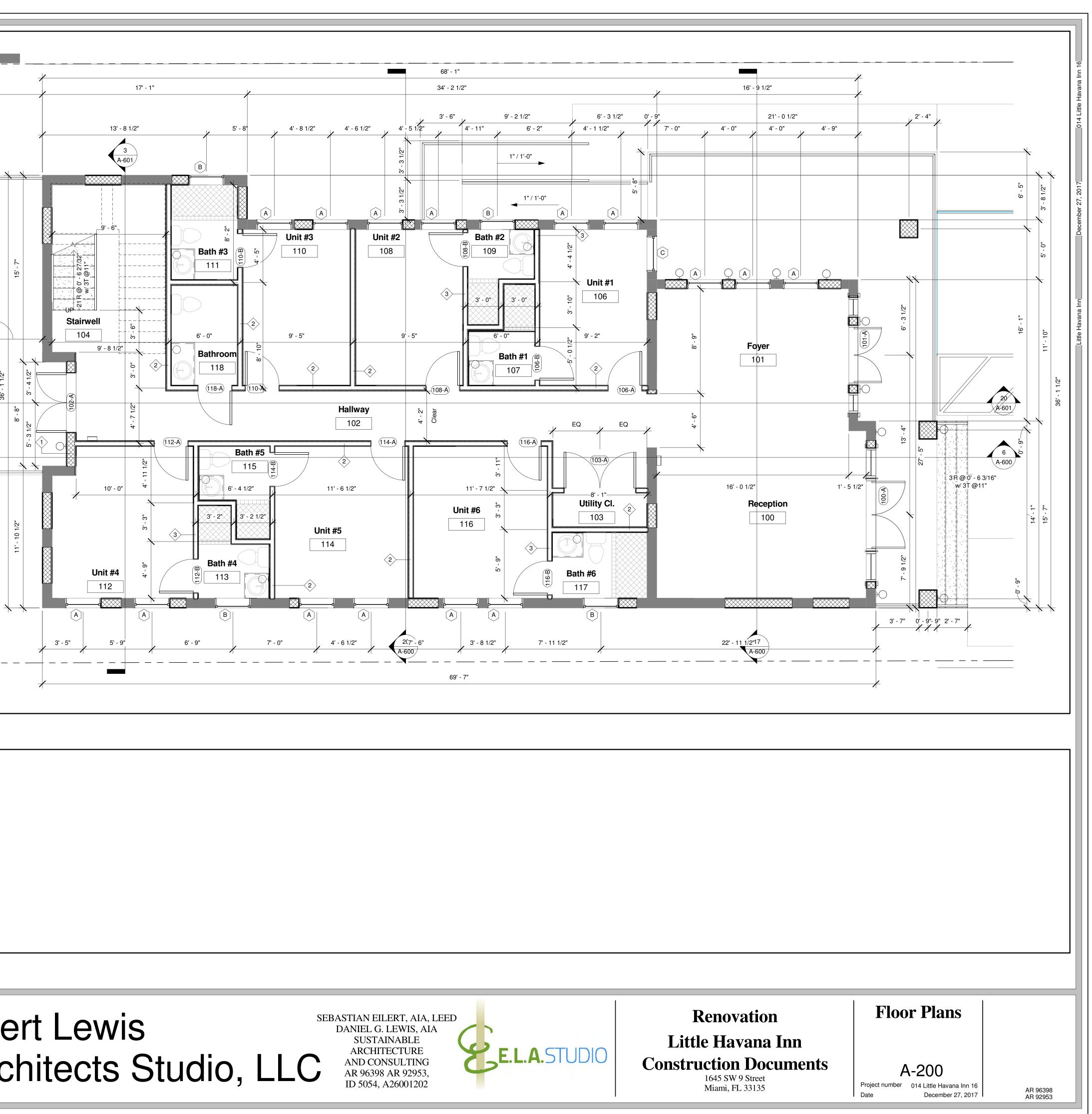


Unit 10

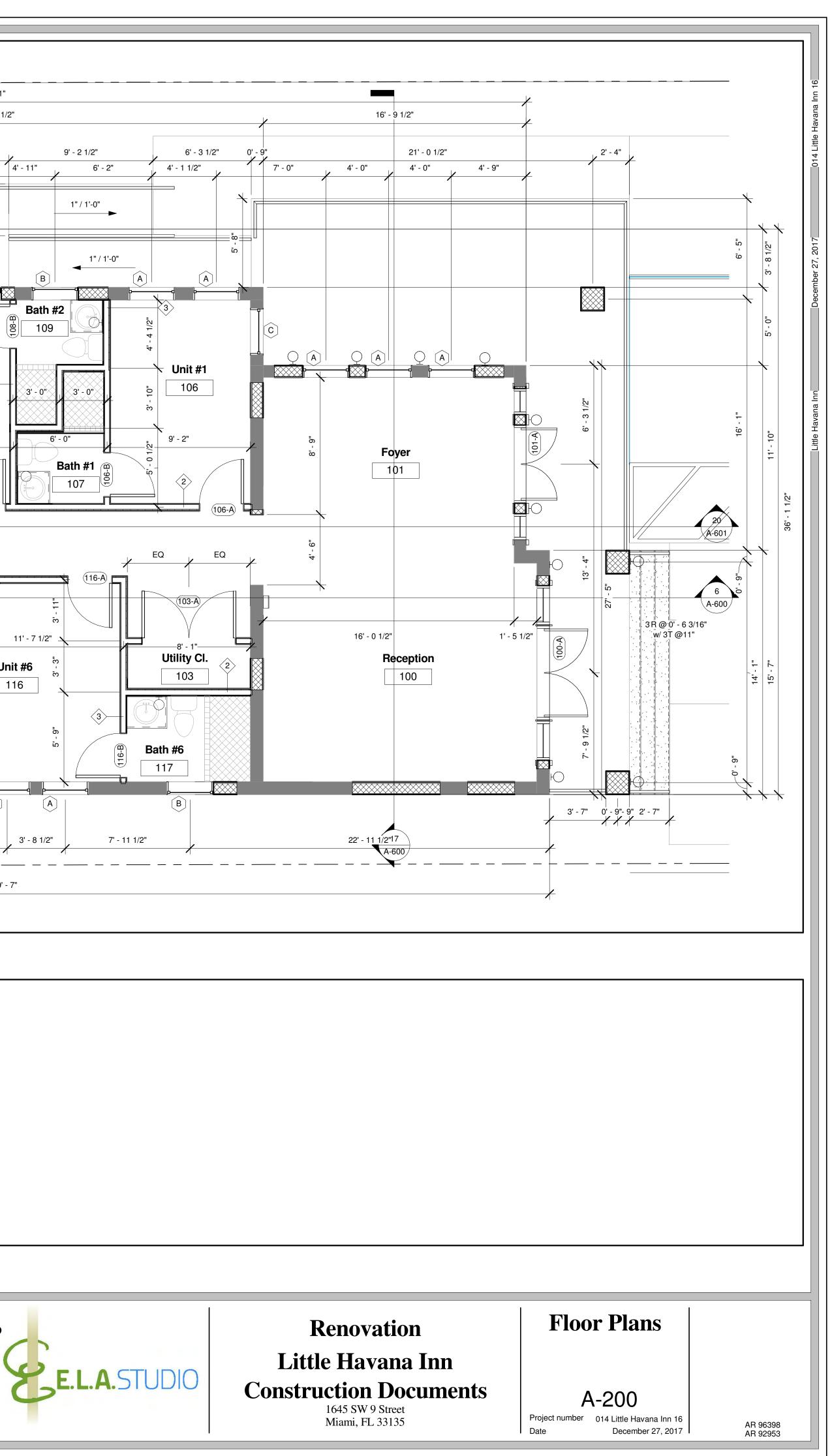
Path of Travel



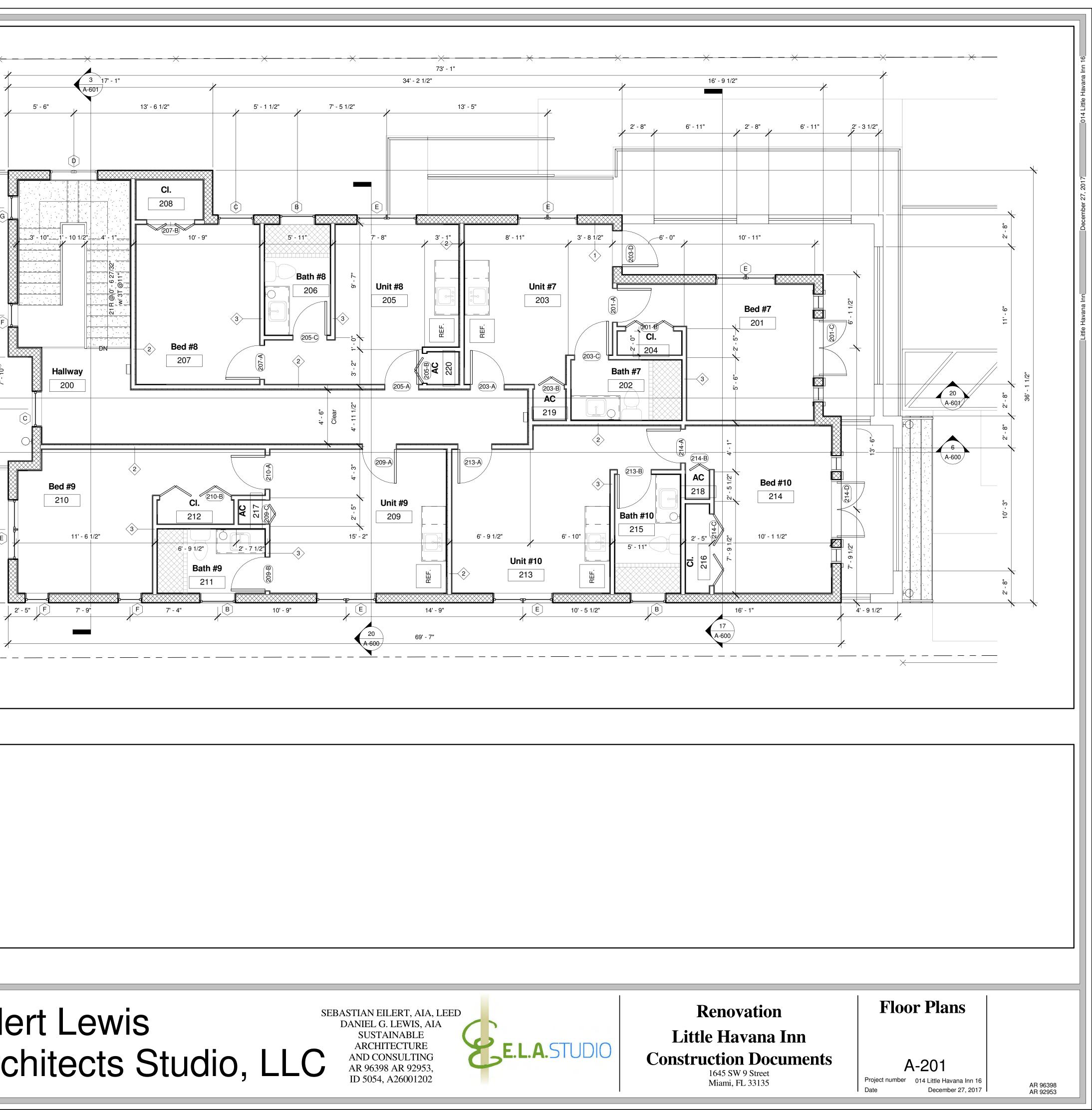
Name XXX ROOM NUMBER KEY XXX DOOR NUMBER KEY Existing	
Image: Window Key Image: Wall type Key Image: Wall	
X NOTE KEY EQUIPMENT KEY 3 - 4-7/8" Mtl.	16' - 1"
WALL TYPE SCHEDULE Mark Description 1 CMU wall w/ rigid insulation & GWB - See D15-/A-700	
2 Interior metal channel GWB wall - See D17-/A-700 - Sound mitigation 2-HR 3 Interior metal channel GWB wall - See D16-/A-700 - 47/8" Framing	
<u>NOTE</u> : Interior wet areas shall use Densglass Gold 5/8" wallboard or architect approved equivalent.	
<u>NOTE</u> : Shower and bathtubs shall have non absorbent floor and wall finish up to 72" above FFE. <u>NOTE:</u> Wall and ceiling finishes shall have a flame spread index of not	
greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not	
more than 450 <u>NOTE</u> : All door glazing shall be category II safety glazing if greater than 9sf or category I if less than 9sf	
<u>NOTE</u> : All side lites, and glazing adjacent to any door shall be category II safety glazing. <u>NOTE</u> : All glazing in or adjacent to tubs, showers shall be category II	
safety glazing. 1/4" min. framed, 3/8" min. framless. <u>NOTE</u> :Existing glazing configuration to remain unchanged with existing design pressures.	
<u>NOTE</u> : Glazing within 60" of floor level in walls surrounding tub or shower, & within 60" horizontally of tub or shower shall be safety glazing cat. II. 1/4" min. framed, 3/8" min. frame-less.	
NOTE #1 - Limited kitchen facility shall exclude stove, range, oven or any combination. Sink shall be no larger than 15"x15"x6" with a max. drain or	
trap size of 1-1/4" in diameter.	4' - 11"
	11' - 2"
Construction Schedule - Ground Floor Rm. # Name Comments	
100 Reception New CMU walls and wall finishes, new floor finishes,	
new windows and exterior doors, new ceiling and lighting fixtures101FoyerNew CMU walls and wall finishes, new floor finishes,	3R@0'-63/16"
new windows and exterior doors, new ceiling and lighting fixtures	
102 Hallway New CMU and frame walls and wall finishes, new floor finishes, new windows and interior and exterior doors, new ceiling and lighting fixtures	
103 Utility CI. New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures	
104 Stairwell New CMU and frame walls and wall finishes, new stairway, new floor finishes, new ceiling and lighting	
fixtures new window105Storage106Unit #1New CMU and frame walls and wall finishes, new	
floor finishes, new windows and interior doors, new ceiling and lighting fixtures	
107Bath #1New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower	Storage
108Unit #2New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures	105
109 Bath #2 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new	
ceiling and lighting fixtures new plumbing and wet wall finishes for shower 110 Unit #3 New CMU and frame walls and wall finishes, new	
floor finishes, new windows and interior doors, new ceiling and lighting fixtures 111 Bath #3 New CMU and frame walls and wall finishes, new	
floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet	
wall finishes for shower 112 Unit #4 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new	
ceiling and lighting fixtures 113 Bath #4 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new	
ceiling and lighting fixtures new plumbing and wet wall finishes for shower	
114 Unit #5 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures	Drawing # Scale:
115Bath #5New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower	$\begin{bmatrix} 13 \\ 1/4" = 1'-0" \end{bmatrix}$ First Floor Plan
116 Unit #6 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new	
ceiling and lighting fixtures 117 Bath #6 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new	
ceiling and lighting fixtures new plumbing and wet wall finishes for shower	
118 Bathroom New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures new plumbing	
Drawing # Scale: 7 $1/4" = 1'-0"$ Floor Plan Legend & Schedule	Drawing # Scale: 6 N.T.S. NOT USED
No.DescriptionDateG2 Consulting Gr9725 SW 4th Terr	
(786)294-00	
L. Triana & Assoc	Liates Inc. 13063 SW 133rd Ct
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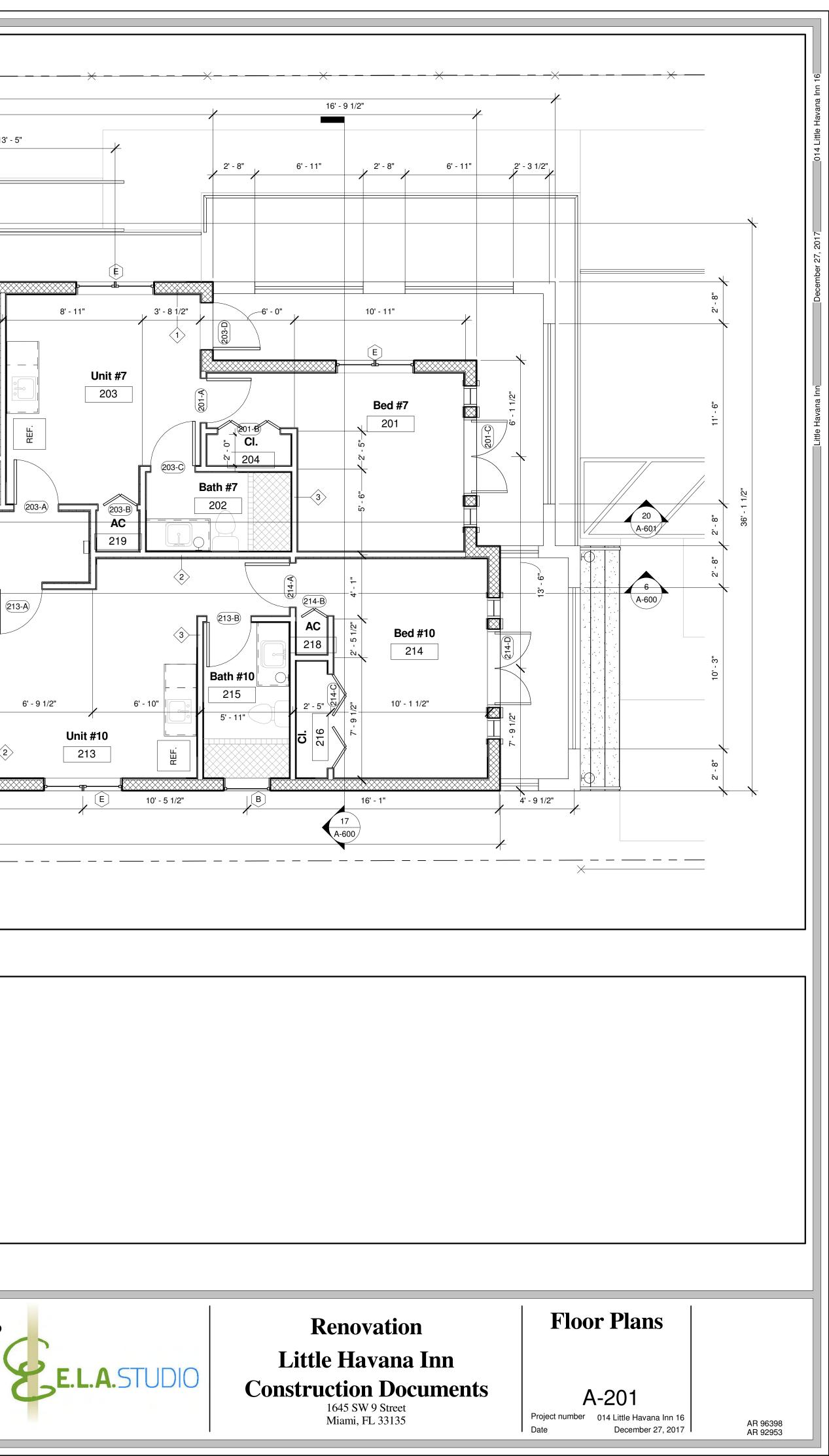
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Name XXX ROOM NUMBER KEY XXX DOOR NUMBER KEY Existing	
Image: Window key Image: Window key Image: Wall type key Image: Wall type key Image: Wall type schedule Image: Wall type key	
1 CMU wall w/ rigid insulation & GWB - See D15-/A-700 2 Interior metal channel GWB wall - See D17-/A-700 - Sound mitigation 2-HR 3 Interior metal channel GWB wall - See D16-/A-700 - 4 7/8" Framing NOTE: Interior wet areas shall use Densglass Gold 5/8" wallboard or	
architect approved equivalent. <u>NOTE</u> : Shower and bathtubs shall have non absorbent floor and wall finish up to 72" above FFE. <u>NOTE</u> : Wall and ceiling finishes shall have a flame spread index of not greater than 200. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450. All insulation materials to have a flame spread index of not more than 25 and a smoke-developed index of not more than 450	
 <u>NOTE</u>: All door glazing shall be category II safety glazing if greater than 9sf or category I if less than 9sf <u>NOTE</u>: All side lites, and glazing adjacent to any door shall be category II safety glazing. <u>NOTE</u>: All glazing in or adjacent to tubs, showers shall be category II safety glazing. <u>NOTE</u>: All glazing in or adjacent to tubs, showers shall be category II safety glazing. <u>NOTE</u>: All glazing in or adjacent to tubs, showers shall be category II safety glazing. 	
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trap size of 1-1/4" in diameter. Construction Schedule - Second Floor Rm. # Name Comments	
200HallwayNew CMU and frame walls and wall finishes, new floor finishes, new windows and interior and exterior doors, new ceiling and lighting fixtures201Bed #7New CMU and frame walls and wall finishes, new floor	
finishes, new windows and exterior/interior doors, new ceiling and lighting fixtures202Bath #7New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling and lighting fixtures, new plumbing and wet wall finishes for shower203Unit #7New CMU and frame walls and wall finishes, new floor finishes, new windows and exterior/interior doors, new	
204 CI. New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling 205 Unit #8 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures	
206Bath #8New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower207Bed #8New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling inshes, new windows and interior doors, new ceiling	
and lighting fixtures 208 CI. 209 Unit #9 New CMU and frame walls and wall finishes, new floor finishes, new interior doors, new ceiling 209 Unit #9 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures 210 Bed #9	6 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
210 Bed #9 New CMO and frame wails and wail finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures 211 Bath #9 New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower	
212CI.New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling213Unit #10New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures214Bed #10New CMU and frame walls and wall finishes, new floor	
finishes, new windows and exterior/interior doors, new ceiling and lighting fixtures215Bath #10New CMU and frame walls and wall finishes, new floor finishes, new windows and interior doors, new ceiling and lighting fixtures new plumbing and wet wall finishes for shower210Oher	Drawing # Scale:
216 Cl. New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling 217 AC New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling 218 AC New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling 218 AC New frame walls and wall finishes, new floor finishes, new interior doors, new ceiling	13 1/4" = 1'-0" Second Floor Plan
219ACNew frame walls and wall finishes, new floor finishes, new interior doors, new ceiling220ACNew frame walls and wall finishes, new floor finishes, new interior doors, new ceiling	
Drawing # Scale: 1/4" = 1'-0" Floor Plan Legend & Schedule	Drawing # Scale: 7 N.T.S. NOT USED
No. Description Date G2 Consulting Gro 9725 SW 4th Terra (786) 294 - 00	(3 0 5) 2 5 3 - 5 7 8 6 Ei (3 0 5) 2 5 3 - 5 7 8 6 Ei 13063 SW 133rd Ct Miami, FL 33186 Ar



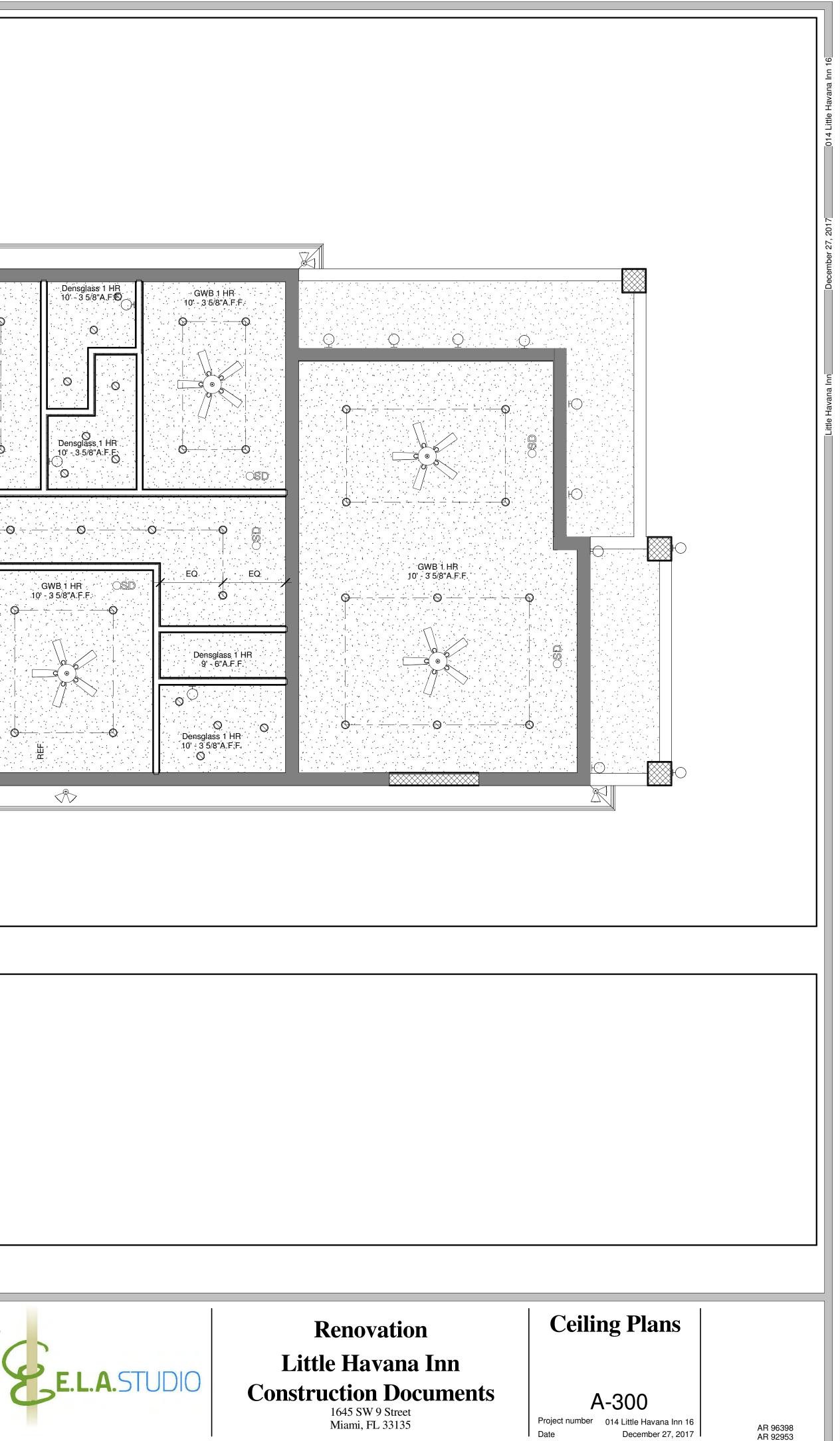
lert Lewis rchitects Studio, LLC



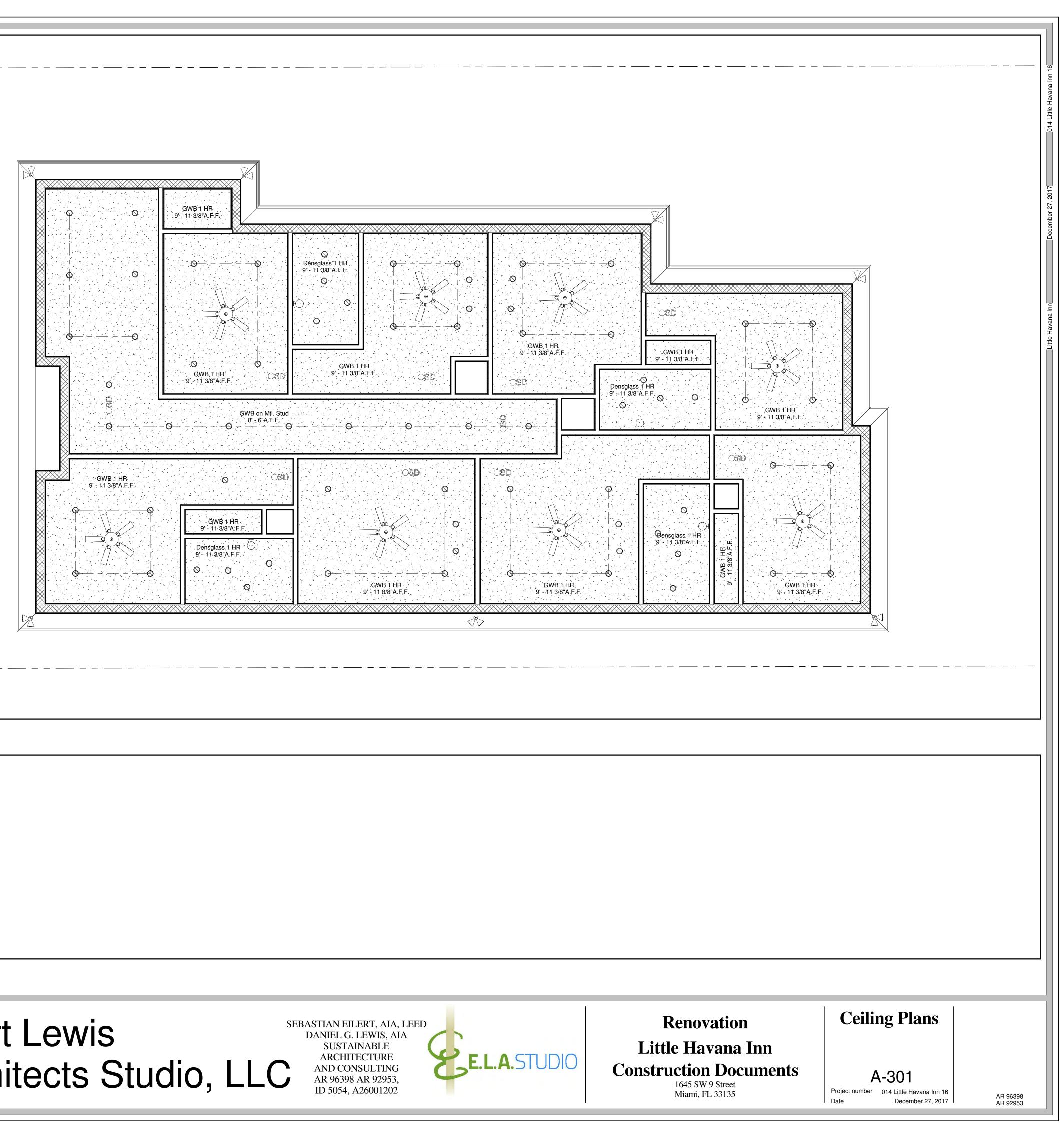
	1/2" GWB or 1/2" Densglass Gold smooth texture finish on framing, painted to match existing, level 5 or architect approved eqivalent		
	Ceiling Fan		
	Fluorescent 4 tube surface mount fixture		
	Recessed ceiling light		
	Surface mount ceiling light		
	Flood Lamp w/ sensor		
	Pendant light		
OSD	Smoke Detector		
			<u>Q</u>
	Scale:		
21 1/4" = 1'-	0" Ceiling Plan Legend	_	
			GWB 1 HR
		Drawing #	Scale:
		13	1/4" = 1'-0" First Floor Ceiling Plan
Drawing #		Drawing #	N.T.S. NOT USED
No. Descrip	tion Date G2 Consulting G2 SW 4th Te	Group,Inc.	
	(786)294-0		(305)253-5786 Ei
	L. Triana & Ass 9701 SW 56th S	treet	13063 SW 133rd Ct
	PH (3 0 5) 5 9 FAX (3 0 5) 5 4		Miami, FL 33186 Ar



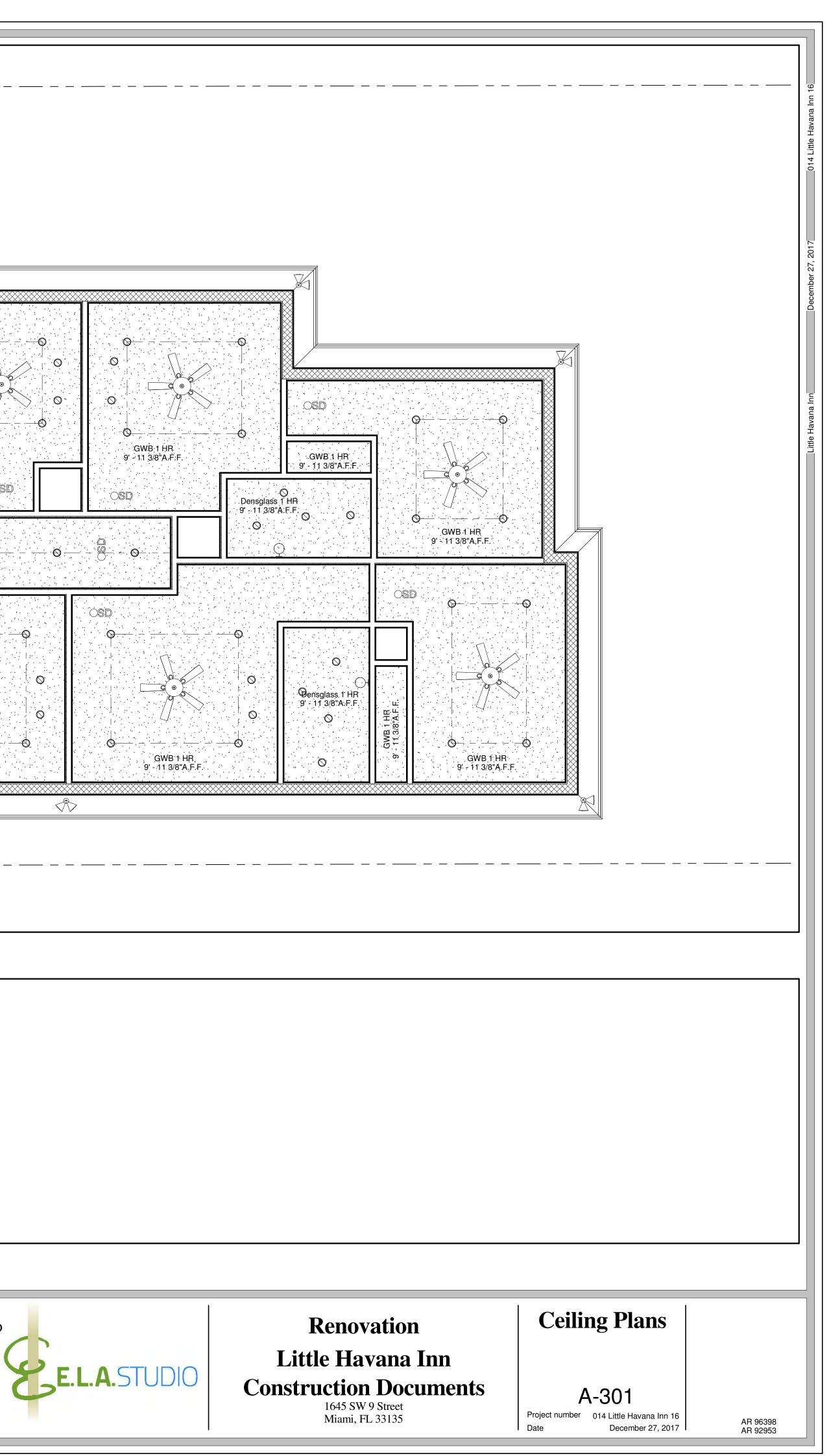
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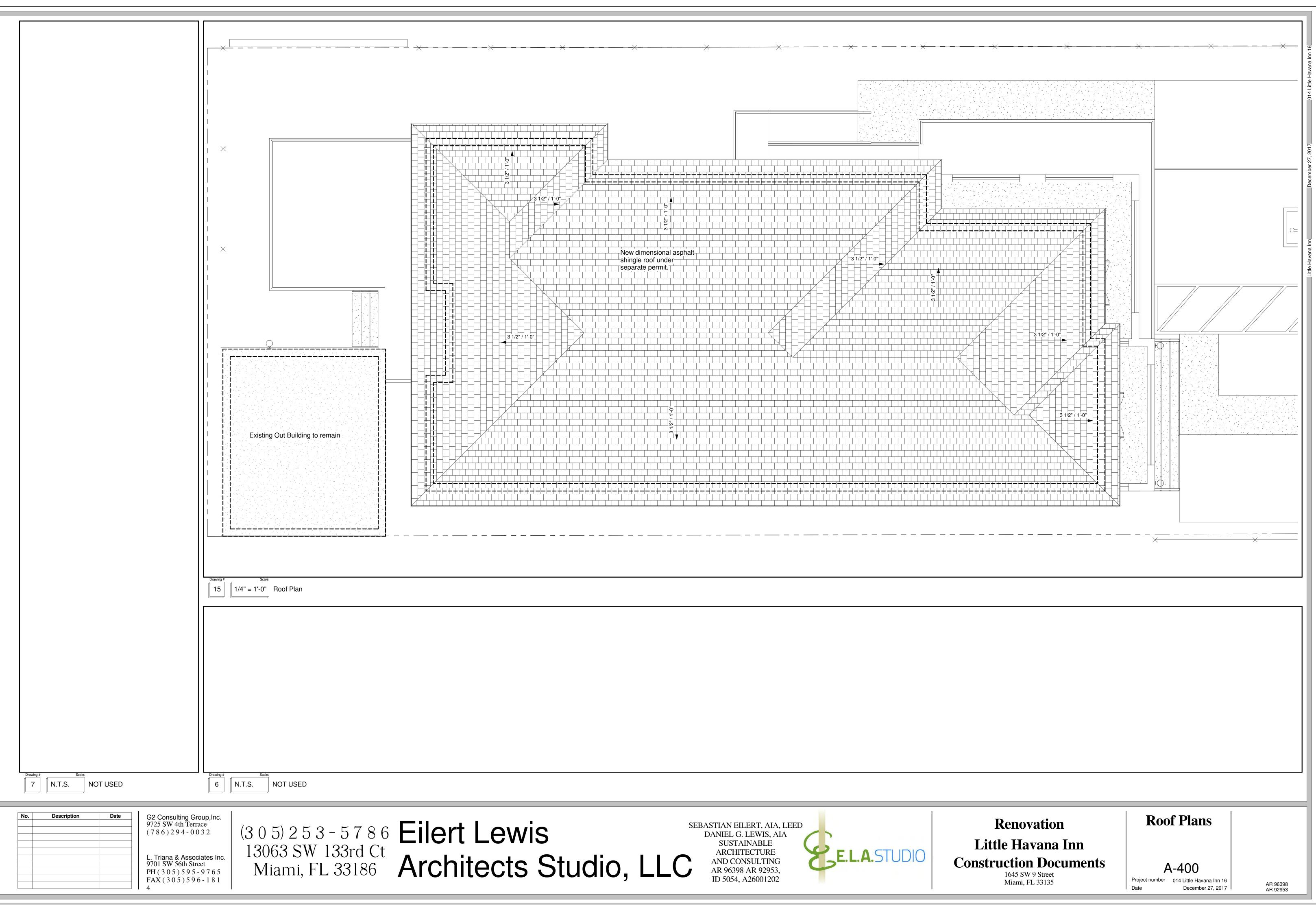


		Gold smooth					
$ \begin{array}{c} \left(\begin{array}{c} 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 $	1/2" GWB or 1/2" Densglass (texture finish on framing, paint existing, level 5 or architect ap eqivalent	ted to match pproved		— —			
	Ceiling Fan						
	Fluorescent 4 tube surface mo	unt fixture					
Ø	Recessed ceiling light						
\bigcirc	Surface mount ceiling light						
$\mathbb{A}^{\triangleleft}$	Flood Lamp w/ sensor			I I			
Ø	Pendant light						
OSD	Smoke Detector						
				I I			
Drawing #	Scale:						
Drawing #	-0" Ceiling Plan Legend	b					
	-0" Ceiling Plan Legend	d]				
	-0" Ceiling Plan Legend	b					
	-0" Ceiling Plan Legend	b					
	-0" Ceiling Plan Legend	t					
	-0" Ceiling Plan Legend	t					
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	-0" Ceiling Plan Legend	b					
	-0" Ceiling Plan Legend	b					
	-0" Ceiling Plan Legend	t	Drawing #				
	-0" Ceiling Plan Legend	t	h l h		Floor Ceiling Plan		
	-0" Ceiling Plan Legend	b	h l h				
	-0" Ceiling Plan Legend	b	h l h		Floor Ceiling Plan		
	-0" Ceiling Plan Legend		h l h		Floor Ceiling Plan		
	O" Ceiling Plan Legend	b	h l h		Floor Ceiling Plan		
	O" Ceiling Plan Legend		h l h		Floor Ceiling Plan		
	O" Ceiling Plan Legend		h l h		Floor Ceiling Plan		
	O" Ceiling Plan Legend		h l h		Floor Ceiling Plan		
21 1/4" = 1	Scale:		h l h		Floor Ceiling Plan		
21	Scale:			= 1'-0" Second F			
21 1/4" = 1	Scale: NOT USED		13 1/4" Drawing # N.T 6 N.T	= 1'-0" Second F	ED		
21 1/4" = 1	Scale: NOT USED	G2 Consulting G 9725 SW 4th Terr (786) 294 - 0	13 1/4" Drawing # N.T 6 N.T	= 1'-0" Second F	ED	7 8 6	
21 1/4" = 1	Scale: NOT USED	G2 Consulting G 9725 SW 4th Terr	13 1/4" Drawing # N.T 6 N.T	scale: S. NOT USE 3 0 5) 2 13063 S	ED	7 8 6 d Ct	

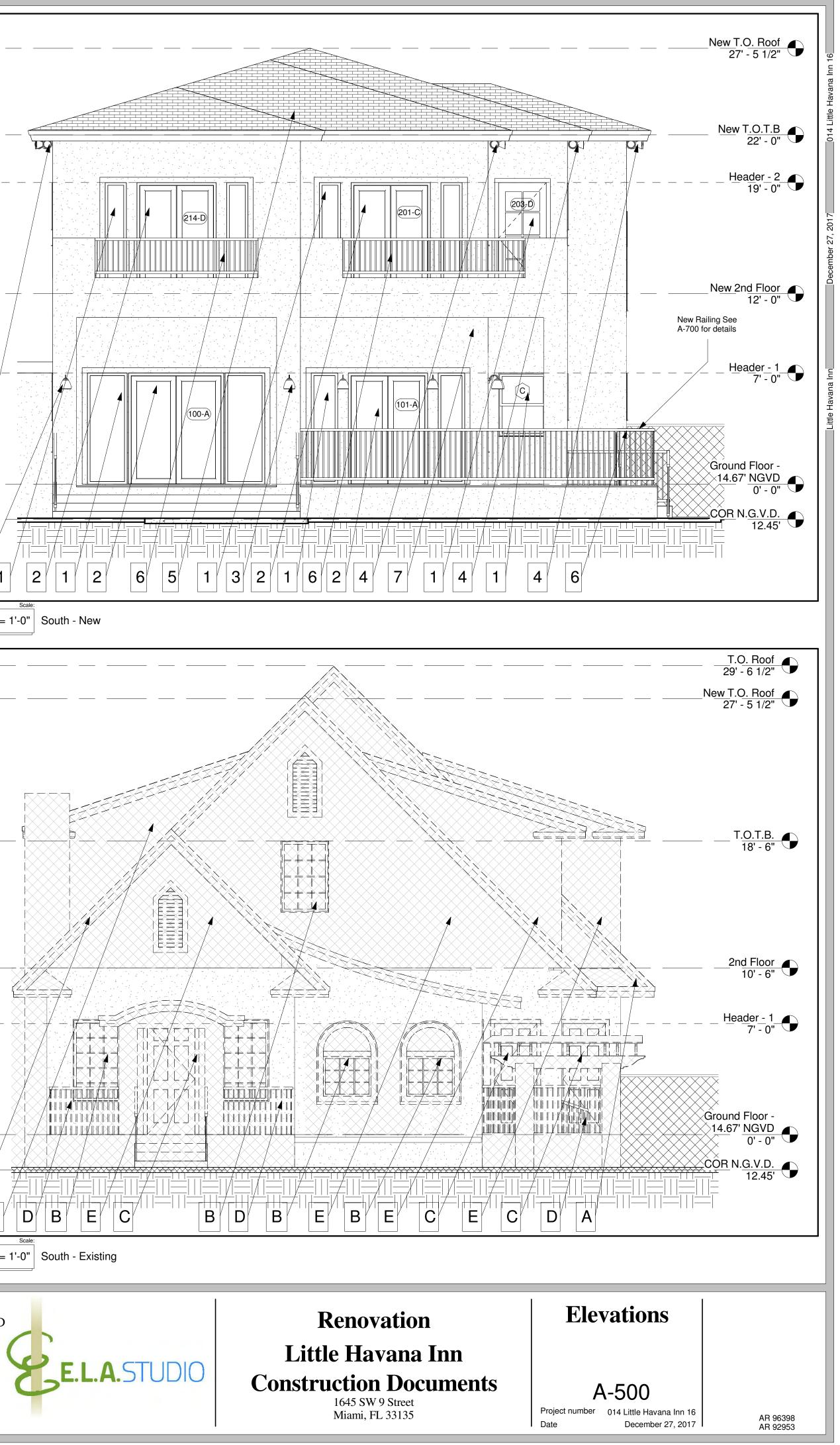


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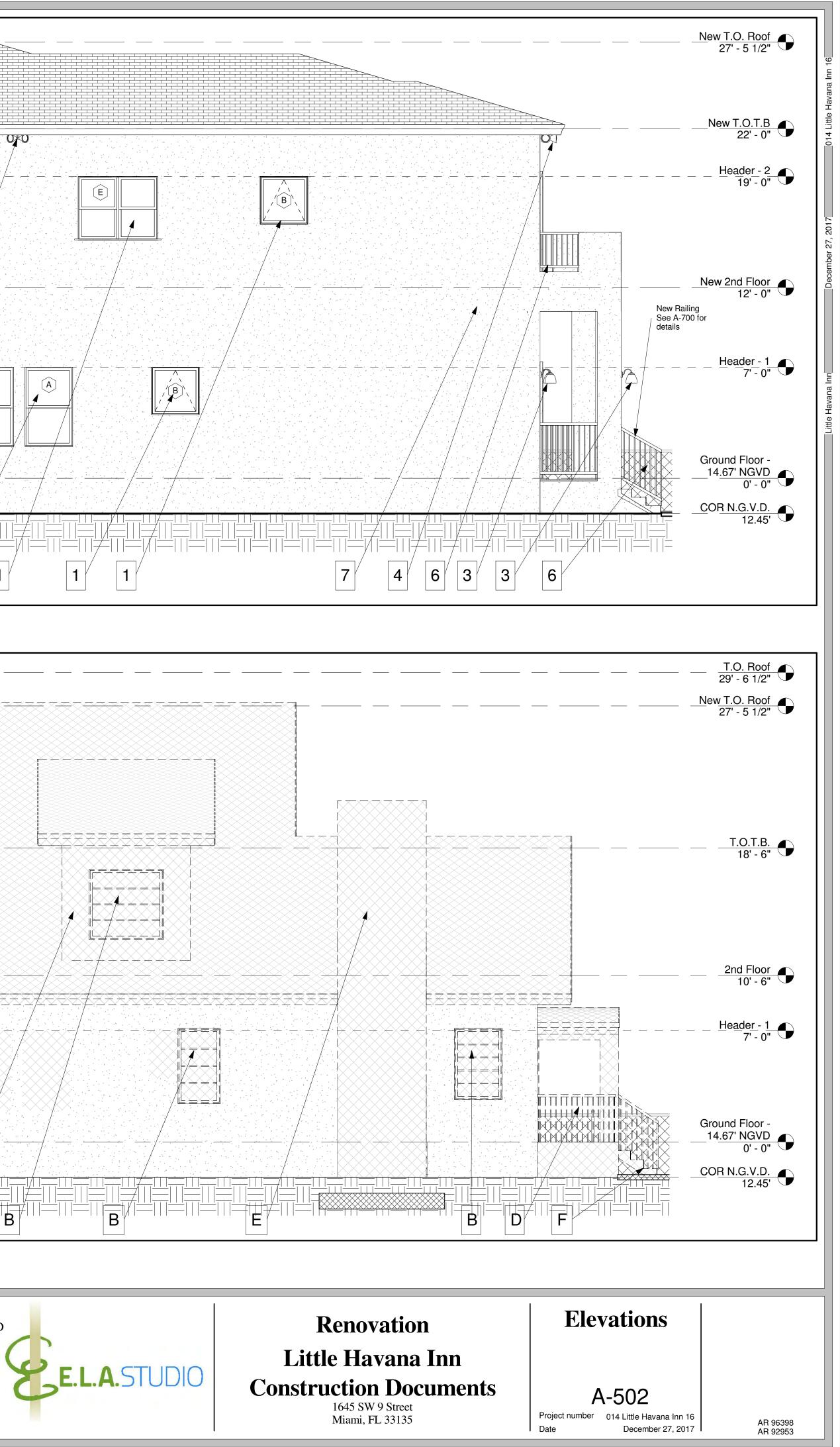


 NEW CONSTRUCTION New window New door New sconce, GC to coordinate selection with owner and architect (typ.) New sensor activated and switched flood lighting, GC to coordinate selection with owner and architect (typ.) New dimensional asphalt shingle, over 19/32" CDX sheathing, see structural. New anodized aluminum railing, 42" high with spacing to reject passage of a 4" sphere. Smooth texture stucco w/ latex painted, primer and finish two coats min. GC to coordinate color with owner and architect. 	
 DEMOLITION A. All existing roofing structure to be removed, includes in whole the existing second floor above the existing CMU exterior wall, which shall remain. B. Existing windows to be removed C. Existing railing to be removed D. Existing railing to be removed E. Exterior walls to be removed G. Existing stairs to be removed G. Existing interior walls to be removed H. Existing plumbing fixtures to be removed H. Existing plumbing fixtures to be removed 	New Railing See A-700 for details
Drawing # Scale: 21 $1/4'' = 1'-0''$ Elevation Schedule	Drawing # Scale: 20 $1/4" = 1'-0"$ West - New
Drawing # Scale: 7 N.T.S. NOT USED	Drawing # Scale: 1/4" = 1'-0" West - Existing
No. Description Date G2 Consulting Group 9725 SW 4th Terration (7 8 6) 2 9 4 - 0 0	³² (305) 253 - 5786 EII 13063 SW 133rd Ct Miami, FL 33186 Ar





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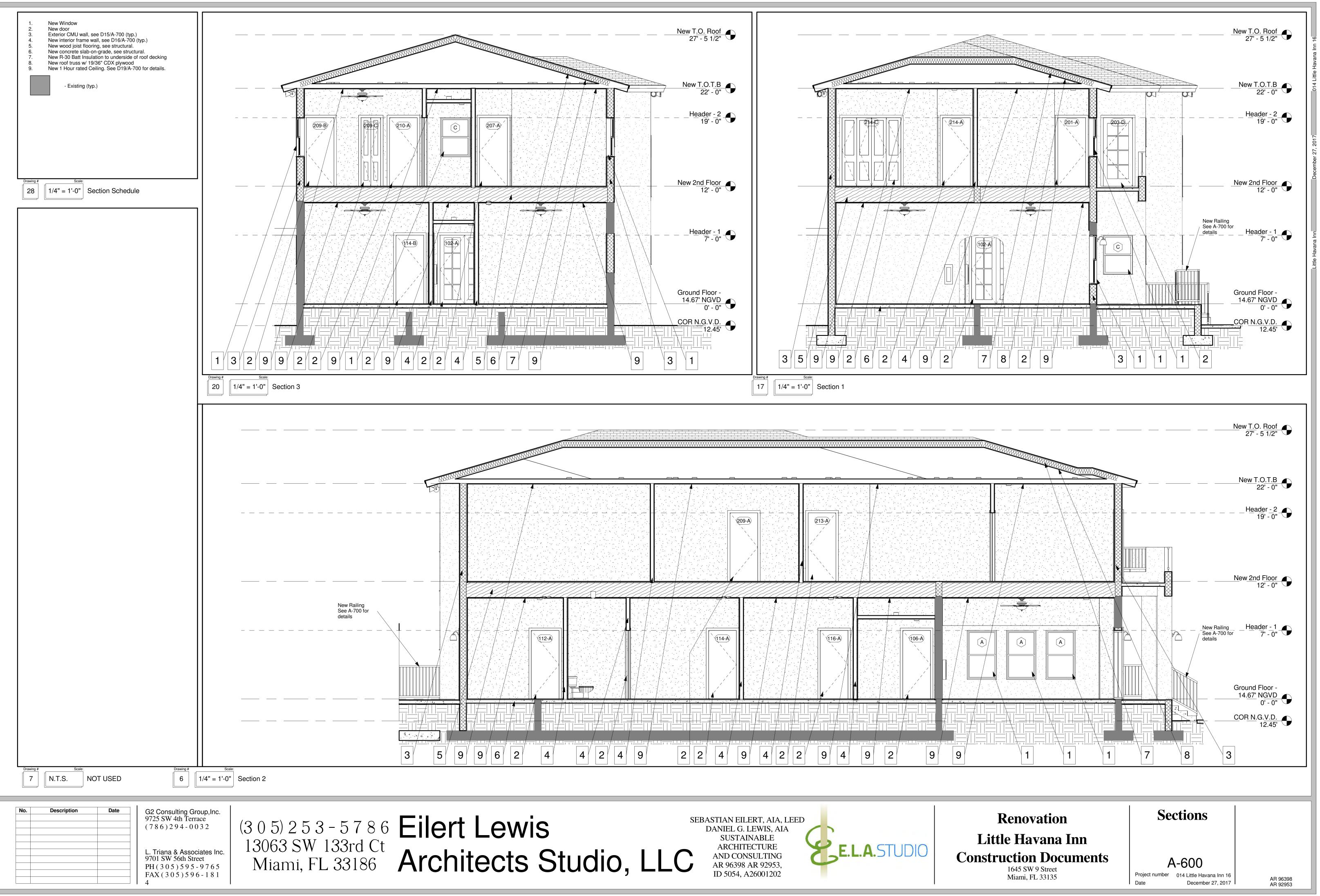
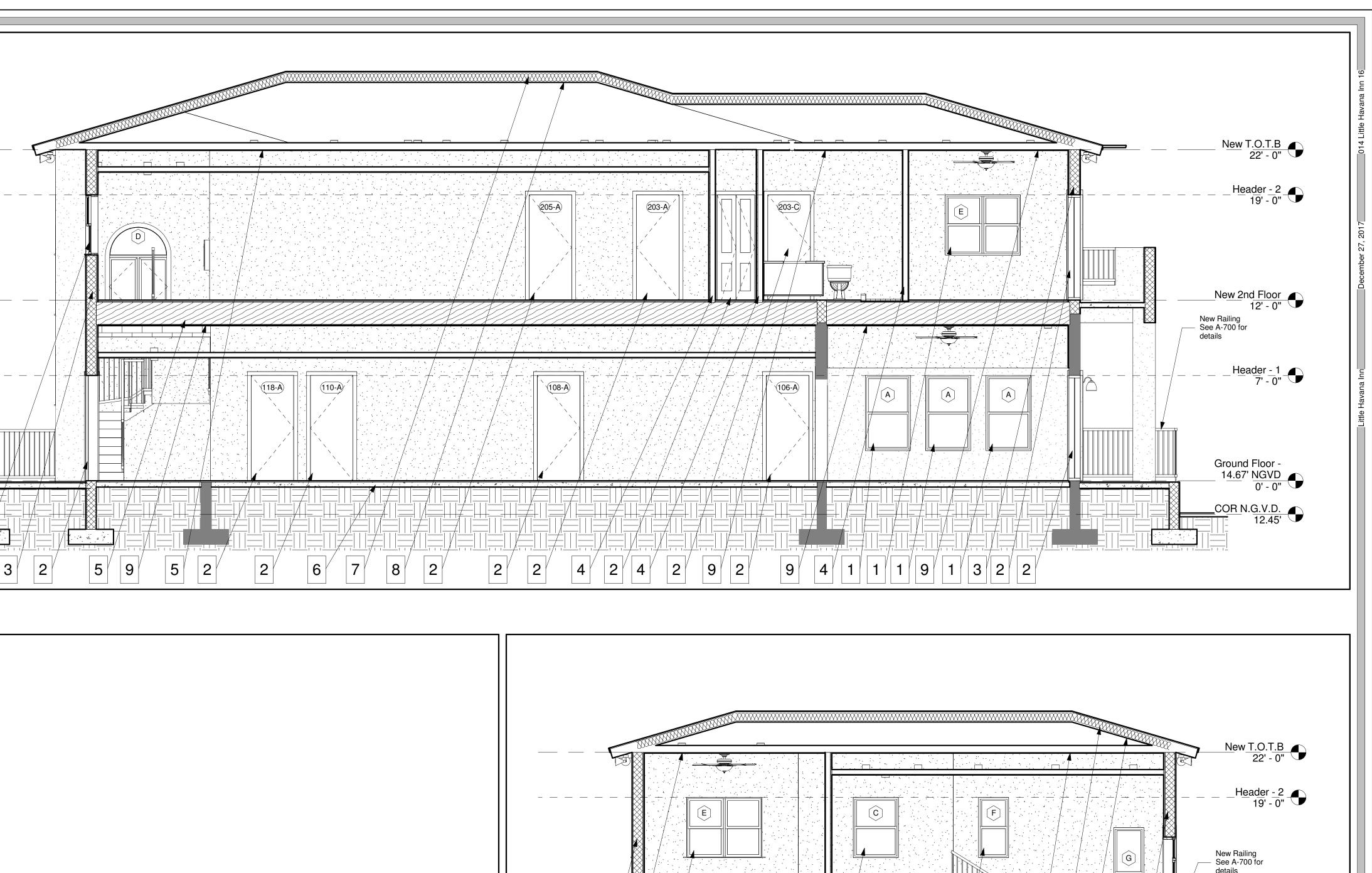
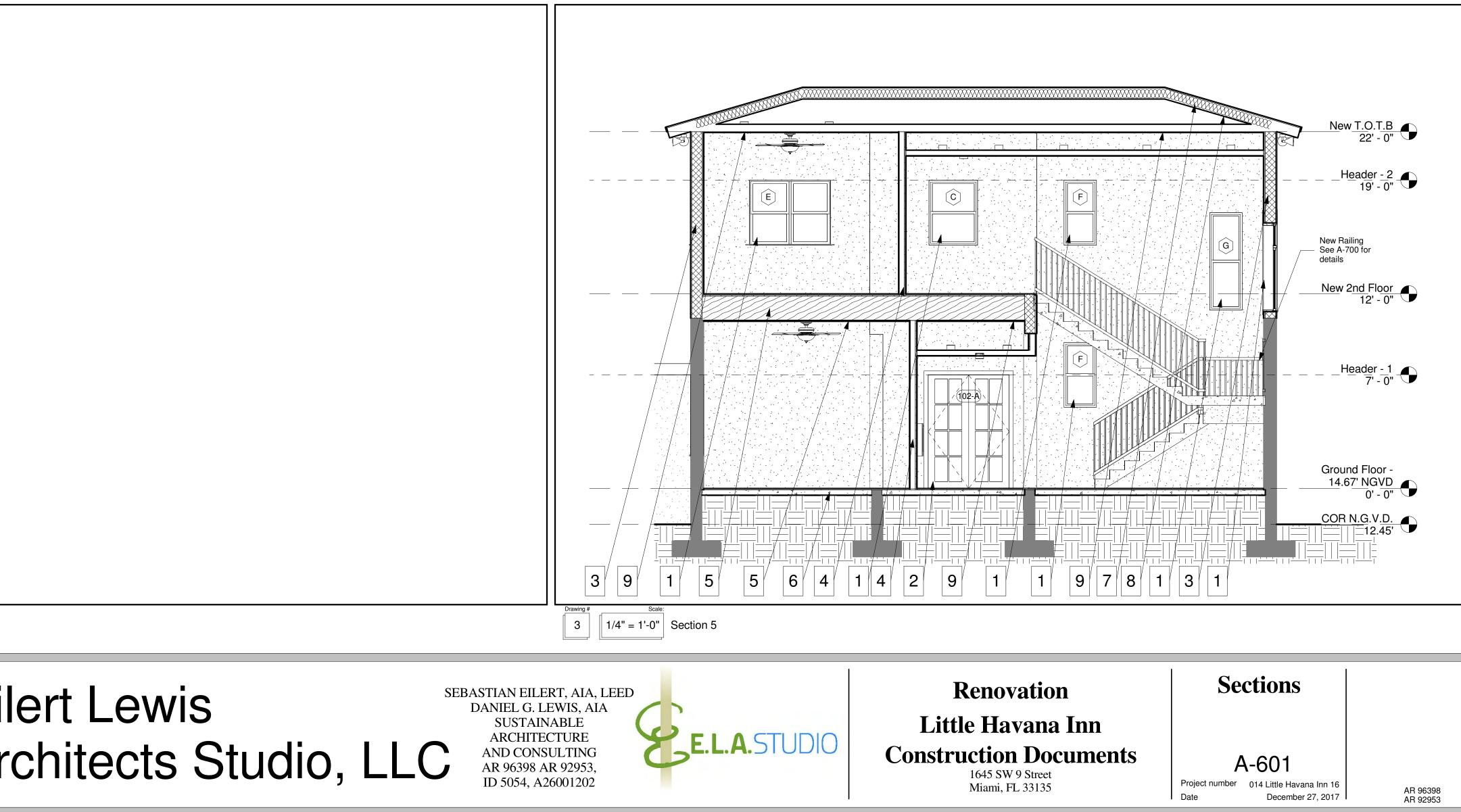
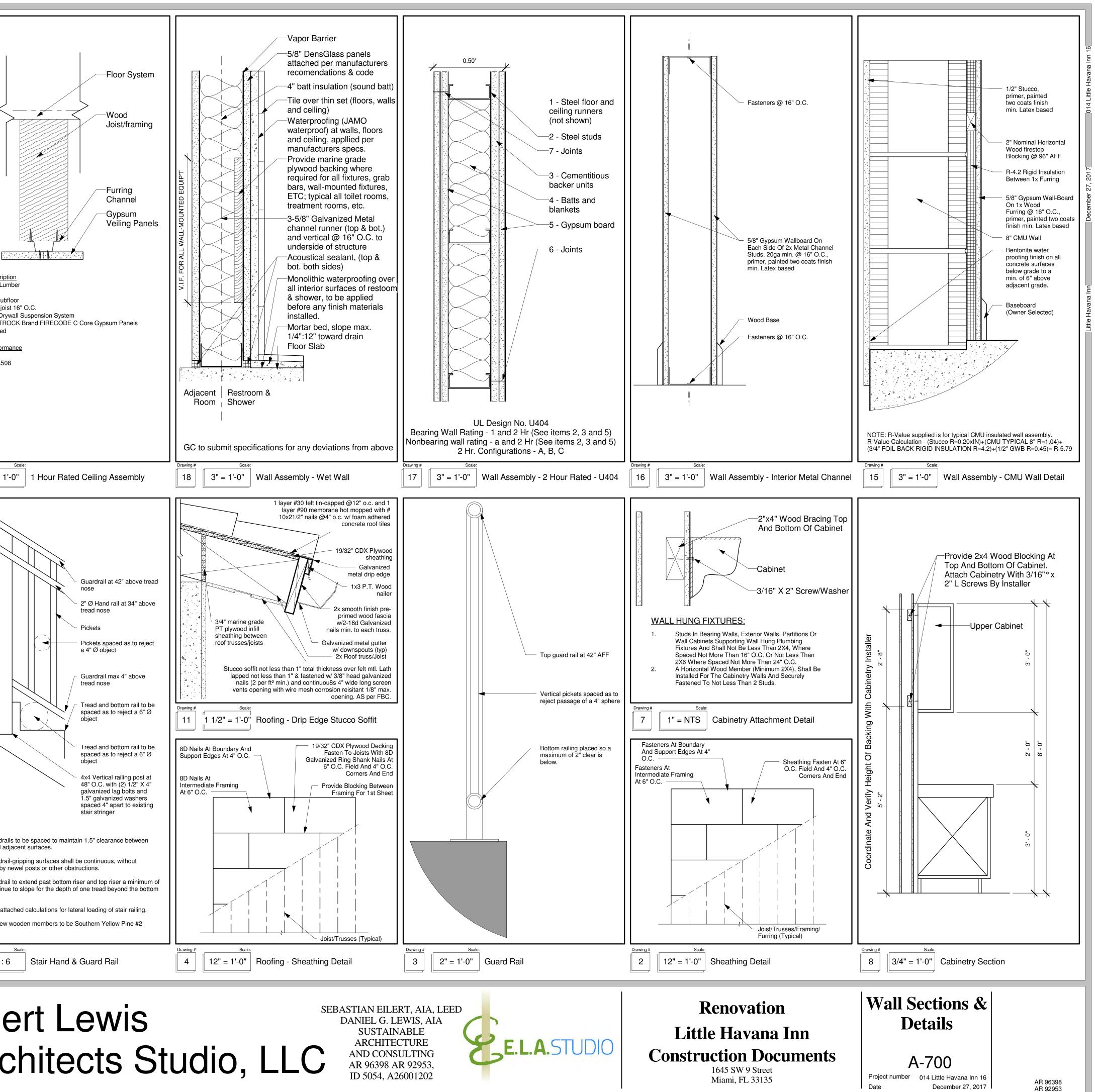


Image: Section Schoole Image: Section Schoo		 New door Exterior CMU wa New interior fram New wood joist fliction New concrete sla New R-30 Batt In New roof truss with New 1 Hour rated 	boring, see structural. b-on-grade, see structural sulation to underside of ro 19/36" CDX plywood I Ceiling. See D19/A-700 f	l. of decking					
7 N.T.S. NOT USED 6 N.T.S. NOT USED No. Description Date G2 Consulting Group, Inc. 9725 SW 4th Terrace 9725 SW 4th Terrace 9725 SW 4th Terrace (3 0 5) 2 5 3 - 5 7 8 6 Eil L. Triana & Associates Inc. 9701 SW 56th Street H (305) 59 5 - 97 65 FAX (305) 59 5 - 97 65 Miami, FL 33186 Are	П						See A-700 for details		
9725 SW 4th Terrace 9725 SW 4th Terrace (786) 294-0032 L. Triana & Associates Inc. 9701 SW 56th Street PH (305) 595-9765 FAX (305) 596-181 (3 0 5) 2 5 3 - 5 7 8 6 Eil (3 0 5) 2 5 3 - 5 7 8 6 FAX (3 0 5) 5 9 5 - 9 7 6 5 FAX (3 0 5) 5 9 6 - 181			NOT USED				JSED		
	No.	. Description	Date	(786)294-00 L. Triana & Assoc 9701 SW 56th Stre PH (305)595- FAX (305)596	3 2 iates Inc. set 9 7 6 5	(3 0 5) 1 13063 Mian	253-5 SW 133 ni, FL 33	5786 3rd Ct 3186	Eil Ar







							Door Schedule	
Mark	Floor	Width	Height	Туре	Int/Ext	NOA	Manufacturer	
100-A	!st Floor	6' - 0"	7' - 0"	Double Glass w Side Lites	Ext			
101-A	lst Floor	5' - 0"	7' - 0"	Double Glass w Side Lites	Ext			
102-A	lst Floor	5' - 0"	7' - 0"	Double-Glass 2	Ext			
103-A	lst Floor	6' - 0"	7' - 0"	Double-Flush	Int			
106-A	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			
106-B	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			
108-A	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			
108-B	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			
110-A	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			
110-B	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			
112-A	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			<u> </u>
112-B	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			
114-A	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			
114-B	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			
116-A	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
116-B	!st Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
118-A	lst Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
201-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
201-A	2nd Floor	4' - 0"	7' - 0"	Bifold-4 Panel	Int			
201-D	2nd Floor	<u> </u>	7'-0"	Double Glass w Side Lites	Ext			-
201-0 203-A	2nd Floor	2' - 10"	7'-0"		Int			-
		2 - 10		Single-Flush				-
203-B	2nd Floor		7' - 0"	Bifold-2 Panel	Int			
203-C	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
203-D	2nd Floor	3' - 0"	7' - 0"	Single-Glass 2	Ext			-
205-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			_
205-B	2nd Floor	2' - 6"	7' - 0"	Bifold-2 Panel	Int			<u> </u>
205-C	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
207-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			-
207-B	2nd Floor	4' - 0"	7' - 0"	Bifold-4 Panel	Int			_
209-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
209-B	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
209-C	2nd Floor	2' - 0"	7' - 0"	Bifold-2 Panel	Int			
210-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
210-B	2nd Floor	6' - 0"	7' - 0"	Bifold-4 Panel	Int			
213-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
213-B	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
214-A	2nd Floor	2' - 10"	7' - 0"	Single-Flush	Int			
214-B	2nd Floor	2' - 0"	7' - 0"	Bifold-2 Panel	Int			
214-C	2nd Floor	6' - 0"	7' - 0"	Bifold-4 Panel	Int			
2110	2nd Floor	5' - 0"	7' - 0"	Double Glass w Side Lites	Ext			

Drawing #

DOOR SCHEDULE

							Window Sc	hedule
Type Mark	Count	Floor	Head Height	Width	Height	Туре	NOA	Manufactu
Α	15		7' - 0"	3' - 0"	5' - 0"	Double Hung		
В	7		7' - 0"	3' - 0"	3' - 0"	Awning with Trim		
С	3		7' - 0"	3' - 0"	4' - 0"	Double Hung		
D	1		14' - 10 3/4"	4' - 0"	4' - 0"	Combination Rtp with Trim		
E	6		7' - 0"	5' - 0"	4' - 0"	Double Hung-Double		
F	3		7' - 0"	2' - 0"	4' - 0"	Double Hung		
F	1		9' - 0"	2' - 0"	4' - 0"	Double Hung		
G	1		17' - 0"	2' - 0"	6' - 0"	Double Hung		

Drawing # Scale:

N.T.S. WINDOW SCHEDULE

 No.
 Description
 Date

 Image: Description
 Image: Description

 Image: Description
 Image: Description

G2 Consulting Group,Inc. 9725 SW 4th Terrace (786)294-0032

L. Triana & Associates Inc. 9701 SW 56th Street PH (3 0 5) 5 9 5 - 9 7 6 5 FAX (3 0 5) 5 9 6 - 1 8 1 (3 0 5) 2 5 3 - 5 7 8 6 **Eile** 13063 SW 133rd Ct Miami, FL 33186 **Arc**

Model	U-Value	SHGC	Impact	Comments			Bifold-2 Panel - 24"x8
			Yes Yes Yes No No				
			No No No No No No				Bifold-2 Panel - 30"x
			No No No No No No Yes				Bifold-4 Panel - 72"x
			No No Yes No No No No				Single-Flush - 34"x
			No No No No No No No No				Double-Flush - 72"x8
			No No Yes				Single Glass - 36"x
							Double Glass - 60"xł
Irer Model	U-Valu	Je SHC	Yes Yes Yes	ct Comments			Double Glass Side Lites - 60"x
			Yes Yes Yes Yes				Double Gla with Side Lite 72"xi
						Drawing # Scale: 3 [1/4" = 1'-0"] Do	oor Legend
ert L chite				Jdio, LLC	ASTIAN EILER DANIEL G. LE SUSTAINA ARCHITEC AND CONSU AR 96398 AR ID 5054, A26	WIS, AIA ABLE TURE ILTING A 92953,	E.L.A.STUDIO

