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259 NW 33rd St WYNWOOD MIAMI | FL | 33127



OWNER:	ARCHITECT:	MEP ENGINEER:
PRIVATE	MUVE ARCHITECTURE	_
STREET	2030 HABERSHAM TRACE	E
CITY FL ZIP CODE	CUMMING GA 30041	RE

t | 954 812 6650

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SCOPE OF WORK: MULTIFAMILT RESIDENTIAL PROJECT

NEER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:

PROJECT AND OWNER:

WYNWOOD

259 NW 33rd St MIAMI | FL | 33127 PRIVATE STREET CITY | FL | ZIP CODE ARCHITECT:



2030 HABERSHAM TRCE | CUMMING | GA 30041 954 812 6650 RICARDO@MUVEARCH.COM AA#26003161

DESIGNER:



1146 LAVENDER CIR | WESTON | FL 33327 954 850 9965 ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KEY PLAN:

PERMIT APPLICATION DATE: SHEET ISSUE DATE: **PROJECT NO.:** 2305 DRAWN BY: APPROVED BY:

-

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUDE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841

SHEET TITLE: COVER SHEET

SCALE: N.T.S. SHEET NO:

LANDSCAPE ARCHITECT:

(- - |

ABBREVIATION

AND

ABOVE

ACCESS

AREA DRAIN

ADDENDUM

ADHESIVE

ADJACENT

ADJUSTABLE

AGGREGATE

ALTERNATE

ALUMINUM

ANODIZED

ASPHALT(IC)

AUTOMATIC

AVERAGE

ACOUSTICAL

ANGIE

BASE

BEARING

BED JOINT

BELOW

BETWEEN

BEVELED

BOARD

BLOCK

BEAM

BLOCKING

BOTTOM

BRONZE

BUILDING

BY OTHER

BRACKET

CENTER LINI

CABINET

CEMENT

CERAMIC

CHAMFER

CAST IRON

CIRCLE

CEILING

CLOSET

CLEAR (ANCE)

CLOSURE

COLUMN

COMPONENT

CONCRETE

CONFERENCE

CONSTRUCTION

CONTRACTOR

CURTAIN ROD

CERAMIC TILE

CUBIC INCH

CUBIC YARD

CUBIC FEET (FOOT)

CHALKBOARD

CONNECTION

COUNTER SUNK

DOUBLE ACTING

DEPARTMENT

DEMOLISH, DEMOLITION

CORRIDOR

CENTER

DRAIN

DOUBLE

DETAIL

DIAGONAL

DIAMETER

DIVISION

DOWN

DAMPER

DRAWING

DRAWER

EAST

EACH

DISPENCER

DOWNSPOUT

EXHAUST AIR

ELEVATION

ELECTRIC(AL)

EMERGENCY

ENCLOSURE

EQUIPMENT

EACH WAY

EXHAUST

EXISTING

EXPANSION JOINT

ELECTRIC WATER COOLER

EXPOSED

EXTERIOR

EQUAI

ELEVATOR

EXPANSION BOLT

ELECTRIC HAND DRYER

ELECTRICAL PANELBOARD

DOOR

DIMENSION

DEMOUNTABLE

DOOR OPENING

DRINKING FOUNTAIN

DIAMETER DOWNSPOUT

CASEMENT

CARPET

CATCH BASIN

COUNTER FLASHING

CORNER GUARD

CEILING HEIGHT

CAST-IN-PLACE

CONTROL JOINT

CIRCUMFERENCE

CALK OR CAULK (ING)

CONCRETE MASONRY UNIT

CONTINUOUS, CONTINUE

CHROMIUM (PLATED)

BUILT UP ROOFING

BULLETIN BOARD

BRICK

BENCH MARK

BOTTOM OF FOOTING

BITUMINOUS

BOTH SIDES

BOTH WAYS

BEARING PLATE

ACCESS PANEL

APPROXIMATE(I Y)

ARCHITECT(URAL)

ACCESS FLOOR

ACOUSTICAL TILE

ABOVE FINISH FLOOR

ANCHOR, ANCHORAGE

ABOVE SUSPENDED CEILING

ANCHOR BOLT

AIR CONDITIONING

ΔT

AB

ABV

A/C

ACC

AD

ADD

ACFL

ADH

ACT

ADJ

ADJT

AFF

ALT

AGG

ALUM

ANOD

APPROX

ARCH

ASC

ASPH

AUTO

AVG

ACOUS.

BRG

BPL

BJT

BEL

BFT

BVL

BIT

BD

BW

BLK

ΒM

B.M.

BOT

BRK

BRZ

BLDG

BUR

BBD

B.O

CAB

CB

CER

C.F.

CG

CHAM

C.HT

C.I.P.

CIRC

CIR

CJT

CK

CLG

CLO.

CLR

CLS

CMU

COL

COMP.

CONC

CONF

CONST

CONTR.

CONT

CPT

CR

C.R.

CSMT

CU.FT.

CU.IN.

CU.YD.

CBRD

CONN.

CORR.

CTR.

CTSK.

DA

DBL

DEM

DEPT.

DTL

DIAG

DIA

DIM

DIV.

DN

D.O.

DR

D.F.

DIA.

DWG

DWR

DISP.

D.S.

E/A

E.H.D.

EXP.B

ELEV.

ELEC

EMERG

ENCL.

EP

EQ

EW

EXH

EXIST.

EXPD

EXP. JT.

EXT

EWC

EQUIP

EL ELV

DPR

DMT

CT

C.I.

CEM

BRKT

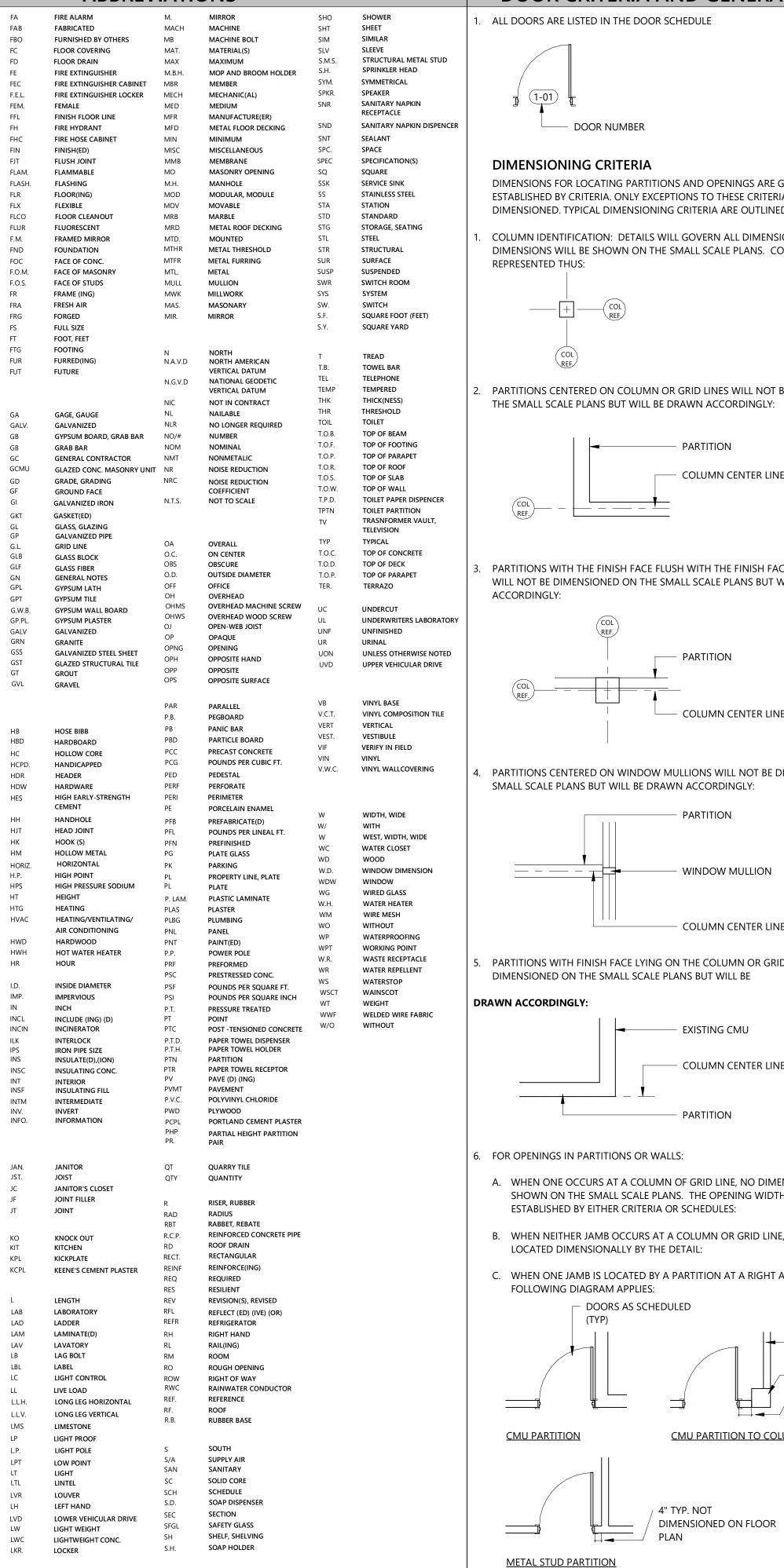
B.O.F.

BLKG

ANC

AP

DOOR CRITERIA AND GENERAL NOTES



DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

IERAL NOTES	GRAPHIC S	SYMBOLS	GENERAL NOTES
	BUILD	DING SECTION	1. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HA CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDU SAFETY PRECAUTIONS AND PROGRAMS.
	A1-1.00 SHE	ET NUMBER	2. ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LAS AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDIC
	ELEVA	ATION NUMBER	 CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONE COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPOR ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.
IGS ARE GENERALLY	SHE	ET NUMBER	 CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
E CRITERIA WILL BE OUTLINED BELOW.	DETA		5. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATE CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS
DIMENSIONS AND FEW ANS. COLUMN GRIDS ARE	SHE	EET NUMBER	 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FAE CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWI SUBMITTING FOR ARCHITECT'S REVIEW.
	P TN 0 8	16 32 GRAPHIC	7. DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS FOR LARGE SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIM VERIFY SAME IN FIELD.
ILL NOT BE DIMENSIONED ON DINGLY:	PLAN	$\overline{(0)}$	8. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DC MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDEF CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO
	Generation Center		9. INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPA ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
NTER LINE	A WINDOW TYPE		10. ALL WINDOW AND DOOR SIZES ARE NOMINAL, VERIFY MANUFACTUR AND ROUGH OPENING DIMENSIONS.
	FLOOR	1" THRESHOLD	11. ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQU PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AN THEIR BID COST.
NISH FACE OF THE COLUMN NS BUT WILL BE DRAWN	DOOR	SLOPE SLOPE	12. ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO B OWNER.
	ROOM 101 ROOM TAG		13. IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BE DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL F MOST GENEROUS ITEM.
	WALL LE 1 Wall Type 1 Typical NON LOAD E	BEARING 8" CMU WALL W/ VERTICAL	14. THE CONTR. SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE A ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CO SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DE
NTER LINE		RUCTURE FOR DETAILS.	15. THE CONTR. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN
NOT BE DIMENSIONED ON LY:	EXTERIOR NON LOAD	BEARING 8" CMU WALL W/ VERTICAL RUCTURE FOR DETAILS.	16. THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKI PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FI
	TYPICAL 4" INTERIOR	PARTITION NON-RATED. ETE WALL. SEE STRUCTURE FOR	COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID I REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT ADDITIONAL COST.
JLLION	DETAILS.		 ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITH
NTER LINE			FINISH FLOOR SHALL BE SAFETY GLASS. 19. CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CAL
N OR GRID LINES WILL NOT BE	EARTH MATERIAL	SYMBOLS METAL LATH & PLASTER	APPROVAL FROM THE MUNICIPALITY. 20. GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR
BE	GRANULAR FILL	METAL	ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES /EGG CRATES AND WI APPROVAL BY THE MUNICIPALITY. (ALL OF THE ABOVE WERE NOT INC PERMIT)
IU NTER LINE	CONCRETE	RIGID INSULATION	21. COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON A CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAV
	ALUMINUM	LIGHTWEIGHT CONCRETE	"BROOM CLEAN". SECURITY REQUIREMENTS
	PLYWOOD LARGE SCALE	METAL (SMALL SCALE)	1. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MIN. W/ SOLID WO
NO DIMENSIONS WILL BE NG WIDTH WILL BE	FINISH WOOD		2. DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE- PIECE CON WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
GRID LINE, ONE JAMB WILL BE			 ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JA
A RIGHT ANGLE, THE	GLASS LARGE SCALE	ACOUSTICAL TILE	1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDIN PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECUR
	CERAMIC	SOUND INSULATION PARTITION	AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.4. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATGRED
	WOOD STUD	GYPSUM WALL BOARD	OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM IN: KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
RIGHT ANGLE	PLASTER, SAND, MORTAR, GROUT	INSULATION (LOOSE OR BATT)	5. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMB LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD HAVE A MINIMUM THROW OF 3/4".
8" TYP. NOT DIMENSIONED ON FLOOR PLAN	CODES AND S		SHOP DRAWINGS AND SUBMIT
N TO COLUMN	LIFE SAFETY CODES A.C.I.		DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS. HA
	A.I.S.C. 2017 FLORIDA FIRE PREVENTION CODE		INSTALLATION (MATERIALS AND FIXTURES). MECHANICAL A/C, HEATING A MATERIALS AND INSTALLATION. SPRINKLER - METAL GUTTERS AND DRAIN
	2017 FLORIDA BUILDING CODE EXISTING 2017 NATIONAL ELECTRIC CODE		ALARMS - ELECTRICAL MATERIALS AND FIXTURES. AUDIO - ELEVATIONS - I INSTALLATIONS. KITCHEN EQUIPMENT. CABINETS - AS CALLED ON INTERIC DRAWINGS. FINISHES - AS CALLED ON DRAWINGS. <u>SUBMIT 6 SET MINIMU</u>
I FLOOR	2017 FBC MECHANICAL 2017 FBC PLUMBING 2017 FBC ACCESSIBILITY		ARCHITECT APPROVAL). ALLOW SUFFICIENT TIME FOR PROCESSING (TWO SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT.
	MANUFACTURERS SPECS ARE NOT PART OF	THIS CONTRACT.	SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS. AND COLOR CHART FOR FINISHES. SUBMIT ROOFING BOND "10 YEARS" (N
MASONRY UNITS, FACE OF	DADE COUNTY PRODUCT APPROVAL REQUI ALL CODES AS PER LATEST EDITIONS AND RI	REMENTS.	INSTALLATION). ELEVATOR GUARANTEES CONCRETE TEST AND DESIGN MI MORTAR MIX AND DESIGN. ALL SUBCONTRACTORS SHALL GUARANTEE TH

AND ELECTRICAL PLANS FOR REFERENCED CODES.

GENERAL NOTES			SITE PLAN, FOUNDATION & GRADING	PROJECT AND OWNER:
1.	THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.	1.	CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.	WYNWOOD
2.	ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LASTED EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.	2.	EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.	259 NW 33rd St MIAMI FL 33127
3.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE	3.	ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEO TECHNICAL PRIOR TO PLACEMENT OF REINFORCING STEEL.	PRIVATE STREET
	ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.	4.	IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.	CITY FL ZIP CODE ARCHITECT:
4.	CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.	5.	CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SHALL BE PLACED ON A	MUVE
5.	ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED O/W.		4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2" INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES	ARCHITECTURE 2030 HABERSHAM TRCE CUMMING GA 30041
6.	CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTAL/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.	6.	EACH WAY. ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO	954 812 6650 RICARDO@MUVEARCH.COM AA#26003161
7.	DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGE SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.	7.	HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE. TERMITE PROTECTION NOTES:	DESIGNER:
8.	IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.		TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.	1146 LAVENDER CIR WESTON FL 33327 954 850 9965 ADMIN@REDOCTOPUSLLC.COM
	INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.		CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.	CONSULTING ENGINEERS:
10.	ALL WINDOW AND DOOR SIZES ARE NOMINAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.		DRAINAGE NOTES	
11.	ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.	1.	ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.	STRUCTURAL ENGINEER:
12.	ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM	2.	INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.	
	QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.		ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% min.	
13.	IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.	4.	BUILT-IN 4" DOWNSPOUT. PROVIDE SOUND INSULATION FOR ALL BUILT IN PIPING. BASEMENT WATER SHALL BE DISCHARGED TO LAWN.	CIVIL ENGINEER:
14.	THE CONTR. SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF		GLAZING NOTES	
	ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.	1.	GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB BATHTUB AND SHOWERS. GLAZING IN WALL ENCLOSING THESE COMPARTMENTS	KEY PLAN:
	THE CONTR. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.		WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE; IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANE) MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND	
16.	THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE	2.	STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS. ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC RESIDENTIAL 2004 SECTION 2406.	
	REPAIRED OR REPLACED. AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.		ROOF NOTES	
	ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE F.B.C.	1.	INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURE'S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF	
	FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.		NRCA "QUALITY CONTROL GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".	
19.	CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CALC. FOR REVIEW & APPROVAL FROM THE MUNICIPALITY.	3.	ALL ROOF MATERIAL TO BE CLASS A. ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS.	PERMIT APPLICATION DATE:SHEET ISSUE DATE:04/03/23
20.	GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES /EGG CRATES AND WINDOWS FOR APPROVAL BY THE MUNICIPALITY. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS	4.	ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES. ALL ROOF SLOPE TO BE MIN. 1/4" TO 12".	PROJECT NO.: 2305 DRAWN BY: JA APPROVED BY: YM
21.	PERMIT) COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT	5.	CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.	
	LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT.	6.	ALL ROOFING TO BE NON REINFORCED EPDM MEMBRANE (RUBBERGUARD) ECOWHITE EPDM OR SIMILAR)	
	CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".		ELECTRICAL REQUIREMENTS	
	SECURITY REQUIREMENTS	1.	PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.	
1.	WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MIN. W/ SOLID WOOD CORE CONST.	2.	PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48".	
2.	DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE- PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.	3.	THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT. E.G. FLUORESCENT TYPES.	ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUDE
3.	ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON- REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.	4.	PROVIDE GFI FOR ALL: 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK. PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS.	ORIGINAL WORK OF THE DESIGNEF AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT
4.	PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY- OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.	6.	PROOF ELECTRICAL SYSTEMS, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.	SEAL:
5.	STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL		FIRE PROTECTION	
	HAVE A MINIMUM THROW OF 3/4". SHOP DRAWINGS AND SUBMITTALS	1.	SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR	SIGNATURE:
DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS. HARDWARE SCHEDULE. WINDOWS AND GLAZING - DETAILS AND SAMPLES. DRYWALL - MATERIALS AND INSTALLATION (MATERIALS AND FIXTURES). MECHANICAL A/C, HEATING AND VENTILATION MATERIALS AND INSTALLATION. SPRINKLER - METAL GUTTERS AND DRAIN SPOUTS. ALARMS - ELECTRICAL MATERIALS AND FIXTURES. AUDIO - ELEVATIONS - MATERIALS AND		2.	AND ALL ELEVATED FLOORS. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE	RICARDO J. MUNIZ-GUILLET LIC# AR97841
			BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.	SHEET TITLE: NOTES, SYMBOLS &
INSTALLATIONS. KITCHEN EQUIPMENT. CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS. FINISHES - AS CALLED ON DRAWINGS. <u>SUBMIT 6 SET MINIMUM (FOR</u> <u>ARCHITECT APPROVAL</u>). ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS) SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT. SHOP DRAWINGS		3.	SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.	ABBREVIATIONS SCALE:
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT. SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS. SUBMIT SAMPLES AND COLOR CHART FOR FINISHES. SUBMIT ROOFING BOND "10 YEARS" (MATERIALS AND			MEANS OF EGRESS	N.T.S. Sheet NO:
INS MC	D COLOR CHARTFOR THISTLES. SOBALL RECORDENDED TO TEALS (MATERIALS AND STALLATION). ELEVATOR GUARANTEES CONCRETE TEST AND DESIGN MIX ORTAR MIX AND DESIGN. ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MAT. D LABOR). FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REQ.	1.	PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ.FT. AREA. MAX. 44" TO SILL.	G-1





PROJECT AND OWNER:

WYNWOOD

259 NW 33rd St MIAMI | FL | 33127 PRIVATE STREET CITY | FL | ZIP CODE ARCHITECT:





DESIGNER:



1146 LAVENDER CIR | WESTON | FL 33327 954 850 9965 ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KEY PLAN:

04/04/23 DRAWN BY: Author APPROVED BY: Checker

ALL DRAWINGS AND WRITTEN

AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

RICARDO J. MUNIZ-GUILLET

A7-1

SEAL:

SIGNATURE:

SHEET TITLE:

N.T.S.

SCALE:

SHEET NO:

LIC# AR97841

3D VIEWS

MATERIALS HEREIN CONSTITUDE ORIGINAL WORK OF THE DESIGNER

PROJECT NO.: 2305

SHEET ISSUE DATE:

PERMIT APPLICATION DATE:

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