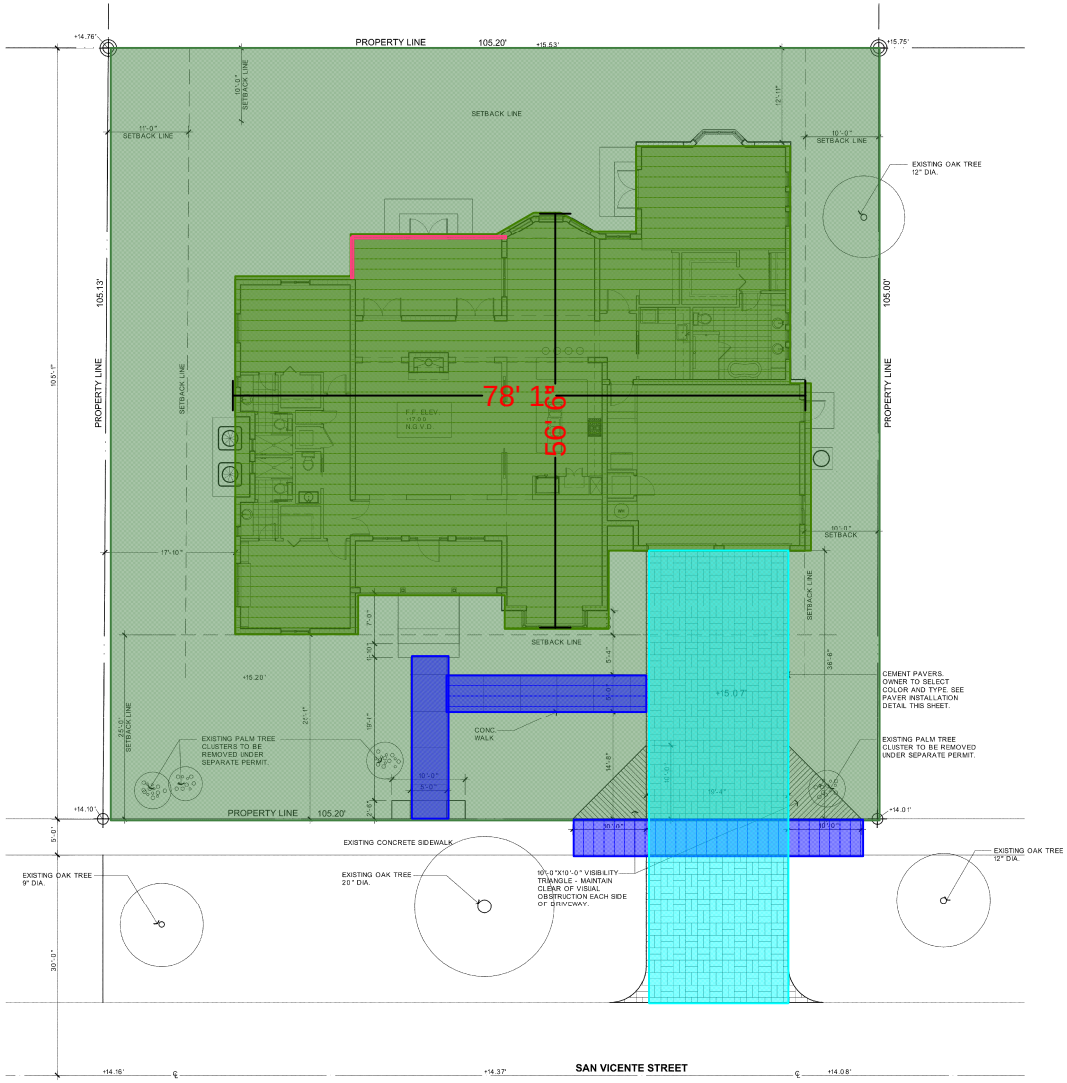
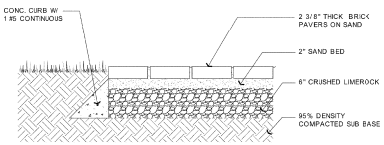
- Concrete Sidewalk 5'-00" Wide 89 LF
- Cement Pavers 1,173 SF
- Untitled 11,043 SF
- Untitled 3,984 SF
- Aluminum Screen Enclosure 27 LF





PAVER INSTALLATION DETAIL 1"=1'

SITE PLAN - NEW

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

ZONING INFORMATION

PROPERTY ADDRESS: 6510 SAN VICENTE STREET, CORAL GABLES, FL. 33146

LOT SIZE 105.06' X 105.06' = 11,037 SF

LOT COVERAGE

MAXIMUM ALLOWED: 35% = 3,862 SF

PROVIDED: 3,856 SF

HEIGHT ALLOWED: 29'

PROVIDED: 22'-8" +/-

SET BACKS: Required FRONT 25' REAR 10' SIDE 20% Frontage = 21'

Provided FRONT 25'-2" REAR 12'-11" SIDE 10' and 18'-4"

FLOOD PROGRAM LEGEND

FLOOD ZONE "X"
COMMUNITY R/O. 120639
PANEL NUMBER 0459
SUFFIX L
PANEL REVISED DATE: 09/11/2009

BENCH MARK USED.
CITY OF CORAL GABLES
BENCH MARK No. 215
ELEV. = 10.24' NGVD.

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK 264, OF REVISED PLAT OF CORAL GABLES, RIVIERA SECTION, PART 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS: 6510 SAN VICENTE STREET, CORAL GABLES, FL. 33146

STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS ARE COMPLETE, AND COMPLY WITH THE FLORIDA BUILDING CODE. 2010.

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NEW RESIDENCE FOR:
MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Project:

Seal

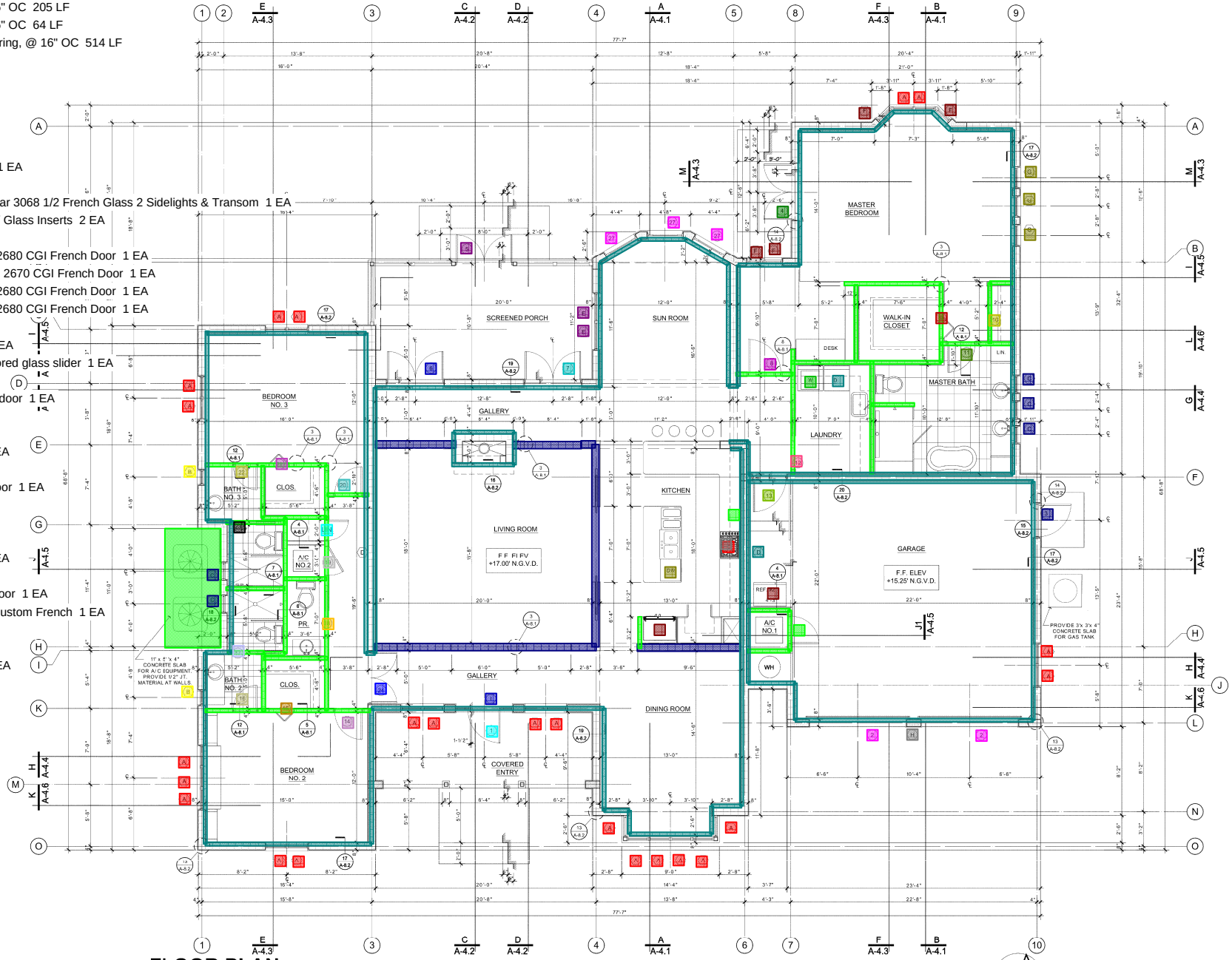
Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:
SITE PLAN

Issue Date: Jan. 8, 2015
Revisions:

Job No.: 14107
Drawn By:
Sheet No.:
A-1.1

- Partition Framing - 2x4, @ 16" OC 205 LF
- Partition Framing - 2x8, @ 16" OC 64 LF
- Partition Framing - 2x PT Furring, @ 16" OC 514 LF
- AC Equipment Pads 57 SF
- Refrigerator 2 EA
- Dish Washer 1 EA
- Oven 1 EA
- Washing Machine 1 EA
- Microwave 1 EA
- Range Cooktop - 4 Burners 1 EA
- Dryer Machine 1 EA
- 1 - A - Alum/Glass White Kynar 3068 1/2 French Glass 2 Sidelights & Transom 1 EA
- 2 - F - 8090 Garage Doors w/ Glass Inserts 2 EA
- 3 - B - 3070 Metal 1 EA
- 4 - C - Alum/Glass W. K. (2) 2680 CGI French Door 1 EA
- 5 - D - Alum/Screen W. K. (2) 2670 CGI French Door 1 EA
- 6 - C - Alum/Glass W. K. (2) 2680 CGI French Door 1 EA
- 7 - C - Alum/Glass W. K. (2) 2680 CGI French Door 1 EA
- 8 - B - Wood 2880 1 EA
- 9 - E - Wood 3080 - bifold 1 EA
- 10 - H - Wood (2)3080 - mirrored glass slider 1 EA
- 11 - B - Wood 2880 1 EA
- 12 - G - Wood 3068 - pocket door 1 EA
- 13 - B Wood 3068 1 EA
- 14 - B Wood 2680 1 EA
- 15 - E Wood 2080 -bifold 1 EA
- 16 - H Wood 2080 1 EA
- 17 - G Wood 2080 -pocket door 1 EA
- 18 - G Wood 2080 1 EA
- 19 - J Wood 2880 1 EA
- 20 - B Wood 2680 1 EA
- 21 - E Wood 2080 -bifold 1 EA
- 22 - B Wood 2080 1 EA
- 23 - G Wood 2080 - pocket door 1 EA
- 24 - I Wood/Glass (2) 2480 Custom French 1 EA
- 25 - J Wood 11080 1 EA
- 26 - B - Wood 2868 1 EA
- 27 - K - Alum/Glass 3068 3 EA
- A - 24x54 23 EA
- B - 18x30 2 EA
- C - 20x20 5 EA
- D - 36 x Varies 1 EA
- E - 32x48 2 EA
- F - 20x54 4 EA
- G - 24x24 3 EA
- H - 30x30 1 EA
- I - 24" Round 1 EA



FLOOR PLAN

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

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Seal

Edward C. Bercunsky, RA
License Number: AR0005433

Drawing title:

OVERALL FLOOR PLAN - NEW

Issue Date: Jan. 8, 2015
Revisions:

Job No.: 14107
Drawn By:
Sheet No.:

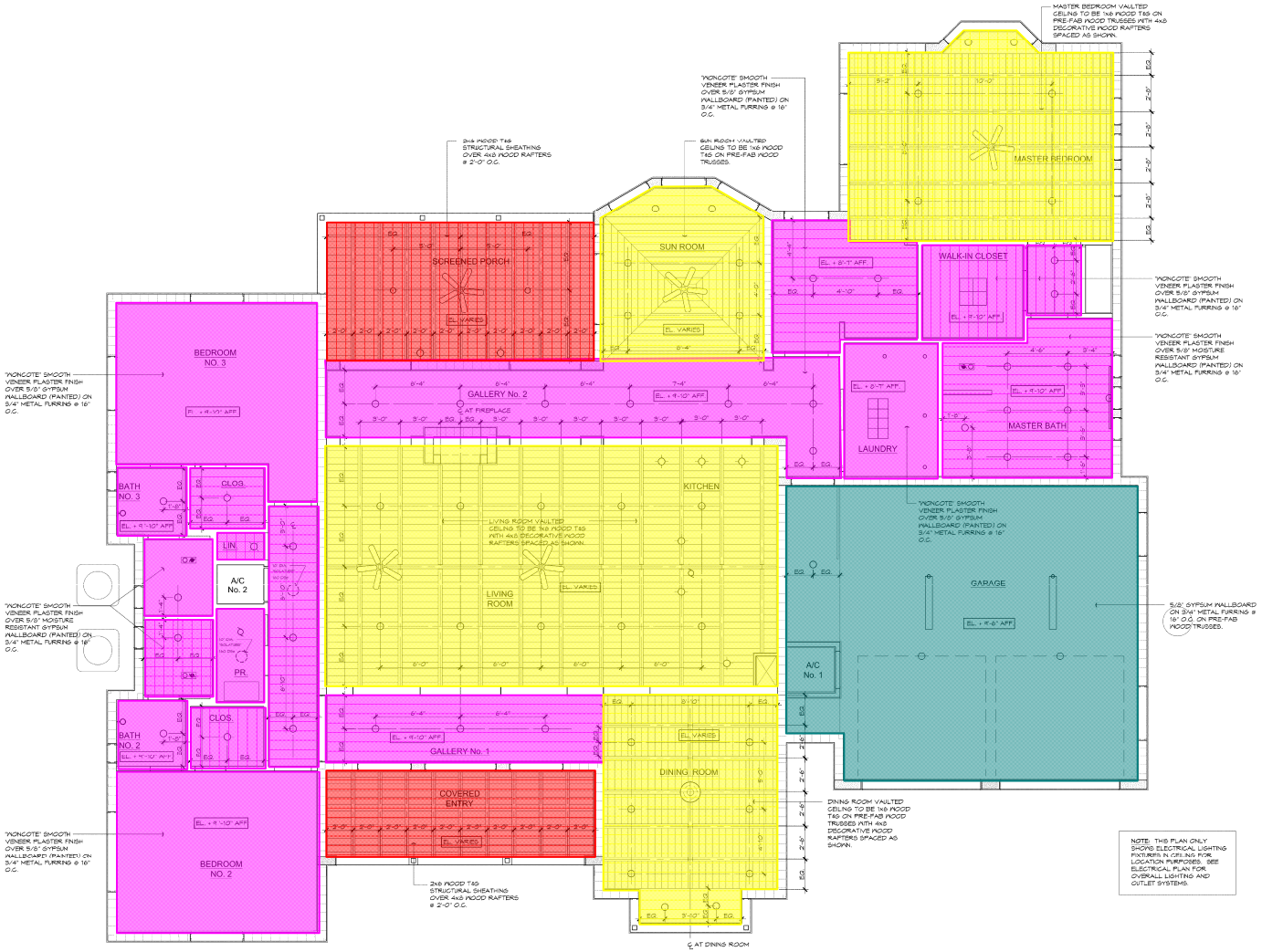
A-2.2

Woncote - Smooth Veneer Plaster over 5/8" GYP on 3/4" MTL Furring 1,361 SF

2x6 Wood T&G Structural Sheathing over 4x8 Wood Rafters 336 SF

1x6 Wood T&G on Prefab Wood Trusses w/ 4x8 Decorative Wood Rafters 1,254 SF

5/8" GYP on 3/4" MTL Furring 562 SF



REFLECTED CEILING PLAN

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

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Project:

Seal

Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:

REFLECTED CEILING PLAN

Issue Date: Jan. 8, 2015

Revisions:

Job No.: 14107

Drawn By:

Sheet No.:

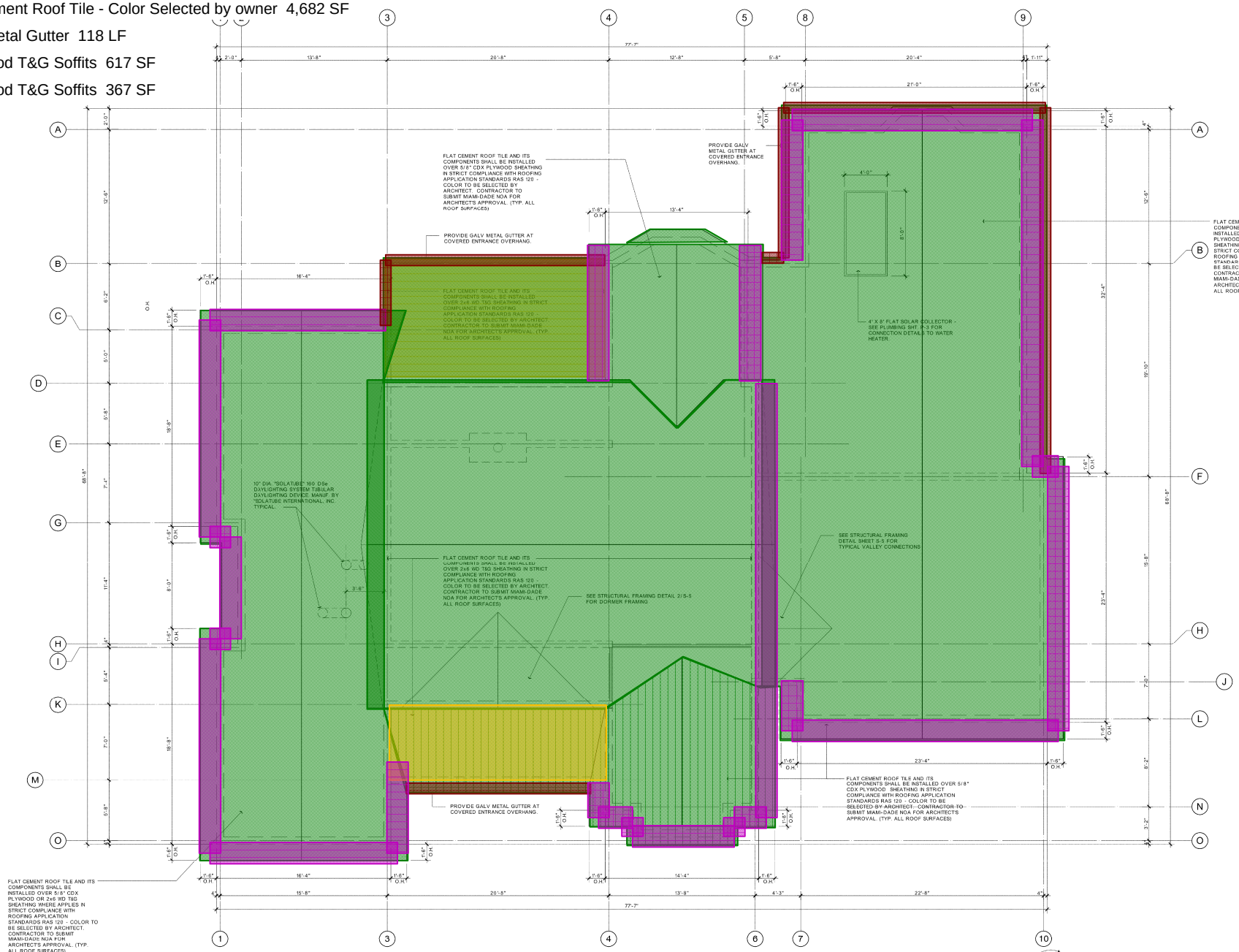
A-2.3

Flat Cement Roof Tile - Color Selected by owner 4,682 SF

Galv. Metal Gutter 118 LF

1x6 Wood T&G Soffits 617 SF

1x6 Wood T&G Soffits 367 SF



OVERALL ROOF PLAN

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

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6510 SAN VICENTE STREET
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Project:

Seal

Edward C. Berousky, RA.
License Number: AR0005493

Drawing title:

FLOOR PLAN - NEW

Issue Date: Jan. 8, 2015

Revisions:

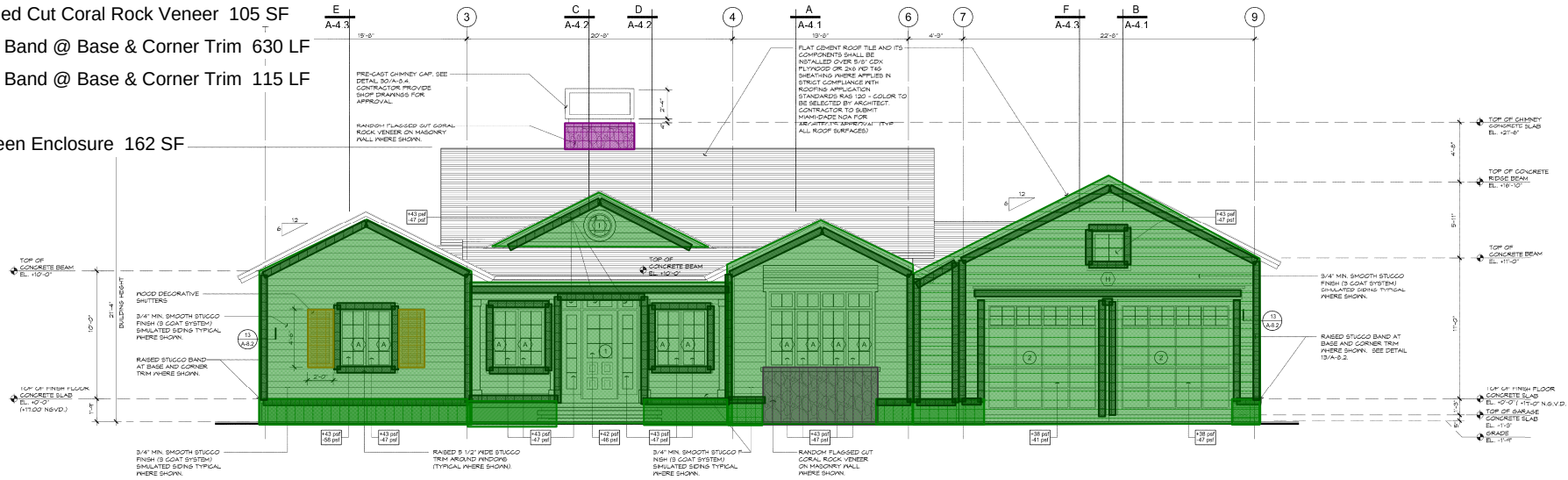
Job No.: 14107

Drawn By:

Sheet No.:

A-2.4

- 3/4" Smooth Stucco (3 Coat System) 2,157 SF
- Random Flagged Cut Coral Rock Veneer 105 SF
- Raised Stucco Band @ Base & Corner Trim 630 LF
- Raised Stucco Band @ Base & Corner Trim 115 LF
- Shutters 2 EA
- Aluminum Screen Enclosure 162 SF



EAST ELEVATION

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

WEST ELEVATION

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

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MARLIN EBBERT
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CORAL GABLES, FLORIDA 33146

Seal

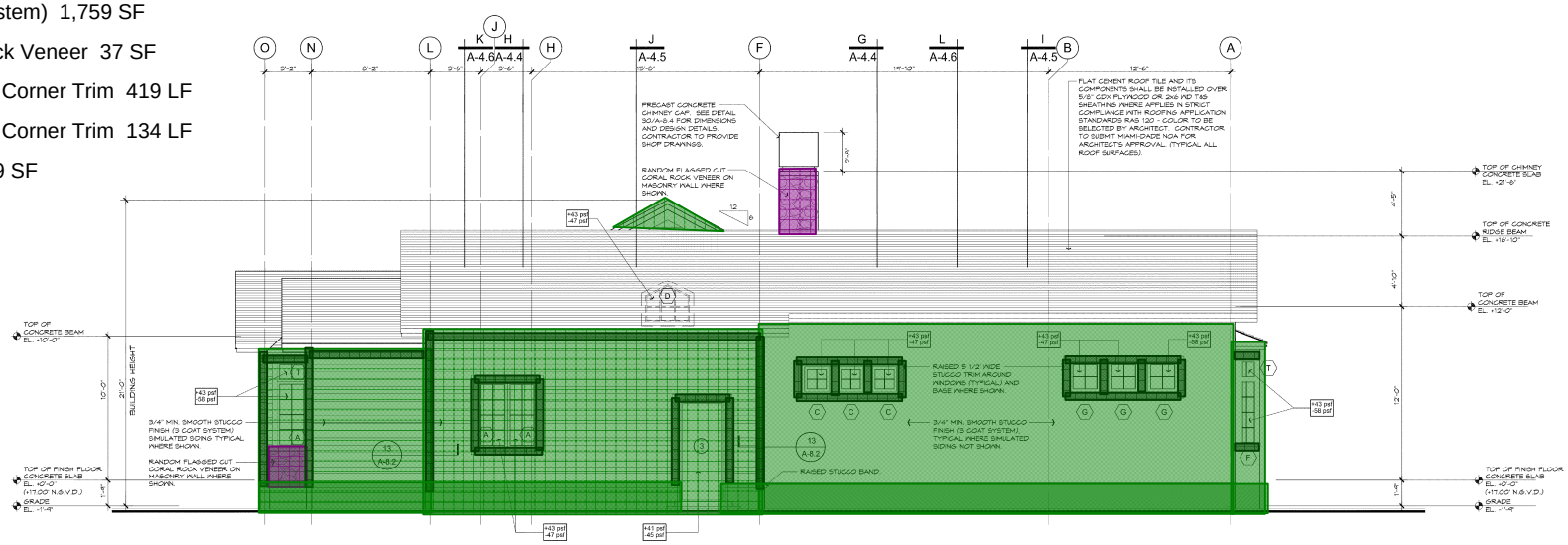
Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:
ELEVATIONS

Issue Date: Jan. 8, 2015
Revisions:

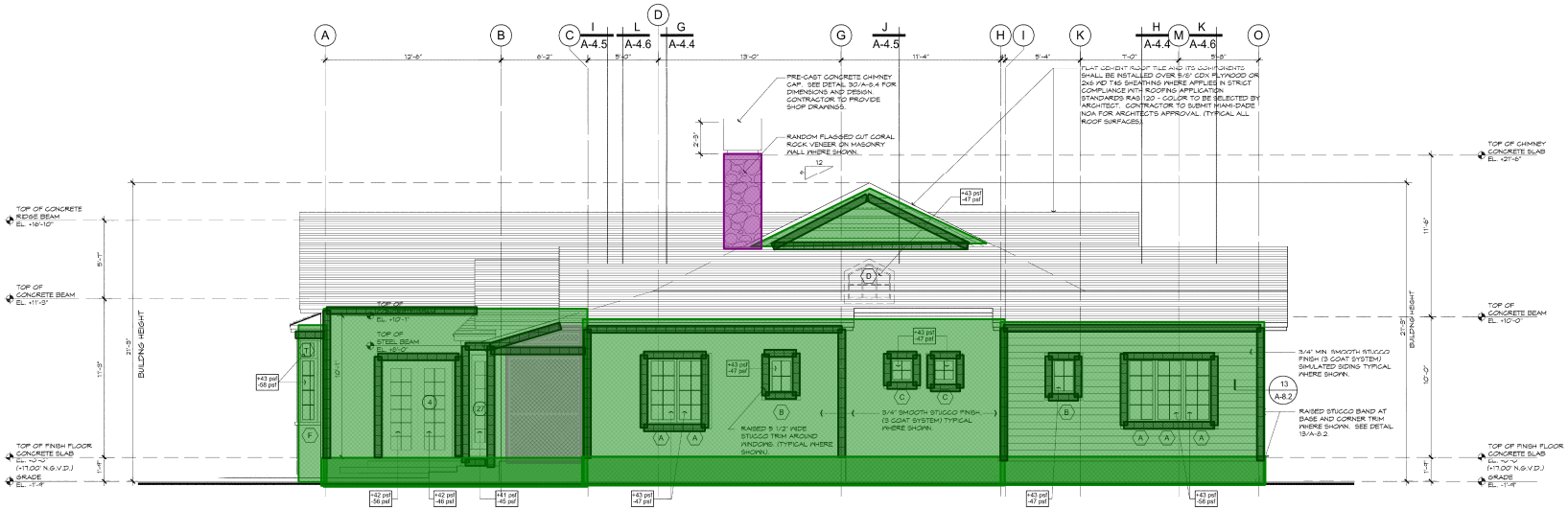
Job No.: 14107
Drawn By:
Sheet No.:
A-3.1

- 3/4" Smooth Stucco (3 Coat System) 1,759 SF
- Random Flagged Cut Coral Rock Veneer 37 SF
- Raised Stucco Band @ Base & Corner Trim 419 LF
- Raised Stucco Band @ Base & Corner Trim 134 LF
- Aluminum Screen Enclosure 49 SF



NORTH ELEVATION

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



SOUTH ELEVATION

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

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Edward C. Berounsky, RA.
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Drawing title:

ELEVATIONS

Issue Date: Jan. 8, 2015

Revisions:

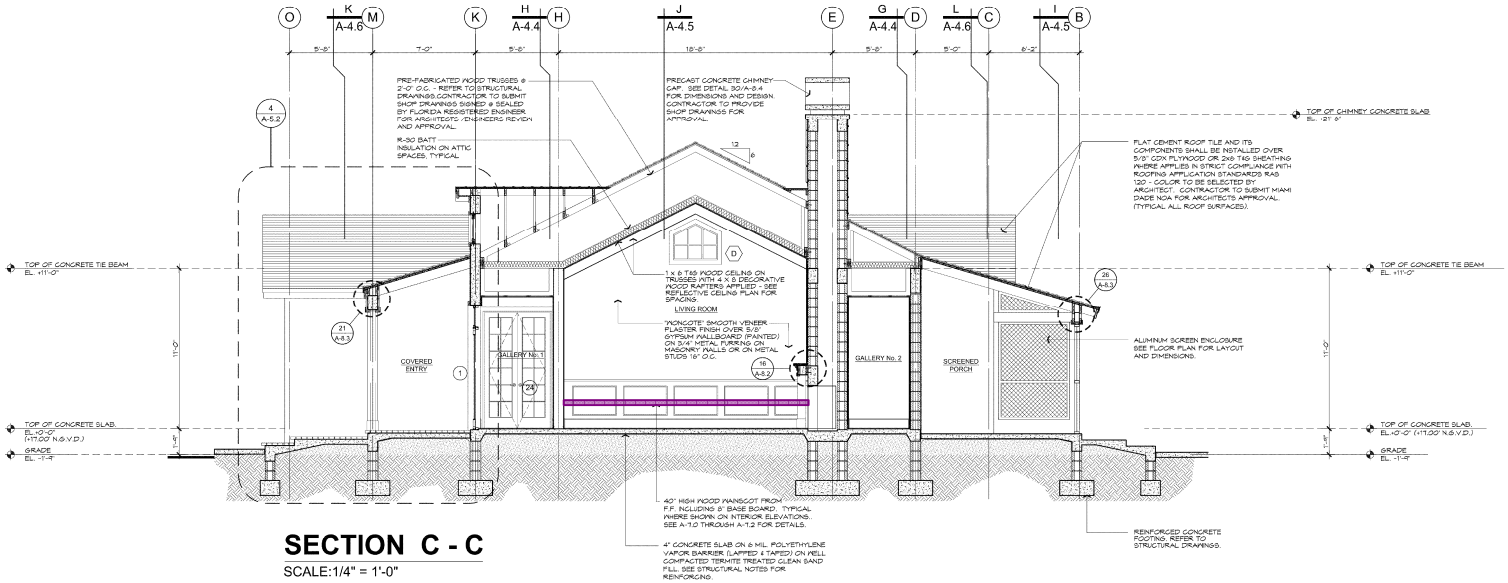
Job No.: 14107

Drawn By:

Sheet No.:

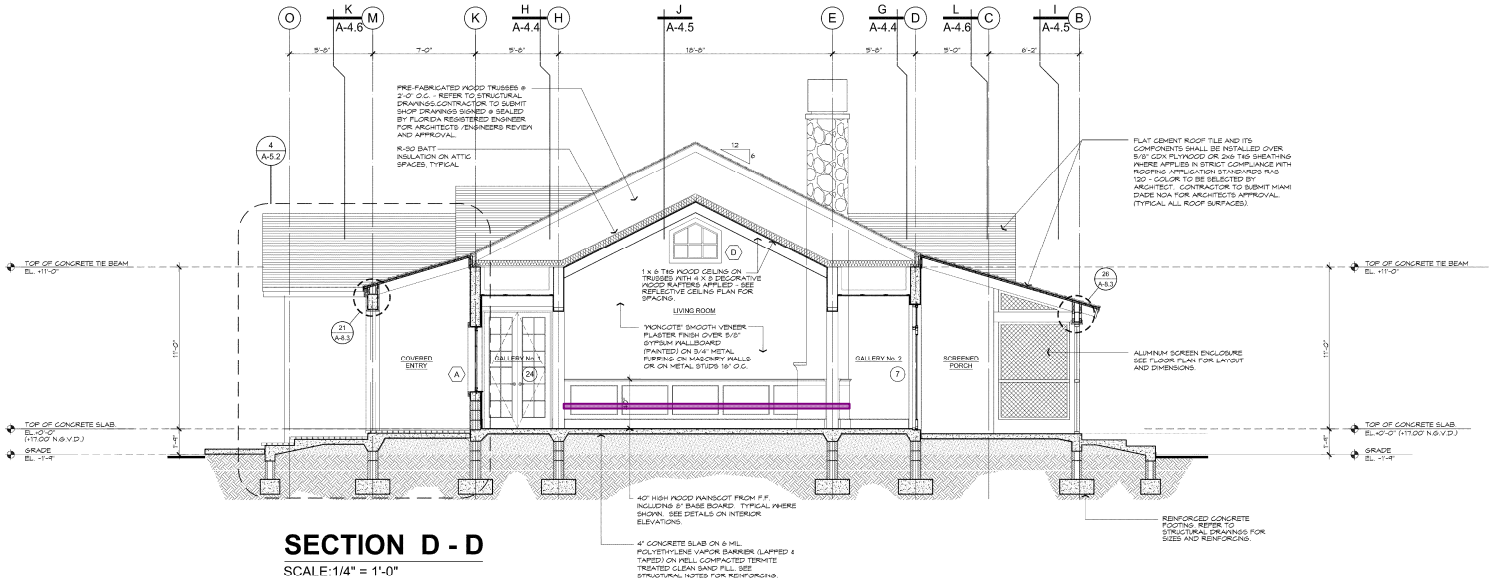
A-3.2

40" High Wood Wainscot 36 LF



SECTION C - C

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



SECTION D - D

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

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Seal

Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:

BUILDING SECTIONS - NEW

Issue Date: Jan. 8, 2015

Revisions:

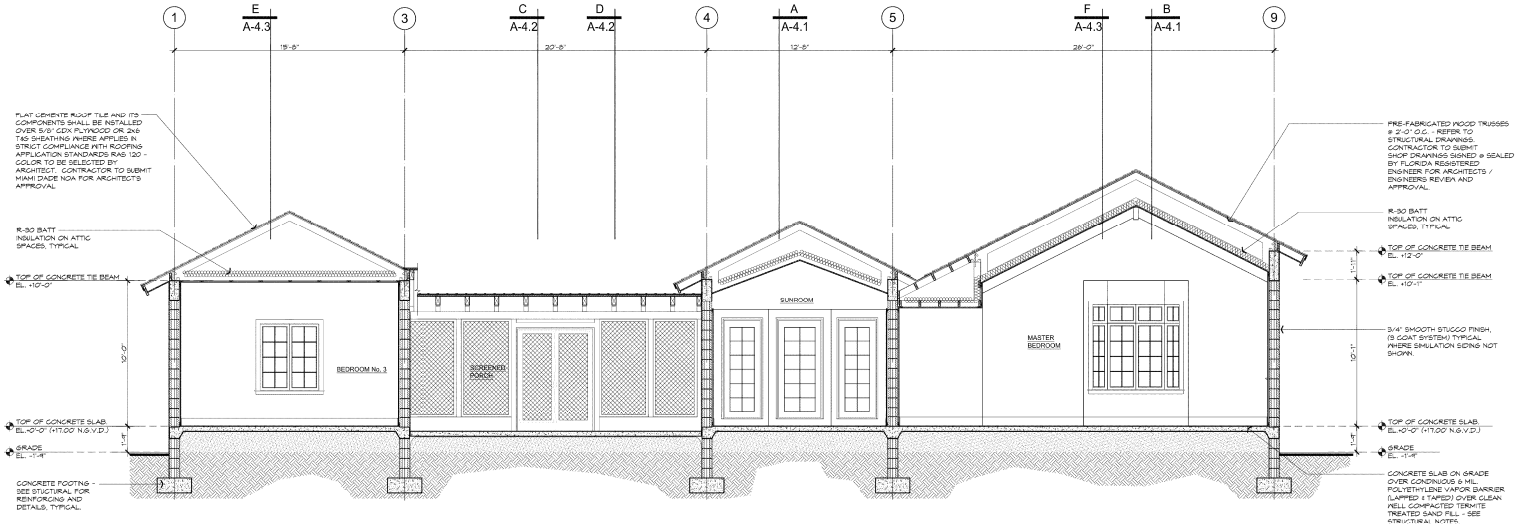
Job No.: 14107

Drawn By:

Sheet No.:

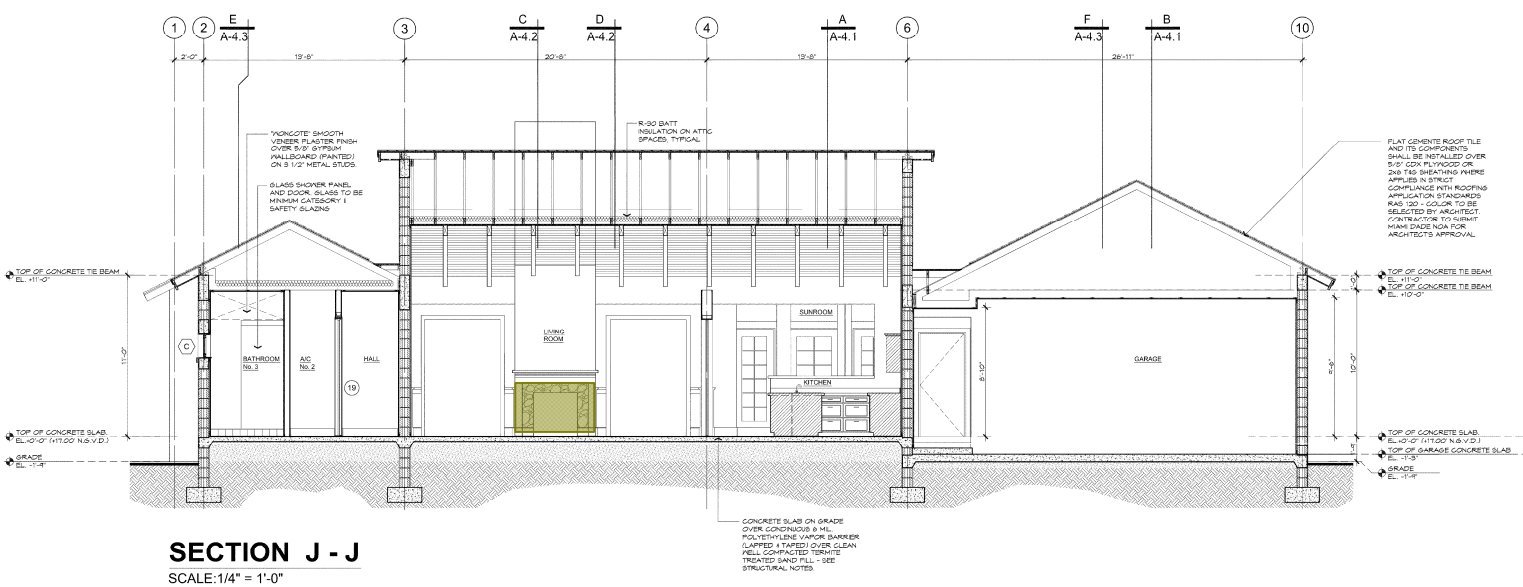
A-4.2

Fire Place Mantel 5 LF



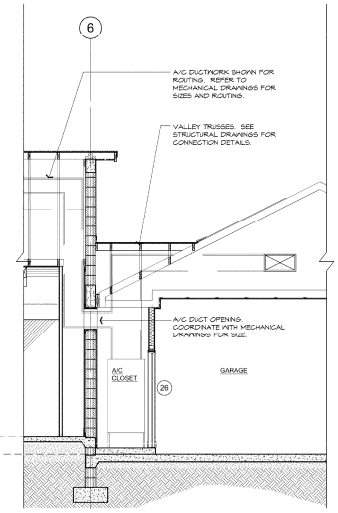
SECTION I - I

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



SECTION J - J

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



SECTION J1 - J1

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

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Drawing title:

BUILDING SECTIONS - NEW

Issue Date: Jan. 8, 2015

Revisions:

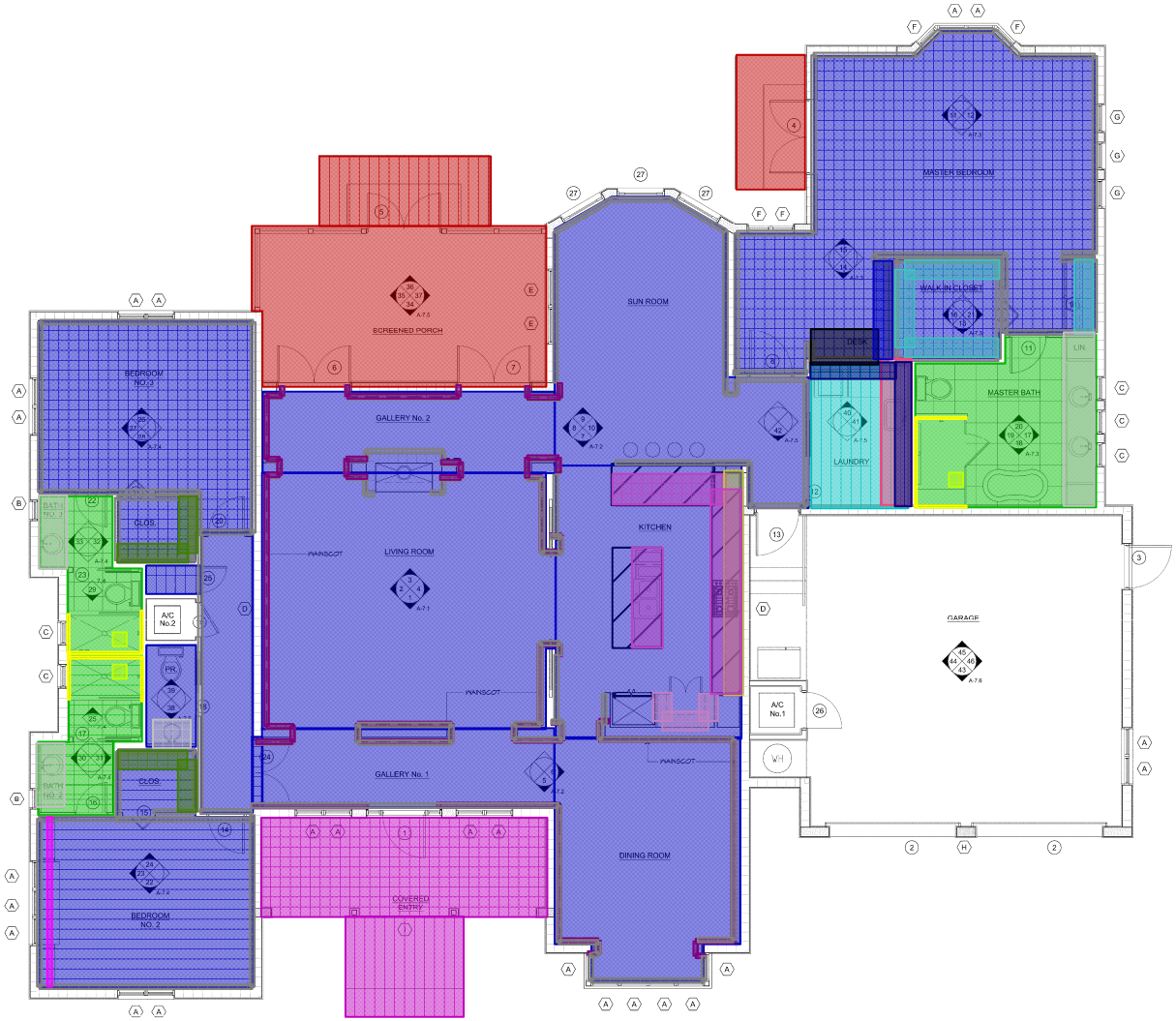
Job No.: 14107

Drawn By:

Sheet No.:

A-4.5

- 40" High Wood Wainscot 161 LF
- 1x8 Baseboard 581 LF
- Bathroom Vanity w/ Top 12 LF
- Kitchen Cabinets Lower 29 LF
- Kitchen Cabinets Upper 16 LF
- Desk 5 LF
- Closet Shelving 18 LF
- Laundry - Cabinets Lower 10 LF
- Pantry Shelving 7 LF
- Master Bathroom Vanity w/ Top 12 LF
- Master Walkin 24 LF
- Counter top 80 SF
- Wood 2,337 SF
- Laundry - Cabinets Wall 16 LF
- Bench/Book Case Shelves 12 LF
- Tile - Laundry 69 SF
- Tile - Bathrooms 258 SF
- Tile - Covered Entry 200 SF
- Tile - Screened Porch 337 SF
- Desk Shelving 7 LF
- Tile - Walls 251 SF
- Shower Enclosure 3 EA



FLOOR PLAN FOR INTERIORS REFERENCE

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

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CORAL GABLES, FLORIDA 33146

Project:

Seal

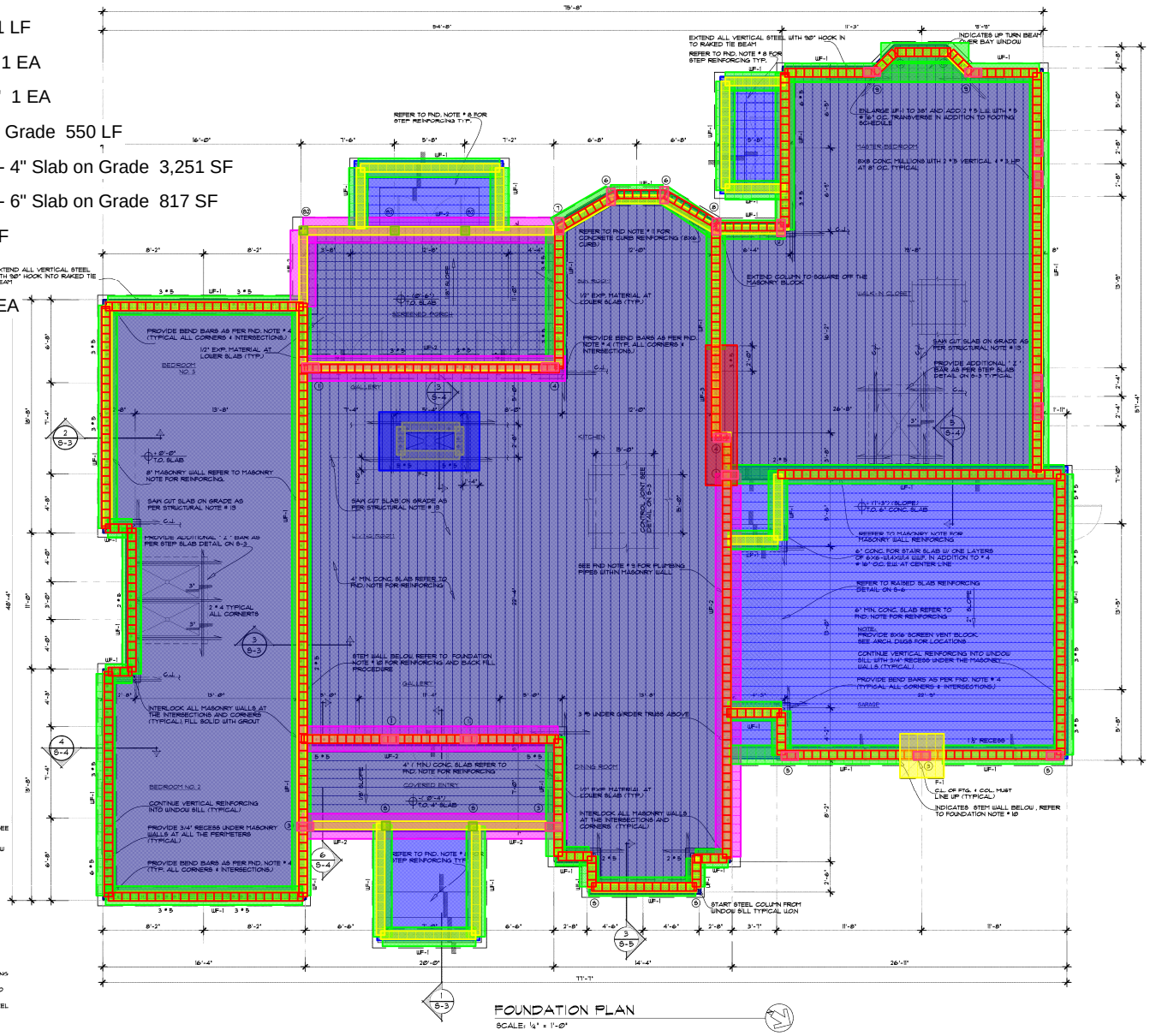
Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:
OVERALL FLOOR PLAN - NEW

Issue Date: Jan. 8, 2015
Revisions:

Job No.: 14107
Drawn By:
Sheet No.:
A-7.0

- WF-1 - 18"x14" 423 LF
- WF-2 - 24"x14" 120 LF
- WF-3 - 30"x14" 11 LF
- F1 - 3.5'x3.5'x14" 1 EA
- F2 - 4.67'x8.0'x16" 1 EA
- Block Walls Below Grade 550 LF
- Floor slab system - 4" Slab on Grade 3,251 SF
- Floor slab system - 6" Slab on Grade 817 SF
- CMU Walls 420 LF
- Columns 22 EA
- Steel Columns 5 EA



FOUNDATION PLAN

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

LEGEND

1) INDICATES NEW 8" MASONRY WALL SEE MASONRY NOTE FOR REINFORCING
2) INDICATES 8" MASONRY WALL BELOW
3) BEAM AT THE FLOOR ELEVATION BEAM OVER THE OPENING
4) INDICATES COLUMN, SEE SCHEDULE FOR SIZE & REINFORCING.
INDICATES COLUMN BELOW THIS LEVEL, SEE SCHEDULE FOR SIZE & REINFORCING.
INDICATES COLUMN ABOVE THIS LEVEL, SEE SCHEDULE FOR SIZE & REINFORCING.
INDICATES 8x8 W/ 2 # 5 VERTICAL, 4 # 3 HAIR PINS @ 8" O.C.
5) DOWEL OUT ALL VERTICAL STEEL FROM FOOTING OF SAME SIZE, NUMBER & LOCATION AT WALL REINFORCING ON THE FRAMING PLAN REFER TO MASONRY NOTE FOR SIZE AND SPACING. DO NOT COUNT THE NUMBER OF VERTICAL STEEL SHOWN ON FRAMING PLAN.

MASONRY REINFORCING:

ALL CONCRETE BLOCK TO BE 8x8x16 WITH MIN. COMPRESSIVE STRENGTH OF F'm=1500 PSI. PROVIDE 1-NO.5 IN C.L. OF MASONRY AT MAX. SPACING OF 32" O.C. (U.O.N.) FILL CELLS WITH CEMENT GROUT. WET CELLS BEFORE PLACING GROUT, RE-CONSOLIDATE EACH LIFT AT MAX. OF 5'-0" WITH LOW VELOCITY 3/4" MECHANICAL VIBRATOR. REFER TO TYPICAL FILL CELL MASONRY DETAIL. PLACE ONE BAR AT EACH SIDE OF ALL MASONRY OPENINGS, PLACE ADDITIONAL BAR FOR EVERY INCREMENT EXCEEDING INDICATED SPACING. REFER TO TYPICAL CORNER DETAIL FOR ADDITIONAL REINF. PROVIDE HORIZONTAL REINFORCING # 9 GAGE LADDER TYPE EVERY OTHER COURSE THRU-OUT ALL MASONRY WALLS. (DO NOT USE PEACOCK PUMP MIX CONCRETE FOR MASONRY WALLS) ALL MASONRY WALLS MUST BE GROUTED PRIOR TO FORMING ANY BEAMS (FIRST AND ROOF BEAMS)

FOUNDATION NOTES:

1. SLAB TO BE 4" THICK W/ 6x6-W14xW14 WWF. (U.O.N.) SUPPORTED ON SLAB BOOSTER @ 3'-0" O.C. ON 6 MIL. VAPOR BARRIER ON 95% OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557
2. TOP OF SLAB = 8'-0" U.O.N. TOP OF WALL & COL. FOOTINGS = -(1'-4") BELOW PROPOSED GRADE
3. CENTER LINE OF FOOTING AND WALLS , COLUMNS MUST LINE UP U.O.N.
4. OVER LAP ALL FOOTING STEEL AT ALL CORNERS & INTERSECTIONS FOR 30" MIN. (BEND BARS)
5. DISCONTINUOUS EDGES OF ALL SLAB SHALL HAVE 8x12 TDE WITH 2 # 5 CONT. (U.O.N.)
6. HOUSE KEEPING PAD FOR A.C. SHALL BE 6" WITH TWO LAYER OF M.M.F. W/ 6 X 12 TDE
7. PROVIDE 2 # 4 X 4'-8" LONG AT MID DEPTH OF CONC. SLAB AT ALL REENTRANT CORNERS, 3" FROM CORNER & 12" APART (TYPICAL)
8. USE 6" SLAB FOR ALL CONC. STEPS WITH # 4 @ 16" O.C. IN ADDITION TO (NR 1 LAYER OF WWF
9. ALL HORIZONTAL PIPES WITHIN THE MASONRY WALLS MUST BE FORMED SOLID WITH CONCRETE WITH # 5 @ 8" O.C. HORIZONTAL. (MIN. 3 # 5 @ 8" O.C.)
10. ALL MASONRY WALLS BELOW FIRST FLOOR (STEM WALLS) MUST BE FILLED WITH GROUT PRIOR TO BACK FILL AND COMPACTION.
11. DOWEL OUT # 4 @ 16" O.C. W/ 2 # 5 CONT. FOR ALL CONC. CURB (SILL) IN ADDITION TO MASONRY REINFORCING REFER TO ARCH. DWG'S FOR LOCATION

NOTE:
ALL DIMENSIONS, ELEVATIONS & PRIVACY WALLS LOCATION MUST BE CHECKED & VERIFY WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

COORDINATION NOTE

GENERAL CONTRACTOR TO COORDINATE ALL VERTICAL AND HORIZONTAL DIMENSIONS AND ALL MATERIALS AND FINISHES WITH ARCHITECT DRAWINGS. (DON'T PROCEED WITH WORK UNLESS ALL DIMENSIONS & ELEVATIONS HAVE BEEN CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS)

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Seal

Edward C. Berounsky, RA.
License Number: AR0005433

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INFO@VAZIRI.COM
JOB # 2014-48
DESIGN INSPECTION RESTORATION SURVEYS

Drawing title:
FOUNDATION PLAN

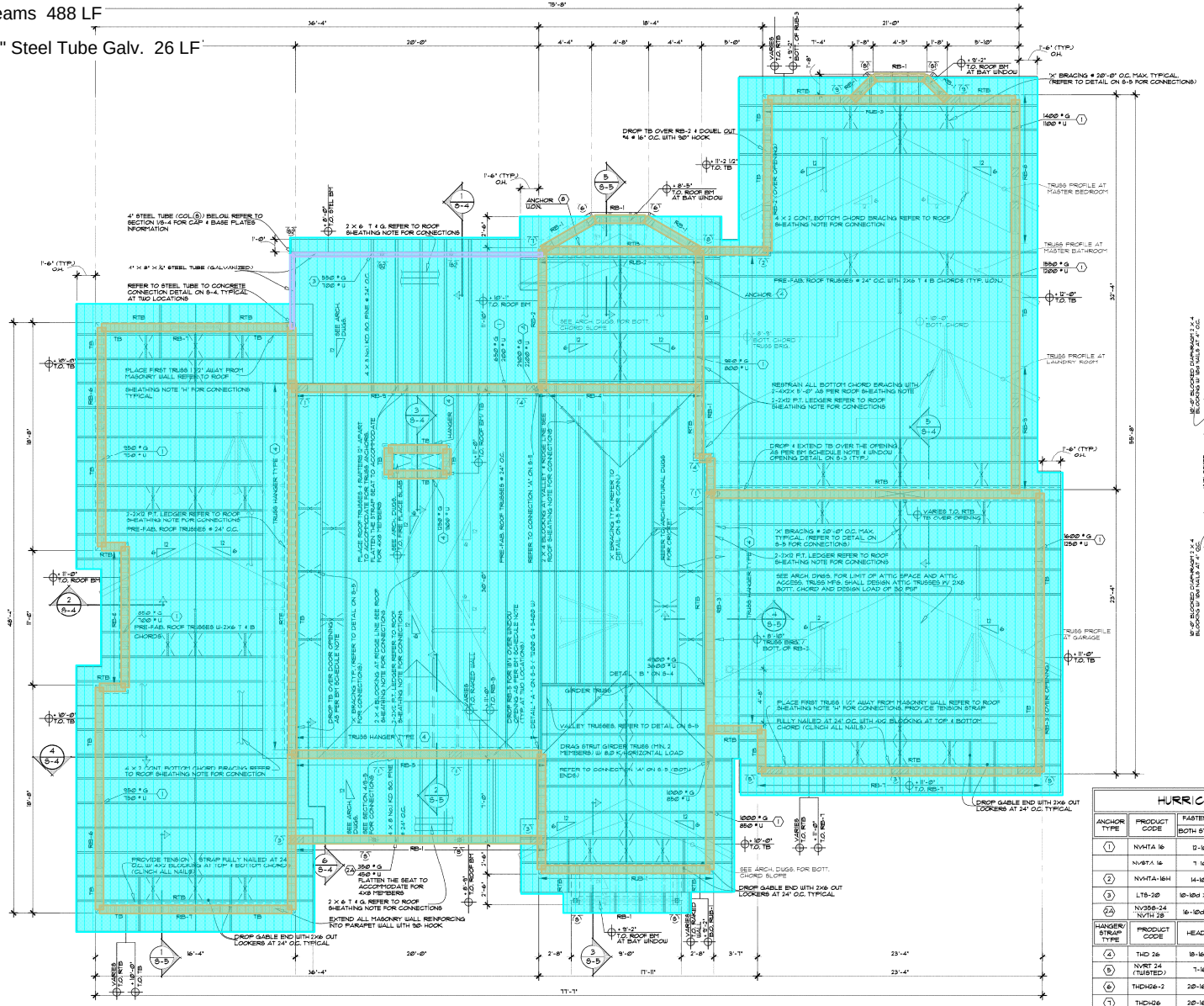
Issue Date: 10-24-2014
Revisions:

Job No.: 14107
Drawn By:
Sheet No.:
S-1

Trusses 4,242 SF

8x24 Beams 488 LF

4x8x1/4" Steel Tube Galv. 26 LF



ROOF FRAMING PLAN

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

ROOF SHEATHING NAILING SCHEDULE: (5/8" CDX W/ 10d RING SHANK GALV.)

(DO NOT USE PNEUMATIC STAPLES, USE NAIL ONLY)

A. PROVIDE 2X4 BLOCKING AT ALL RIDGE, HIP LINES & VALLEYS W/ 3-10d NAILS PROM EACH SIDE

B. NAIL PLYWOOD WITH 10d NAILS @ 6" O.C. THROUGH OUT AND PROVIDE 2X4/4X2 BLOCKING AT PLYWOOD EDGES FOR ROOF DIAPHRAGM WITH 10d NAILS AT 4" O.C. & 2 1/2". REFER TO ROOF FRAMING PLAN & S-5 FOR BLOCKING BETWEEN TRUSSES

C. PROVIDE 2-2X10 PT. LEDGERS WITH 3/4" EXP. BOLT X 10" LONG (HOT DIP GALVANIZED) AT 16" O.C., 4" FROM EA. END (PROVIDE ADDITIONAL BOLT UNDER GIRDER TRUSS, FILL SOLID WITH GROUT AT BOLT LOCATION TYPICAL)

D. PROVIDE 4 X 2 CONT. BOTT. CHORD BRACING @ 8'-0" O.C. MAX. WITH 2-16d NAILS AT PANEL POINT. BRACING SHALL BE RESTRAINED AT EACH END AND AT 20'-0" INTERVALS

E. PROVIDE 1/2" CDX. PLYWOOD AT THE SOFFIT AREA WITH 8d NAILS AT 6" O.C. THROUGH OUT.

F. ALL NAILS MUST BE RING SHANK GALVANIZED. ALL WOOD CONNECTORS MUST BE GALVANIZED

G. 1/8" SPACING IS RECOMMENDED AT ALL PANEL END JOINTS TO ACCOMODATE FOR EXPANSION & SHRINKAGE OF PLYWOOD

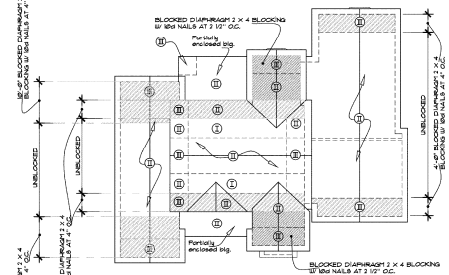
H. ANCHOR 2X6 PT. NAILER TO MASONRY WALL/ TB WITH HILTI PINS THEN ANCHOR FIRST TRUSS TO NAILER & WALLS W/ 5/8" X 8" LONG EXP. BOLTS @ 24" O.C TOP & BOTTOM CHORD

I. DROP & EXTEND ALL CONC. BEAMS/ TB'S OVER THE OPENINGS & ADD 2 # 5 W/ 4 # 3 STIRRUPS OVER THE BEARING WALLS AS PER WINDOW & DOOR OPENING DETAIL ON S-4 (TYPICAL ONLY AT ROOF)

J. 2X6 CYPRESS T & G WITH 3-10d NAILS AT ALL CONTACT POINTS

K. NAIL 3/4" CDX. PLYWOOD FOR ATTIC SPACE W/ 10d NAILS @ 6" O.C.

NOTE:
CONSULT WITH DECO TRUSS COMPANY AND HEIGHTS ROOFING REGARDING ROOF TRUSSES AND ROOFING
DECO TRUSS COMPANY: 305-251-1910
HEIGHTS ROOFING: 305-241-1663



ELASTIC (ASD) ROOF PRESSURE DIAGRAM AND BLOCKING

ENCLOSED BUILDING

ZONE I -41 PSF (INTERIOR ZONE)
ZONE II -58 PSF (ALONG THE LENGTH & WIDTH OF THE BLDG. BY 6'-6")
ZONE III -102 PSF (CORNER OF THE BUILDING WITH IN 6'-6")

PARTIALLY ENCLOSED BUILDING

ZONE II -74 PSF
ZONE III -171 PSF

ELASTIC (ASD) WIND ROOF PRESSURE ZONE DIAGRAM

ON ROOFING 18 SF TRIBUTARY AREA
WIND DIRECTIONALITY FACTOR Kd=1.0

ZONE I -46 PSF
ZONE II -79 PSF
ZONE III -171 PSF

NOTE:
(L) USE TRUSS ANCHOR TYPE (1) THRU-OUT THIS PROJECT (U.O.N.)

HURRICANE STRAP (ANCHOR) SCHEDULE

ANCHOR TYPE	PRODUCT CODE	FASTENERS 10d x 1 1/2" LONG BOTH STRAPS	4 SEATS	UPLIFT	⊥ TO WALL L 2	∥ TO WALL L 1	NOA REMARKS
(1)	NVHTA 16	12-10d	6-10d	1987 *	1631 *	1181 *	13-0206.11 EXP. MAY 22, 2018 USE FOR ALL TRUSSES (U.O.N.)
	NVSTA 16	7 10d	6 10d	1226 *	1239 *	823 *	13-0206.11 EXP. MAY 22, 2018
(2)	NVHTA-16H	14-10d	6-10d	2598 *	1812 *	1312 *	12-0130.05 EXP. DECEMBER 23, 2014
(3)	LTS-30	10-10d X 1 1/2"	3 X 1/4" TRANSFER PLATE	1575 *			3" x 3" x 1/4" transfer plate fully welded to steel beam with 3/16"-weld thickness a-16xx (refg. by "uep" fl. 11838.2)
(2A)	NV358-24 NVTH 28	16-10d X 3"	8-10d X 3"	3367 *	2758 *	2942 *	12-0130.05 EXP. DEC. 23, 2014 (TWO MEMBERS)

HANGER/ STRAP TYPE	PRODUCT CODE	HEADER	JOIST	UPLIFT	GRAVITY	REMARKS
(4)	THD 26	18-16d	12-10d	1375 *	2700 *	BY "USP" FL 15285.43
(5)	NVRT 24 (TWISTED)	7-16d	# 3-1/4" X 2 1/4" TAP-CON SCREWS	1000 *	-	FL 16294 BY NU-VUE # TAP-CON SCREWS 3" APART.
(6)	THDH26-2	20-16d	8-16d	2260 *	4265 *	BY "USP" FL 82175 (TWO MEMBERS)
(7)	THDH26	20-16d	8-16d	2260 *	4265 *	BY "USP" FL 82175
(8)	SKH26 / JB26	10-16d	# 2-1/4" X 2" TAP-CON SCREWS	1205 *	1380 *	BY "USP" FL. 8152.24 # TAP-CON SCREWS 3" APART.

ALL CONNECTORS BY NU-VUE INDUSTRIES (U.O.N.) IN ABSENCE OF TWO MEMBER GIRDER TRUSS FOR CONNECTOR (2A) & THD-26-2 SCAB 7/8 X 24" LONG CDX PLYWOOD WITH 10d NAILS @ 4" O.C. TO EACH SIDE OF SINGLE MEMBER

COORDINATION NOTE

GENERAL CONTRACTOR TO COORDINATE ALL VERTICAL AND HORIZONTAL DIMENSIONS AND ALL MATERIALS AND FINISHES WITH ARCHITECT DRAWINGS (DON'T PROCEED WITH WORK UNLESS ALL DIMENSIONS & ELEVATIONS HAVE BEEN CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS)

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Project:

NEW RSIDENCE FOR
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Seal

Edward C. Berousky, RA.
License Number: AR0005433

VAZIRI & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
FLORIDA CERTIFICATE OF AUTHORIZATION #2-8680
JOSEF VAZIRI, P.E.
C.A. #7520
JOSEF ZOLNIK
DESIGN INSPECTION RESTORATION SURVEYSION

Drawing title:

ROOF FRAMING PLAN

Issue Date: 10-24-2014

Revisions:

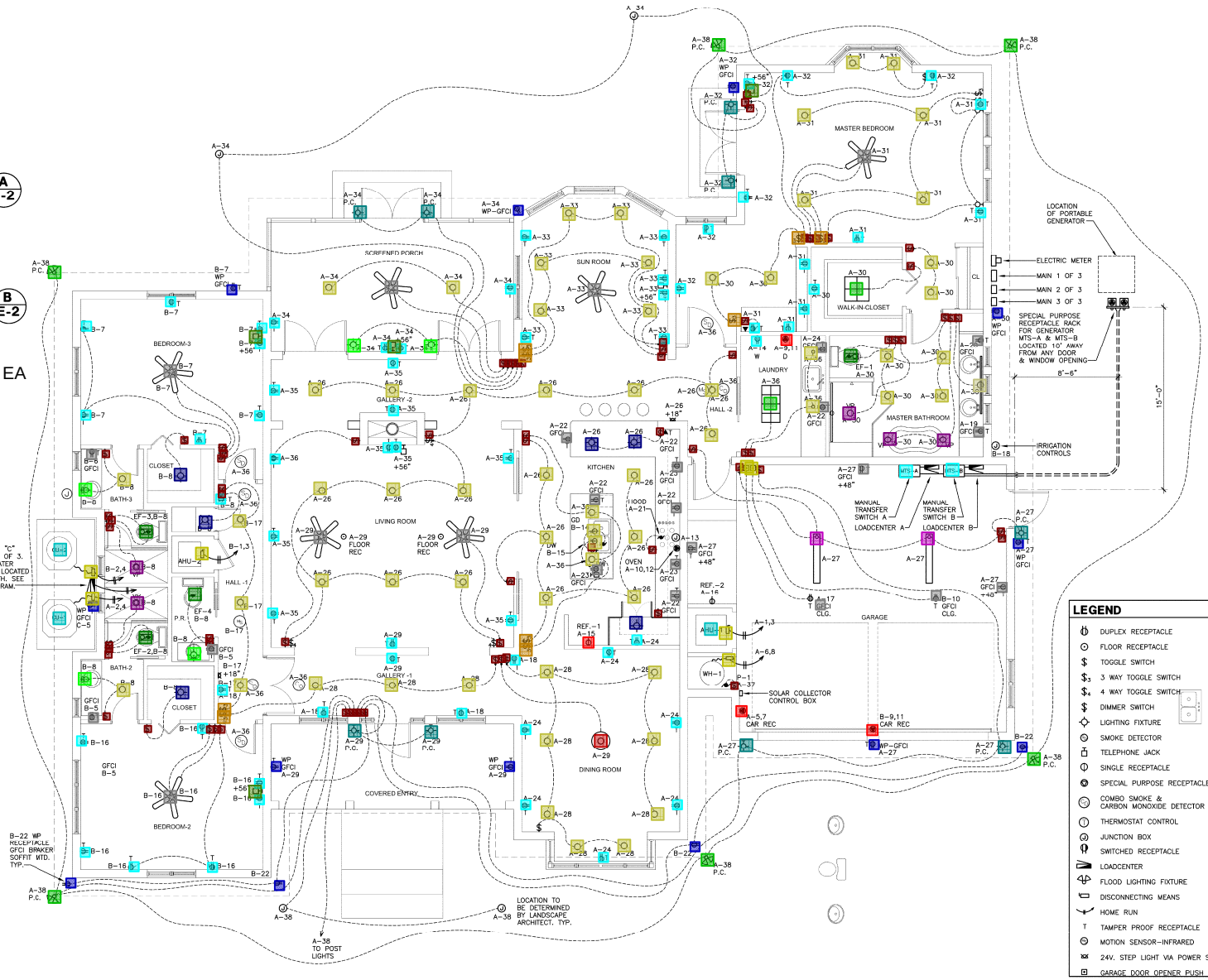
Job No.: 14107

Drawn By:

Sheet No.:

S-2

- Duplex Receptacle 15A 110V 63 EA
- Wall mounted fixture 5 EA
- Special Receptacle Outlet 4 EA
- Ceiling Lighting Fixture 6 EA
- Exterior Wall Bracket Light - WP 9 EA
- Exhaust Fan 4 EA
- Weatherproof Recessed Can 5 EA
- Wall Switch 15A, 125V 73 EA
- Ceiling fan 7 EA
- Disconnecting Switch 5 EA
- TV Outlet 4 EA
- Tree Way Toggle Switch 9 EA
- Track Lighting 1 EA
- Manual Transfer Switch 2 EA
- Exterior Floodlights 6 EA
- Low voltage hi-hat fixture 63 EA
- Duplex Receptacle 15A 110V GFI 19 EA
- Duplex Receptacle 15A 110V GFI WP 13 EA
- AHU Connections 3 EA
- Ceiling Lighting Fixture 2 EA
- Ceiling Lighting Fixture 2 EA
- Ceiling Lighting Fixture 1 EA
- Garage Opener 2 EA



TION DETAIL A E-2

NG SCHEMATIC B E-2

DIMENSIONS SHOWN ARE TO THE NEAREST EDGE OF DETECTOR

TANDEM WIRE — TO ADDITIONAL SMOKE ALARMS

THE LOAD SIDE OF A

ATED ON THE CEILING AS

PROVIDED DUTTON.

ATING OF 90

ING TO

INSTALLED IN ACCORDANCE TION ASSOCIATION STANDARD 72.

7. MULTIPLE DETECTORS MUST BE TANDEM CONNECTED, SO THAT WHEN ONE SOUNDS, THEY ALL SOUND.
8. SMOKE DETECTORS SHALL BE MOUNTED 3'-0" MINIMUM FROM SUPPLY GRILLES, RETURN GRILLES AND TRANSFER GRILLES AS WELL AS 3'-0" FROM THE KITCHEN AND BATHROOM DOORS.
9. A SMOKE DETECTOR LOCATED WITHIN 20 FEET OF A COOKING APPLIANCE SHALL BE OF THE PHOTOELECTRIC TYPE OR IONIZATION TYPE WITH AN ALARM SILENCING MEANS.
10. SMOKE DETECTORS SHALL HAVE BATTERY BACK UP.

RECEPTACLES AND OUTLETS TEST NOTES

1. THE ELECTRICAL CONTRACTOR SHALL TEST ALL RECEPTACLES AND LIGHTING FIXTURES OUTLETS FOR THE FOLLOWING:
   A. OPEN GROUND.
   B. OPEN NEUTRAL.
   C. OPEN HOT.
   D. HOT/GROUND REVERSE.
   E. HOT/NEUTRAL REVERSE.
2. SHOULD THE ELECTRICAL CONTRACTOR FIND, AFTER TESTING FOR ANY OF THE ABOVE CONDITIONS, THE DEFICIENCY SHALL BE CORRECTED TO COMFORM TO THE REQUIREMENTS OF THE N.E.C.

TAMPER RESISTANT RECEPTACLE NOTE

1. ALL EXISTING 15 AMP AN 20 AMP AS INDICATED WITH A "T" ADJACENT TO THE SYMBOL SHALL BE TAMPER RESISTANT AS PER N.E.C. 210.52(A) AND COMPLY WITH N.E.C. 406.11.

RECEPTACLE & TOGGLE SWITCH NOTES

1. ALL RECEPTACLES AND COVER PLATES SHALL BE AS SELECTED BY THE OWNER MULTI-GANG SWITCH PLATES ARE TO BE USED WHEN SWITCHES ARE ADJACENT.
2. HEIGHT OF SWITCHES TO BE COORDINATED BY THE OWNER ON SITE.
3. COORDINATE DIMMING SWITCHES WITH THE ARCHITECT.

V.P. FIXTURE NOTES.

1. VAPOR PROOF FIXTURES SHALL COMPLY WITH N.E.C. 410-4 (a) AND SHALL BE MARKED SUITABLE FOR DAMP LOCATIONS.

LUMINAIRES IN CLOSETS

1. LUMINAIRES IN CLOSETS SHALL COMPLY WITH N.E.C. 410.8.

LIGHTING FIXTURE LAMP NOTES

1. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS IN ACCORDANCE WITH THE FBC ENERGY CONSERVATION 404.1 LIGHTING EQUIPMENT.
2. HIGH-EFFICIENCY LAMPS ARE AS FOLLOWS:
   A. COMPACT FLOURESCENT
   B. T-8 LAMPS OR SMALLER
   C. 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
   D. 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 W
   E. 40 LUMENS PER WATT FOR LAMPS LESS THAN 15 WATTS

LEGEND

- DUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- TOGGLE SWITCH
- 3 WAY TOGGLE SWITCH
- 4 WAY TOGGLE SWITCH
- DIMMER SWITCH
- LIGHTING FIXTURE
- SMOKE DETECTOR
- TELEPHONE JACK
- SINGLE RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE
- COMBO SMOKE & CARBON MONOXIDE DETECTOR
- THERMOSTAT CONTROL
- JUNCTION BOX
- SWITCHED RECEPTACLE
- LOADCENTER
- FLOOD LIGHTING FIXTURE
- DISCONNECTING MEANS
- HOME RUN
- TAMPER PROOF RECEPTACLE
- MOTION SENSOR-INFRARED
- 24V. STEP LIGHT VIA POWER SUPPLY
- GARAGE DOOR OPENER PUSH BUTTON

POWER & LIGHTING FLOOR PLAN

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

EBBERT RESIDENCE
BFA-JOB 14032

THOMAS H. MAXWELL JR., P.E.
FLORIDA P.E. LICENSE No. 10150

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NEW RESIDENCE FOR:
MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Project:

Seal

Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:
POWER & LIGHTING FLOOR PLAN

Issue Date: 10-DEC-14
Revisions:

Job No.: 14107
Drawn By:
Sheet No.: E-2
OF 3

Distribution Panels 3 EA

225AMP Electrical Panel "A" - 120/240V 1 Pole 3 Wire 42 Circuits 1 EA

200AMP Electrical Panel "B" - 120/240V 1 Pole 3 Wire 30 Circuits 1 EA

Gutter 8"x8"x30" 1 EA

Meter Box 1 EA

100AMP Electrical Panel "C" - 120/240V 1 Pole 3 Wire 12 Circuits 1 EA

LOADCENTER A (NEW)

10,000 AIC — 120/240/1/60 — LOCATION: GARAGE

KVA	TRIP POLE	CON DUIT	WIRE	DESCRIPTION	CKT	CKT	DESCRIPTION	WIRE	CON DUIT	TRIP POLE	KVA
[illegible]	45/2	3/4	8	AHU-1 3 TON 7.68 KW S.H.	1, 3	2, 4	CU-1 3 TON	8	3/4	45/2**	5.02
9.60	50/2	1	6	ELECTRIC CAR-1 RECEPTACLE	5, 7	6, 8	WATER HEATER-1	10	1/2	30/2	4.50
5.00	30/2	1/2	10	CLOTHES DRYER	9, 11	10, 12	OVEN	10	1/2	30/2	5.10
0.14	15/1	1/2	14	GAS COOKTOP CONTROLS	13	14	CLOTHES WASHING MACHINE	12	1/2	20/1	1.50
0.83	15/1	1/2	14	REFRIGERATOR-1	15	16	REFRIGERATOR-2	14	1/2	15/1	0.83
0.84	20/1	1/2	12	GARAGE DOOR OPENER-1	17	18	RECEPTACLES	12	1/2	20/1*	–
–	20/1	1/2	12	BATHROOM-1 RECEPTACLE	19	20	BATHROOM-1 RECEPTACLE	12	1/2	20/1	–
0.25	15/1	1/2	14	RANGE HOOD	21	22	SMALL APPLIANCE CKT-1	12	1/2	20/1	1.50
1.50	20/1	1/2	12	SMALL APPLIANCE CKT-2	23	24	SMALL APPLIANCE CKT-3	12	1/2	20/1*	1.50
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	25	26	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	27	28	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	29	30	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	31	32	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	33	34	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	*15/1	1/2	14	LIGHTING AND RECEPTACLES	35	36	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
0.33	15/1	1/2	14	SOLAR CONTROLS & PUMP P-1	37	38	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
				PROVISIONS	39, 41	40, 42	SPARE	–	–	60/2	–

* ARC FAULT CIRCUIT INTERRUPTER
** HACR BREAKER

LOADCENTER B (NEW)

SIEMENS: P3040L1200SCU

10,000 AIC SERIES RATED — 120/240/1/60 200 AMP MLO — LOCATION: GARAGE

KVA	TRIP POLE	CON DUIT	WIRE	DESCRIPTION	CKT	CKT	DESCRIPTION	WIRE	CON DUIT	TRIP POLE	KVA
5.52	30/2**	1/2	10	AHU-2 1.5 TON 4.80 KW S.H.	1, 3	2, 4	CU-2 1.5 TON	12	1/2	15/2**	1.67
–	20/1	1/2	12	BATHROOM-2 & POWDER RECS	5	6	BATHROOM-3 RECEPTACLES	12	1/2	20/1	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	7	8	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
9.60	50/2	1	6	ELECTRIC CAR-2 RECEPTACLE	9	10	GARAGE DOOR OPENER-2	12	1/2	20/1	0.83
					11	12	SPARE	–	–	15/1*	–
–	15/1*	–	–	SPARE	13	14	GARBAGE DISPOSAL	12	1/2	20/1	0.86
1.50	20/1	1/2	12	DISHWASHER	15	16	LIGHTING AND RECEPTACLES	14	1/2	15/1*	–
–	15/1*	1/2	14	LIGHTING AND RECEPTACLES	17	18	SPARE	–	–	15/1*	–
–	20/1*	–	–	SPARE	19	20	SPARE	–	–	15/1*	–
				PROVISIONS	21	22	ROOF SOFFIT MTD. RECEPTACLES	12	1/2	20/1***	–
					23	24	PROVISIONS				
					25	26					
					27	28					
					29	30					

* ARC FAULT CIRCUIT INTERRUPTER
** HACR BREAKER
*** GFCI BREAKER

LOADCENTER C (NEW)

SIEMENS: PW1224L1125FCU

10,000 AIC SERIES RATED — 120/240/1/60 NEMA 3R 100 AMP MLO — LOCATION: BY CONDENSING UNITS

KVA	TRIP POLE	CON DUIT	WIRE	DESCRIPTION	CKT	CKT	DESCRIPTION	WIRE	CON DUIT	TRIP POLE	KVA
9.60	40/2	3/4	8	WATER HEATER-2 CIRCUIT-1	1, 3	2, 4	WATER HEATER-2 CIRCUIT-2	8	3/4	40/2	9.60
–	20/1	1/2	12	RECEPTACLE	5	6	PROVISIONS				
0.01	20/1	1/2	12	IRRIGATION CONTROLS	7	8					
					9	10					
					11	12					

SURGE SUPPRESSOR NOTES

1. SURGE SUPPRESSORS SHALL BE TYPE I SPD AS MANUFACTURED BY OMEGA.
2. SURGE SUPPRESSORS MOUNTED ON THE EXTERIOR SHALL BE ENCLOSED IN NEMA 3 BOXES.
3. THE CONDUCTORS FROM THE SURGE SUPPRESSOR TO THE LUGS IN THE LOADCENTERS MAINS 1 THRU 3 SHALL BE 18" LONG MAX.
4. SURGE SUPPRESSORS SHALL BE AS FOLLOWS:
   - MAIN 1 OF 3 — FDBS12C
   - MAIN 2 OF 3 — FDBS12C
   - MAIN 3 OF 3 — FDBS12C
   - LOADCENTER A — FDBS12C
   - LOADCENTER B — FDAS12C
   - LOADCENTER WH — FDAS12C
5. TELEPHONE — DDFA
6. CABLE TELEVISION — CATVHF

ELECTRICAL CALCULATIONS

I – LOADCENTER A

1.	RESIDENCE @ 3WATTS/S.F. (2,835.5 S.F.)	8.51 KVA
2.	3 SMALL APPLIANCE CKTS @ 1.5 EACH	4.50 KVA
3.	SUB TOTAL	13.01 KVA
4.	FIRST 3,000 W @ 100%	3.00 KVA
5.	REMAINDER @ 35% (10.01 x 0.35)	3.50 KVA
6.	COOKTOP @ 80% TABLE 220.55 (5.1x0.80)	4.08 KVA
7.	CLOTHES DRYER @ 100% (5 KW) T-220.54	5.00 KVA
8.	OVER 4 FIXED IN PLACE APPLIANCES @ 75% TABLE 220.53 (18.82x0.75)	14.12 KVA
9.	AHU-1 @ 100%	8.69 KVA
10.	TOTAL	38.39 KVA

$$\frac{38.39 \text{ KVA } (1000)}{240 \text{ V}} = 159.95 \text{ AMPS}$$

II – LOADCENTER B

1.	RESIDENCE @ 3WATTS/S.F. (770.5 S.F.)	2.31 KVA
2.	SUB TOTAL	2.31 KVA
3.	FIRST 3,000 W @ 100%	2.31 KVA
4.	APPLIANCE LOADS	11.93 KVA
5.	AHU-2 @ 100%	5.52 KVA
6.	TOTAL	19.76 KVA

$$\frac{19.76 \text{ KVA } (1000)}{240 \text{ V}} = 82.33 \text{ AMPS}$$

III – LOADCENTER WH

1.	INSTANTANEOUS WATER HEATER @ 100%	19.20 KVA
2.	TOTAL	19.20 KVA

$$\frac{19.20 \text{ KVA } (1000)}{240 \text{ V}} = 80.00 \text{ AMPS}$$

IV – SERVICE CALCULATIONS

1.	RESIDENCE @ 3WATTS/S.F. (3,606 S.F.)	10.82 KVA
2.	3 SMALL APPLIANCE CKTS @ 1.5 EACH	4.50 KVA
3.	APPLIANCE LOADS	53.22 KVA
4.	SUB TOTAL	68.54 KVA
5.	FIRST 10 KW @ 100%	10.00 KVA
6.	REMAINDER @ 40% (58.54 x 0.40)	27.42 KVA
7.	AHU-1 : 8.69 KVA x 0.65 = 5.64>5.02	5.64 KVA
8.	AHU-2 : 5.52 KVA x 0.65 = 3.59>1.67	3.59 KVA
9.	TOTAL	46.65 KVA

$$\frac{46.65 \text{ KVA } (1000)}{240 \text{ V}} = 194.38 \text{ AMPS}$$

ELECTRICAL RISER DIAG. NOTES

1. THE ELECTRICAL INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF N.E.C.:
   A. "CLEARANCE" NEC 110.26
   B. "DEDICATED SPACES" FOR SWITCHBOARDS AND PANEL BOARD INCLUDING SPACE ABOVE THE EQUIPMENT: NEC 110.26(E)
2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUNDING WHICH COMPLIES WITH THE CODE IN ACCORDANCE WITH TABLE 250-66
3. THE E.C. SHALL INSTALL ELECTRICAL DEVICES AND EQUIPMENT TO WITHSTAND THE SHORT CIRCUIT CURRENTS AVAILABLE. THE CURRENT PROTECTIVE DEVICE RATING FOR EQUIPMENT SHALL BE VERIFIED PRIOR TO BID.

ARC FLASH HAZZARD NOTES

1. ALL ELECTRICAL EQUIPMENT SUCH AS LOADCENTER AND DISCONNECT MEANS, SHALL HAVE SIGNAGE ATTACHED TO THEM TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASHING HAZZARDS IN ACCORDANCE WITH N.E.C. 110.16 FLASH PROTECTION.

ARC FAULT NOTES.

1. ALL RECEPTACLES, LIGHTING OUTLETS, CEILING FAN OUTLETS, SWITCHES AND SMOKE DETECTORS AND OTHER OUTLETS SHALL BE PROTECTED WITH AN ARC FAULT CIRCUIT INTERRUPTER BREAKER AS PER N.E.C. 210-12 (B). SEE LOADCENTER SCHEDULE

LOADCENTER NOTES

1. THE LOADCENTER SHALL BE EQUIPPED WITH A SEPARATE NEUTRAL BAR AND A SEPARATE EQUIPMENT GROUND BAR.
2. LOADCENTER INTERIORS SHALL BE PROTECTED FROM PAINT OR OTHER CONTAMINANTS ON CURRENT CARRYING PARTS. PANELS SHALL BE CONSIDERED DEFECTIVE AND REPLACEMENT SHALL BE REQUIRED IF CONTAMINATION OCCURS.
3. PRIOR TO THE INSTALLATION OF ROUGH ELECTRIC WIRING CHECK NAME PLATE DATA, THE ROOM A/C UNIT AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZE AND OVER CURRENT PROTECTION, SUBJECT TO ELECTRICAL INSPECTION.
4. THE LOADCENTER SCHEDULES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTORS CONVENIENCE. EQUIPMENT AND MATERIALS ARE NOT LIMITED TO ITEMS INDICATED. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES AND LOCATIONS, ETC. ON A COMPLETE SET OF CONTRACT DOCUMENTS. ADDITIONAL DATA SHOWN ELSEWHERE ON THE PLANS SHALL BE CONSIDERED IN THE MATERIAL AND EQUIPMENT SELECTION.
5. ELECTRICAL LOADCENTER SHALL BE PHASED TO BALANCE THE LOAD IN RELATION TO THE NEUTRAL.
6. THE ELECTRICAL LOADCENTER AND BREAKERS MUST BE COMPATIBLE. THE BRAND NAME OF THE BREAKERS SHALL BE THE SAME BRAND AS THE LOADCENTER.
7. THE ELECTRICAL CONTRACTOR SHALL INSTALL ONE CONDUCTOR PER BREAKER.
8. WHERE PVC CONDUIT IS USED THE ELECTRICAL CONTRACTOR SHALL INSTALL A BOND WIRE AS PER N.E.C.
9. CIRCUIT BREAKERS SHALL BE OF SUCH DESIGN THAT ANY ALTERATION OF ITS TRIP POINT (CALIBRATION) OR THE TIME REQUIRED FOR ITS OPERATION WILL REQUIRE DISMANTLING OF THE DEVICE OR BREAKING OF A SEAL FOR OTHER THAN FOR INTENDED ADJUSTMENTS AS PER N.E.C. 24082 NON-TAMPERABLE.
10. CONDUCTOR TERMINAL SHALL HAVE LABELS INDICATING TERMINAL TEMPERATURE RATINGS.

NATIONAL ELECTRICAL CODE NOTE

THE PLANS HAVE BEEN PREPARED AND THE CONTRACTOR SHALL USE THE 2008 EDITION OF THE NATIONAL ELECTRICAL CODE.

EQUIPMENT IDENTIFICATION NOTES

1. PLAQUES SHALL BE PHENOLIC LABLES SCREWED OR RIVITED TO THE EQUIPMENT.
2. LETTERS SHALL BE ½" IN HEIGHT ENGRAVED ON THE PLATE.
3. THE SURFACE OF THE PLATE SHALL BE BLACK WITH THE SUBSTRATE IN WHITE.
4. A TYPEWRITTEN LOADCENTER SCHEDULE SHALL BE INSTALLED IN LOADCENTERS

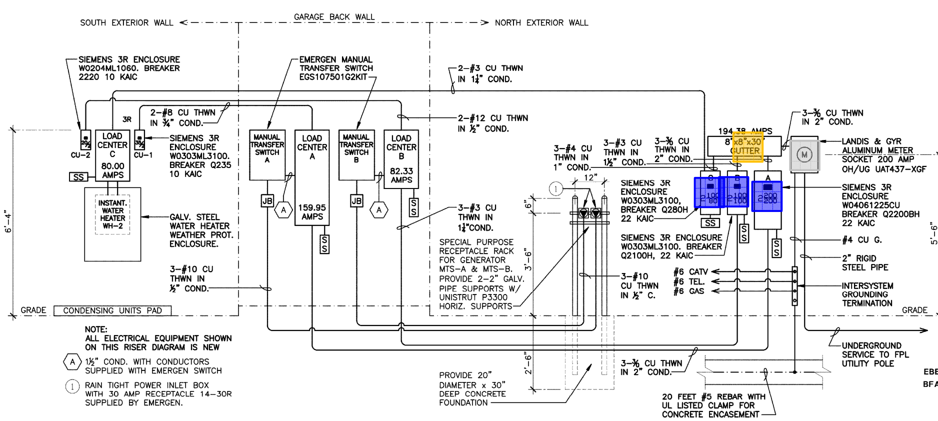
SCHEDULE NOTES

ALL SCHEDULES SHOWN ON THE DRAWINGS ARE FOR THE CONTRACTORS CONVENIENCE. EQUIPMENT AND MATERIALS ARE NOT LIMITED TO ITEMS INDICATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES AND LOCATIONS, ETC. ON COMPLETE CONTRACT DRAWINGS. ADDITIONAL DATA SHOWN ELSEWHERE ON THE CONTRACT PLANS AND SPECIFICATIONS WHICH ARE ASSOCIATED WITH OR ADDITIONAL TO THE ABOVE DATA SHALL ALSO BE CONSIDERED IN MATERIAL & EQUIPMENT SELECTION.

GENERAL ELECTRICAL NOTES

1. THE ABBREVIATION E.C. USED HENCEFORTH IN THIS GENERAL ELECTRICAL SPECIFICATION AND IN OTHER SPECIFICATIONS IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO MEAN ELECTRICAL CONTRACTOR.
2. THE GENERAL CONDITIONS OF THE CONTRACT, CURRENT EDITION, PUBLISHED IN STANDARD FORM BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE PART OF THIS CONTRACT.
3. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, OSHA, AND ALL STATE AND LOCAL CODES THAT APPLY.
4. THE E.C. SHALL TAKE OUT PERMITS, PROCURE CERTIFICATES AND PAY ALL FEES ASSOCIATED WITH THE WORK. THE E.C. SHALL BE RESPONSIBLE FOR MAKING ALL INSPECTIONS AND TESTS.
5. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APROXIMATE LOCATIONS. THE E.C. SHALL NOT SCALE THE DRAWINGS.
6. BIDDERS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS ASSOCIATED WITH THE WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE E.C. FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS SO AS NOT TO DELAY OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
8. THE E.C. SHALL FURNISH ALL EQUIPMENT, LABOR, MATERIALS AND SUPERVISION TO INSTALL ALL COMPLETE PROPERLY OPERATING NEW ELECTRICAL SYSTEM AS DESCRIBED HEREIN AND AS SHOWN AND/OR NOTED ON THE DRWAINGS.
9. THE E.C. SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE, OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT SPECIFIED ON THE PLANS.
10. THE E.C. SHALL BE A LICENSED MASTER ELECTRICIAN.
11. WORKMANSHIP SHALL BE FIRST CLASS AS PERFORMED BY JOURNEYMAN ELECTRICIANS.
12. THE E.C. SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS TO MUTUALLY AVOID CONFLICT.
13. THE E.C. SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO PROCEEDING WITH THE BID. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
14. THE E.C. SHALL TOUCH UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT MARRED DURING SHIPMENT OR INSTALLATION. THE E.C. IS RESPONSIBLE TO REPAIR TO ORIGINAL CONDITION OR REPLACE ANY AND ALL DAMAGE TO BUILDING SURFACES, EQUIPMENT AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
15. ALL MATERIALS SHALL BE NEW, OF DOMESTIC MANUFACTURER AND IN COMPLIANCE WITH UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING AGENCY UNLESS OTHERWISE SPECIFIED.
16. AT ALL INSPECTIONS MADE EITHER BY A REPRESENTATIVE OF THE BUILDING DEPARTMENT OR BY THE ARCHITECT OR ENGINEER, THE E.C. SHALL PROVIDE ALADDER OR LIFT OF SUFFICIENT SIZE IN ORDER THAT THE INSPECTOR CAN PROPERLY LOOK AT ALL TO BE INSPECTED. THE LADDER SHALL BE IN EXCELLENT ITEMS CONDITION AND BE POSITIONED IN PLACE BY THE E.C. TO MEET ALL OSHA REQUIREMENTS. THE E.C. SHALL ALSO PROVIDE A COMPLETE SET OF CONTRACT DOCUMENTS, AVAILABLE AT THE JOB SITE, AT THE TIME OF INSPECTION. THE CONTRACT DOCUMENTS SHALL INCLUDE:
    A. WORKING DRAWINGS.
    B. SPECIFICATION.
    C. ALL APPROVED SHOP DRAWINGS.
    D. ADDENDA, CHANGE ORDER AND CORRESPONDENCE.

    IF A LADDER OR LIFT AND CONTRACT DOCUMENTS ARE NOT AVAILABLE AT THE TIME OF INSPECTION, THE E.C. SHALL PAY THE ARCHITECT OR THE ENGINEER FOR THE VISIT TO THE SITE AND A NEW INSPECTION TIME SHALL BE AGREED UPON.
17. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE CODE, THE CODE SHALL TAKE PRECEDENCE. THE E.C. SHALL STUDY THE CONTRACT DOCUMENTS AND SUBMITA BID BASED ON WORK WHICH COMPLIES WITH ALL CODE REQUIREMENTS. ANY CONFLICTS BETWEEN THE CONTRACT DOCUMENT AND THE CODE SHALL BE BROUGHT TO THE ATTENTTION OF THE ENGINEER PRIOR TO BID. THE COST OF ANY WORK WHICH ARISES OUT OF ANY CHANGES DUE TO THE CODE SHALL BE PAID BY THE ELECTRICAL CONTRACTOR.
18. ALL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE NEMA 3R (RAINTIGHT) WHETHER OR NOT SPECIFIED ON THE PLANS.
19. THE E.C. SHALL THOROUGHLY CLEAN ALL ELECTRICAL EQUIPMENT.



ELECTRICAL RISER DIAGRAM

N.T.S.

EBBERT RESIDENCE
BFA-JOB 14032

THOMAS H. MAXWELL JR., P.E.
FLORIDA P.E. LICENSE No. 10150

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Project: NEW RESIDENCE FOR: MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Seal

Edward C. Berounsky, RA.
License Number: AR0005433

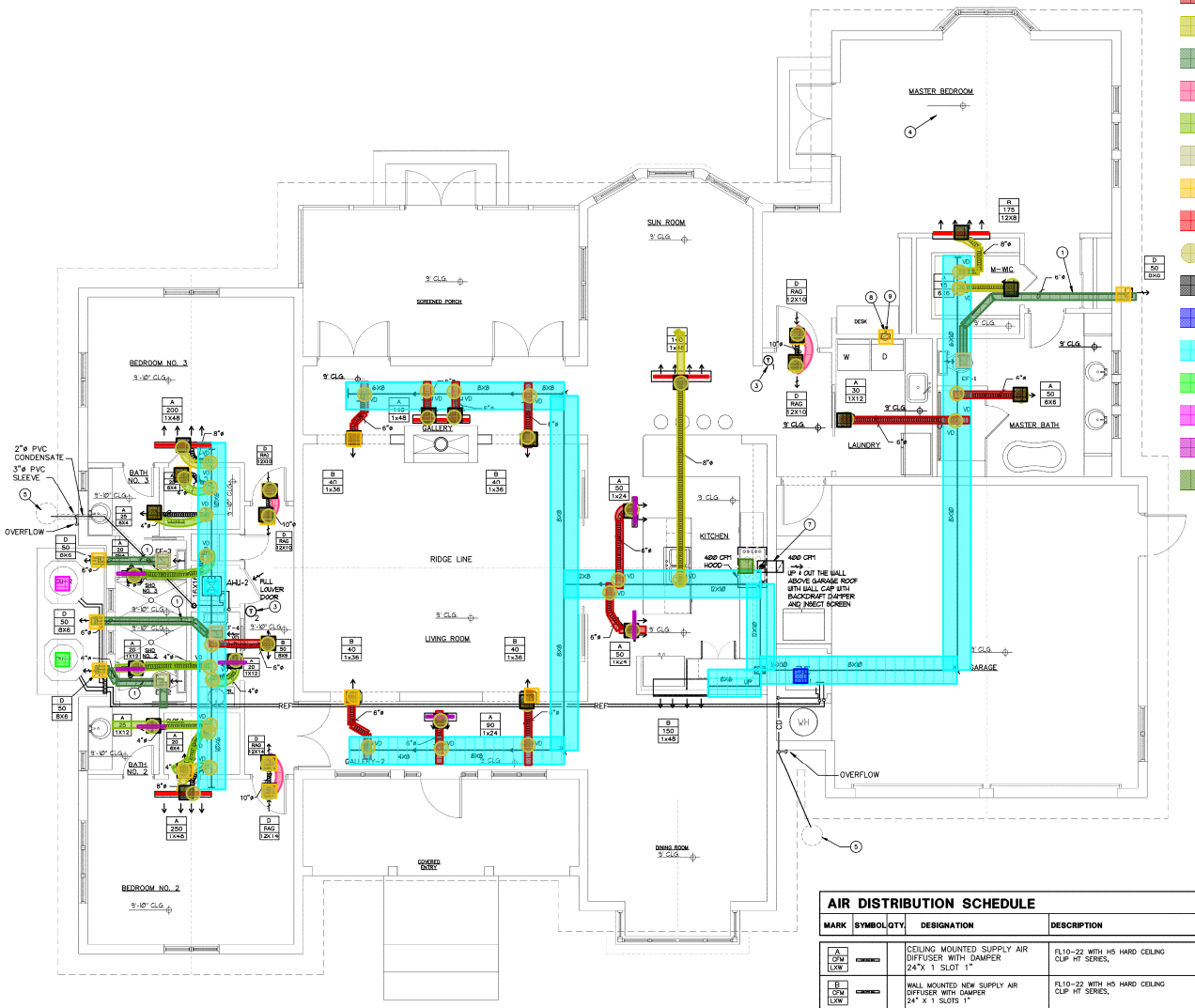
Drawing title: ELECTRICAL SCHEDULES, RISER & NOTES

Issue Date: 10-DEC-14

Revisions:

Job No.: 14107
Drawn By:
Sheet No.: E-3
OF 3

Rigid Duct Work 604 SF
6" Diameter Flexi-Duct 61 LF
8" Diameter Flexi-Duct 35 LF
6" Diameter Mtl-Duct 39 LF
10" Diameter Flexi-Duct 10 LF
4" Diameter Flexi-Duct 37 LF
EF-1 Greenheck No. SP-A50 4 EA
Diffusers/Grills 19 EA
4' Linear Diffuser 5 EA
Rings 53 EA
Boxes 30 EA
AHU-1 - RHEEM RHLL-HM3821 1 EA
AHU-2 - RHEEM RHLLHM2417 1 EA
CU-1 - RHEEM 14AJN036A01 1 EA
CU-2 - RHEEM 14AJMO19A01 1 EA
2' Linear Diffuser 7 EA
KF-1 400 CFM 1 EA



MECHANICAL FLOOR PLAN

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

LEGEND

	SUPPLY AIR DIFFUSER
	OSTAT
	NES
	ONDENSATE LINES
	ECTANGULAR DUCT UP
	CIRCULAR DUCT UP
	DIRECTION OF FLOW
	EXHAUST OR RETURN AIR FLOW

CONDENSING A/C UNIT TO BE MIN. 10 FT. FROM ANY ADJ. PROPERTY LINES–TYPICAL

NOTE: G.C. TO COORDINATE W/ MECH. CONTRACTOR TO VERIFY MIN. 6" SERVICE CLEARANCE ON SIDES AND 4" AT THE BACK AND FRONT OF THE ACTUAL AHU HOUSING FBC 2010–M603.1.3

AIR DISTRIBUTION SCHEDULE

MARK	SYMBOL	QTY	DESIGNATION	DESCRIPTION	MATERIAL	FINISH	BASIS OF DESIGN
A CFM LXW			CEILING MOUNTED SUPPLY AIR DIFFUSER WITH DAMPER 24"X 1 SLOT 1"	FL10–22 WITH H5 HARD CEILING CLIP HT SERIES,	ALUMINUM	WHITE	TITUS
B CFM LXW			WALL MOUNTED NEW SUPPLY AIR DIFFUSER WITH DAMPER 24" X 1 SLOTS 1"	FL10–22 WITH H5 HARD CEILING CLIP HT SERIES,	ALUMINUM	WHITE	TITUS
C CFM LXW			641 ALUMINUM WALL CAP WITH BACK DRAFT DAMPER AND INSECT SCREEN		ALUMINUM	WHITE	TITUS
D RAG LXW			CEILING MOUNTED RETURN AIR DIFFUSER	350FL ALUMINUM	ALUMINUM	WHITE	TITUS
E EAG LXW			CEILING MOUNTED EXHAUST FAN AIR GRILL	PROVIDED WITH EXHAUST FAN KITS	POLYMER	WHITE	NUTONE
VD			VOLUME DAMPER	SEE DETAIL D/M–3			
	T		NEW THERMOSTAT	HONEYWELL VISIONPRO 8000 TOUCHSCREEN THERMOSTAT WITH HUMIDUTY CONTROL			HONEYWELL

EBBERT RESIDENCE
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MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Seal

Edward C. Berousky, RA.
License Number: AR0008411

Drawing title:
MECHANICAL FLOOR PLAN

Issue Date: 10-DEC-14
Revisions:

Job No.: 14107
Drawn By: MF/FTB
Sheet No.: M-1
OF 3

Septic Tank - 1050 GAL TANK 1 EA

Utility Service Water distribution piping 68 LF

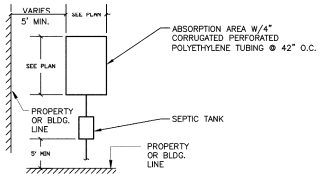
Utility Service Water Meter and Shut off Valve 1 EA

Utility Service Trenching 79 LF

Utility Service Sanitary Trenching 84 LF

Utility Service Tank Excavation 12 LF

3. DRAINFIELD IS SIZED UPON 3 MIN./INCH PERCOLATION RATE. SHOULD OTHER CONDITIONS BE ENCOUNTERED, NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
4. DRAIN FIELD SHALL BE 667 SQ.FT. MINIMUM. UNOBSTRUCTED AREA 1000 SQ.FT.(INCLUDES DRAIN FIELD AREA)



5. 4" POLYETHYLENE TUBING SHALL BE PLACED ON A 24" BED OF CLASS TWO SILICA SAND

NOTE

PROVIDE SITE EVALUATION CRITERIA

SEPTIC TANK AND DRAINFIELD NOTES

1. THE INFLUENT INVERT SHALL BE 1" MIN. TO 3" MAX. ABOVE EFFLUENT INVERT. IF OVER 1", COORDINATE THE FLOOR ELEVATION OF THE RESIDENCE TO INCREASE.
2. THE SEPTIC TANK SHALL BE PREFABRICATED. CONCRETE SHALL BE 3000 PSI @28 DAYS.
3. THE DRAINFIELD PIPING SHALL BE 4" POLYETHYLENE CORRUGATED TUBING.
4. PRIOR TO THE INSTALLATION OF THE SEPTIC TANK, THE DRAINFIELD AND FINISH FLOOR OF THE RESIDENCE, THE EXACT PITCH OF THE SANITARY PIPING SHALL BE ESTABLISHED TO MATCH THE REQUIRED ELEVATION OF THE MOST DISTANT POINT OF THE DRAINFIELD.

SEPTIC TANK ABANDONMENT NOTES

1. THE EXISTING SEPTIC TANK SHALL BE ABANDONED
2. A SEPTIC TANK CONTRACTOR SHALL OBTAIN AN "ABANDONED TANK PERMIT"
3. THE EXISTING TANK SHALL BE PUMPED OUT.
4. THE EXISTING TANK SHALL HAVE THE BOTTOM BROKEN OUT IN ACCORDANCE WITH D.E.R.M.
5. THE INLET PIPE SHALL BE DISCONNECTED FROM THE TANK
6. THE TANK SHALL BE FILLED WITH SAND AND WATERED DOWN FOR COMPACTION.
7. THE SEPTIC TANK CONTRACTOR SHALL CALL FOR AN INSPECTION BY D.E.R.M

ZONING INFORMATION

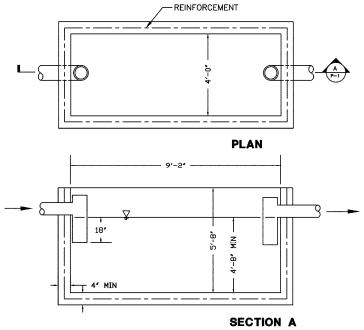
PROPERTY ADDRESS: 6510 SAN VICENTE STREET, CORAL GABLES, FL. 33146

LOT SIZE 105.06' X 105.06' = 11,037 SF

LOT COVERAGE

MAXIMUM ALLOWED: 35% = 3,862 SF
PROVIDED: 3,856 SF
UNDER A/C 2,914 SF
PATIO 344 SF
GARGE 598 SF
HEIGHT ALLOWED: 29'
PROVIDED: 22'-8" +/-

SET BACKS: Required FRONT 25' REAR 10' SIDE 20% Frontage = 21'
Provided FRONT 25'-2" REAR 12'-11" SIDE 10' and 18'-4"



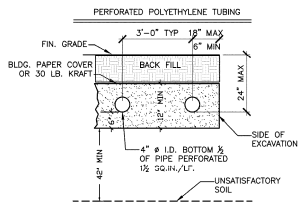
NOTE: INFLUENT INVERT SHALL BE 1" MIN./ 3" MAX ABOVE EFLUENT INVERT ELEVATION

SEPTIC TANK DETAIL 1050 GAL

N.T.S.

A P-1

NOTE:
MAXIMUM LENGHT OF DRAINFIELD: 100' OPEN JOINTS ¼" MAX
MAXIMUM SLOPE OF DRAINFIELD: 1#2" PER 10'



DRAINFIELD DETAIL

N.T.S.

B P-1

LEGAL DESCRIPTION

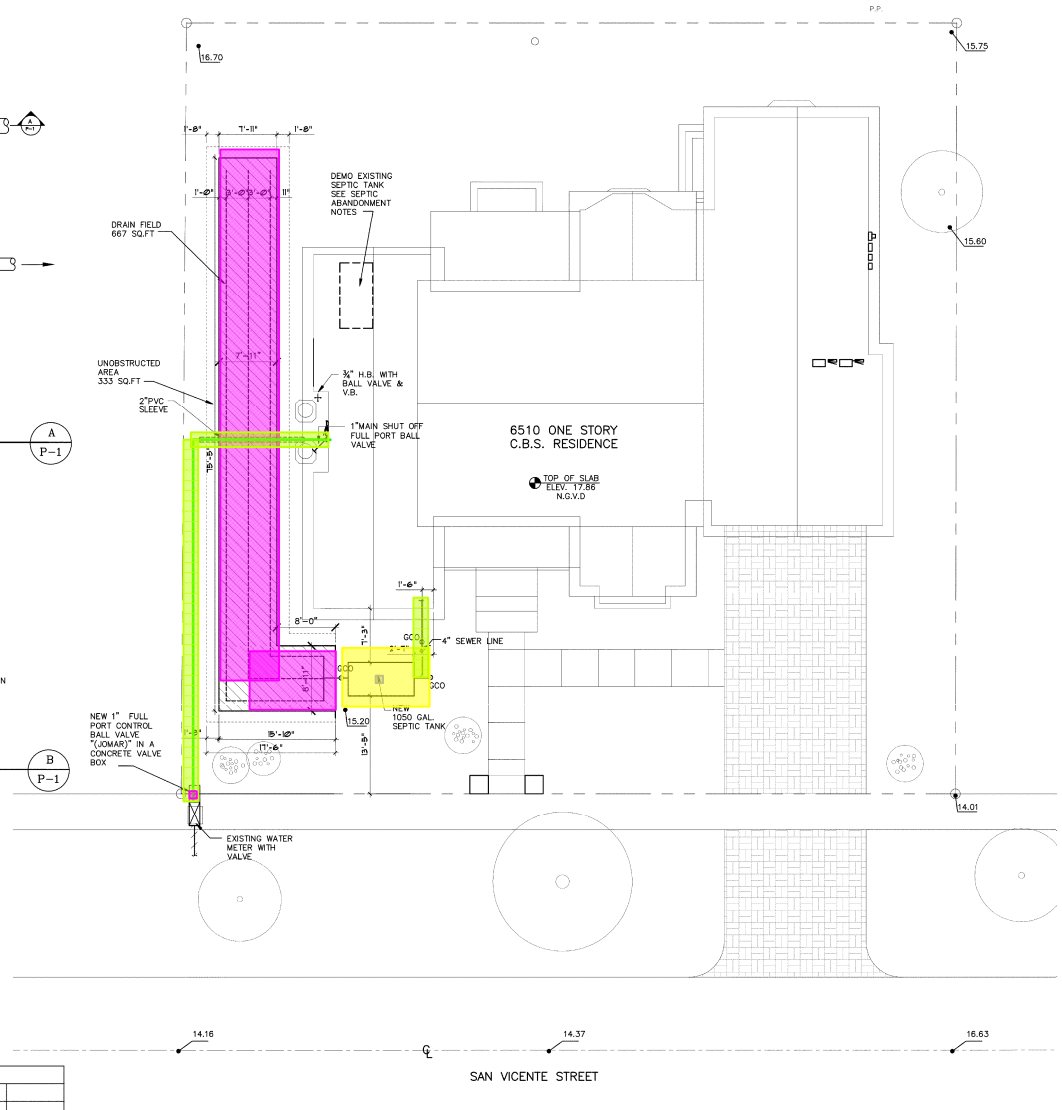
LOTS 7 AND 8, BLOCK 264, OF REVISED PLAT OF CORAL GABLES, RIVIERA SECTION, PART 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS: 6510 SAN VICENTE STREET, CORAL GABLES, FL. 33146

STATEMENT OF COMPLIANCE

TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE, AND COMPLY WITH THE FLORIDA BUILDING CODE, 2010.

SEPTIC TANK AND DRAIN FIELD CALCULATIONS						
LIVING AREA			2914.00	SF		
3 BED ROOM			-2250.00	SF	300.00	GAL/DAY
ADDITIONAL SF	750.00	SF OR FRACTION	664.00	SF	100.00	GAL/DAY
TOTAL					400.00	GAL/DAY
AREA OF DRAIN FIELD	0.60		667	SF		
Unobstructed Area	0.50		333	SF		
			1000.00	SF		
SEPTIC TANK	400.00	GAL	1050.00	GALLON TANK		TABLE II



PLUMBING SITE PLAN

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

EBBERT RESIDENCE
BFA-JOB 14032

THOMAS H. MAXWELL JR., P.E.
FLORIDA P.E. LICENSE No. 10150

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NEW RESIDENCE FOR:
MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Project:

Seal

Edward C. Berounsky, RA.
License Number: AR0005433

Drawing title:
PLUMBING SITE PLAN SEPTIC TANK

Issue Date: 10-DEC-14
Revisions:

Job No.: 14107
Drawn By:
Sheet No.: P-1

Gas - PVC Gas Piping 137 LF

VTR 50 LF

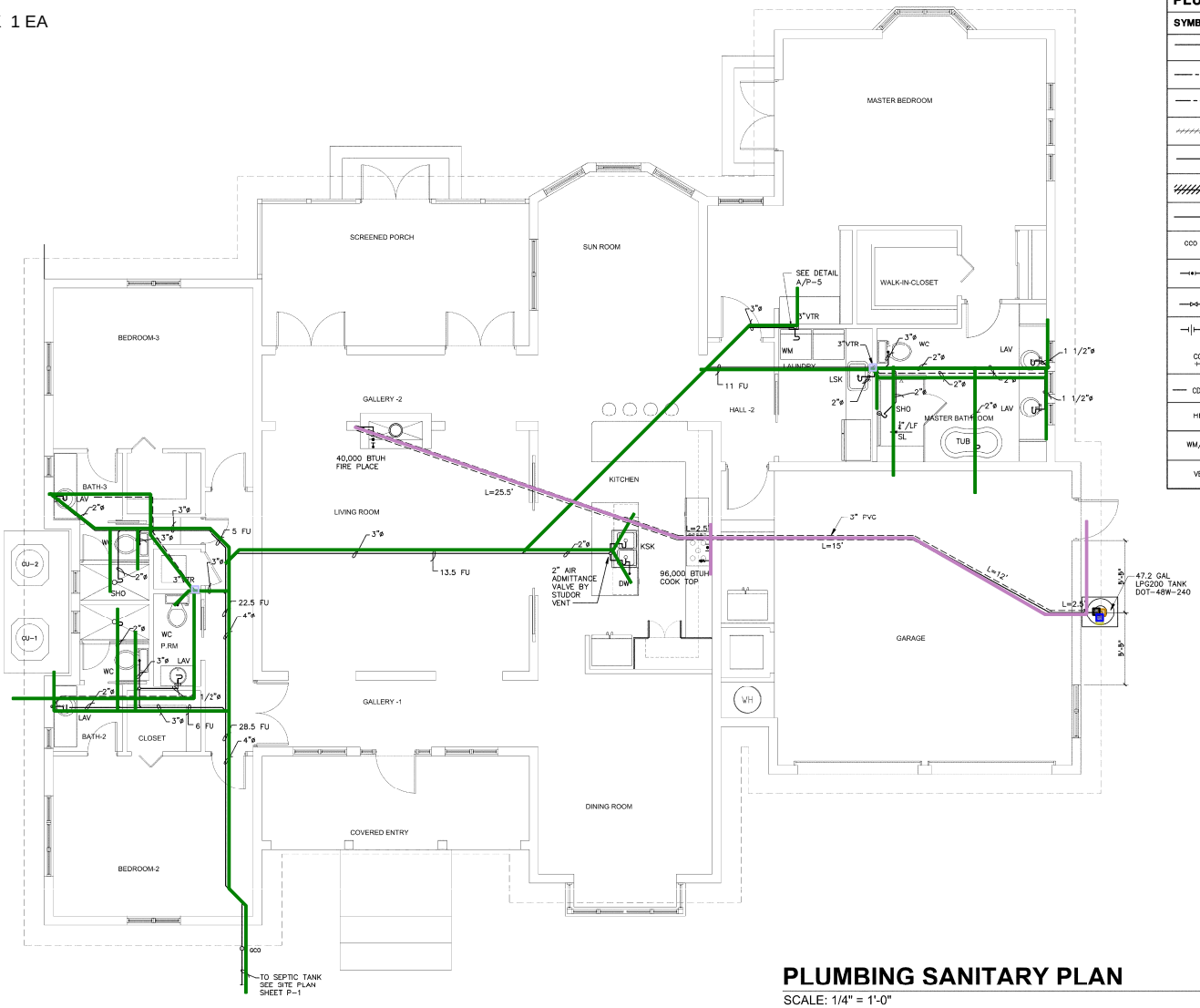
Waste Piping 526 LF

Gas - Main Shut off Valve 1 EA

Gas - Distribution Box 1 EA

Gas - Pressure Regulator 1 EA

Gas - 50 GAL GAS TANK 1 EA



PLUMBING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	NATURAL GAS LINE	PTR	PRESSURE & TEMP RELIEF
	NEW COLD WATER LINE		AIR ADMITTANCE VALVE
	NEW HOT WATER LINE		AIR CHAMBER
	EXIST. SANITARY LINE		HOSE BIBB WITH VALVE AND VACUUM BREAKER
	NEW SANITARY LINE		GAS FILLED
	EXIST. NATURAL GAS LINE	VTR	VENT THROUGH ROOF
	NEW SANITARY VENT LINE		PIPE UP
CCO	GRADE CLEAN OUT TWO WAY		PIPE DOWN
	BALL VALVE		FULL PORT BALL VALVE
	GATE VALVE	WC	WATER CLOSET
	UNION	KS	KITCHEN SINK
CO	CLEAN OUT	SHO/TUB	SHOWER/TUB
CD	CONDENSATE DRAIN LINE	DW	DISH WASHER
HB	HOSE BIBB	LAV	LAVATORY
WM/DR	WASHING MACHINE/DRYER	WH	WATER HEATER
VB	VACUUM BREAK	REF	REFRIGERATOR

PLUMBING SANITARY PLAN

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

EBBERT RESIDENCE
BFA-JOB 14032

THOMAS H. MAXWELL JR., P.E.
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NEW RESIDENCE FOR:
MARLIN EBBERT
6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Project:

Seal

Edward C. Berousky, RA.
License Number: AR0005433

Drawing title:
PLUMBING
SANITARY & GAS
FLOOR PLAN

Issue Date: 10-DEC-14

Revisions:

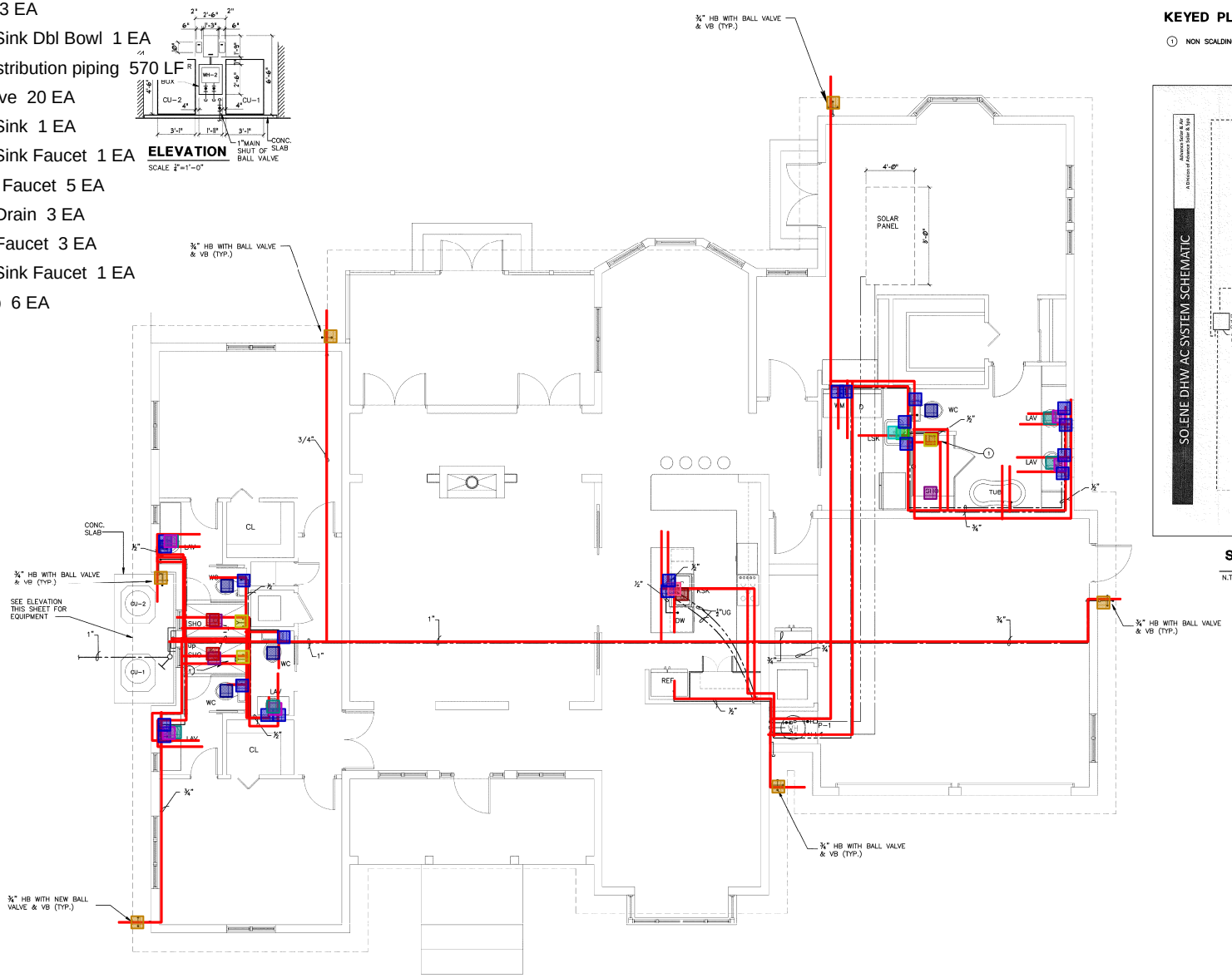
Job No.: 14107

Drawn By:

Sheet No.:
P-2
OF 5

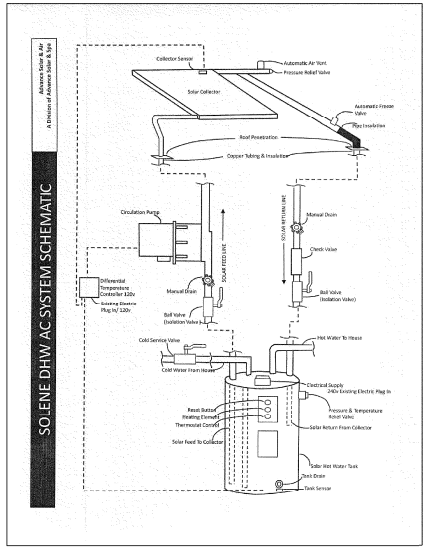
- Water Closet 4 EA
- Lavatory Sink 5 EA
- Shower 3 EA
- Kitchen Sink Dbl Bowl 1 EA
- Water distribution piping 570 LF
- Gate Valve 20 EA
- Service Sink 1 EA
- Service Sink Faucet 1 EA
- Lavatory Faucet 5 EA
- Shower Drain 3 EA
- Shower Faucet 3 EA
- Kitchen Sink Faucet 1 EA
- Hose Bib 6 EA

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



KEYED PLUMBING NOTES

1. NON SCALDING SHOWER VALVE



SOLAR WATER HEATER DETAIL
N.T.S.
A P-3

PLUMBING WATER PLAN
SCALE: 1/4" = 1'-0"

EBBERT RESIDENCE
BFA-JOB 14032

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6510 SAN VICENTE STREET
CORAL GABLES, FLORIDA 33146

Project:

Seal

Edward C. Beroumsky, RA.
License Number: AR0005433

Drawing title:
PLUMBING
HOT & COLD
WATER PLAN

Issue Date: 10-DEC-14
Revisions:

Job No.: 14107
Drawn By:
Sheet No.: P-3
OF 5