

Submittal Graphic Symbols Definitions	
NEW / REVISED	
RE-ISSUED WITHOUT REVISION	
PREVIOUSLY SUBMITTED	

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ABBREVIATIONS			
Ⓜ	ANCHOR BOLT	INSUL.	INSULATION
Ⓜ	ACOUSTICAL	INT.	INTERIOR
AL	ALTERNATE	J.C.	JANITOR'S CLOSET
ALUM	ALUMINUM	JT	JOINT
ARCH.	ARCHITECTURAL	LAV.	LAVATORY
A-T.	ACoustICAL TILE	L.C.C.	LEAD COATED COPPER
BD	BOARD	LIN.	LINEAR
BLDG.	BUILDING	L.P.	LOW POINT
BM	BY OWNER	L.P. (LP)	LOW POINT
B.O.	BY OWNER	MACH.	MACHINE
BRNG./BRG.	BEARING	MAX.	MAXIMUM
BRK	BRICK	M.B.	MARKER BOARD
BSMT.	BASEMENT	M&E	MECHANICAL & ELECTRICAL
B.U.	BUILT-UP	MECH.	MECHANICAL
C.B.	CHALKBOARD	MET./METL/MET'L	METAL
CEIL./CLG.	CEILING	MIN.	MINIMUM
C.H.	CENTRAL HEIGHT	MISC.	MISCELLANEOUS
C.J.	CONTROL JOINT	MFG.	MANUFACTURER
CL	CENTERLINE	M.T.	METAL THRESHOLD
CLO.	CLOSET	MAR.T.	MARBLE THRESHOLD
CMU	CONCRETE UNIT	MULL.	MULLION
C.O.	CASED OPENING	M.O.	MASONRY OPENING
COL.	COLUMN	M.W.P.	MEMBRANE WATERPROOFING
CONC.	CONCRETE	N	NORTH
CONF.	CONFERENCE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	NO.	NUMBER
CORR.	CORROSION	NOM.	NOMINAL
CSK.	COUNTERSUNK	O.C.	ON CENTER
C.T.	CERAMIC TILE	O.D.	OUTSIDE DIAMETER
DET.	DETAIL	OPP.	OPPOSITE
D.F.	DRINKING FOUNTAIN	PL	PLATE
DIA.	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM.	DIMENSION	PSI	POUNDS PER SQUARE INCH
DN	DOWN	PTD.	PAINTED
DO	DOOR	Q.T.	QUARRY TILE
DAMP	DAMP PROOFING	R.R./RAD.	RADIUS/RISER
D.S.	DOWN SPOUT	R.D.	RAIL
D.I.	DRAIN TILE	R.F.	ROOF DRAIN
DWG.	DRAWING	R.F.B.	REINFORCING BARS
EA.	EACH	R.F.R.	RAIN LEADER
EL.	ELEVATION	R.F.	REINFORCEMENT
ELEV.	ELEVATOR	R.F.	REINFORCING
E.P.	ELECTRICAL PANEL	R.M.	ROOM
EQ.	EQUAL	R.S.	REDUCING STRIP
EQUIPMT	EQUIPMENT	R.W.	RIGHT OF WAY
E.W.	EACH WAY	S.C.	SOLID CORE
EXIST./EXS.	EXISTING	SEC.	SECRETARY
EXP./JT.E.J.	EXPANSION JOINT	SH.	SHIRT
E.F.S.	EXTERIOR	S.F.	SMOOTH FINISH
E.I.T.S.	EXTERIOR INSULATION & FINISH SYSTEM	S.F.S.	SPECIFICATIONS
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
F.X.C.	FIRE EXTING. CABINET	STL	STEEL
F.X.H.C.	FIRE EXTINGUISHER & HOSE CABINET	STOR.	STORAGE
F.X.V.C.	FIRE EXTINGUISHER & VALVE CABINET	STRUCT.	STRUCTURE
F.F.	FINISHED FLOOR	T.B.	TOWEL BAR
FLR./FL.	FLOOR	TEL.	TELEPHONE
F.R.	FIRE RATED	TEMP.	TEMPERED
GA.	GAUGE	THK.	THICK
G.B.	GRAB BARS (HANDICAPPED)	T.D.	TAPER TOWEL DISPENSER
G.C.	GENERAL CONTRACTOR	T.P.	TOILET PAPER HOLDER
GALV.	GALVANIZED	TYP.	TYPICAL
GRD.	GROUND	U.C.	UNDER CUT
GYP. BD.	GYP.SUM BOARD	V.B.	VAPOR BARRIER
H.C.	HOLLOW CORE	V.C.T.	VERTICAL
HDCP.	HANDICAPPED	VERT.	VERTICAL
HGT./HT.	HEIGHT	V.P.	VISION PANEL
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	W	WITH
H.P.	HIGH POINT	WD.	WOOD
HP.	HOUR	W.P.	WATERPROOFING
		W.W.F.	WELDED WIRE FABRIC

SYMBOL LEGEND:	
	KEY NOTE
	WINDOW NUMBER. REFER TO WINDOW SCHEDULE
	DOOR NUMBER. REFER TO DOOR SCHEDULE
	ELEVATION SYMBOL
	SHEET NUMBER
	DETAIL NUMBER
	DETAIL SYSTEM
	SECTION NUMBER
	WALL SECTION SYMBOL
	SHEET NUMBER
	TOP OF TIE BEAM
	MEASURED FROM FINISHED FLOOR
	ON CENTER
	MINIMUM
	MAXIMUM
	PRESSURE TREATED
	MASONRY OR CONCRETE OPENING
	VERIFY IN FIELD
	EXISTING DOOR TO REMAIN
	EQUAL DIMENSION. DIMENSIONS WITH 'EQ.' WITHIN THE SAME DIMENSION STRING SHALL BE THE SAME. DIFFERENT DIMENSION STRINGS HAVE DIFFERENT 'EQ.' DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE BLOCK WALL UNLESS SHOWN ON CENTER LINE.
	STEP SYMBOL

## PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	HIALEAH HOUSING AUTHORITY 815
LOCATION:	815 WEST 75TH ST, HIALEAH FLORIDA 33014
PROPOSED USE:	MULTI FAMILY
PROJECT SUMMARY:	SCOPE OF WORK LIMITED THE ADDITION OF THE STORAGE BUILDING
DESCRIPTION OF BUILDING:	MULTI FAMILY - 3 STORY
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION (2020) FLORIDA BUILDING CODE (FBC) 7TH EDITION (2020) FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION (2020) NFPA 1, 2015 EDITION, "FIRE CODE" NFPA 101, 2013 EDITION, "LIFE SAFETY CODE" NFPA 10, 2013 EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER" NFPA 13, 2013 EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM" NFPA 70, 2014 EDITION, "NATIONAL ELECTRICAL CODE" NFPA 72, 2013 EDITION, "NATIONAL FIRE ALARM CODE" FFPC 2015 (6TH EDITION) CITY OF HIALEAH ZONING CODE

BUILDING FIRE PROTECTION:	NO FIRE ALARM SYSTEM/NO FIRE SPRINKLER SYSTEM
ZONING:	R-3-1

ZONING DATA	
LEGAL DESCRIPTION:	LOT 2, BLOCK 1, OF "LOS MANGOS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	04-2055-029-0020

## GROSS STORAGE BUILDING AREAS

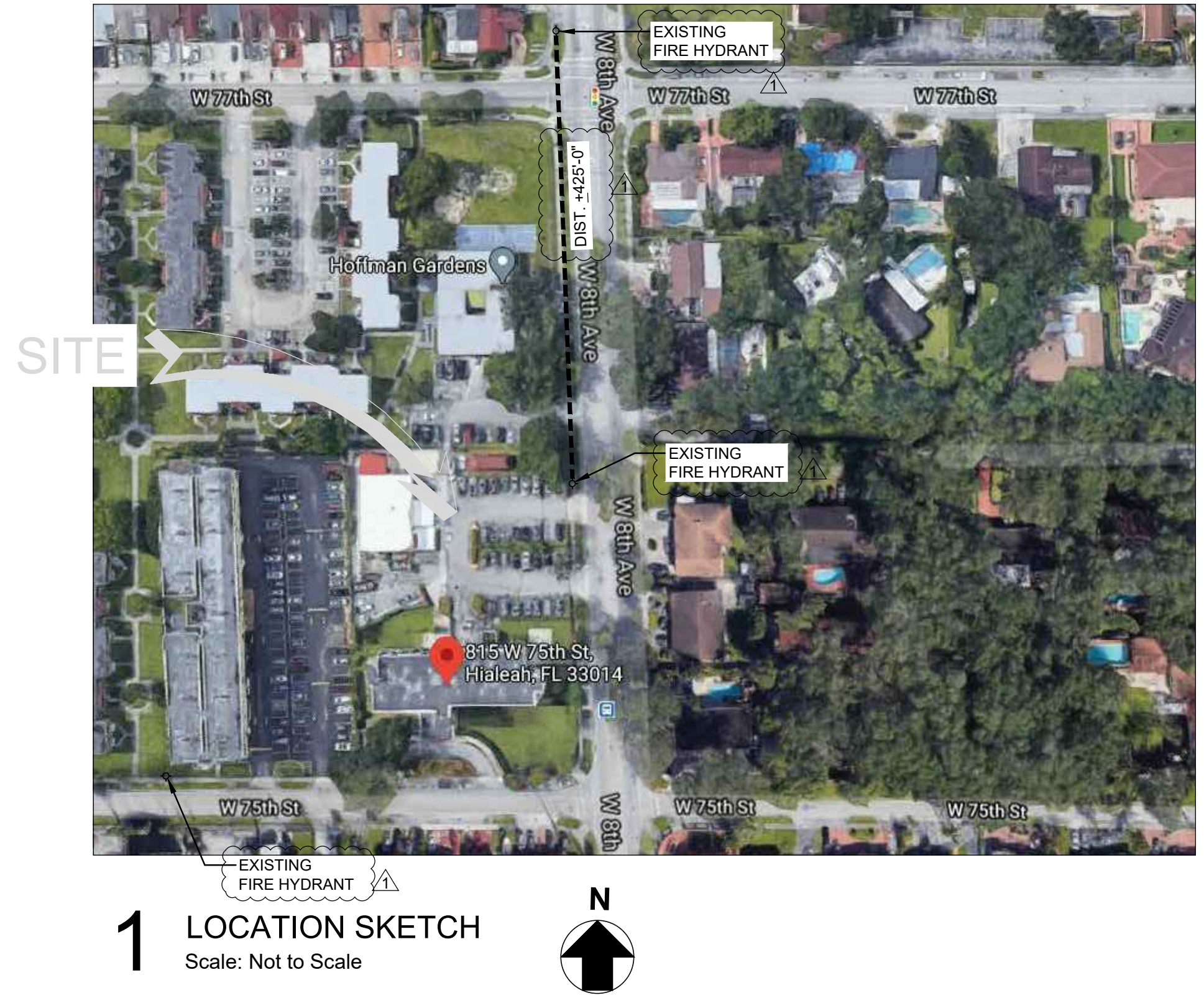
EXISTING GROUND LEVEL OFFICE	1,180 S.F.
EXISTING GROUND LEVEL STORAGE	2,621 S.F.
EXISTING GROUND LEVEL METAL CANOPY	574 S.F.
TOTAL EXISTING GROUND FLOOR AREAS	4,375 S.F.
EXISTING MEZZANINE STORAGE	1,748 S.F.
TOTAL EXISTING BUILDING AREA	6,123 S.F.
STORAGE ADDITION	1,697 S.F.
<b>TOTAL BUILDING AREA</b>	<b>7,820 S.F.</b>

## COMPLIANCE METHOD & CLASSIFICATION OF WORK

WORK AREA COMPLIANCE METHOD - ALTERATIONS & ADDITIONS
FLORIDA BUILDING CODE SIXTH EDITION (2017) EXISTING BUILDING, CHAPTER 3, SECTION 301.1.2

LEVEL OF ALTERATION
ALTERATION-LEVEL 2
FLORIDA BUILDING CODE SEVENTH EDITION (2020) EXISTING BUILDING, CHAPTER 8 ALTERATIONS—LEVEL 2

CLASS OF REHABILITATION AS PER NFPA 101 CHAPTER 43
MODIFICATION AS PER SECTION 43.5



NOTES:		
FLORIDA BUILDING CODE 2020 - BUILDING, SEVENTH EDITION/ FLORIDA FIRE PREVENTION CODE 2020, SEVENTH EDITION		
<b>OCCUPANCY CLASSIFICATION</b>	<b>FIRE RESISTANT RATING (FBC TABLE 601)</b>	
BUSINESS (OFFICE) - GROUP B (FBC-SEC. 304.1)	NOTE: BUILDING IS NON SPRINKLERED -EXTERIOR BEARING WALLS = 0 HR. -STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES = 0 HR. -INTERIOR BEARING WALLS = 0 HR. -FLOOR SLAB = 0 HR. -ROOF AND ROOF ASSEMBLY = 0 HR. -NON BEARING WALL INT = 0 HR.	
LOW-HAZARD STORAGE - GROUP S-2 (FBC-SEC. 311.3)		
BUSINESS (OFFICE) (FFPC-101.6.1.11.1)		
STORAGE (FFPC-101.6.1.13.1)		
<b>TYPE OF CONSTRUCTION = TYPE VB, PROTECTED, NON COMBUSTIBLE (FBC TABLE 504.3a, 504.4a,b &amp; 506.2a,b)</b>	<b>FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (FBC TABLE 602)</b>	
-BUILDING IS NON SPRINKLERED -BUILDING IS MIXED USE W/ SEPARATED OCCUPANCIES	NOTE: BUILDING IS NON SPRINKLERED	
-MAX. BUILDING HEIGHT 40 FT	FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION ALL
-MAX. # OF STORIES GROUP B 2 GROUP S-2 2	X < 5b	GROUP B & S-2 1 HR.
-MAX. AREA/ FLOOR GROUP B 9,000 SF GROUP S-2 13,500 SF	5 ≤ X < 10	OTHERS 1 HR.
	10 ≤ X < 30	IB, VB 0 HR.
<b>FIRE SEPARATION OF OCCUPANCIES</b>	<b>MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROJECTION (FBC TABLE 705.8)</b>	
MIXED USE AND OCCUPANCY	NOTE: BUILDING IS NON SPRINKLERED	
FBC SEC. 508.2 ACCESSORY OCCUPANCIES. ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF. ACCESSORY OCCUPANCIES SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 508.2.1 THROUGH 508.2.4	FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION
FBC SEC. 508.2.4 SEPARATION OF OCCUPANCIES. NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.	X < 3	UNPROTECTED, NONSPRINKLERED
FFPC-101 SEC 6.1.14 MULTIPLE OCCUPANCIES	3 ≤ X < 5	UNPROTECTED, NONSPRINKLERED
SEC. 6.1.14.1.3 WHERE INCIDENTAL TO ANOTHER OCCUPANCY, AREAS USED AS FOLLOWS SHALL BE PERMITTED TO BE CONSIDERED PART OF THE PREDOMINANT OCCUPANCY AND SHALL BE SUBJECT TO THE PROVISIONS OF THE CODE THAT APPLY TO THE PREDOMINANT OCCUPANCY. (1) MERCANTILE, BUSINESS, INDUSTRIAL OR STORAGE USE	5 ≤ X < 10	UNPROTECTED, NONSPRINKLERED
		10%

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**ARCHITECTURAL GROUP**



## ARCHITECTURAL NOTES

- THE CONTRACTOR SHALL NOT DEVIATE FROM THE DRAWINGS AND/OR SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER AND REVISED PERMIT DRAWINGS. ANY DEVIATION CAN RESULT IN DELAYS, ADDITIONAL COSTS TO THE CONTRACTOR, AND FAILURE TO OBTAIN A FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THESE DRAWINGS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 7TH EDITION (2020) OF THE NFPA 13, 2015 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF CONSTRUCTION WHICH COMPLY WITH ALL APPLICABLE BUILDING CODES, STANDARDS AND ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE TO HAVE EXAMINED THE SITE WITH RESPECT TO ALL EXISTING FIELD CONDITIONS BEFORE SUBMITTING BID PROPOSALS, PERFORMING ANY WORK OR ORDERING ANY MATERIALS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ANY EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. ANY DIFFERENCES FOUND SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT OR ENGINEER FOR VERIFICATION BEFORE PROCEEDING WITH THE WORK.
- PRIOR TO START, TAKE ORDINARY PRECAUTIONS TO ACQUIRE ALL PERMITS, LICENSES, UTILITY CONNECTION CONFIRMATIONS, LANDLORD & GOVERNMENTAL APPROVAL, ETC., NECESSARY FOR FULL COMPLETION AND OCCUPANCY OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL LOCATE ALL GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT THEIR DISRUPTION. EACH PRIME SUBCONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF HIS OWN WORK AND SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATION MEASUREMENTS, AND OTHERS AS MAY BE REQUIRED OF HIS WORK. HE SHALL BE RESPONSIBLE FOR VERIFYING ALL FIGURES AND DETAILS SHOWN ON THE DRAWINGS WHICH RELATE TO HIS WORK, PRIOR TO LAYING OUT THE WORK. HE SHALL BE RESPONSIBLE FOR ANY ERROR RESULTING FROM HIS FAILURE TO TAKE SUCH PRECAUTIONS. HE SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS, PRIOR TO PERFORMING THE WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT ALL WORK IS COMPLETED IN A TIMELY, WORKMANLIKE MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT AND ALL OF THE CONSTRUCTION DOCUMENTS.
- DIVISIONS OF THE WORK FOR SUBCONTRACTING PURPOSES SHALL BE AS PER THE GENERAL CONTRACTOR'S DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO HAVE EXAMINED AND REVIEWED THE COMPLETE SET OF WORKING DRAWINGS, AND/OR SPECIFICATIONS TO PROVIDE ALL LABOR AND MATERIAL FOR THEIR RESPECTIVE AREA OF WORK FOR THE COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWING AND/OR SPECIFICATIONS, WHETHER IT IS INDICATED OR NOT. ALL WORK, WHETHER INDICATED OR NOT, SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES AND ORDINANCES WHICH ARE APPLICABLE TO THE PROJECT.
- THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTAL MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
- SUBCONTRACTORS SHALL COOPERATE WITH EACH OTHER AND WITH THE GENERAL CONTRACTOR TO PROVIDE MATERIALS AND LABOR THAT ARE NECESSARY IN EACH OTHER'S WORK AT THE PROPER TIMES WITHIN THE CONSTRUCTION SCHEDULE. IT IS NOT ACCEPTED. THESE INTERFACINGS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS WHOSE WORK IS AFFECTED AS SUCH.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- PRODUCT MANUFACTURERS INDICATED IN SCHEDULE AND/OR ON PLANS WERE SELECTED BASED UPON QUALITY, SIZE, COLOR, ETC., AND ARE NOT INTENDED TO RESTRICT COMPETITIVE BIDDING. PRODUCTS "EQUAL TO", INTENDED TO BE USED AS SUBSTITUTES, ARE SUBJECT TO ARCHITECT'S APPROVAL IN WRITING PRIOR TO PRODUCT PURCHASE AND INSTALLATION. WINDOWS AND EXTERIOR DOORS SHALL HAVE PRODUCTS APPROVAL AND BE INSTALLED AS OUTLINED IN THE NOTICE OF ACCEPTANCE.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE, BARRICADES, FENCING, LIGHTING, ETC., AS REQUIRED FOR THE PREVENTION OF THE PERSONAL INJURIES TO THE OWNERS, EMPLOYEES, REPRESENTATIVES, OR OTHERS WITHIN THE AREAS OF CONSTRUCTION.
- PROTECTIVE DEVICES TO BE INSTALLED SHALL COMPLY WITH THE REQUIREMENTS OF ALL LOCAL, STATE, AND NATIONAL GOVERNING CODES, AND OTHER GOVERNING FORM OF AUTHORITY.
- GENERAL CONTRACTOR SHALL TAKE ORDINARY PRECAUTIONS TO SECURE AND PROTECT MATERIALS TO BE RELOCATED AS DETERMINED BY THE OWNER OR ARCHITECT.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE PRIOR TO COMMENCEMENT OF WORK FOR THE OWNER'S APPROVAL.
- THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING FOR THE ARCHITECT REVIEW. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS OF ALL SHOP FABRICATED ITEMS TO THE ARCHITECT FOR REVIEW, PRIOR TO FABRICATION. ARCHITECT SHALL HAVE AT LEAST TEN (10) WORKING DAYS TO REVIEW.
- THE CONTRACTOR SHALL PROVIDE 18"x18" PAINT SAMPLES (3) APPLIED ON THE FIELD (INTERIOR AND EXTERIOR APPLICATIONS) FOR ARCHITECTS APPROVAL PRIOR MATERIAL PURCHASING.
- THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIAL FINISHES (INTERIOR & EXTERIOR) FOR ARCHITECTS APPROVAL.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- UPON COMPLETION OF THE WORK, THE PREMISES SHALL BE CLEANED OF ALL DEBRIS WITH THE SITE LEFT CLEAN AND ORDERLY. SITE CONDITION TO BE APPROVED BY OWNER AND ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY RESTROOM FACILITIES IN A NEAT AND SANITARY CONDITION, SUCH ACCOMMODATIONS FOR THE USE OF HIS EMPLOYEES AS MAY BE NECESSARY TO COMPLY WITH REGULATIONS OF THE STATE BOARD OF HEALTH AND SANITARY REGULATIONS OF THE INSTITUTION. A NUISANCE SHALL NOT BE PERMITTED.

## INTERIOR CONSTRUCTION PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION GOVERN ALL NEW PARTITIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD. UNLESS OTHERWISE NOTED, ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, AND MUST BE ACCURATELY MAINTAINED WITH A MAXIMUM OF 1/8" VARIATION.
- DIMENSIONS MARKED + MEANS A TOLERANCE NOT GREATER OR SMALLER THAN TWO INCHES FROM INDICATED DIMENSION. IN CASE OF CONFLICT NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF WALL BOARD UNLESS OTHERWISE NOTED.
- ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIER LOCATIONS.
- REFER TO POWER PLANS, EQUIPMENT PLANS AND REFLECTED CEILING PLANS FOR LOCATIONS OF SWITCHES OUTLETS AND THE LIKE.
- DIMENSIONS LOCATING DOORS ARE TO BE INSIDE FACE OF JAMB UNLESS OTHER WISE NOTED.
- PROVIDE BLOCKING FOR ALL MILLWORK FASTENED TO THE PARTITION, NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HEIGHT. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED.

## GENERAL FINISH NOTES

- GENERAL CODE REQUIREMENT:
  - ALL FINISHES SHALL COMPLY WITH THE 7TH EDITION (2020) OF THE FLORIDA BUILDING CODE, CHAPTER 8. SHALL GOVERN THE USE OF MATERIALS AS INTERIOR FINISHES BY LIMITING THE ALLOWABLE FLAME SPREAD AND SMOKE DEVELOPMENT BASED ON LOCATION AND OCCUPANCY CLASSIFICATION.
- CARPET
  - NOT APPLICABLE
- PAINT / WALL COVERING:
  - FOR DRYWALL PARTITIONS APPLY A COAT OF LATEX PRIMER OR PAINT TO SEAL ITS PAPER SURFACE. APPLY AS A SECOND COAT OF PAINT SOLVENT BASED OR WATER BASED PAINT IN THE SPECIFIED FINISH.
  - NO PAINTING OR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE DESIGNER WILL BE REJECTED.
  - ALL COLORS ARE TO BE SELECTED BY THE DESIGNER UNLESS OTHERWISE NOTED (U.O.N.).
  - ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH. PAINT GRADE WOODWORK SHALL BE HAND SANDPAPERED BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH POCKETS OR SAPPY PORTIONS SHALL BE SCRAPPED AND SHELLACKED, OR SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS OR DEFECTS SHALL BE PUTTIED AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH, REMOVE OIL GREASE WITH MINERAL SPIRITS.
  - ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYPSUM BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
  - INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
  - UPON COMPLETION REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPATTERED ON EXPOSED ADJACENT SURFACES.
  - ALL VENEER STAINS SHALL HAVE UNIFORM COLOR.
  - EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK INCLUDING MILLWORK INSTALLATION AND PROCEED WITH "TOUCH UP" AS REQUIRED.
  - PROVIDE THE DESIGNER WITH A MINIMUM OF (3) 8"x10" BRUSH-OUTS OF EACH COLOR & FINISH FOR DESIGNERS APPROVAL AT LEAST 2 WEEKS PRIOR TO SITE APPLICATION. ON-SITE APPLICATION WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. DESIGNER RESERVES THE RIGHT TO ADJUST ANY COLOR/FINISH ONCE THE TEST HAS BEEN MADE.
  - UNDERSIDE OF SOFFITS (WHERE OCCURS) TO RECEIVE A FINISH TO MATCH ADJACENT VERTICAL FINISH, UNLESS OTHERWISE NOTED U.O.N.
  - ELECTRICAL SWITCH AND OUTLET COVER PLATES TO MATCH SURFACE IT RESIDES ON. CONTRACTOR TO PROVIDE SAMPLES FOR ARCHITECT'S APPROVAL.
  - PRIOR TO SITE APPLICATION, PROVIDE DESIGNER WITH 8"x10" SAMPLE CUTTINGS FROM ACTUAL DYE LOTS OF ALL SPECIFIED WALL COVERINGS FOR DESIGNER'S APPROVAL AND PROVIDE EXPECTED DELIVERY DATE TO JOB SITE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR LEADING LEAD TIMES FOR ALL WALL COVERINGS AND OTHER CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE DESIGNERS ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
  - SEE FINISH PLAN, ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT AND FINISH MATERIALS.
  - PAINT CEILING ACCESS PANELS WHERE THEY OCCUR TO MATCH ADJACENT CEILING FINISH.
  - STAINED AND PAINTED SURFACES SHALL BE FINISHED SUCH THAT JOINTS ARE NOT VISIBLE WHEN VIEWED FROM ANY REASONABLE ANGLE.
  - WALL COVERING SEAMS ARE NOT TO OCCUR WITHIN 1'-0" OF CORNERS. APPLY WALL COVERING SO WALL IS DIVIDED WITH A MINIMUM NUMBER OF SEAMS, AND EQUAL WIDTH PANELS UNLESS OTHERWISE NOTED (U.O.N.).

## SHOP DRAWING AND OTHER SUBMITTALS

- REVIEW OF SUBMITTALS BY THE ARCHITECT IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT COMMENT.
- BEFORE SUBMITTING THE FIRST SHOP DRAWING, SUBMIT THE SHOP DRAWING SUBMITTAL SCHEDULE, PREPARED BY THE CONTRACTOR TO THE ARCHITECT AND ALLOW ADEQUATE TIME FOR TRANSIT AND PROCESSING. THE ARCHITECT WILL REVIEW AN AVERAGE SUBMITTAL WITHIN 10 BUSINESS DAYS OF RECEIPT OF THEM.
- SUBMIT SHOP DRAWINGS IN A TIMELY MANNER.
- REVIEW OF SHOP DRAWINGS IS LIMITED TO TWO (2) REVIEWS PER SUBMITTAL WITHIN THE SCOPE OF BASIC SERVICES (I.E., INITIAL SUBMITTAL REVIEW AND ONE RESUBMITTAL, IF NECESSARY). REVIEW OF ADDITIONAL RESUBMITTAL WILL BE CONSIDERED ADDITIONAL SERVICES, FOR WHICH THE GENERAL CONTRACTOR MAY BE HELD RESPONSIBLE. IF ADDITIONAL SHOP DRAWING REVIEWS ARE REQUIRED, ADDITIONAL SERVICES COMPENSATION TO THE ARCHITECT-ENGINEER AGREEMENT SHALL BE PROVIDED.
- ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL.
- ALL SHOP DRAWINGS MUST BEAR EVIDENCE OF THE CONTRACTOR'S APPROVAL PRIOR TO SUBMITTING TO A/E.
- ALL CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ARCHITECT / ENGINEER REVIEW WILL BE LIMITED TO TO THOSE ITEMS CAUSING THE RE-SUBMITTAL.
- DO NOT REPRODUCE THE ARCHITECT / ENGINEER CONTRACT DOCUMENTS TO USE AS SHOP DRAWINGS.
- SHOP DRAWINGS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTOR TO CLEARLY IDENTIFY IN A SHOP DRAWING OR SUBMITTAL WHEN A SUBSTITUTION FOR A SPECIFIED ITEM IS PROPOSED. IF THE SUBSTITUTION ITEM IS NOT CLEARLY IDENTIFIED AND IS APPROVED BY THE DESIGN TEAM, IT WILL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THE ORIGINAL SPECIFIED ITEM AT NO COST TO OWNER, ARCHITECT, OR ENGINEERS.

## CODE COMPLIANCE GENERAL NOTES

- CONTRACTOR IS TO PERFORM ALL WORK FOR THE CONTRACT DOCUMENTS UNDER THE GUIDELINES OF FLORIDA FIRE PREVENTION CODE (FFPC) 6TH. EDITION, FLORIDA BUILDING CODE (FBC) 7TH. EDITION (2020), NFPA 1, 2015 EDITION, "FIRE CODE", NFPA 101, 2015 EDITION, "LIFE SAFETY CODE", NFPA 10, 2013 EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER", NFPA 13, 2015 EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM", NFPA 70, 2014 EDITION, "NATIONAL ELECTRICAL CODE", NFPA 72, 2013 EDITION, "NATIONAL FIRE ALARM CODE", ANSII/ASHRAE 15-19 SAFETY CODE FOR MECHANICAL REFRIGERATION, FLORIDA ENERGY CODE FOR BUILDING CONSTRUCTION LATEST EDITION NFPA 14, 2013 EDITION "STANDARD FOR THE INSTALLATION OF STANDPIPE, AND HOSE SYSTEMS", NFPA 54, 2015 EDITION "NATIONAL FUEL GAS CODE", NFPA 90A, 2015 EDITION, STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS", MIAMI DADE COUNTY PLANNING & ZONING CODE
- ALL DRY WALL INTERIOR PARTITIONS SHALL BE INSPECTED BY THE BUILDING DEPARTMENT.
- CONCRETE MASONRY UNITS USED IN EXTERIOR WALLS AND IN ALL WALLS OR PARTITIONS SHALL COMPLY WITH 7TH EDITION (2020) OF THE FBC SECTION 704
- CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING:
 

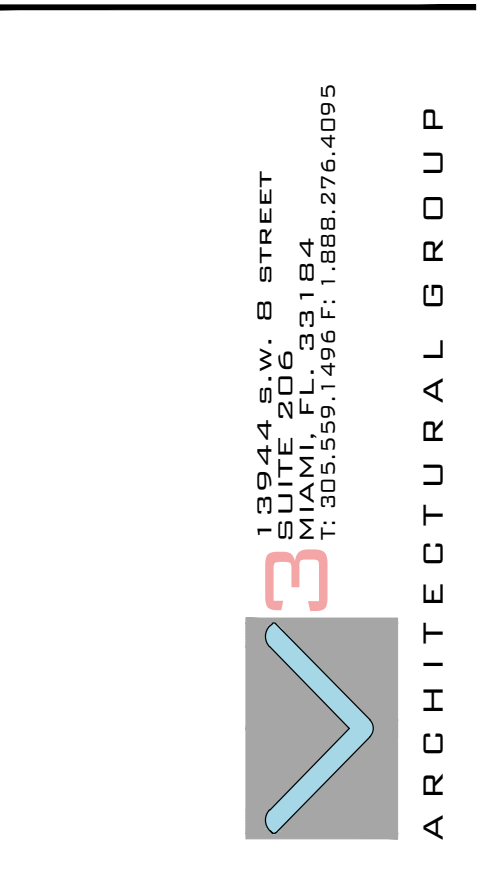
"FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
- PER 7TH EDITION (2020) OF THE FBC 903.2, (IF NECESSARY) AN APPROVED COMPLETE AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING. THE SPRINKLER SYSTEM SHALL BE DESIGNED USING THE PARAMETERS SET FORTH IN NFPA 9.7
- PER 7TH EDITION (2020) OF THE FBC SECTION 716.3, FIRE DAMPERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS, SHALL BE PROVIDED IN DUCTS PENETRATING WALLS OR PARTITIONS HAVING A FIRE RESISTANCE OF 1 HOUR OR MORE.
- PER 7TH EDITION (2020) OF THE FBC SECTION 716, FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555 AND SHALL BEAR THE LABEL OF AN APPROVED TESTING AGENCY. CLOSURE SHALL INTERRUPT ANY MIGRATORY AIR FLOW AND RESTRICT THE PASSAGE OF FLAME. FIRE DAMPERS SHALL BE CLASSIFIED AND IDENTIFIED FOR USE AS EITHER STATIC SYSTEMS THAT AUTOMATICALLY SHUT DOWN IN THE EVENT OF FIRE, OR DYNAMIC SYSTEMS THAT OPERATE IN THE EVENT OF FIRE.
- ALL FINISHES SHALL COMPLY WITH THE 7TH EDITION (2020) OF THE FLORIDA BUILDING CODE, CHAPTER 8. SHALL GOVERN THE USE OF MATERIALS AS INTERIOR FINISHES BY LIMITING THE ALLOWABLE FLAME SPREAD AND SMOKE DEVELOPMENT BASED ON LOCATION AND OCCUPANCY CLASSIFICATION.
- IT IS THE RESPONSIBILITY OF THE VENDOR/ SUPPLIER TO CONFIRM THAT HIS/HER PRODUCT MEETS ALL LOCAL CODES (ADA, NFPA, IBC, ) FOR THE APPLICATION IN WHICH IT IS TO BE USED. IF THE MATERIAL REQUESTED BY THE ARCHITECT/ ENGINEER IS IN QUESTION TO MEET SUCH CODES, THE VENDOR/ SUPPLIER MUST INFORM THE ARCHITECT AND MAKE THE NECESSARY CHANGES SO THE PRODUCT MEETS ALL REQUIRED CODES.

## DEMOLITION NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF CONSTRUCTION. ANY CONDITION NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BID SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY DEMOLITION. (I.E. WATER, SEWER, FPL, ETC.) IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER OF ANY DISCOVERED DISCREPANCIES.
- CONTRACTOR TO LOCATE ALL EXISTING INSTALLATIONS THAT WILL PREVENT THE CONSTRUCTION OF THE INTENDED ITEMS, OR REQUIRE THE MODIFICATION OF CEILING HEIGHTS.
- GENERAL CONTRACTOR TO PATCH AND REPAIR ALL SURFACES THAT BECOME AFFECTED DURING CONSTRUCTION.
- ALL SALVAGEABLE MATERIALS TO BE REMOVED AND STORED ACCORDING TO OWNER'S REQUEST, COORDINATE WITH TENANT & LANDLORD.
- ITEMS TO BE REMOVED OR RELOCATED SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES, ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR.
- LOCATION OF DUMPSTER AND WORK PROCEDURES ARE TO BE COORDINATED WITH PROPERTY MANAGEMENT OR OWNER.
- CONTROL THE SPREAD OF DUST AND DIRT AS REQUIRED.
- VERIFY THAT ALL APPROPRIATE UTILITIES HAVE BEEN DISCONNECTED AND PROPERLY CAPPED TO INSURE SAFETY.
- PROMPTLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.
- MATERIALS PRODUCED BY DEMOLITION ARE TO BE RECYCLED TO EXTENT FEASIBLE WHERE NOT SALVAGED FOR REUSE IN NEW CONSTRUCTION. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF SITE.
- CONTRACTOR TO DISPOSE OF DEMOLISHED MATERIALS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- UPON COMPLETION OF DEMOLITION OPERATIONS, REMOVE ALL TOOLS, EQUIPMENT AND DEBRIS LEAVING ALL AREAS (EXT. & INT.) CLEAN AND PREPARED FOR NEW CONSTRUCTION.
- ALL DEMOLISHED MATERIAL SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE DISPOSED OF BY CONTRACTOR.
- ASBESTOS AND OTHER HAZARDOUS MATERIALS: PRIOR TO DEMOLITION COMMENCEMENT, GENERAL CONTRACTOR SHALL HAVE A LICENSED ABATEMENT CONTRACTOR PREPARE A HAZARDOUS MATERIALS SURVEY FOR THE DEMOLITION AREAS. THE SURVEY REPORT SHALL IDENTIFY ALL MATERIALS REQUIRED TO BE REMOVED AND THE REQUIRED METHODOLOGY FOR THE REMOVAL (ABATEMENT) OF SAID HAZARDOUS MATERIALS. THIS REPORT SHALL BE PART OF THE DEMOLITION PERMIT DOCUMENTS.
- DO NOT REMOVE PIPING OR EQUIPMENT UNTIL HAZARDOUS MATERIALS ABATEMENT IS COMPLETE IN THE VICINITY WHEN APPLICABLE. COORDINATE WITH HAZARDOUS MATERIALS CONTRACTOR.
- PROTECT ALL CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION OF ADJACENT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION IF DAMAGE OCCURS TO AREAS NOT SHOWN TO BE DEMOLISHED.
- DETAILS NOTED "TYPICAL" IMPLY ALL SUCH CONDITIONS BE TREATED SIMILARLY.
- CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION & LIGHTING DURING DEMOLITION WORK, IF REQUIRED.
- DEMOLITION NOTES INDICATE TYPE OF WORK TO BE PERFORMED. CONTRACTOR TO VERIFY EXTENTS OF ALL DEMOLITION WORK IN THE FIELD.

## GENERAL AS-BUILT DRAWINGS DISCLAIMER

THE EXISTING CONDITIONS REPRESENTED IN THIS SET WERE GENERATED FROM EXISTING AS-BUILT DRAWINGS & FIELD-SURVEYED FINDINGS. THE EXISTING CONDITIONS REPRESENTED ARE STRICTLY FOR THE PURPOSE OF PROVIDING A POINT-OF-REFERENCE BASIS FOR THE PROPOSED DESIGN. NO OTHER ACCURACY SHOULD BE CONSTRUED. ALL EXISTING FOUNDATIONS DRAWN ARE SUSPECT. THE G.C. MUST REPORT ALL STRUCTURAL AND MEP CONDITIONS THAT CONFLICT WITH THE PROPOSED DESIGN IN A TIMELY MANNER FOR A/E RESOLUTION.



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**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75TH ST**  
**HIALEAH, FLORIDA 33014**

DATE:	01.08.21
DESIGNED BY:	DLC
DRAWN BY:	DLC
REVIEWED BY:	MDF
PROJECT NO.:	20-0032

REVISIONS	

JOSE A. VIDAL AR94535  
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## GENERAL NOTES

**AO.1**  
 CONSTRUCTION DOCUMENT



## GUIDELINES FOR ACCESSIBILITY FOR PHYSICALLY DISABLED PERSONS

1. FOR THE CONVENIENCE OF THE PHYSICALLY DISABLED, WASHROOM ACCESSORIES SHOULD BE MOUNTED SO THAT OPERATING AREAS SUCH AS COIN SLOTS, PUSHBUTTONS, OPENING FOR TOWELS & WASTE ARE NO MORE THAN 48" ABOVE FIN. FLOOR.
2. FOR THE SAFETY OF THE BLIND, OBJECTS BELOW 6'-6" WHICH PROTRUDE MORE THAN 4" MUST CONTINUE TO THE FLOOR SO THAT THEY MAY BE DETECTED BY A PERSON USING A CANE OR SEEING EYE DOG.
3. LAVATORY AT EACH WASHROOM SHOULD PROVIDE:
  - a) A MAXIMUM HEIGHT OF 34" FROM FIN. FLOOR TO TOP OF VANITY.
  - b) HOT WATER SUPPLY & DRAINPIPES.
  - c) A SOAP DISPENSER WHICH CAN BE OPERATED WITH ONE HAND.
  - d) SINGLE LEVER FAUCET CONTROL FOR HOT & COLD WATER UNLESS OTHERWISE NOTED OR PROVIDED IN THE SCHEDULE.
4. GRAB BARS SHOULD BE MOUNTED HORIZONTALLY AT A HEIGHT OF 33" (MINIMUM) AND 36" (MAXIMUM) ABOVE THE FIN. FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE & SHOULD BE 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE BETWEEN GRAB BAR & WALL.
5. ACCESSORIES WITHIN A TOILET COMPARTMENT SHOULD BE LOCATED BELOW THE GRAB BAR.
6. DOOR HARDWARE- HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR. DOOR OPENING FORCE- REF. ITEM 14 BELOW.
7. HEIGHT OF WATER CLOSET SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
8. FLUSH CONTROLS- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH FBC, ACCESSIBILITY, 7TH EDITION (2020) SECTION 309 CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET
9. EXPOSED PIPE AND SURFACES- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT
10. FAUCETS- ACCESSIBLE LAVATORIES SHALL BE AUTOMATIC FAUCETS.
11. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES A.F.F.
12. FURNISH AND INSTALL H.C. ACCESSIBLE SIGN. USE THE INTERNATIONAL SIGN OF ACCESSIBILITY.
13. DOORS, DOOR CLOSER , AND DOOR OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF FBC, 7TH EDITION (2020) SECTION 1008
14. THE FLOORS AND WALLS OF PUBLIC TOILET ROOM, TO A HEIGHT OF 5'-0" (MIN.), SHALL BE TILE OR SIMILAR IMPERVIOUS MATERIAL. (UNLESS OTHERWISE NOTED IN PLANS).
15. PUBLIC TOILET SHALL HAVE ACCESSIBLE PERMANENT SIGNAGE PLAINLY INDICATING FOR WHICH SEX AND /OR GROUP SUCH ROOM IS INTENDED.
16. UNISEX TOILET ROOM SHALL HAVE A LOCKABLE DOOR TO INSURE PRIVACY.
17. PROVIDE BLOCKING IN BETWEEN PARTITIONS FOR H.C. GRAB BARS TO COMPLY WITH F.B.C., CURRENT EDITION AT TIME OF BIDDING.
18. GRAB BARS AS PER FBC CURRENT EDITION. FBC ACCESSIBILITY, 7TH EDITION (2020), SECTION 609
- 18a. GRAB BARS STRUCTURAL STRENGTH- AS PER FBC CURRENT EDITION. FBC ACCESSIBILITY, 7TH EDITION (2020), SECTION 609.8
19. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE FBC ACCESSIBILITY, 7TH EDITION (2020), SECTION 216, 703
20. G.C. TO HAVE ALLOWANCE FOR ADA COMPLIANT MILLWORK COVER FOR ALL COMMERCIAL AND / OR ADA SINK AS A MINIMUM. ALL P-TRAPS TO HAVE SUCH MILLWORK SCREENS FOR TRAPS. ALL TO COMPLY WITH ADA REQUIREMENTS. IF NOT NEEDED, AFTER BID, ARCHITECT TO APPROVE FOR ELIMINATION FROM BUDGET. ID DRAWINGS TO FURTHER ELABORATE DESIGN.

## HARDWARE NOTES:

1. CONTRACTOR SHALL PROVIDE ALL HARDWARE INCLUDING BUT NOT LIMITED TO: BUTTS, LOCKS, SELF-CLOSERS, HOLDERS, DOOR STOPS, THRESHOLDS, KICK PLATES, PUSH PLATES, PULLS AND TEMPLATES AS APPLICABLE. DOOR LOCKS SHALL BE MANUFACTURED BY SCHLAGE OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE A COMPLETE HARDWARE SCHEDULE TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT OF ITEMS.
2. ALL HARDWARE SHALL BE LEVER TYPE AND SHALL MEET ALL REQUIREMENTS ACCORDING TO THE 7TH EDITION (2020) OF THE FLORIDA ACCESSIBILITY CODE.
3. PROVIDE CLOSING COORDINATOR FOR ALL DOOR PAIRS EQUIPPED WITH SELF CLOSING DEVICE.
4. HARDWARE SCHEDULE SHALL BE COORDINATE WITH THE WALL FIRE RATING ASSEMBLY. SEE LIFE SAFETY PLANS
5. HARDWARE SCHEDULE SHALL BE PROVIDE ALL THE NECESSARY PANIC & CLOSER DEVICES TO MEET THE LIFE SAFETY REQUIREMENTS
6. ALL NEW DOORS SHALL HAVE 1 1/2 PAIR OF HINGES OR AS RECOMMENDED BY MANUFACTURER.
7. PROVIDE ALLOWANCE FOR ALL HARDWARE.

## WINDOW & DOOR GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWING TO THE ARCHITECT FOR APPROVAL PRIOR TO SHOP FABRICATION OR PURCHASE.
2. ALL PRODUCTS APPROVAL DOCUMENTATION SHALL BE SUBMITTED TO THE BLDG. DEPT. AS REQUIRED.
3. STRUCTURAL PERFORMANCE: DOORS SHALL BE DESIGNED AND CONSTRUCTED TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST WIND PRESSURE AND IMPACT LOADS AS SET FORTH IN THE 7TH EDITION (2020) OF THE FBC.
4. ALL EXTERIOR DOORS SHALL HAVE ALUM. THRESHOLDS, DOOR SWEEPERS & WEATHER STRIPPING ALL AROUND.
5. WINDOW SUPPLIER SHALL FIELD VERIFY ALL OPENINGS AND CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO MASONRY OPENING SIZES TO ACCOMMODATE AVAILABLE DOORS.
6. NEW INSTALLATION SHALL BE IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS AND THE 7TH EDITION (2020) OF THE FLORIDA BUILDING CODE, REQUIREMENTS.
7. WINDOWS & DOOR UNDER SEPARATE PERMIT.
8. CONTRACTOR OR HARDWARE SUPPLIER SHALL SUBMIT A HARDWARE SCHEDULE FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL DOUBLE DOORS SHALL HAVE MULTI POINT FLUSH BOLT AN ASTRAGAL.
10. ALL METAL EXTERIOR DOOR THICKNESS TO BE 1 3/4" UNLESS OTHERWISE NOTED.
11. SEAL TIGHT WITH BACKER ROD AND SEALANT ALL JOINTS BETWEEN ALUMINUM FRAMING AND ROUGH OPENINGS.
12. ALL FIXED EXTERIOR GLASS PANELS, SHALL REQUIRE PRODUCT CONTROL APPROVAL.

## SECURITY NOTES (BURGLARY SECURITY & FORCED ENTRY)

1. ALL LOCKS AND EXTERIOR DOORS: SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
2. ALL SINGLE EXTERIOR SWING DOORS: SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLTS WITH INSERTS.
3. HINGES ON EXTERIOR OFFSET TYPE SWING DOORS: PROVIDE MIN. 3 HINGES PER DOOR W/ SECURITY NON REMOVABLE HINGES BY STANLEY OR APPROVED EQUAL.
4. JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN-SWING DOORS : SHALL BE RABBETED, OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

## DOORS:

ALL ENTRY DOOR & A/C CLOSET DOOR TO BE PROVIDED WITH SELF CLOSING DEVICE

WITH = MIN. 32" CLEAR (FOR ACTUAL SIZES REFER TO DOOR SCHEDULE)  
 HEIGHT = MIN. 6'-8" (FOR ACTUAL SIZES REFER TO DOOR SCHEDULE)  
 HARDWARE: LEVER  
 THRESHOLDS :1/2" MAX. WITH BEVELED EDGES.  
 SWING : DIRECTION OF EGRESS IF GREATER THAN 50 OCCUP.

## EGRESS NOTE:

ALL COMPONENTS IN THE MEANS OF EGRESS TO THE PUBLIC WAY MUST COMPLY WITH ALL EGRESS REQUIREMENTS, INCLUDING LATCHING, HARDWARE, ETC. CH.10 OF THE 7TH EDITION (2020) OF THE F.B.C.

## PAINTING

- P1. ALL SPACES SHALL BE SWEEP CLEAR AND CLEAN BEFORE PAINTING OR STAINING IS STARTED, AND ALL SURFACES TO BE PAINTED OR STAINED SHALL BE DRY.
- P2. WHERE NO SPECIFIC MANUFACTURER OF PAINTS, VARNISHES, ENAMELS, STAINS, ETC., IS SPECIFIED, SUCH MATERIALS SHALL BE THE PRODUCT OF THE FOLLOWING MANUFACTURER'S AND SHALL BE THEIR HIGHEST GRADE OF EACH TYPE OF MATERIAL. PITTSBURGH COMPANY, SHERWIN-WILLIAMS PAINT COMPANY, PRATT AND LAMBERT, ASSOCIATED PAINT, MARTIN SENOUR, BENJAMIN MOORE.
- P3. BEFORE COMMENCING WORK, THE PAINTER MUST MAKE CERTAIN THAT SURFACES TO BE COVERED ARE IN PERFECT CONDITION. SHOULD THE PAINTER FIND SUCH SURFACES IMPOSSIBLE FOR ACCEPTANCE, HE SHALL REPORT SUCH FACT TO THE ARCHITECT. THE APPLICATION OF PAINT SHALL BE HELD AS AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS, AND THE PAINTER SHALL BE HELD RESPONSIBLE FOR THE RESULTS REASONABLY EXPECTED FROM THE MATERIALS AND PROCESSES SPECIFIED. IN NO CASE SHALL PAINT OR STAIN BE APPLIED TO SURFACES WHICH SHOW A MOISTURE CONTENT GREATER THAN 12% FOR INTERIOR WOOD OR 15% FOR PLASTER, AS DETERMINED BY AN ELECTRONIC MOISTURE METER. NO PAINTING SHALL BE DONE WHEN THE TEMPERATURE IS BELOW 50 DEGREES FAHRENHEIT.
- P4. ALL WOOD SURFACES TO RECEIVE STAIN SHALL BE CLEANED IN SUCH A MANNER THAT STAIN CAN BE APPLIED EVENLY.
- P5. BEFORE ORDERING MATERIALS, SAMPLES OF EACH AND EVERY TYPE OF FINISH AND COLOR SHALL BE APPROVED BY THE ARCHITECT.
- P6. UPON COMPLETION, ALL TOUCHING UP AS REQUIRED SHALL BE DONE AND PAINT REMOVED FROM ALL SURFACES WHICH ARE NOT SPECIFIED TO RECEIVE PAINT. ALL RAGS, PAINT CANS, AND OTHER DEBRIS SHALL BE REMOVED.

## SEALANTS AND CAULK

- S1. SUBMIT PROPERLY IDENTIFIED MANUFACTURER'S PUBLISHED LITERATURE FOR APPROVAL PRIOR TO INSTALLATION.
- S2. UPON COMPLETION, ALL TOUCHING UP AS REQUIRED SHALL BE DONE AND PAINT NAMES, CATALOG NUMBERS, SPECIFICATIONS, SURFACE PREPARATION, MIXING AND APPLICATION DIRECTIONS FOR EACH PRODUCT.
- S3. PROVIDE WARRANTY COVERING SEALANT MATERIALS FOR A TWO (2) YEAR PERIOD COVERING JOINT FAILURE. JOINT FAILURE IS DEFINED AS: LEAKS OF AIR OR WATER, EVIDENCE OF LOSS OF COHESION, FADING OF SEALANT MATERIAL, MIGRATION OF SEALANT, EVIDENCE OF LOSS OF ADHESION BETWEEN SEALANT AND JOINT EDGE.
- S4. SUBMIT FULL COLOR RANGE FOR SELECTION FROM MANUFACTURER'S STANDARD COLOR CHART.
- S5. MASKING: APPLY TAPE WHERE REQUIRED TO PROTECT ADJACENT SURFACES. ADHERE TAPE IN CONTINUOUS STRIPS IN ALIGNMENT WITH JOINT EDGE, AND REMOVE IMMEDIATELY AFTER JOINTS HAVE BEEN SEALED AND TOOLED.
- S6. MIXING: AS RECOMMENDED BY MANUFACTURER USING PUBLISHED DIRECTIONS. ADHERE TO RECOMMENDED "POT LIFE" REQUIREMENTS.
- S7. CAULKING AND SEALANT FINISHES: FORCE CAULKING AND SEALANT INTO JOINTS WITH GUN HAVING A NOZZLE WHICH FITS INTO JOINTS. FILL JOINTS SOLIDLY, TOOL TO COMPRESS AND SMOOTH JOINTS WITHOUT THIN EDGES, AND LEAVE FREE FROM TOOL MARKS AND FLUSH WITH ADJOINING SURFACES.
- S8. REMOVE EXCESS COMPOUND, SMEARS, DROPPINGS AND MISPLACED COMPOUND BEFORE IT HAS CURED USING SUITABLE TOOLS AND NON-STAINING OIL-FREE SOLVENT RECOMMENDED BY MANUFACTURER.
- S9. CLEAN ADJACENT SURFACES FREE OF SEALANT, CAULKING AND SOILING USING SOLVENT OR CLEANING AGENT AS RECOMMENDED BY THE MANUFACTURER.

## RECORD DRAWINGS

- RD1. FROM THE START OF CONSTRUCTION UNTIL FINAL INSPECTION AND COMPLETION OF THE WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL HAVE ONE SET OF PLANS AND SPECIFICATIONS IN THE JOB SITE, ON WHICH DETAIL NOTATIONS AS TO THE LOCATIONS OF ALL WORK WILL BE RECORDED. AT THE COMPLETION OF CONSTRUCTION, THIS SET WILL BE TURNED OVER TO THE OWNER WITH THE RECORDED DRAWINGS.
- RD2. UPON COMPLETION OF THE WORK UNDER THIS CONTRACT, AND BEFORE FINAL PAYMENT WILL BE ISSUED, THE CONTRACTOR SHALL DELIVER TO THE OWNER TWO (2) SETS OF CONTRACT DRAWINGS UPON WHICH HE WILL INDICATE THE EXACT LOCATION OF ALL ELECTRICAL PLUMBING AND MECHANICAL WORK, AS BUILT, INCLUDING DIMENSIONAL LOCATIONS OF CONCEALED LINES. THE DATA SHALL BE RECORDED TO SCALE, IN RED INK, ON BLACK LINE PRINTS, WITH EACH PRINT BEARING THE DATE, THE NAME OF CONTRACTOR AND SUBCONTRACTOR WHO EXECUTED WORK, THIS ALSO INCLUDES WORK DONE BY OWNER.
- RD3. THE CONTRACTOR SHALL DELIVER "AS BUILT" DRAWINGS TO THE OWNER UPON COMPLETION OF THE WORK, AS FINAL PAYMENT WILL BE CONTINGENT UPON RECEIPT OF SUCH DRAWINGS.

## GYPSUM WALL BOARD

- G1. PROVIDE LABOR, MATERIALS, NECESSARY EQUIPMENT, SERVICES TO COMPLETE GYPSUM DRYWALL WORK, AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN OR BOTH. FINISH DRYWALL WORK TO BE LEVEL, UNMARKED WITH TRUE INSIDE AND OUTSIDE CORNERS AS ACCEPTABLE TO THE ARCHITECT AND OWNER.
- G2. OBTAIN GYPSUM BOARD PRODUCTS FROM A SINGLE MANUFACTURER OR MANUFACTURERS RECOMMENDED BY PRIME MANUFACTURER OF GYPSUM BOARD.
- G3. REFERENCES:
  - a) GYPSUM BOARD STANDARD: COMPLY WITH APPLICABLE REQUIREMENTS OF ANSIIASTM C-840 FOR APPLICATION, FINISHING OF GYPSUM BOARD UNLESS OTHERWISE INDICATED.
  - b) STEEL FRAMING STANDARD: COMPLY WITH APPLICABLE REQUIREMENTS OF ASTM C-754 FOR INSTALLATION OF STEEL FRAMING FOR GYPSUM BOARD.
  - c) GYPSUM BOARD TERMINOLOGY STANDARD: GA-505 BY GYPSUM ASSOCIATION.
- G4. INSTALL SUPPLEMENTARY FRAMING, BLOCKING, BRACING TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CABINetry, HEAVY TRIM, FURNISHINGS OR SIMILAR WORK WHICH CANNOT BE ADEQUATELY SUPPORTED ON THE GYPSUM BOARD ALONE.

## DOOR NOTES

- D1. PROVIDE LABOR AND ALL NECESSARY EQUIPMENT AND SERVICES TO COMPLETE FINISH HARDWARE WORK. CONTRACTOR TO COORDINATE FINISH HARDWARE WITH ALL OTHER RELATED WORK.
- D2. CONTRACTOR WILL SUBMIT SHOP DRAWINGS FOR ALL ALUMINUM AND STEEL DOORS AND FRAMES FOR ARCHITECTS REVIEW.
- D3. DOOR HARDWARE TO BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO SUBMIT HARDWARE SCHEDULE TO ARCHITECT FOR REVIEW.
- D4. CONTRACTOR SHALL VERIFY ALL OPENING DIMENSIONS FOR DOORS WITH MOUNTING DETAIL OUTLINED IN THE PRODUCTS APPROVAL NOTICE OF ACCEPTANCE AND JOB SITE CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- D5. HOLLOW METAL DOORS SHALL BE 18 (GA.)
- D6. HOLLOW METAL FRAMES SHALL BE 16 (GA.) WELDED.

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**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75TH ST**  
**HIALEAH, FLORIDA 33014**

DATE:	01.08.21
DESIGNED BY:	DLC
DRAWN BY:	DLC
REVIEWED BY:	MDF
PROJECT NO.	20-0032

REVISIONS	DATE	DESCRIPTION

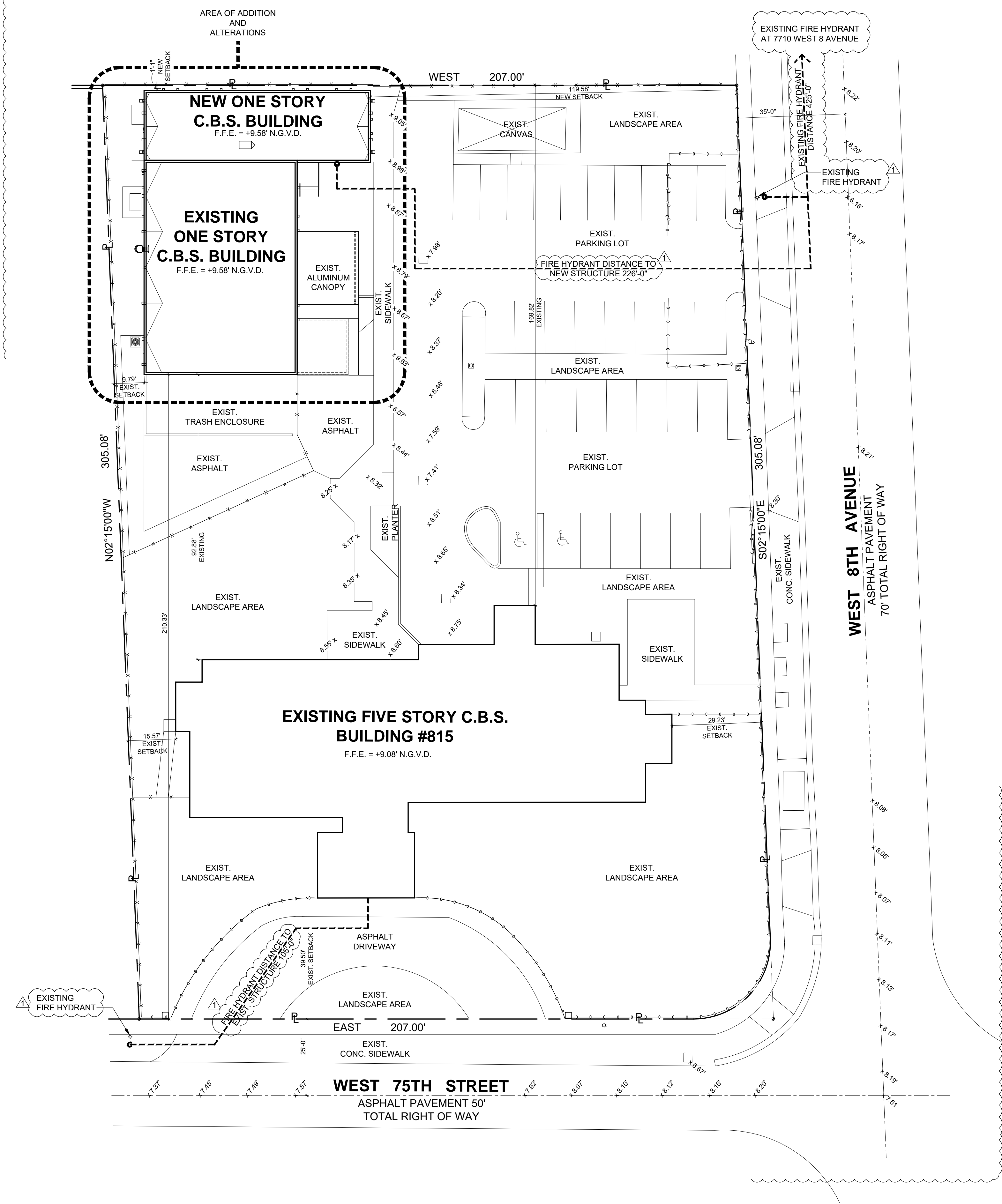
JOSE A. VIDAL AR94535 MANUEL D.FERNANDEZ AR95601	SEAL
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**GENERAL NOTES**

**A0.2**

CONSTRUCTION DOCUMENT





**1 PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

**FLOOD LEGEND:**

FLOOD ZONE: X  
 ADDRESS: 815 WEST 75TH STREET, HIALEAH FLORIDA 33014  
 COMMUNITY: MIAMI-DADE Co. CITY OF HIALEAH 120643  
 MAP & PANEL #: 12086, PANEL NO. 0118, SUFFIX L  
 BASE FLOOD ELEVATION: NONE  
 THE ATTACHED CERTIFIED SURVEY PREPARED BY:  
 CARLOS HERNANDEZ SURVEYORS NAME  
 5718 FLORIDA REGISTRATION No.  
 LOWEST FLOOR ELEVATION: SEE SURVEY  
 ADJACENT GRADE ELEVATION: SEE SURVEY

- ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)
- ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA.

BE USED BELOW B.F.E.  
 ALTERNATIVELY A CERTIFICATION BY: \_\_\_\_\_ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.  
 THE SITE WILL BE GRADE IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.  
 0'-0" = \_\_\_\_\_ N.G.V.D.

**ZONING INFORMATION:**

ZONING:	R-3 MULTIPLE-FAMILY	
SITE AREA:	62,988 S.F. = (1.45 ACRES)	
<b>BUILDING COVERAGE</b>		
EXISTING FIVE STORY BUILDING	8,628.54 SF	
EXISTING STORAGE BUILDING	4,385.22 SF	
STORAGE BUILDING ADDITION	1,696.43 SF	
TOTAL	14,706.19 SF	
MAX. LOT COVERAGE	REQUIRED	PROVIDED
62,988 X 30% =	18,896.4 SF MAX.	14,706.19 SF
<b>MIN. REQUIRED SETBACKS:</b>		
<b>EXISTING FIVE STORY BUILDING</b>		
FRONT YARD:	25.0 FT	39.50 FT EXIST.
SIDE STREET:	15.0 FT	29.23 FT EXIST.
INTERIOR SIDE:	10.0 FT	15.57 FT EXIST.
REAR:	20.0 FT	169.82 FT EXIST.
<b>EXISTING STORAGE BUILDING WITH ADDITION</b>		
FRONT YARD:	25.0 FT	210.33 FT EXIST.
SIDE STREET:	15.0 FT	159.18 FT NEW
INTERIOR SIDE:	10.0 FT	9.79 FT EXIST.
REAR:	20.0 FT	1.08 FT NEW
<b>OPEN SPACE AREA</b>		
62,988 X 30% =	18,896.4 SF MIN.	22,163 SF
<b>HEIGHT REQUIREMENTS</b>		
BUILDING NUMBER OF STORIES R-3-5:	UNLIMITED	5 STORIES

**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75th ST**  
**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
 DRAWN by: DLC  
 REVIEWED by: MDF  
 PROJECT NO: 20-0032

**REVISIONS**

03.11.21	BLDG. COMMENTS
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JOSE A. VIDAL AR94535  
 MANUEL D. FERNANDEZ AR95601

**SITE PLAN**

**A1.0**  
 CONSTRUCTION DOCUMENT

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STORAGE BLDG. ADDITION AND ALTERATIONS  
815 WEST 75th ST  
HIALEAH, FLORIDA 33014

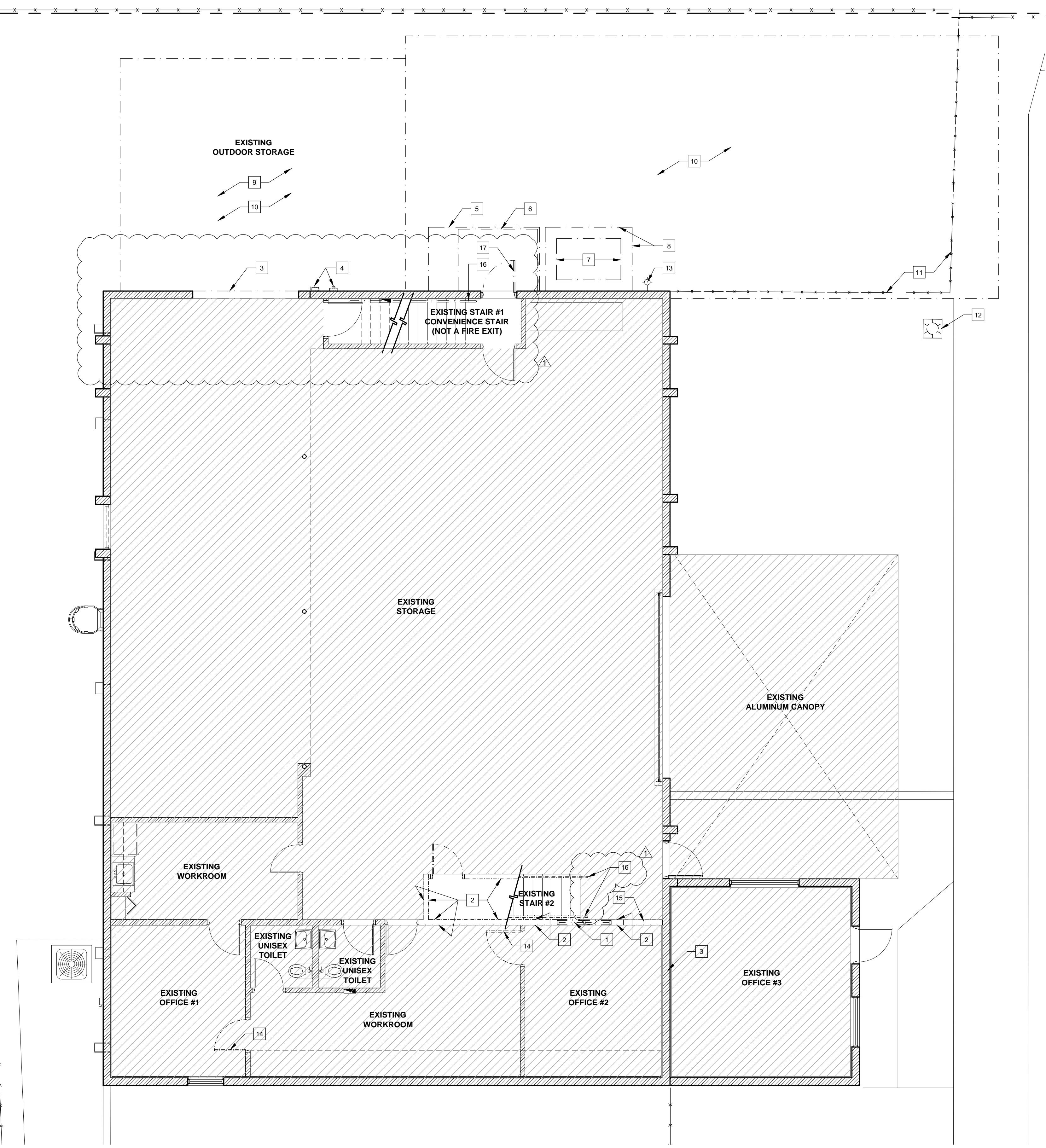
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REVISIONS	
03.11.21	BLDG. COMMENTS

JOSE A. VIDAL AR94535  
MANUEL D. FERNANDEZ AR95601  
SEAL

GROUND LEV.  
DEMO PLAN

D1.1  
CONSTRUCTION DOCUMENT



**SELECTIVE DEMOLITION PLAN  
KEY NOTES:**

- 1 WINDOW TO BE REMOVED
- 2 DRYWALL TO BE REMOVED
- 3 CREATE OPENING IN WALL. COORDINATE WITH OWNER. REFER TO STRUCTURAL DRAWINGS.
- 4 ELECTRIC METER AND DISCONNECT SWITCH TO BE RELOCATED.
- 5 CONCRETE STOOP TO BE DEMOLISHED
- 6 ENTRY ROOF TO BE REMOVED
- 7 A/C COMPRESSOR TO BE RELOCATED
- 8 CHAN-LINK FENCE TO BE REMOVED, COORDINATE WITH OWNER
- 9 CANOPY AND WOOD FENCE TO BE REMOVED, COORDINATE WITH OWNER
- 10 CONCRETE SLAB TO BE DEMOLISHED
- 11 CHAIN-LINK FENCE TO BE REMOVED
- 12 POLE LAMP TO BE REMOVED, COORDINATE WITH OWNER
- 13 WALL MOUNTED LIGHT FIXTURE TO BE REMOVED, COORDINATE WITH OWNER
- 14 DOOR TO BE REMOVED, DOOR FRAME TO REMAIN
- 15 CREATE OPENING FOR NEW DOOR
- 16 EXISTING HANDRAIL TO BE REMOVED
- 17 EXISTING DOOR AND FRAME TO BE REMOVED

**WALL LEGEND:**

- EXISTING WALLS TO REMAIN
- DASH LINE DENOTES WALLS AND OBJECTS TO BE REMOVED.

**NOTES:**

1. REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND COORDINATION WITH PROPOSED WORK. IF DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY A/E TEAM IMMEDIATELY, OTHERWISE, CONTRACTOR WILL ASSUME RESPONSIBILITY.

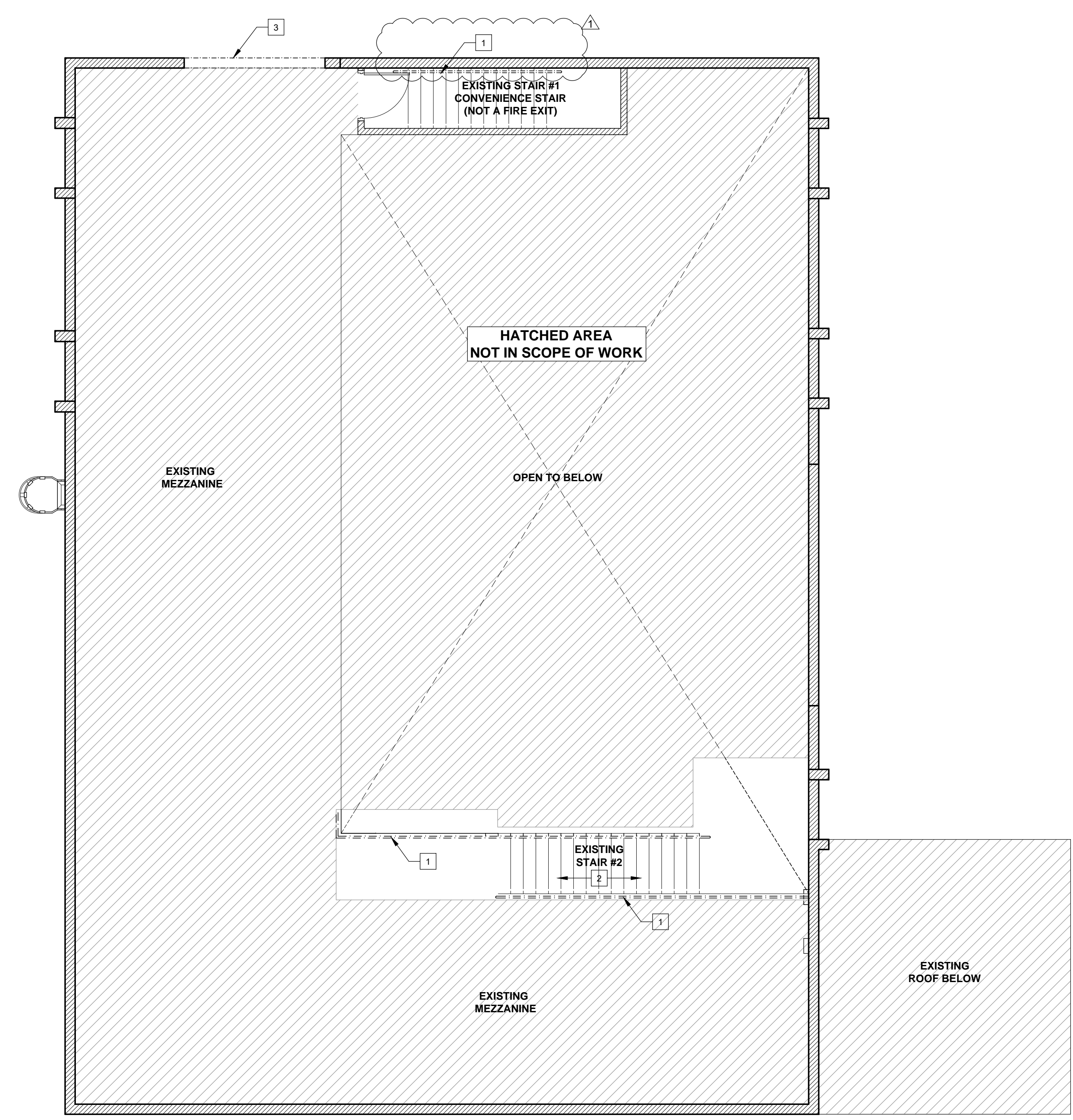
**NOTE:**  
ALL LIFE SAFETY SYSTEMS SHALL REMAIN IN ACTIVE DUTY AT ALL TIMES.

**NOTE:**  
G.C. SHALL PATCH AND/OR REPAIR ALL WALLS, FLOOR, AND CEILING FINISHES TO EXISTING CONDITION DEEMED DAMAGED DURING PROGRESS OF EXECUTION OF PROPOSED WORK. ALL FINISHES SHALL MATCH EXISTING.

**GROUND LEVEL**  
**1 SELECTIVE DEMOLITION PLAN**  
SCALE: 3/16" = 1'-0"



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**SELECTIVE DEMOLITION PLAN  
KEY NOTES:**

1	RAILING TO BE REMOVED
2	STAIR TO REMAIN
3	CREATE OPENING IN WALL, COORDINATE WITH OWNER. REFER TO STRUCTURAL DRAWINGS.
4	BURGLAR ALARM PANEL TO BE RELOCATED

**WALL LEGEND:**

	EXISTING WALLS TO REMAIN
	DASH LINE DENOTES WALLS AND OBJECTS TO BE REMOVED.

**NOTES:**

- REFER TO GENERAL NOTES FOR ADDITIONAL DEMOLITION NOTES.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS AND COORDINATION WITH PROPOSED WORK. IF DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY A/E TEAM IMMEDIATELY, OTHERWISE, CONTRACTOR WILL ASSUME RESPONSIBILITY.

**NOTE:**  
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**NOTE:**  
 G.C. SHALL PATCH AND/OR REPAIR ALL WALLS, FLOOR, AND CEILING FINISHES TO EXISTING CONDITION DEEMED DAMAGED DURING PROGRESS OF EXECUTION OF PROPOSED WORK. ALL FINISHES SHALL MATCH EXISTING.

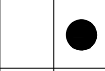
HIALEAH HOUSING AUTHORITY  
 STORAGE BLDG. ADDITION AND ALTERATIONS  
 815 WEST 75th ST  
 HIALEAH, FLORIDA 33014

date: 01.08.21  
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 REVIEWED by: MDF  
 PROJECT NO. 20-0032

**REVISIONS**

03.11.21	A	BLDG. COMMENTS

JOSE A. VIDAL AR94535  
 MANUEL D. FERNANDEZ AR95601



SEAL

MEZZANINE  
 DEMO PLAN

D1.2  
 CONSTRUCTION  
 DOCUMENT

**1 MEZZANINE LEVEL  
 SELECTIVE DEMOLITION PLAN**  
 SCALE: 3/16" = 1'-0"





**MINIMUM INTERIOR WALL & CLG. FINISH REQUIREMENTS BY OCCUPANCY (NONSPRINKLERED)**  
FFPC 101 7TH EDITION (2020) TABLE A.10.2.2 / FBC 7th Edition (2020) Building 803.11

OCCUPANCY	INTERIOR EXITS STAIRWAYS, INTERIOR EXITS STAIRWAYS AND EXIT PASSAGEWAYS	CORRIDORS ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
B - BUSINESS	CLASS A OR B	CLASS A OR B	CLASS A, B OR C
S - STORAGE	CLASS A OR B	CLASS A, B OR C	CLASS A, B OR C

**FACILITY GROSS TOILET FIXTURE CALCULATIONS:**

PURSUANT TO 2020 FBC - PLUMBING SEVENTH EDITION CODE, TABLE 403.1

STORAGE	MALE WC		MALE URINAL		MALE LAVS		FEMALE WC		FEMALE LAVS		DRINKING FOUNTAINS (1:100)	SERVICE SINK
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		
15 MALE 14 FEMALE	1	1	0	0	1	1	1	1	1	1	2	1

**LIFE SAFETY : SYMBOL LEGEND**

- T.D. TRAVEL DISTANCE
- D.E.C. DEAD END CORRIDOR
- C.P.T. COMMON PATH OF TRAVEL
- BEGINNING OF TRAVEL DISTANCE INDICATED
- POINT OF EXIT DISCHARGER
- 3'-0" SINGLE DOOR
- DOOR SIZE PROVIDED
- CLEAR DIM. PROVIDED
- DIM. REQUIRED PER OCCUPANT LOAD
- RECESSED LED FIXTURE ON EMERGENCY CIRCUIT OR EMERGENCY BATTERY PACK.
- E EXT'G EXIT LIGHT
- N NEW EXIT LIGHT
- R RELOCATED EXIT LIGHT
- SMOKE RATED WALL
- 1-HOUR RATED WALL
- FE BRACKET MOUNT FIRE EXTINGUISHER
- FE LARSEN'S MODEL MP-5 BRACKET MOUNT.

**NOTE:** ALL FIRE EXTINGUISHERS CABINETS TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO CABINET HANDLE. ALL F.E. TANKS TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO TANK BRACKET RELEASE MECHANISM AS REQUIRED BY ADA.

**NOTE:**

FIRE AND/OR SMOKE SEPARATION WALLS SHALL BE IDENTIFIED IN THE FIELD. PROVIDE IDENTIFICATION SIGNS FOR SUCH WALLS ABOVE CEILINGS AND OTHER CONCEALED SPACES. THE SIGN SHALL STATE "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" WITH A LETTERING SIZE NOT LESS THAN 3 INCHES (76MM) IN HEIGHT WITH A MINIMUM 3/8 INCH (9.5 MM) STROKE IN A CONTRASTING COLOR. IT SHALL BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AS PER FBC B 2020 BUILDING SEVENTH EDITION, SECTION 703.7.

**NOTE:**

- DOORS AND FRAMES IN ONE (1) HOUR WALLS SHALL BE 60 MINUTES RATED. (SEE DOOR SCHEDULE)
- DOOR & FRAMES IN TWO (2) HOUR WALLS SHALL BE 'B' LABEL, 90 MINUTE RATED. (SEE DOOR SCHEDULE)
- DOORS AND FRAMES IN 30 MINUTE WALLS SHALL BE 20 MINUTES RATED.
- ALL FRAMES FOR FIRE RATED DOORS SHALL MEET REQUIRED DOOR FIRE RATING.
- THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5 POUND FORCE. FOR OTHER SIDE-SWINGING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
- DOOR SHALL BE CONSTRUCTED TO RESIST THE PASSAGE OF SMOKE.
- DOORS THAT OPEN ONTO EXIT ACCESS CORRIDORS SHALL BE SELF-CLOSING AND SELF LATCHING.

**CALCULATION CAPACITY FOR EXIT PURPOSES**

BASED ON FBC 2020 - BUILDING, SEVENTH EDITION  
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (FBC TABLE 1004.5) PER OCC.

BUSINESS (OFFICE)	=	150 GROSS
STORAGE	=	300 GROSS

OCCUPANT LOAD FACTOR (FFPC-101 TABLE 7.3.1.2)  
BUSINESS (OFFICE) = 150 GROSS  
STORAGE = 300 GROSS

**OCCUPANCY CALCULATIONS PROPOSED**

EXIST. BUSINESS GROUND LEVEL	1,180 S.F. / 150	=	8.00 OCC
EXIST. STORAGE GROUND LEVEL	2,821 S.F. / 300	=	9.00 OCC
EXIST. STORAGE SECOND LEVEL	1,748 S.F. / 300	=	6.00 OCC
STORAGE ADDITION	1,697 S.F. / 300	=	6.00 OCC
<b>TOTAL</b>			<b>29.00 OCC</b>

**MEANS OF EGRESS:**

- EGRESS WIDTH PER OCC. (FBC 1005.3.1, 1005.3.2 & FFPC-101 TABLE 7.3.3.1)  
STAIRWAYS - 3" PER OCC.  
OTHER COMPONENTS - 2" PER OCC.  
MIN. 44" FOR CORRIDOR  
MIN. 32" WIDTH DOOR

**EXIT CALCULATIONS:**

BUSINESS/ STORAGE  
REQUIRED = 28 OCCUPANTS x 0.20 IN = 4.82 INCHES  
TOTAL PROVIDED = 128 INCHES

**SPACES WITH ONE MEANS OF EGRESS (FBC TABLE 1006.2.1)**

BUSINESS (OFFICE)	- GROUP B	=	49 OCC.
STORAGE (STORAGE)	- GROUP S	=	29 OCC.

**EXIT ACCESS TRAVEL DISTANCE**

FBC TABLE 1017.2	BUSINESS (OFFICE)	- GROUP B	=	200'-0" UNSPRINKLERED
	STORAGE	- GROUP S-2	=	300'-0" UNSPRINKLERED

FFPC-101 TABLE A.7.6	BUSINESS	- (OFFICE)	=	200'-0" UNSPRINKLERED
	STORAGE	- (STORAGE)	=	NR UNSPRINKLERED

- COMMON PATH OF TRAVEL (FBC SEC. 1006.2.1)  
BUSINESS (OFFICE) - GROUP B = 100'-0" UNSPRINKLERED  
STORAGE - GROUP S-2 = 100'-0" UNSPRINKLERED

- COMMON PATH OF TRAVEL (FFPC-101 TABLE A.7.6)  
BUSINESS (OFFICE) = 75'-0" UNSPRINKLERED  
STORAGE (STORAGE) = NR UNSPRINKLERED

- MAX. DEAD END CORRIDOR  
FBC 1020.4  
BUSINESS (OFFICE) - GROUP B = 20'-0" UNSPRINKLERED  
STORAGE (STORAGE) - GROUP S-2 = 20'-0" UNSPRINKLERED

FFPC-101 TABLE A.7.6	BUSINESS	- (OFFICE)	=	50'-0" UNSPRINKLERED
	STORAGE	- (STORAGE)	=	NR UNSPRINKLERED

**FINISHES**

- ALL FLOOR SURFACES WHICH MAY BECOME SLIPPERY SHALL HAVE A NON-SLIP IMPERVIOUS FLOORING, E.G. TOILETS, KITCHENS, CUSTODIAL CLOSETS. SEE NOTES.

- ALL GLASS SHALL BE MINIMUM AND IN FULL COMPLIANCE WITH FBC CHAPTER 24. REFER TO GLAZING NOTES FOR ADDITIONAL INFORMATION. IMPACT RESISTANT GLAZING AT EXTERIOR APPLICATIONS.

- INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIST PASSAGEWAYS SHALL BE CLASS "B" OR BETTER. FOR CORRIDORS AND ENCLOSURE EXITS ACCESS STAIRWAYS AND RAMPS SHALL BE CLASS "B" OR BETTER; FOR ROOMS AND ENCLOSED SPACES SHALL BE CLASS "C" OR BETTER. (FBC TABLE 803.11 FOR NON-SPRINKLERED BUILDINGS).

**OTHER REQUIREMENTS:**

- ALL DUCTWORK CROSSING RATED WALLS SHALL HAVE FIRE DAMPERS

**FLAME SPREAD & SMOKE-DEVELOPMENT INDEX (FBC 7th Edition (2020) Building 803.1)**

CLASS	FLAME SPREAD	SMOKE-DEVELOPED
CLASS A	0-25	0-450
CLASS B	26-75	0-450
CLASS C	76-200	0-450

**NOTE:**

THERMAL - AND SOUND-INSULATING MATERIALS SHALL COMPLY WITH FBC B 2020, SEVENTH EDITION - BUILDING SECTION 720.2 CONCEALED INSTALLATION.

INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

**SHOP DRAWINGS**

ALL SHOP DRAWINGS SHALL BE REVIEWED BY A/E OF RECORD PRIOR TO SUBMITTAL TO MIAMI-DADE COUNTY BUILDING DEPARTMENT.

**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75th ST**  
**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
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**REVISIONS**

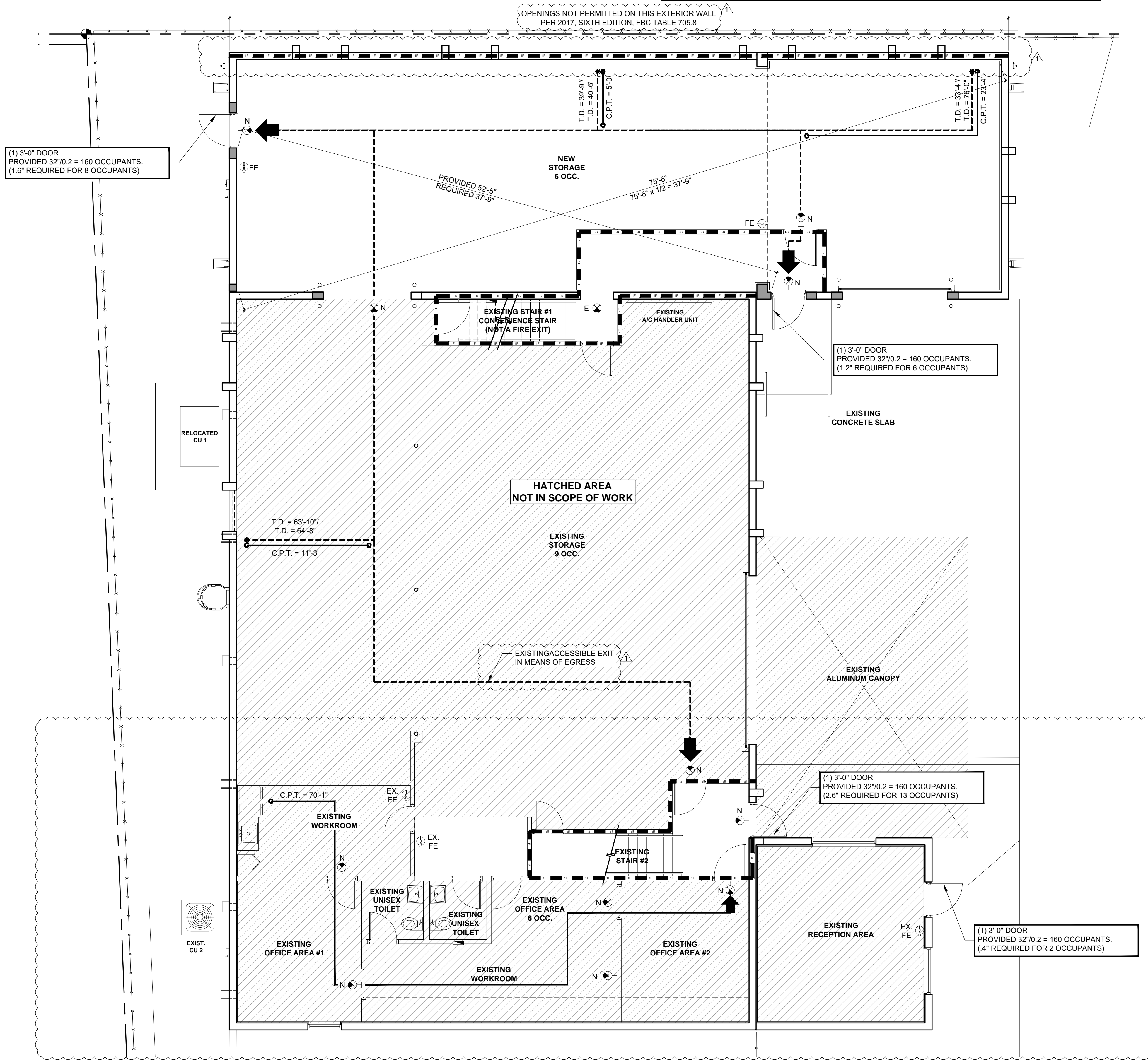
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JOSE A. VIDAL AR94535  
 MANUEL D. FERNANDEZ AR95601

GROUND LEV.  
 LIFE SAFETY  
**LS1.1**  
 CONSTRUCTION DOCUMENT

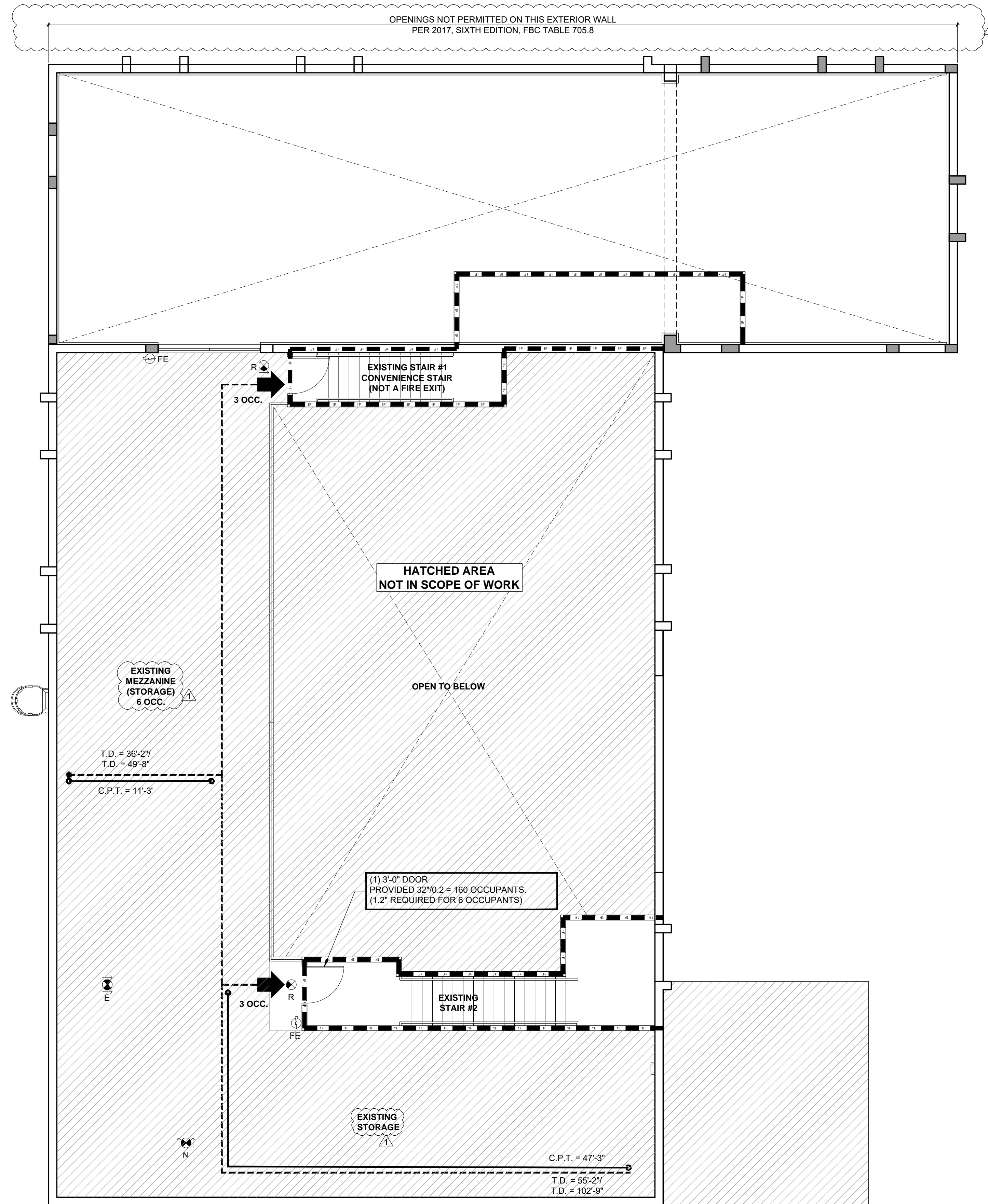
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 SUITE 206  
 MIAMI, FL 33149  
 (305) 557-1498 / 1388 276 4095  
**V3 ARCHITECTURAL GROUP**



**GROUND LEVEL**  
**1 PROPOSED LIFE SAFETY PLAN**  
 SCALE: 3/16" = 1'-0"





**LIFE SAFETY : SYMBOL LEGEND**

- T.D. TRAVEL DISTANCE
- D.E.C. DEAD END CORRIDOR
- C.P.T. COMMON PATH OF TRAVEL
- \* BEGINNING OF TRAVEL DISTANCE INDICATED
- ← POINT OF EXIT DISCHARGER

3'-0" SINGLE DOOR	DOOR SIZE PROVIDED
PROVIDED 32'0.2 = 160 OCCUPANTS	CLEAR DIM. PROVIDED
REQUIRED 4'0.2 = 20 OCCUPANTS	DIM. REQUIRED PER OCCUPANT LOAD

- ☐ RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR EMERGENCY BATTERY PACK.
- ⊙ E EXT'G EXIT LIGHT
- ⊙ N NEW EXIT LIGHT
- ⊙ R RELOCATED EXIT LIGHT
- SMOKE RATED WALL
- 1-HOUR RATED WALL
- FE BRACKET MOUNT FIRE EXTINGUISHER
- FE LARSEN'S MODEL MP-6 BRACKET MOUNT.

**NOTE:** ALL FIRE EXTINGUISHERS CABINETS TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO CABINET HANDLE. ALL F.E. TANKS TO BE INSTALLED AT 48" ABOVE FINISHED FLOOR TO TANK BRACKET RELEASE MECHANISM AS REQUIRED BY ADA.

**1 MEZZANINE LEVEL  
PROPOSED LIFE SAFETY PLAN**  
SCALE: 3/16" = 1'-0"

**HIALEAH HOUSING AUTHORITY  
STORAGE BLDG. ADDITION AND ALTERATIONS  
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SEAL  
**MEZZANINE  
LIFE SAFETY**  
**LS1.2**  
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JOSE A. VIDAL AR94535  
MANUEL D. FERNANDEZ AR95601  
SEAL

**GROUND LEVEL  
FLOOR PLAN**

**A2.1**  
CONSTRUCTION DOCUMENT

**PROPOSED FLOOR PLAN  
KEY NOTES:**

- 1 LIGHT BROOM FINISH TO MATCH EXISTING
- 2 6" DIA. x 3'-6" HIGH STEEL BOLLARD FILLED WITH CONCRETE
- 3 ELECTRICAL METER WITH ELECTRICAL GUTTER, REFER TO ELECTRICAL DRAWINGS.
- 4 ELECTRICAL PANEL
- 5 HOSE BIBB
- 6 DOWNSPOUT WITH CONCRETE SPLASH BLOCK
- 7 CONCRETE STOOP WITH BROOM FINISH
- 8 CONCRETE SLAB WITH BROOM FINISH .
- 9 EXIST. ELECTRICAL PANEL TO REMAIN
- 10 1 1/2" O.D. DIAMETER PIPE HANDRAILS . REFER TO RAILING NOTES FOR LOADS. PAINT FIN. TO BE SELECTED BY ARCHITECT
- 11 NEW CONCRETE SLAB, REFER TO STRUCTURAL DRAWINGS
- 12 34" HIGH HANDRAIL, RETURN HANDRAIL TO POST
- 13 GENERAL CONTRACTOR VERIFY WALL ASSEMBLY CONSTRUCTION TO MATCH UL- LISTING, REFER TO WALL TYPE FOR SPEC.
- 14 GALV. STEEL CAGE LADDER REFER TO DETAIL ON SHEET A6.2. COORDINATE LOCATION ON SITE.

**WALL LEGEND:**

- EXTERIOR CMU WALL
- EXTERIOR CMU WALL
- CONCRETE COLUMN REFER TO STRUCTURAL
- MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
- EXIST. WOOD FRAME PARTITIONS WITH NEW GYPSUM WALLBOARD. REFER TO FLOOR PLAN & WALL TYPES FOR MORE INFORMATION.

**NOTES:**

1. NO SUBSTITUTIONS ALLOWED, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
2. ANY DISCOVERED FIELD CONDITIONS REQUIRING DEVIATIONS FROM THESE DOCUMENTS MUST BE SUBMITTED TO THE A/E BY RFI FROM THE G.C. FOR A/E RESOLUTION.
3. THE G.C. IS RESPONSIBLE FOR ALL DEVIATIONS & IS AT FURTHER RISK IF DEVIATIONS ARE DONE WITHOUT WRITTEN A/E ACCEPTANCE.
4. REFER TO MEP DRAWINGS FOR RECEPTACLE AND SWITCH INFORMATION.
5. CHANGE IN ELEVATION AT ALL DOORS IS NOT TO EXCEED 1/2". G.C. SHALL VERIFY THAT THE MAXIMUM SLOPE IN FRONT OF PROPOSED DOORS DOES NOT EXCEED A SLOPE OF 1:48.

**RAILING NOTES:**

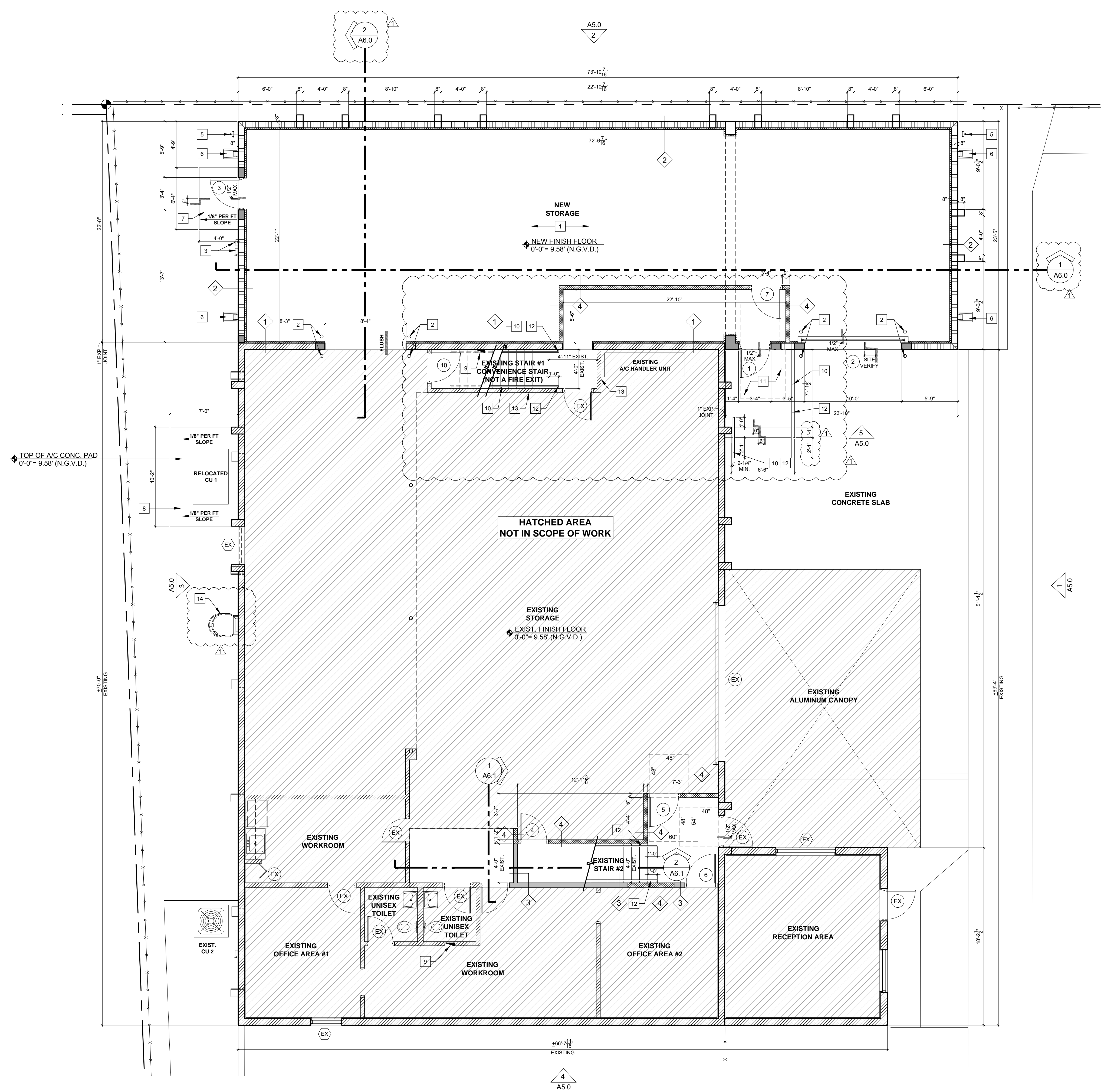
FBC 6TH EDITION (2017)  
CHAPTER 16  
SECTIONS 1607.8.1/1607.8.1.1/1607.8.1.2

NOTES

HANDRAIL AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 PLF IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7

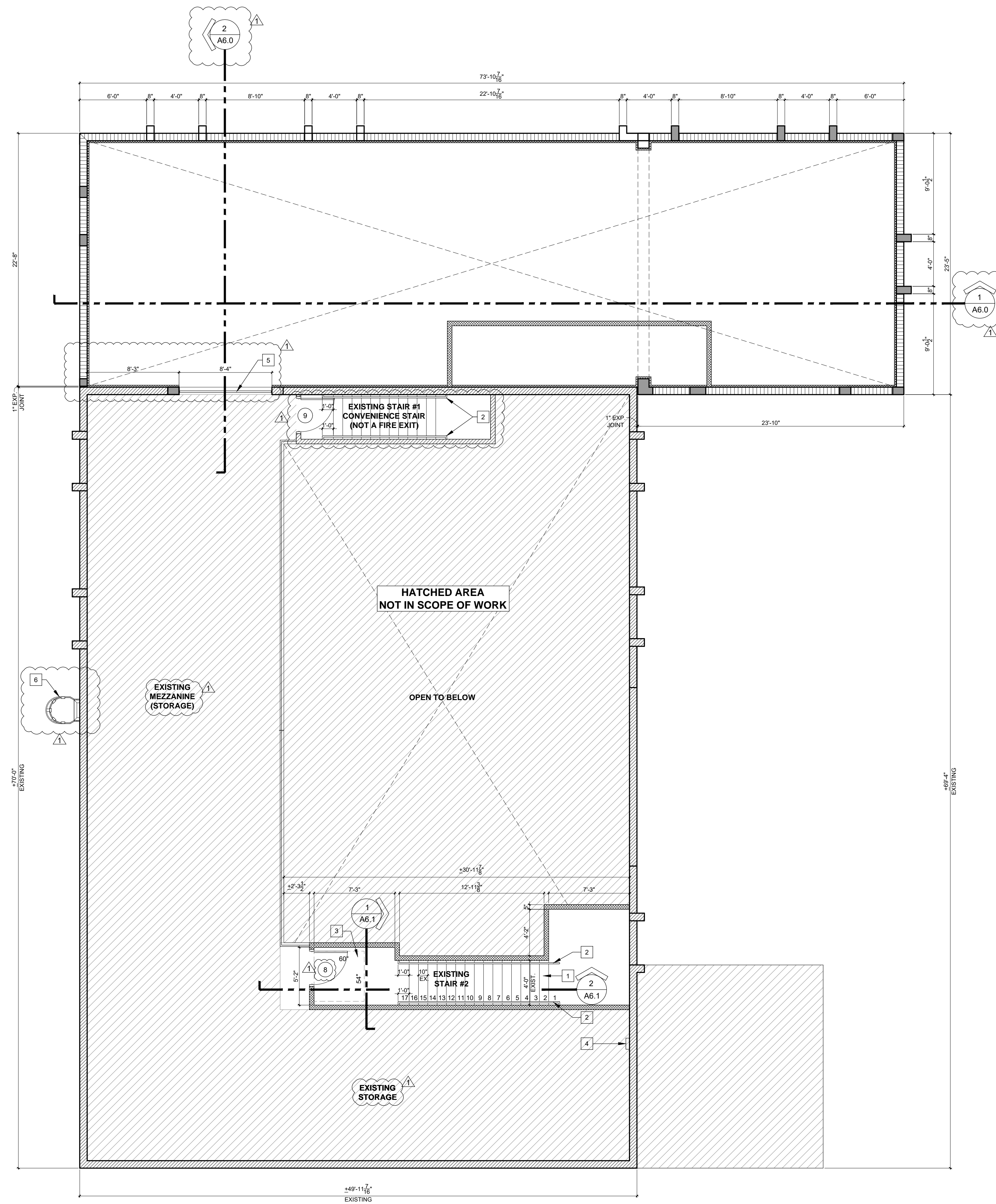
HANDRAIL AND GUARDS SHALL ALSO BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7

INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL) BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7



**1 GROUND LEVEL  
PROPOSED FLOOR PLAN**  
SCALE: 3/16" = 1'-0"





- ### PROPOSED FLOOR PLAN KEY NOTES:
- 1 EXISTING STAIR TO REMAIN
  - 2 HANDRAIL, REFER TO DETAIL
  - 3 STRUCTURAL FLOOR, FLOOR FINISH TO MATCH EXISTING
  - 4 RELOCATED BURGLAR ALARM PANEL, COORDINATE LOCATION WITH OWNER
  - 5 42" HIGH METAL GATE TO MATCH EXISTING
  - 6 GALV. STEEL CAGE LADDER REFER TO DETAIL ON SHEET A6.2. COORDINATE LOCATION ON SITE.

- ### WALL LEGEND:
- EXTERIOR CMU WALL
  - EXIST. EXTERIOR CMU WALL
  - CONCRETE COLUMN REFER TO STRUCTURAL
  - MTL. FRAME PARTITIONS. SEE FLOOR PLAN & WALL TYPES FOR THICKNESS
  - EXIST. WOOD. FRAME PARTITIONS WITH NEW GYPSUM WALLBOARD. REFER TO FLOOR PLAN & WALL TYPES FOR MORE INFORMATION.

- ### NOTES:
1. NO SUBSTITUTIONS ALLOWED, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
  2. ANY DISCOVERED FIELD CONDITIONS REQUIRING DEVIATIONS FROM THESE DOCUMENTS MUST BE SUBMITTED TO THE A/E BY RFI FROM THE G.C. FOR A/E RESOLUTION.
  3. THE G.C. IS RESPONSIBLE FOR ALL DEVIATIONS & IS AT FURTHER RISK IF DEVIATIONS ARE DONE WITHOUT WRITTEN A/E ACCEPTANCE.
  4. REFER TO MEP DRAWINGS FOR RECEPTACLE AND SWITCH INFORMATION.
  5. CHANGE IN ELEVATION AT ALL DOORS IS NOT TO EXCEED 1/2". G.C. SHALL VERIFY THAT THE MAXIMUM SLOPE IN FRONT OF PROPOSED DOORS DOES NOT EXCEED A SLOPE OF 1:48.

**1 MEZZANINE LEVEL PROPOSED FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**PROPOSED FLOOR PLAN KEY NOTES:**

**WALL LEGEND:**

**NOTES:**

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**HIALEAH HOUSING AUTHORITY  
STORAGE BLDG. ADDITION AND ALTERATIONS  
815 WEST 75th ST  
HIALEAH, FLORIDA 33014**

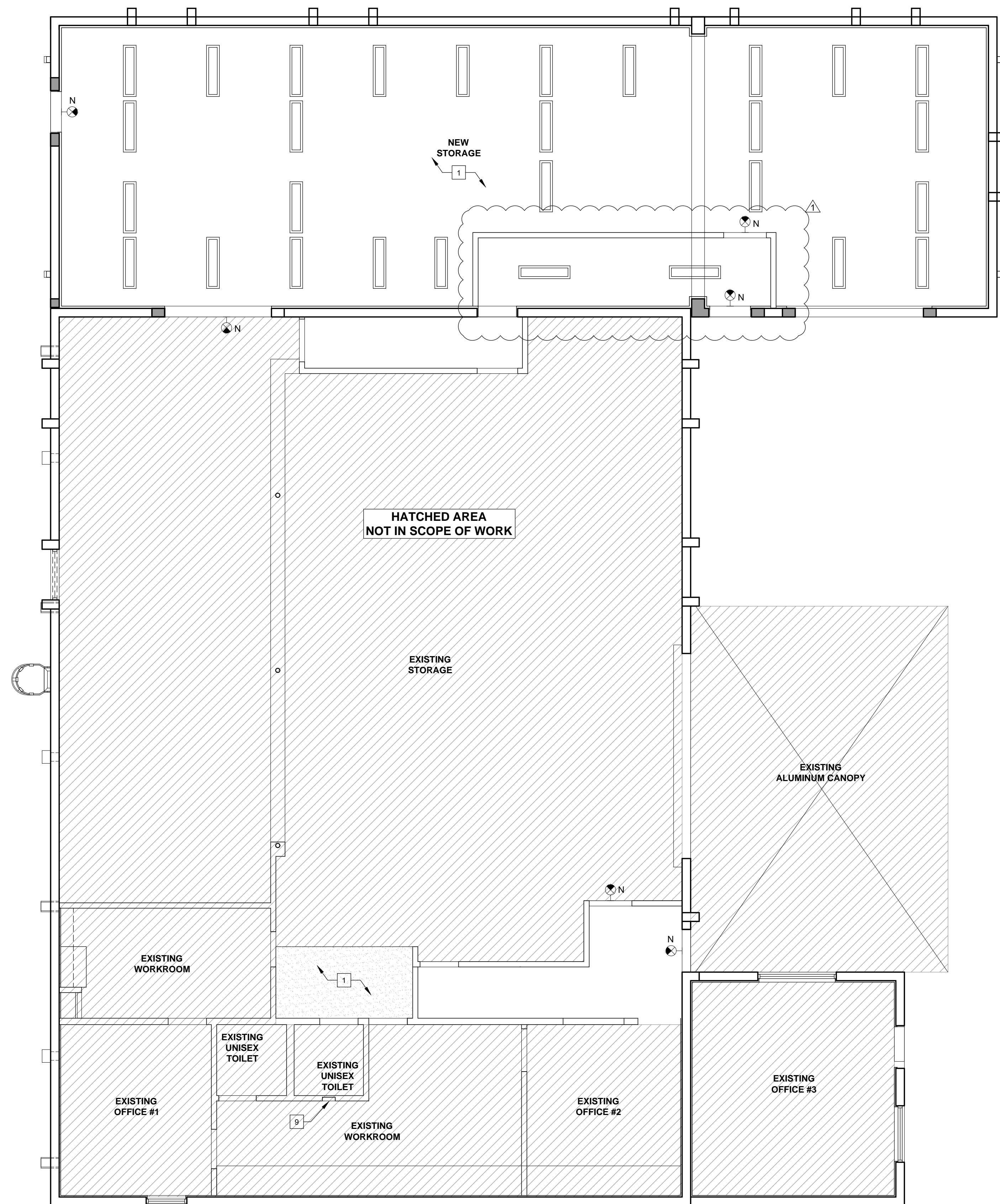
date: 01.08.21  
DESIGNED by: DLC  
DRAWN by: DLC  
REVIEWED by: MDF  
PROJECT NO. 20-0032

REVISIONS

03.11.21	BLDG. COMMENTS
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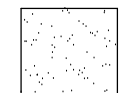

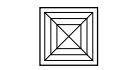
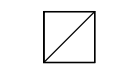
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MANUEL D. FERNANDEZ AR95601  
SEAL





**1** **GROUND LEVEL**  
**PROPOSED REFLECTED CEILING PLAN**  
 SCALE: 3/16" = 1'-0"

**CEILING LEGEND:**

-  ● 1'x4' LED LIGHT FIXTURE (INCLUDES EMERGENCY CIRCUIT OR EMERGENCY BATTERY PACK.)
-  ● G.W.B. CEILING
-  ● EXIT LIGHT FIXTURE REFER TO LIGHTING PLAN
-  ● SUPPLY AIR GRILLE. REFER TO MECHANICAL DRAWINGS
-  ● RETURN AIR GRILLE. REFER TO MECHANICAL DRAWINGS.

**R.C.P KEY NOTES:**

- 1** EXPOSED STRUCTURE ABOVE
- 2** GYPSUM WALL BOARD

**NOTES:**

1. ALL FINISH ON G.W.B. CEILING SHALL BE SMOOTH
2. REFER TO ELECTRICAL DWG.'S FOR FIXTURE SCHEDULE.
3. REFER TO ELECTRICAL DWG.'S FOR CIRCUIT SWITCHING.

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**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
 DRAWN by: DLC  
 REVIEWED by: MDF  
 PROJECT NO. 20-0032

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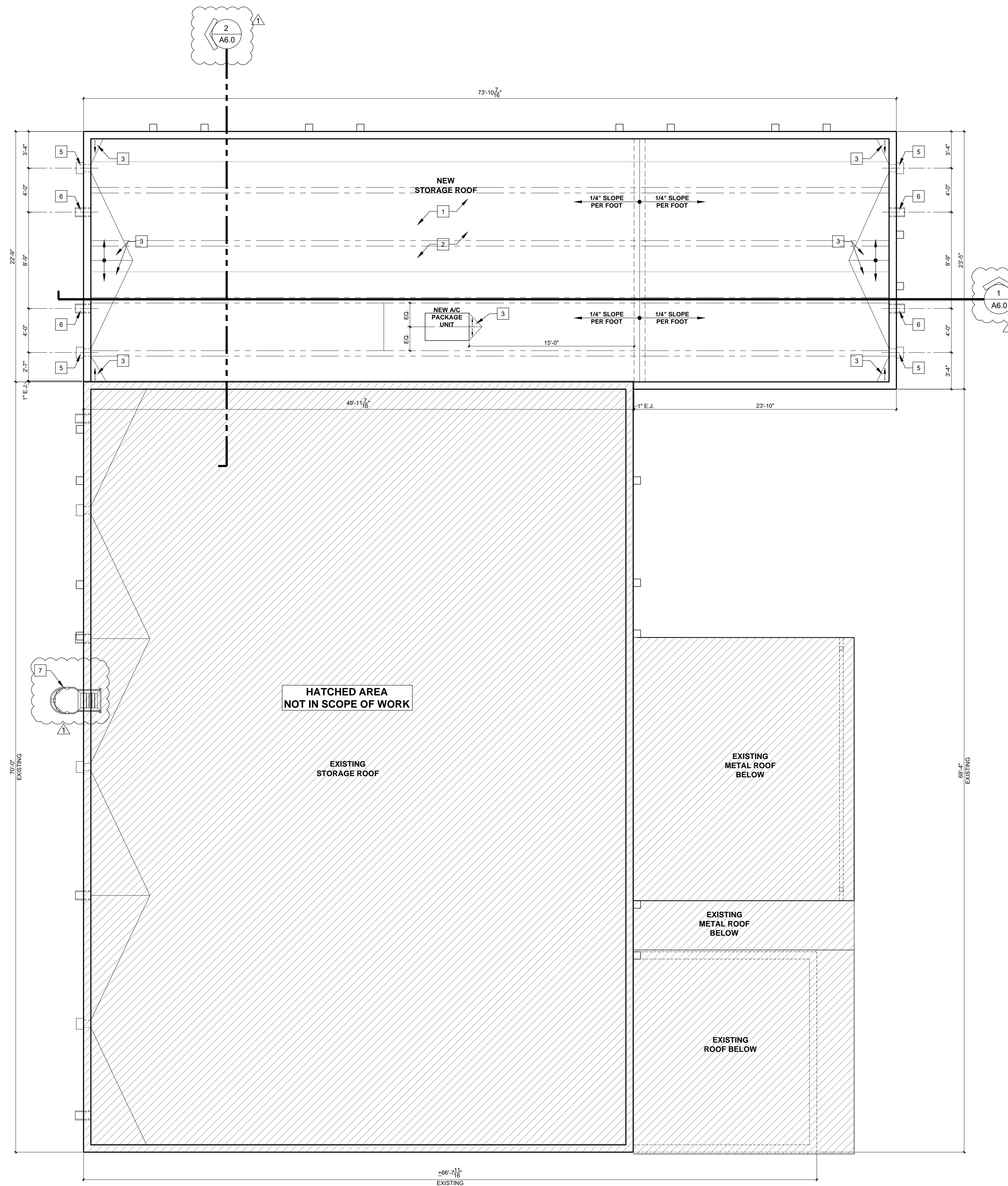
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03.11.21			BLDG. COMMENTS

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**REFLECTED CLG. PLAN**

**A3.1**  
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- ROOF PLAN KEY NOTES:**
- 1 TPO ROOFING SYSTEM FROM GAF. (N.O.A. 19-0909.12)
  - 2 PROVIDE SUFFICIENT THICKNESS IN THE INSULATION OVER TWIN TEES
  - 3 PROVIDE CRICKETS AT A 1/2" PER FT. SLOPE (TYP.)
  - 4 GALV. MTL. SCUPPER AND OVERFLOW SCUPPER. REFER TO DETAILS.
  - 5 REFER TO PLUMBING DWG'S FOR DOWNSPOUT SIZE AND CALCULATIONS. PLACE OVERFLOW SCUPPER AS CLOSE AS POSSIBLE TO MAIN SCUPPER.
  - 6 EMERGENCY OVERFLOW SCUPPER
  - 7 GALV. STEEL CAGE LADDER REFER TO DETAIL ON SHEET A6.2. COORDINATE LOCATION ON SITE.

ROOFING SYTEM INSTALLED PER N.O.A. G.C. SHALL PROVIDE MANF. INSTALLATION DETAILS FOR ARCHITECT'S REVIEW. TYP. FOR ALL AREAS

ROOFING INSTALLATION SHALL BE UNDER A SEPARATE PERMIT

REFER TO SHEET P-1 FOR ROOF DRAINAGE CALCULATIONS AND MINIMUM SCUPPER DIMENSION.

- EXISTING STAIR TO REMAIN
- HANDRAIL, REFER TO DETAIL
- STRUCTURAL FLOOR, FLOOR FINISH TO MATCH EXISTING
- RELOCATED BURGLAR ALARM PANEL, COORDINATE LOCATION WITH OWNER
- 42" HIGH METAL GATE TO MATCH EXISTING
- GALV. STEEL CAGE LADDER REFER TO DETAIL ON SHEET A6.2. COORDINATE LOCATION ON SITE.

HATCHED AREA NOT IN SCOPE OF WORK

EXISTING STORAGE ROOF

EXISTING METAL ROOF BELOW

EXISTING METAL ROOF BELOW

EXISTING ROOF BELOW

**1 PROPOSED ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75th ST**  
**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
 DRAWN by: DLC  
 REVIEWED by: MDF  
 PROJECT NO. 20-0032

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ROOF PLAN

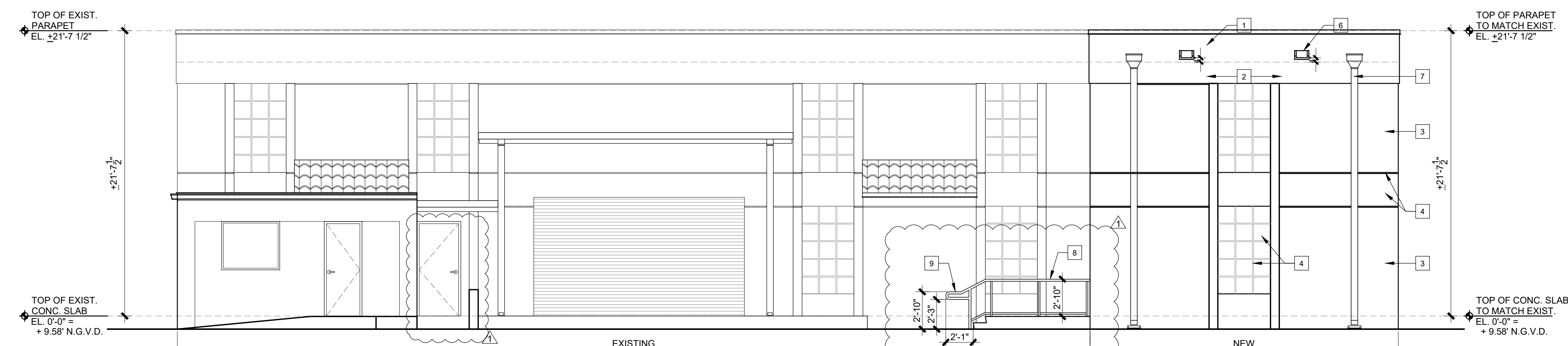
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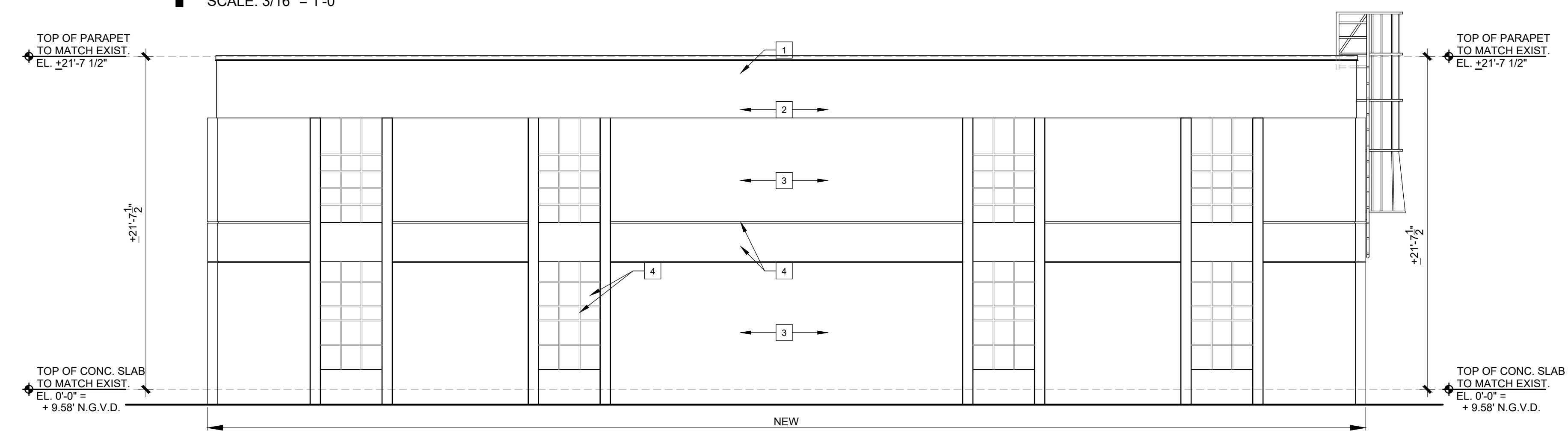


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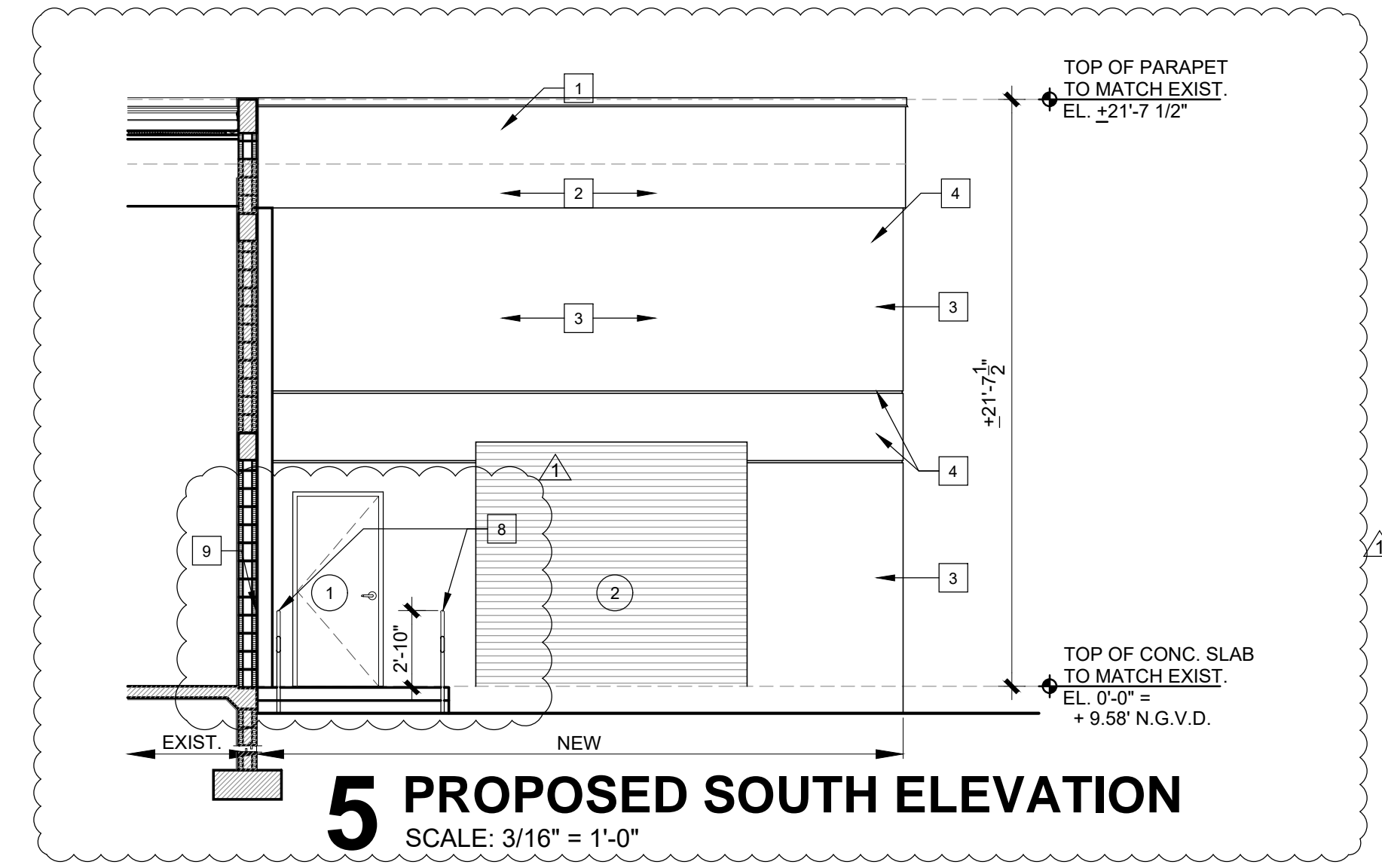
**HIALEAH HOUSING AUTHORITY  
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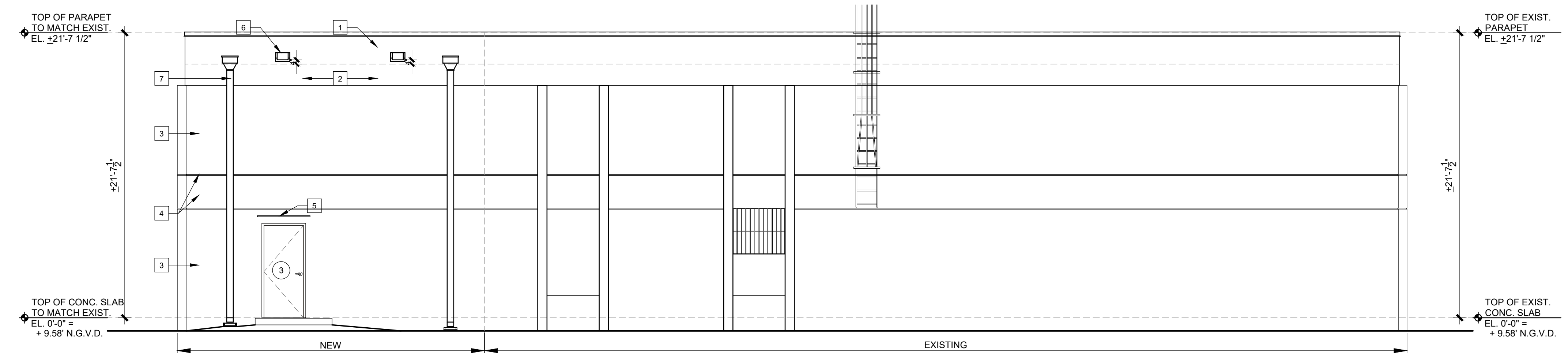
**1 PROPOSED EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"



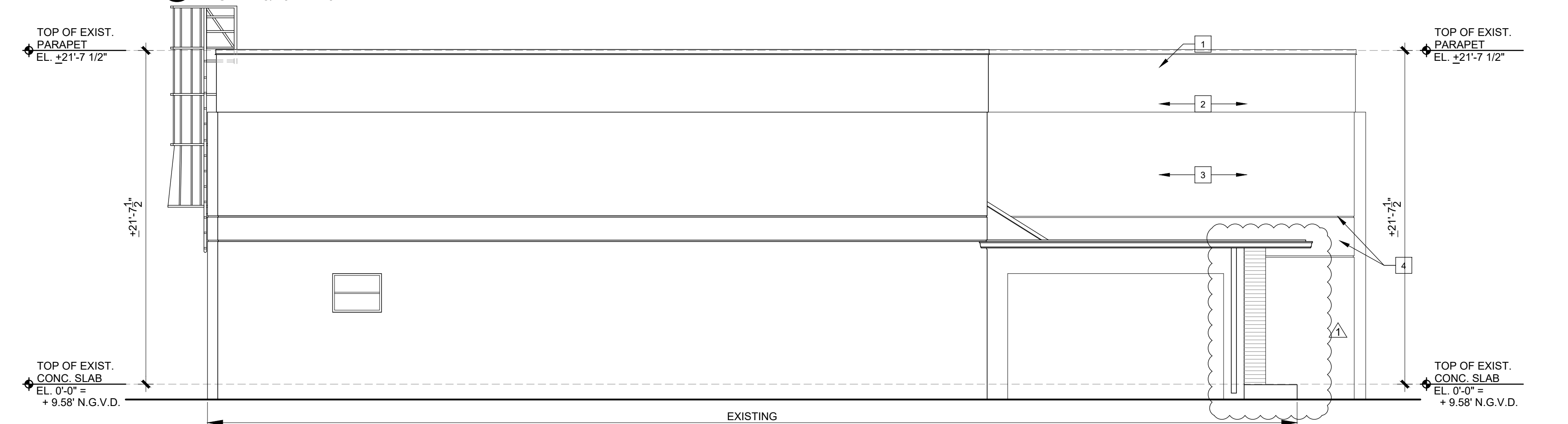
**2 PROPOSED NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**5 PROPOSED SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 PROPOSED WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



**4 PROPOSED SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**PROPOSED ELEVATIONS  
 KEY NOTES:**

- 1 METAL DRIP TO MATCH EXISTING
- 2 CONCRETE BAND TO MATCH EXISTING
- 3 STUCCO FINISH TO MATCH EXISTING
- 4 STUCCO REVEAL TO MATCH EXISTING
- 5 1" METAL DRIP
- 6 PRECAST OVERFLOW SCUPPER TO MATCH EXISTING
- 7 STAINLESS STEEL COLLECTION BOX DOWNSPOUT WITH PRECAST CONCRETE SPLASH BLOCK
- 8 1 1/2" O.D. DIAMETER PIPE HANDRAILS , REFER TO RAILING NOTES FOR LOADS. PAINT FIN. TO BE SELECTED BY ARCHITECT
- 9 34" HIGH HANDRAIL. RETURN HANDRAIL TO POST

date:	01.08.21
DESIGNED by:	DLC
DRAWN by:	DLC
REVIEWED by:	MDF
PROJECT NO.	20-0032

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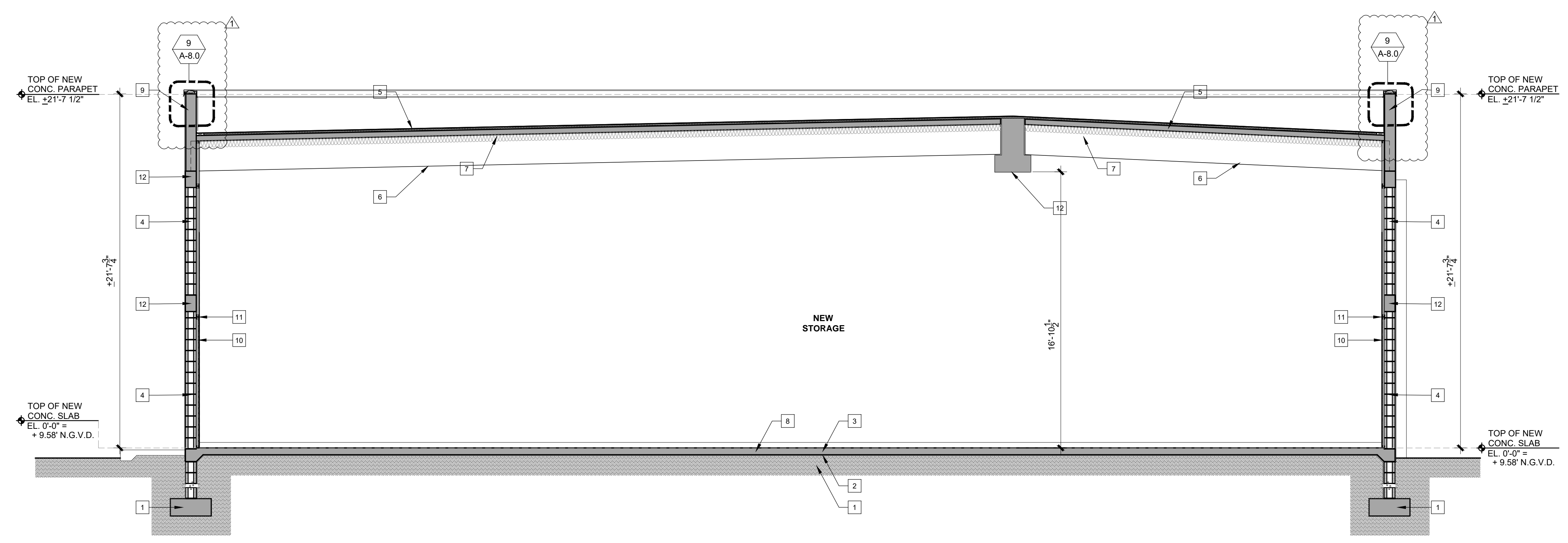
**EXTERIOR  
 ELEVATIONS**

**A5.0**

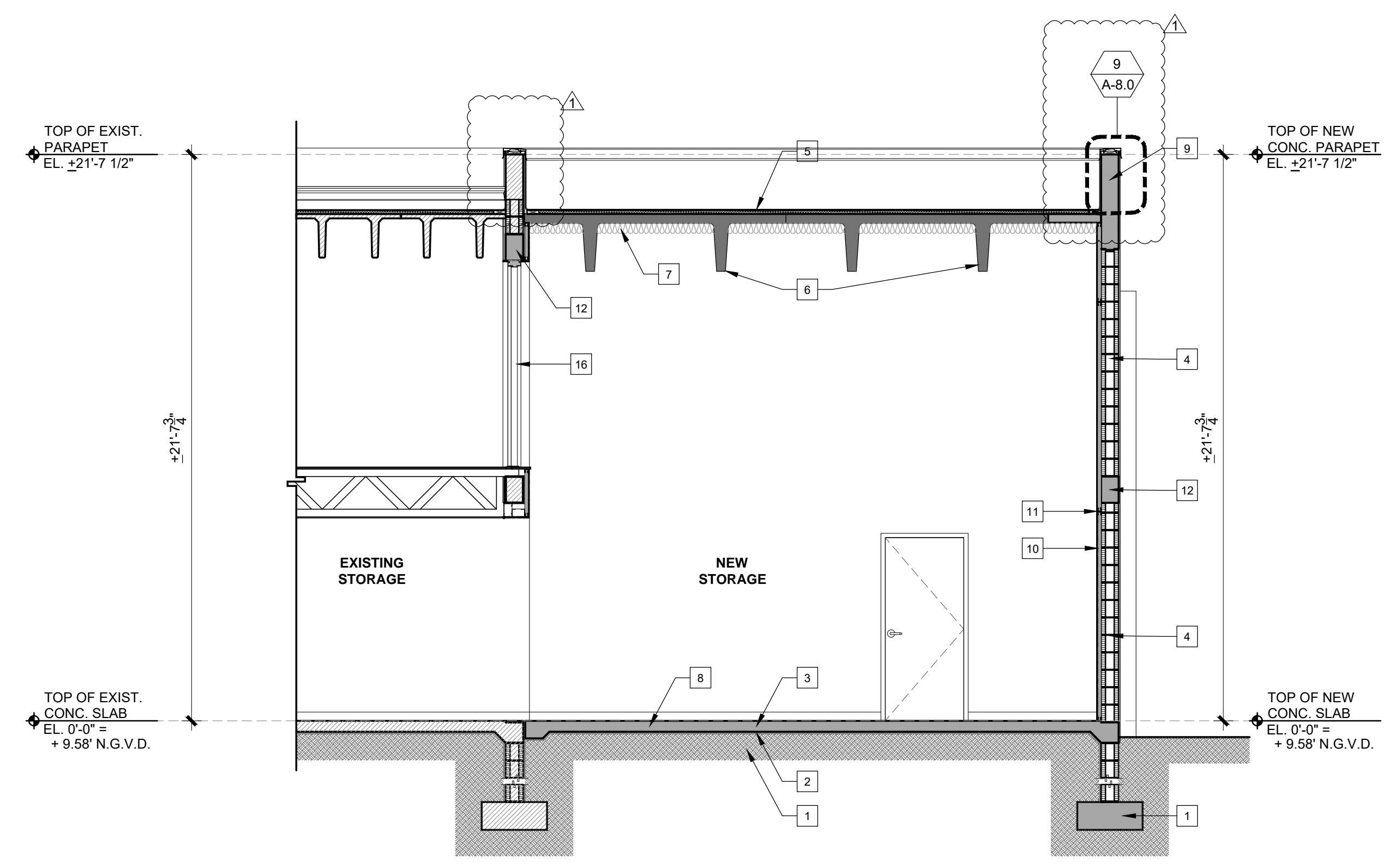
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**1 PROPOSED BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED PARTIAL BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

- PROPOSED SECTION KEY NOTES:**
- 1 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
  - 2 WELL COMPACTED FILL AS PER STRUCTURAL DRAWINGS.
  - 3 VAPOR BARRIER TO UNDERSIDE OF SLAB, REFER TO STRUCTURAL DRAWINGS
  - 4 8" CMU WALL REFER TO PLAN AND WALL TYPES FOR INFORMATION
  - 5 T.P.O. ROOFING SYSTEM.
  - 6 TWIN CONCRETE BEAM REFER TO STRUCTURAL
  - 7 SPRAYED APPLIED R-20 ICYNENE INSULATION.
  - 8 BROOM CONCRETE FLOOR FINISH THROUGHOUT .
  - 9 CONCRETE PARAPET REFER TO STRUCTURAL DRAWINGS AND REFER TO DETAIL FOR METAL CAP.
  - 10 R-5 RIGID INSULATION
  - 11 PROVIDE CONT. MTL. FIRE STOP AT MID SPAN WALL. LIMIT VERTICAL DIM. TO 8'-0" (TYP.) (HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' FT AS PER FBCR 302.11
  - 12 CONCRETE BEAM REFER TO STRUCTURAL DRAWINGS FOR INFORMATION
  - 13 FIRE RATED PARTITION REFER TO DETAIL
  - 14 FLOORING SYSTEM REFER TO DETAIL
  - 15 HANDRAIL REFER TO DETAIL FOR INFORMATION
  - 16 SMOKE RATED DOOR


**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75th ST**  
**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
 DRAWN by: DLC  
 REVIEWED by: MDF  
 PROJECT NO. 20-0032

**REVISIONS**

NO.	DATE	REVISION
03.11.21		BLDG. COMMENTS

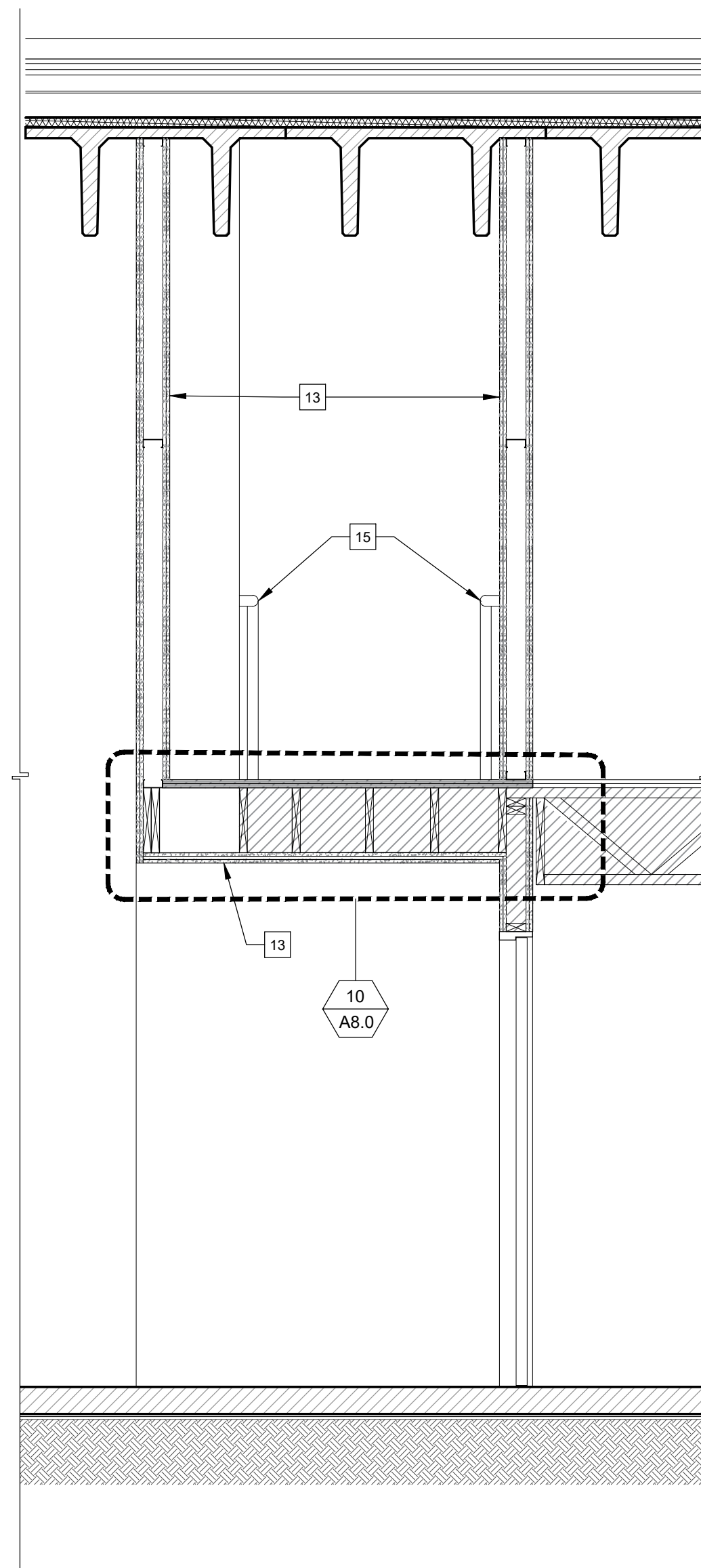
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 MANUEL D. FERNANDEZ AR95601



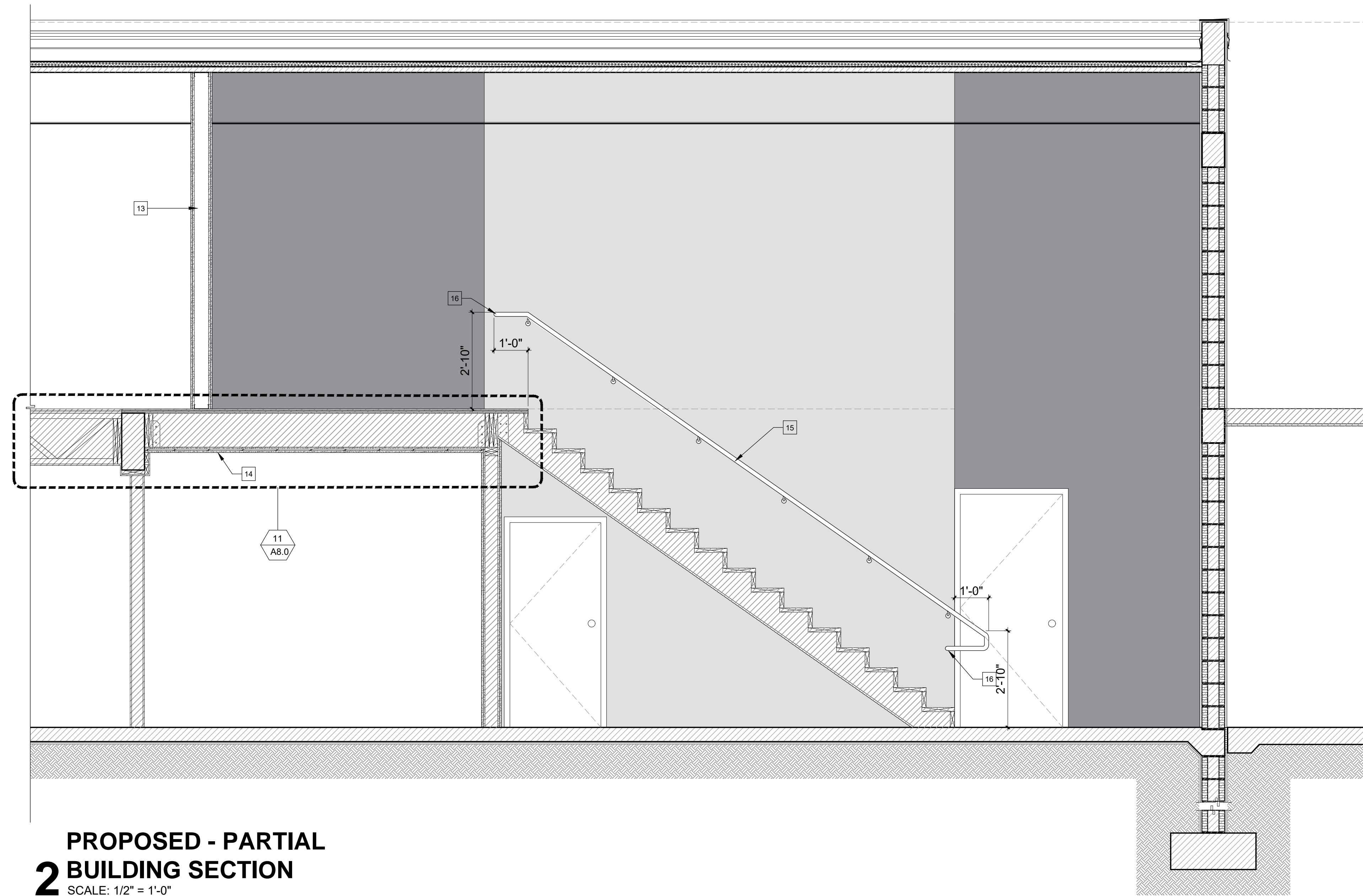
**BUILDING SECTIONS**

**A6.0**  
 CONSTRUCTION DOCUMENT





**1 PROPOSED - PARTIAL BUILDING SECTION**  
SCALE: 1/2" = 1'-0"



**2 PROPOSED - PARTIAL BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

**SECTION KEY NOTES:**

- 1 CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS.
- 2 WELL COMPACTED FILL AS PER STRUCTURAL DRAWINGS.
- 3 VAPOR BARRIER TO UNDERSIDE OF SLAB, REFER TO STRUCTURAL DRAWINGS
- 4 8" CMU WALL REFER TO PLAN AND WALL TYPES FOR INFORMATION
- 5 T.P.O. ROOFING SYSTEM.
- 6 TWIN CONCRETE BEAM REFER TO STRUCTURAL
- 7 SPRAYED APPLIED R-20 ICYNENE INSULATION.
- 8 BROOM CONCRETE FLOOR FINISH THROUGHOUT .
- 9 CONCRETE PARAPET REFER TO STRUCTURAL DRAWINGS AND REFER TO DETAIL FOR METAL CAP.
- 10 R-5 RIGID INSULATION
- 11 PROVIDE CONT. MTL. FIRE STOP AT MID SPAN WALL. LIMIT VERTICAL DIM. TO 8'-0" (TYP.) (HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' FT AS PER FBCR 302.11
- 12 NEW CONCRETE BEAM REFER TO STRUCTURAL DRAWINGS FOR INFORMATION
- 13 NEW FIRE RATED PARTITION REFER TO DETAIL
- 14 FLOORING SYSTEM REFER TO DETAIL
- 15 NEW HANDRAIL REFER TO DETAIL FOR INFORMATION
- 16 RETURN HANDRAIL TO WALL

DATE:	01.08.21
DESIGNED BY:	DLC
DRAWN BY:	DLC
REVIEWED BY:	MDF
PROJECT NO.:	20-0032
REVISIONS	

JOSE A. VIDAL AR94535  
MANUEL D. FERNANDEZ AR95601

SEAL

**BUILDING SECTIONS**

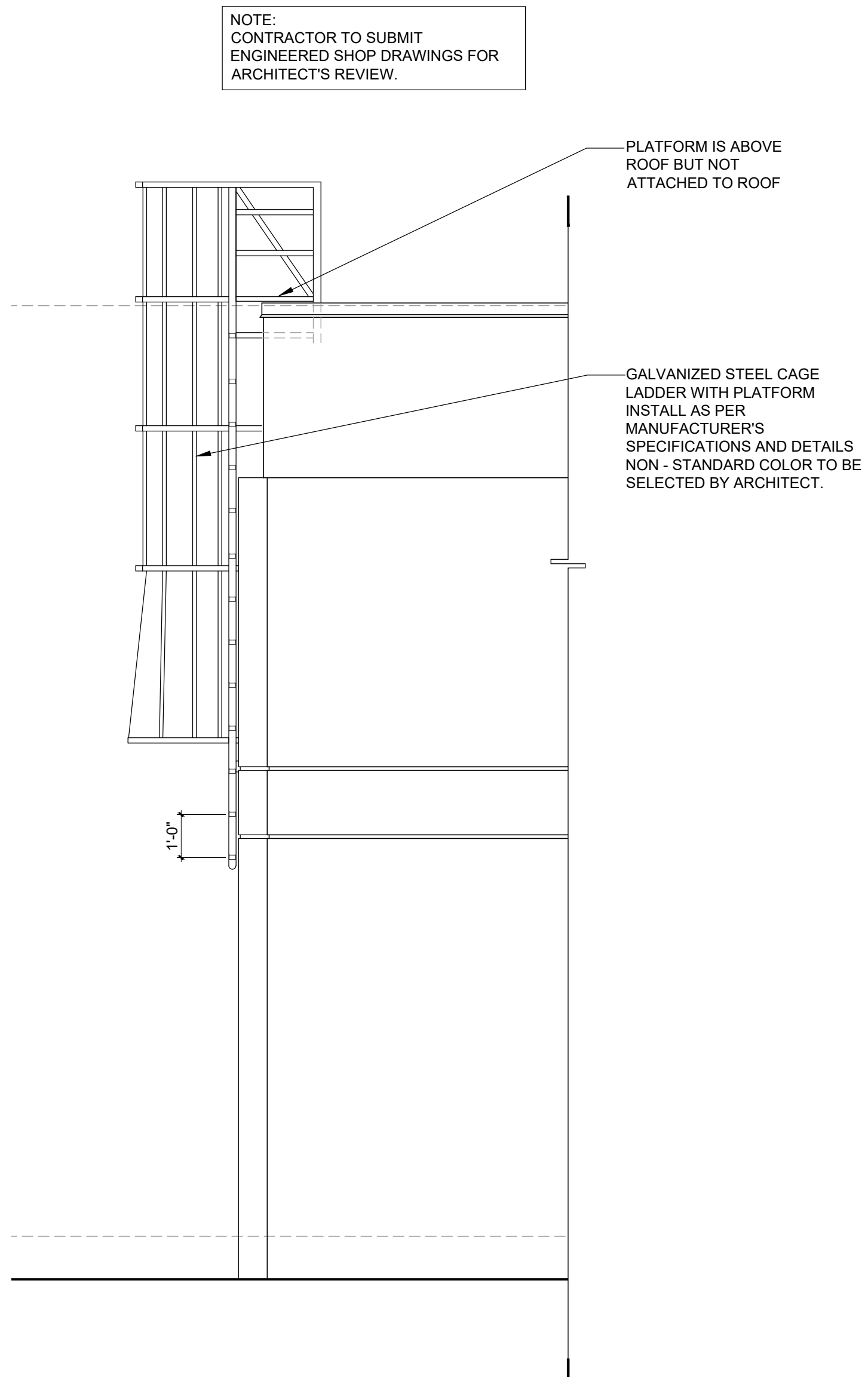
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CONSTRUCTION DOCUMENT

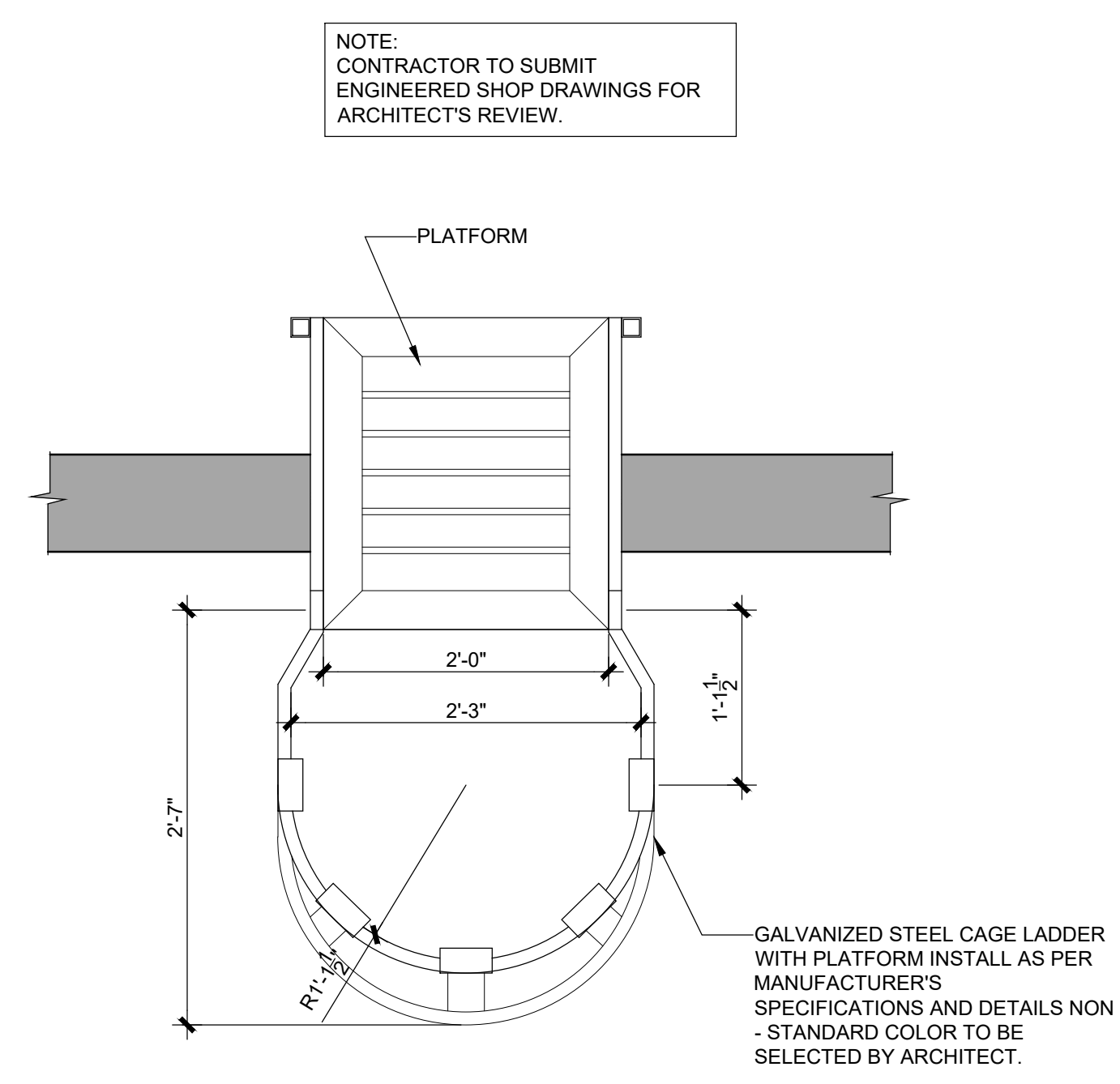
**HIALEAH HOUSING AUTHORITY  
STORAGE BLDG. ADDITION AND ALTERATIONS  
815 WEST 75TH ST**

**HIALEAH, FLORIDA 33014**





**1 LADDER DETAIL (ELEVATION)**  
SCALE: 3/8" = 1'-0"



**2 LADDER DETAIL**  
SCALE: 1" = 1'-0"

HIALEAH HOUSING AUTHORITY  
STORAGE BLDG. ADDITION AND ALTERATIONS  
815 WEST 75th ST  
HIALEAH, FLORIDA 33014

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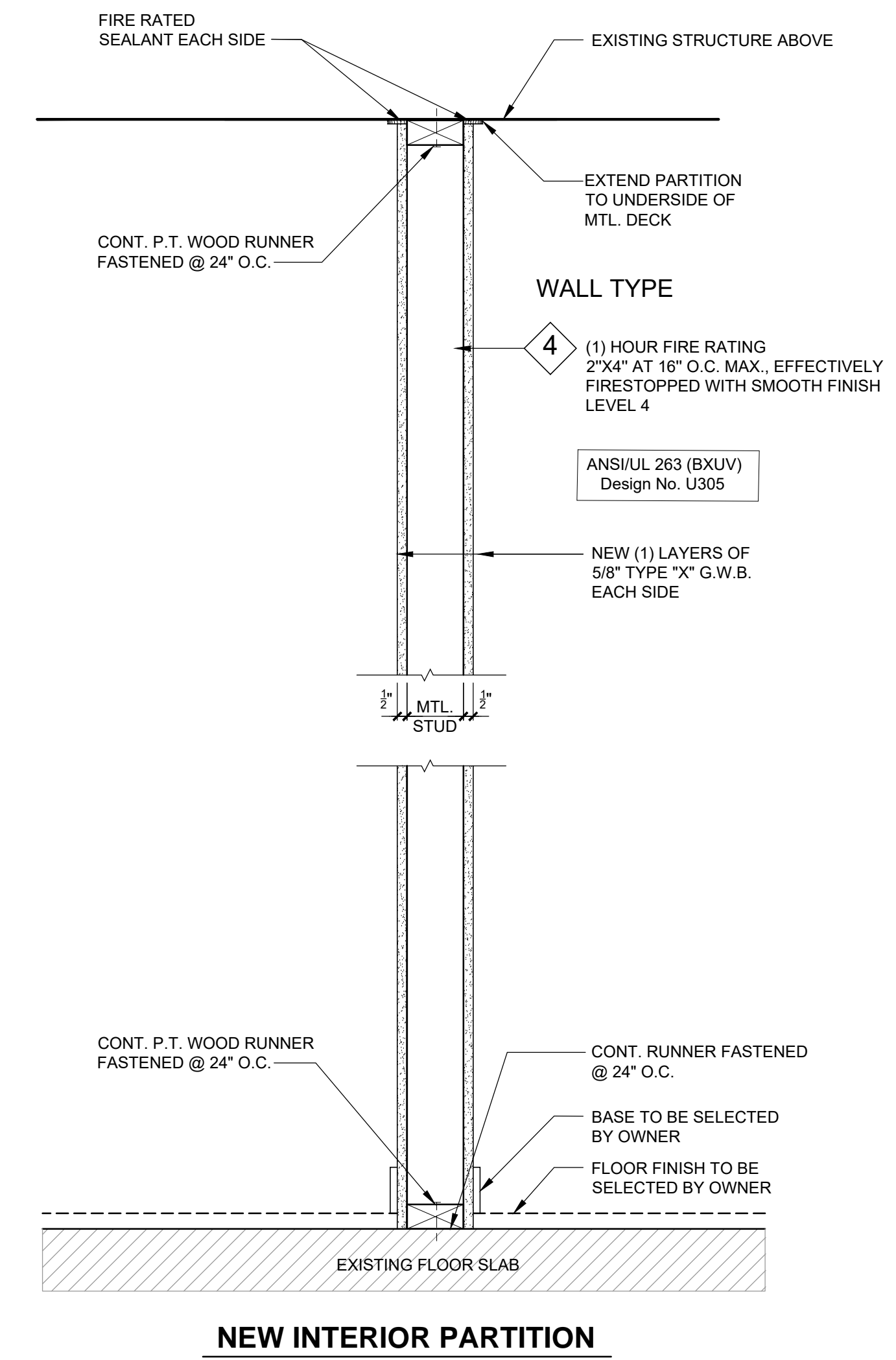
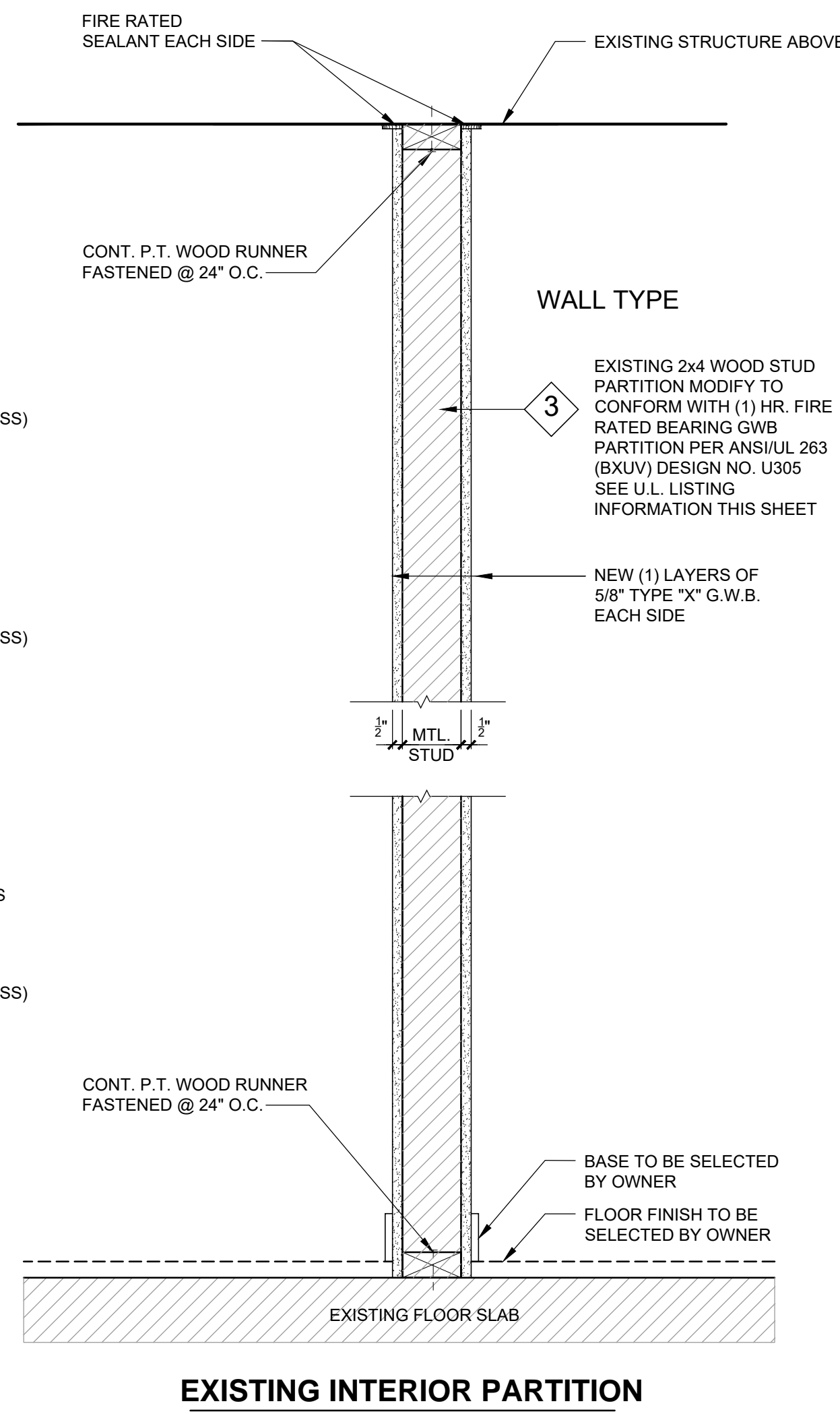
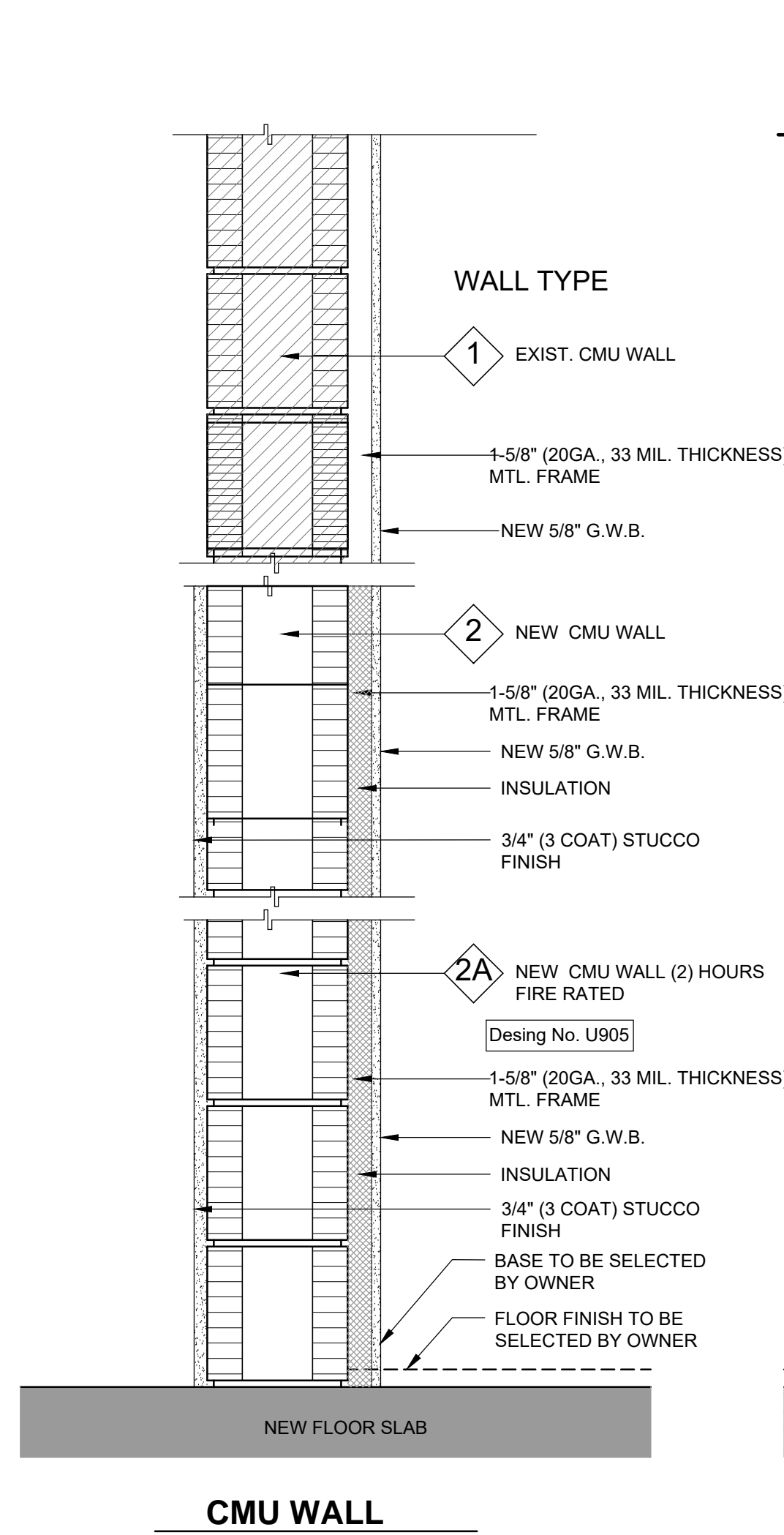
SEAL

BUILDING  
SECTIONS

A6.2  
CONSTRUCTION  
DOCUMENT

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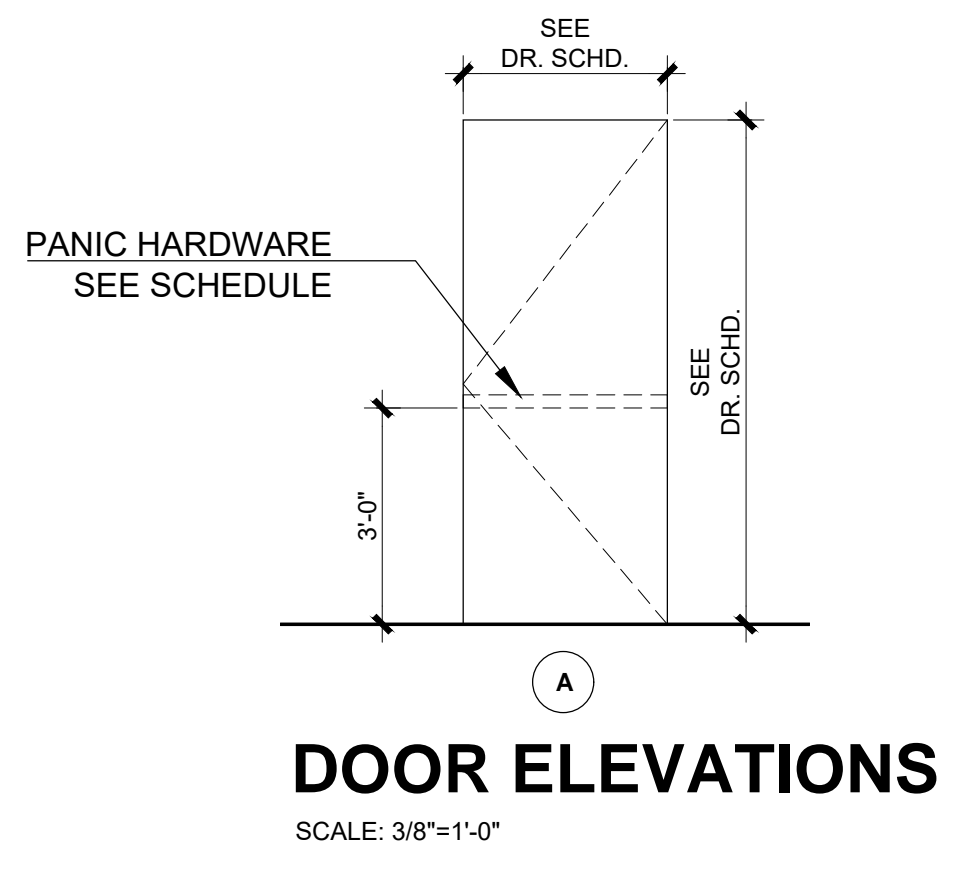
**NOTE :**

G.W.B. SHALL BE REPLACED WITH CEMENT BOARD AT ALL WALLS RECEIVING A TILE FINISH

**GENERAL NOTES**

- PARTITION TYPE DESCRIPTIONS AREA NOT TO BE CONSTRUED AS COMPLETE ASSEMBLY INSTRUCTIONS. CONTRACTOR IS TO CONSTRUCT PARTITIONS ACCORDING TO THE COMPLETE ASSEMBLY REQUIREMENTS LISTED IN THE REFERENCED TESTING LABORATORY MANUALS. ADDITIONAL ITEMS SHOWN SHALL BE PROVIDED.
- PARTITION TAGS ARE TYPICALLY FOUND ON THE 1/4" SCALE FLOOR PLANS. SEE REFL. CLG., PLANS, INTERIOR ELEVATIONS, AND FINISH KEY TO ELABORATE ON FLOOR, WALLS, BASE & CEILING FINISHES.
- GYPSPUM WALL BOARD AT CEILING IN RESTROOMS AND AROUND WET ENVIRONMENTS SHALL BE M.R. G.W.B. G.W.B. WALLS AT RESTROOMS, A/C CLOSETS, AND STORAGE WITH MOP SINKS SHALL BE M.R. G.W.B. PROVIDE DUROCK CEMENT BOARD AT WALLS FOR ALL STONE / TILE INSTALLATION.
- FRAME AND BRACE AS REQUIRED AROUND ALL PIPING AND DUCTWORK TO MAINTAIN PARTITION SUPPORT.
- PROVIDE CONCEALED BLOCKING IN STUD FRAMED PARTITIONS. FURRED & CHASED WALLS AS REQUIRED BY THE ACCESSORY BEING MOUNTED, I.E. LAV. COUNTERS, OIH CABINETS, BATHROOM MILLWORK, BATHROOM ACCESSORIES, CLOSET RODS, HANDRAILS, ETC.
- PROVIDE ACOUSTICAL SEALANT AROUND THE PERIMETER (TOP-BOTTOM-ENDS) OF ALL PARTITIONS. SEALANT SHALL BE 1/4" (+/-) DEEP
- SEE MEP DRAWINGS FOR ALL DUCT, PIPE AND CONDUIT PENETRATION DETAILS.
- PROVIDE APPROVED THROUGHOUT PENETRATION FIRE STOP SYSTEM AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, TYPICAL.
- PROVIDE APPROVED FIRE RESISTIVE JOINT SYSTEM TO MATCH RATINGS OF WALL AT TOP, BOTTOM, AND PERIMETER OF ALL FIRE RATED WALLS, TYPICAL.

**SUPPORT FOR WALL HUNG ITEMS**  
WOOD STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES AND ACCESSORIES SHALL BE DOUBLED.  
STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT  
A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE



DOOR SCHEDULE												
NO.	LOCATION	WIDTH	HEIGHT	THICK.	TYPE	DOOR MATERIAL	FRAME MATERIAL	CLOSER	RATING	FINISH	DOOR ELEVATION	REMARKS
<b>Ground Floor</b>												
1	SOUTH ELEV.	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	--	PAINT	A	--
2	SOUTH ELEV.	10'-0"	10'-0"	1-3/4"	ROLL-UP	MTL.	MTL.	--	--	PAINT	A	--
3	WEST ELEV.	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	--	PAINT	A	--
4	CLOSET	2'-8"	6'-0"	1-3/4"	SWING	WD.	MTL.	YES	60 MIN.	PAINT	A	--
5	STAIR #2	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	B-LABEL PANIC HARDWARE
6	STAIR #2	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	B-LABEL PANIC HARDWARE
7	STAIR #1	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	B-LABEL PANIC HARDWARE
10	CLOSET	3'-0"	7'-0"	1-3/4"	SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	--
<b>Second Floor</b>												
8	STAIR #2	3'-0"	7'-0"		SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	B-LABEL PANIC HARDWARE
9	STAIR #1	3'-0"	7'-0"		SWING	MTL.	MTL.	YES	60 MIN.	PAINT	A	B-LABEL PANIC HARDWARE

- \* EXTERIOR DOORS AND WINDOWS UNDER SEPARATE PERMIT
- \* ALL NEW EXTERIOR DOORS SHALL BE IMPACT RATED PER N.O.A.

- \* ALL DOORS IN THE PATH OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AND WITH NO MORE THAN ONE RELEASING OPERATION AS PER FBC 2017, SIXTH EDITION - BUILDING SECTIONS 1010.1.9. AND 1010.1.9.5.
- \* OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM AS PER FBC 2017 SIXTH EDITION - BUILDING SECTION 309.4.
- \* DOOR AND GATE HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

**REFER TO (UL) FIRE RESISTANCE DIRECTORY VOLUME 1 FOR ASSEMBLY INFORMATION**  
**NOTE:**  
EACH NEW FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, SMOKE PARTITION, OR ANY OTHER NEW WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES WITH THE WORDING "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS" OR SIMILAR LANGUAGE. SUCH SIGNS OR STENCILING SHALL BE IN 4 INCH HIGH LETTERS, 1/2 INCH STROKE, AND NOT MORE THAN 15 FEET-ON-CENTER.  
FFPC 101:8.3.2.4

**HIALEAH HOUSING AUTHORITY**  
**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75th ST**  
**HIALEAH, FLORIDA 33014**

date: 01.08.21  
 DESIGNED by: DLC  
 DRAWN by: DLC  
 REVIEWED by: MDF  
 PROJECT NO: 20-0032

REVISIONS	
03.11.21	BLDG. COMMENTS

JOSE A. VIDAL (AR4535)  
 MANUEL D'FERNANDEZ (AR9561)

**WALL TYPES**  
**A7.0**  
 CONSTRUCTION DOCUMENT





**Design No. L511**  
**BXUV.L511**  
**Fire Resistance Ratings - ANSI/UL 263**

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**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

**BXUV - Fire Resistance Ratings - ANS/UL 263**

**BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada**

See General Information for Fire Resistance Ratings - ANS/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

**Design No. L511**

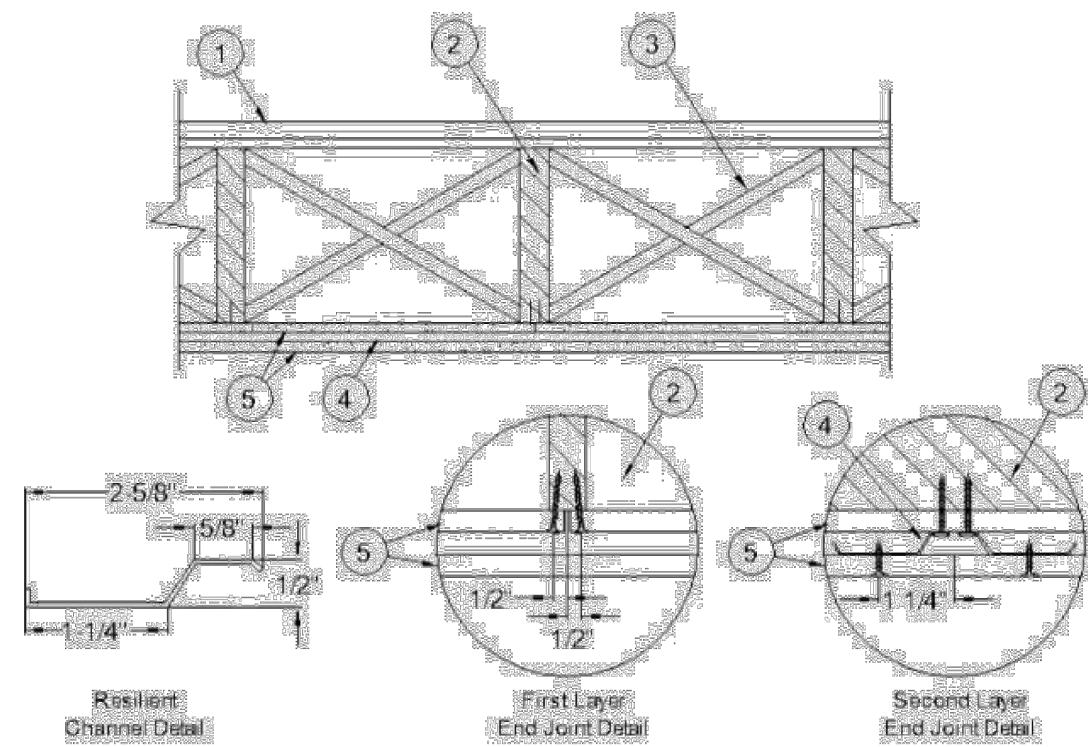
February 26, 2015

Unrestrained Assembly Rating — 2 Hr.

Finish Rating — 71 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Flooring Systems** — The flooring system shall consist of one of the following:

**System No. 1**

**Subflooring** — Min 1 by 6 n. T & G Lumber fastened diagonally to joists.

**Subflooring (Alternate) - Structural Cement-Fiber Units\*** — Nominal 19 mm (3/4 in.) thick tongue and groove structural cement-fiber units. Long dimension of panels to be perpendicular to joists with joints staggered. Panels fastened to the joists with #10 self-drilling, self-tapping cement board screws 1-3/4 in. long. Screws shall be spaced 6 in. OC along the perimeter of each sheet and 12 in. OC in the field of each sheet. Screws shall be spaced 1/2 in. from end joints and 1 in. from side joints.

**ECKEY INTERNATIONAL INC** — Armoroc Panel

**Vapor Barrier** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring** — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.

**System No. 2**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial asphalt saturated felt.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**UNITED STATES GYPSUM CO** — Types LRK, HSLRK, CSD

**Floor Mat Materials\*** — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

**UNITED STATES GYPSUM CO** — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

**Alternate Floor Mat Materials\* (Optional)** — Nom 3/8 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture\***.

**GRASSWORX L L C** — Type SCS0

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yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

**MAXXON CORP** — Type Crack Suppression Mat (CSM)

**Fiber Glass Mesh Reinforcement** — (Optional) — Maxxon Corp's "Maxxon Reinforcement (MR)" for use with or as an alternate to CSM or metal lath reinforcement, the material consists of a plastic coated non-woven fiber glass mesh grid intended to suppress cracks in the Floor Topping Mixture.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Mixture shall consist of 7 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.0 to 2.1 cu ft of sand.

**MAXXON CORP** — Type D-C, GC, G2000, L-R, T-F, CT

**System No. 9**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.

**Floor Mat Materials\* - (Optional)** — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in. Floor topping thickness a min 3/4 in. over Acousti-Mat I floor mat.

**MAXXON CORP** — Type Acousti-Mat I, Acousti-Mat II, Acousti-Mat II HP.

**Alternate Floor Mat Materials\* - (Optional)** — Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

**MAXXON CORP** — Type Acousti-Mat 3, Acousti-Mat 3 HP, Crack Suppression Mat (CSM)

**Metal Lath** — (Alternate to Crack Suppression Mat (CSM)) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

**Fiber Glass Mesh Reinforcement** — (Optional) — Maxxon Corp's "Maxxon Reinforcement (MR)" for use with or as an alternate to CSM or metal lath reinforcement, the material consists of a plastic coated non-woven fiber glass mesh grid intended to suppress cracks in the Floor Topping Mixture.

**Alternate Floor Mat Materials\* - (Optional)** — Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be min 1 in. Floor topping thickness shall be min 3/4 in. when used with Crack Suppression Mat (CSM), Metal Lath, or Maxxon Reinforcement (MR).

**MAXXON CORP** — Type Enkasonic 9110, Enkasonic 9110 HP.

**Alternate Floor Mat Materials\* - (Optional)** — Nom 0.2 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

**MAXXON CORP** — Type Acousti-Mat LP-R

**Metal Lath (Optional)** — For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

**MAXXON CORP** — Type Crack Suppression Mat (CSM)

**Fiber Glass Mesh Reinforcement** — (Optional) — Maxxon Corp's "Maxxon Reinforcement (MR)" for use with or as an alternate to CSM or metal lath reinforcement, the material consists of a plastic coated non-woven fiber glass mesh grid intended to suppress cracks in the Floor Topping Mixture.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 or 1 in. thickness of floor topping mixture for min 19/32 or min 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1200 psi. Mixture shall consist of 4 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.4 to 1.9 cu ft of sand.

**RAPID FLOOR SYSTEMS** — Type RF, RFP, RFR, SFR, Oncrete

**System No. 10**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

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**Finish Floor - Mineral and Fiber Board\*** — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.

**HOMASOTE CO** — Type 440-32 Mineral and Fiber Board

**System No. 11**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.

**Finish Flooring - Floor Topping Mixture\*** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 105 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.2 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, and 300 lbs of sand with 5.5 gal of water.

**AERIX INDUSTRIES** — Floor Topping Mixture

**System No. 12**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 floor topping mixture, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**ALLIED CUSTOM GYPSUM** — Accu-Crete, AccuAdiant, AccuLevel G40 and AccuLevel SD30.

**Alternate Floor Mat Material\*** — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in. or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively.

**ALLIED CUSTOM GYPSUM** — Type AccuQuiet P80, Type AccuQuiet C40, AccuQuiet D13, and Type AccuQuiet D-18.

**System No. 13**

**Subflooring** — 15/32 or 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 2100 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**BMI PRODUCTS OF NORTHERN ILLINOIS INC** — Max4 993

**System No. 14**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier** — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

**Vapor Barrier** — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring\*** — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

**Floor Mat Materials\*** — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 55/025 and Quiet Quil 55/025 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 60/040 and Quiet Quil 60/040 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

**System No. 3**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring** — Min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

**System No. 4**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring - Floor Topping Mixture\*** — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, and 300 lbs of sand with 5-1/2 gal of water.

**ELASTITZELL CORP OF AMERICA** — Type FF

**System No. 5**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Floor Mat Materials\* - (Optional)** — Floor mat material nom 5/64 in. (2mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. of floor-topping mixture.

**ECORE INTERNATIONAL INC** — Type QTsu4002

**HACKER INDUSTRIES INC** — Type Hacker Sound-Mat.

**Alternate Floor Mat Materials\* - (Optional)** — Floor mat material nom 1/4 in. (6mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32mm) of floor-topping mixture.

**ECORE INTERNATIONAL INC** — Type QTrm 3006-3

**HACKER INDUSTRIES INC** — Type Hacker Sound-Mat II.

**Alternate Floor Mat Materials\* - (Optional)** — Floor mat material nom 1/8 in. (3mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

**HACKER INDUSTRIES INC** — FIRM-FILL SCM 125

**Alternate Floor Mat Materials\* - (Optional)** — Floor mat material nom 1/4 in. (6mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25mm)

**HACKER INDUSTRIES INC** — Type FIRM-FILL SCM 250, Quiet Quil 55/025

**Alternate Floor Mat Materials\* - (Optional)** — Floor mat material nom 3/8 in. (10mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32mm)

**HACKER INDUSTRIES INC** — FIRM-FILL SCM 400, Quiet Quil 60/040

**Alternate Floor Mat Materials\* - (Optional)** — Floor mat material nom 3/4 in. (19mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38mm)

**HACKER INDUSTRIES INC** — Type FIRM-FILL SCM 750, Quiet Quil 65/075

**Metal Lath (Optional)** — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

topping thickness shall be a minimum of 1-1/2 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 65/075, Quiet Quil 65/075 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 52/013 and Quiet Quil 52/013 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

**KEENE BUILDING PRODUCTS CO INC** — Quiet Quil 55/025 MT and Quiet Quil 55/025 NT

**System No. 15**

**Subflooring** — Min 1 by 6 in. T & G Lumber fastened diagonally to joists.

**Vapor Barrier** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring - Floor Topping Mixture\*** — Min 1 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**ALLIED CUSTOM GYPSUM** — Accu-Crete, AccuAdiant

**Floor Mat Material\*** — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.

**ALLIED CUSTOM GYPSUM** — Type AccuQuiet P80, Type AccuQuiet C40, Type AccuQuiet RSM 20, Type AccuQuiet RSM 32, Type AccuQuiet RSM 48, Type AccuQuiet RSM 64, and Type AccuQuiet RSM 120

**System No. 16**

**Subflooring** — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

**Vapor Barrier - (Optional)** — Nom 0.010 in. thick commercial rosin-sized building paper.

**Finish Flooring - Floor Topping Mixture\*** — Min 3/4 floor topping mixture, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

**DEPENDABLE LLC** — GSL M3.4, GSK K2.6 and GSK H.

**Floor Mat Materials\*** — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 55/025 and Quiet Quil 55/025 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 60/040 and Quiet Quil 60/040 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

**KEENE BUILDING PRODUCTS CO INC** — Type Quiet Quil 65/075, Quiet Quil 65/075 N

**Alternate Floor Mat Materials\*** — (Optional) — Floor mat material Nom. 1/8



Members as described below.

- a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to joists. Channels secured to joists as described in Item 3. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.
  - b. **Steel Framing Members\*** — Used to attach furring channels (Item a) to the wood joists (Item 2). Clips spaced 48 in. OC, and secured to alternating joists with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 5.
- PLITEQ INC** — Type Genie Clip

4C. **Alternate Steel Framing Members** — (Not Shown)\* - As an alternate to Item 4, furring channels and Steel Framing Members as described below.

- a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in. deep, spaced 24 in. OC, perpendicular to joists. Channels secured to joists as described in Item 3.
  - b. **Steel Framing Members\*** — Used to attach furring channels (Item a) to the wood joists (Item 2). Clips spaced at 24" OC and secured to the bottom of the joists with one No. 10 x 2-1/2" Coarse Drywall Screw through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and screwed with four No. 8 x 1/2" Self Drilling screws (2 per side: 1 in. and 4 in. from overlap edge). Additional clips are required to hold the Gypsum Butt joints and side joints as described in Item 5.
- STUCCO BUILDING SYSTEMS** — RESLMOUNT Sound Isolation Clips - Type A237R

5. **Gypsum Board\*** — Two layers of nom 5/8 in. thick, 4 ft wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints located over bottom of joists. Gypsum board attached to joists with 60 cement coated cooler nails spaced 1 in., 6 in. and 21 in. from each side edge in the field of the board. Butt edges shall occur under joists, fastened with nails spaced 1 in., 6 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from butt edge. Second layer of gypsum board secured to resilient channels with 1 in. long Type 5 bugle head screws spaced 12 in. OC with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints in first layer, and secured to both resilient channels as shown in end joint detail. Screws spaced 3/4 in. and 1-1/4 in. from side and end joints of boards. When **Steel Framing Members** (Item 4A or 4B) are used, sheets installed with long dimensions parallel with joists. Base layer attached to the furring channels using 1 in. long Type 5 bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSC-1 or Genie clip at each end of the channel. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type 5 bugle head steel screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When **Steel Framing Members** (Item 4C) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 72 in. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end, spaced approximately 2 in. in from joint. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Butt joint furring channels shall be attached with a RESLMOUNT Sound Isolation Clip secured to underside of every joist that is located over the butt joint. Over all Gypsum Board side joints, approximately 20 in. lengths of furring channel shall be installed parallel to joists (Item 2) between main furring channels. Side joint furring channels shall be attached to underside of the joist with RESLMOUNT Sound Isolation Clips - Type A237R located approximately 2 in. from each end of the approximate 20 in. length of channel. Both Gypsum Boards at side joints fastened into channel with screws spaced 8 in. OC, approximately 1/2 in. from joint edge. Face layer installed per Item 5.

**AMERICAN GYPSUM CO** — Type AG-C

**CERTAINTED GYPSUM INC** — Type FRPC, Type C

**CGC INC** — Types C, IP-X2, IPC-AR

**CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C** — Type LGFC-C/A

**GEORGIA-PACIFIC GYPSUM L L C** — Types S, DAPC, TG-C

**NATIONAL GYPSUM CO** — Types FSK-C, FSW-C, FSW-G

**PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM** — Type C

**PANEL REY S A** — Type PRC

**THAI GYPSUM PRODUCTS PCL** — Type C

**UNITED STATES GYPSUM CO** — Types C, IP-X2, IPC-AR

**USG MEXICO S A DE C V** — Types C, IP-X2, IPC-AR

6. **Finishing System - (Not Shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom. 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum board.

\* **Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2015-02-26

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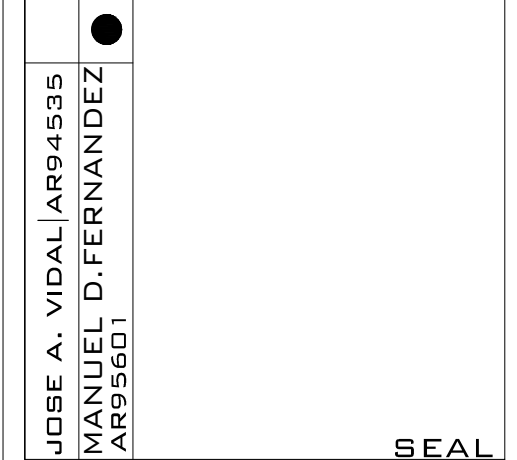


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**STORAGE BLDG. ADDITION AND ALTERATIONS**  
**815 WEST 75TH ST**  
**HIALEAH, FLORIDA 33014**

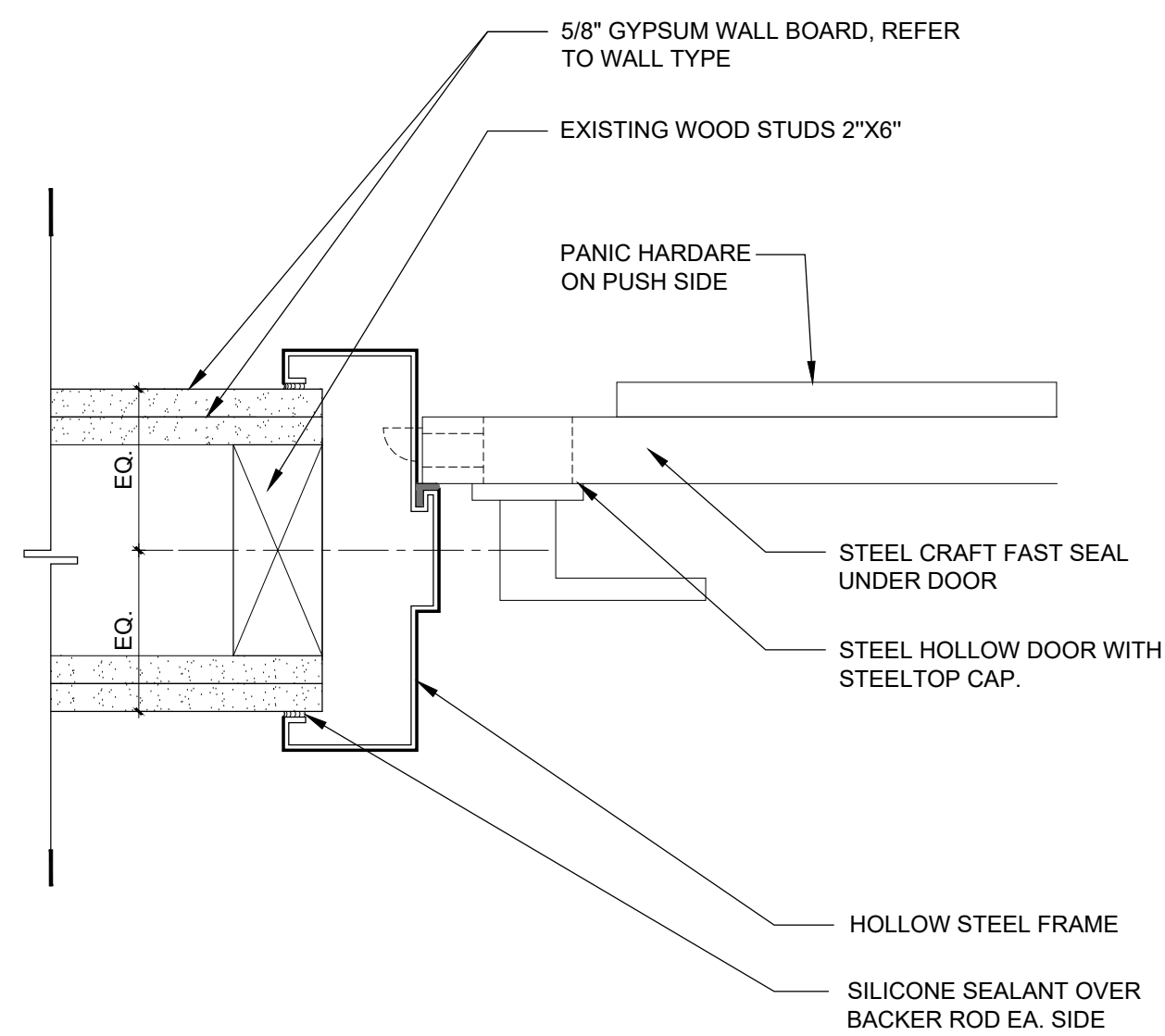
DATE:	01.08.21
DESIGNED BY:	DLC
DRAWN BY:	DLC
REVIEWED BY:	MDF
PROJECT NO.	20-0032

REVISIONS	

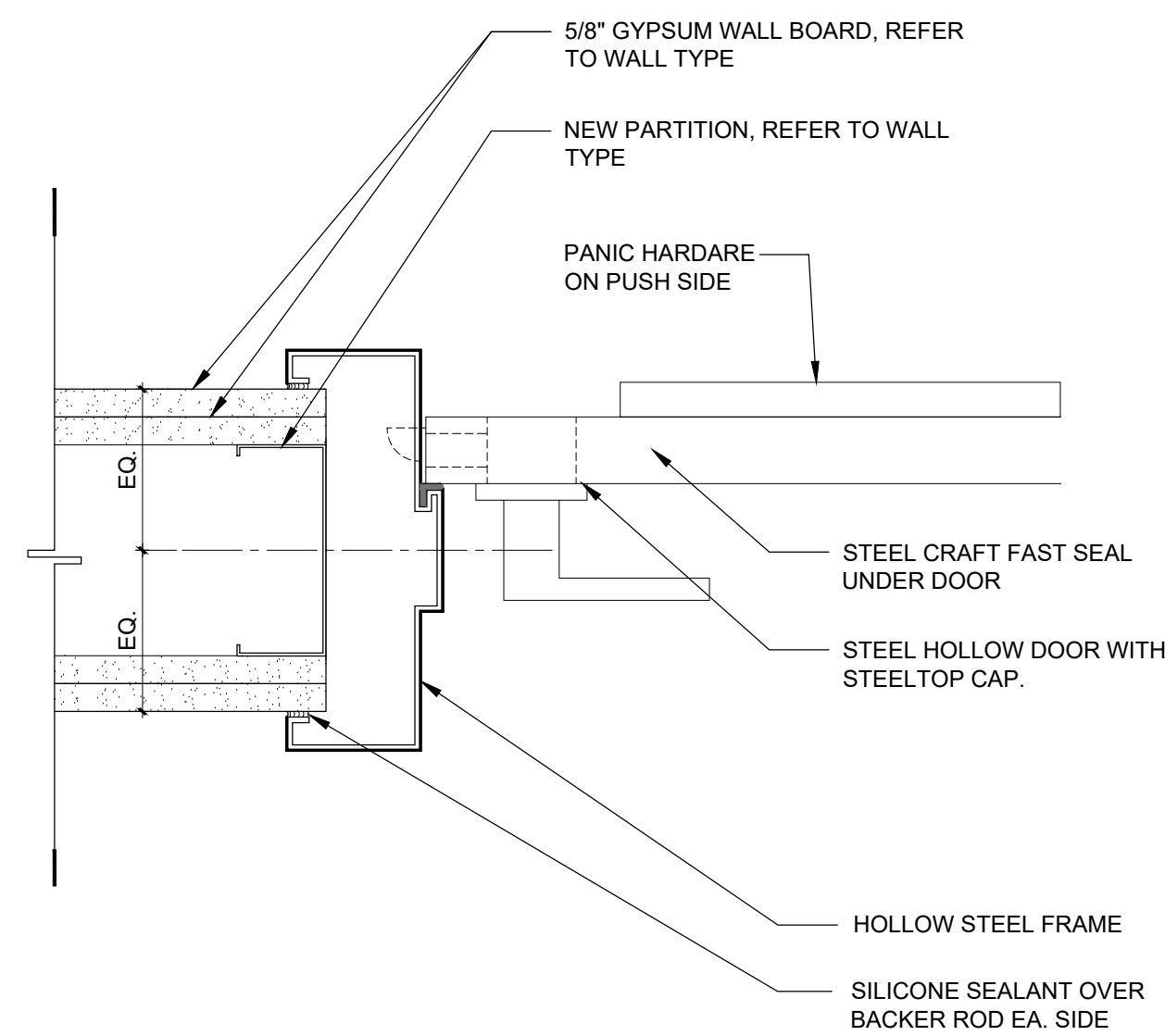


**FLOORING SYSTEM**  
**A7.2**  
 CONSTRUCTION DOCUMENT

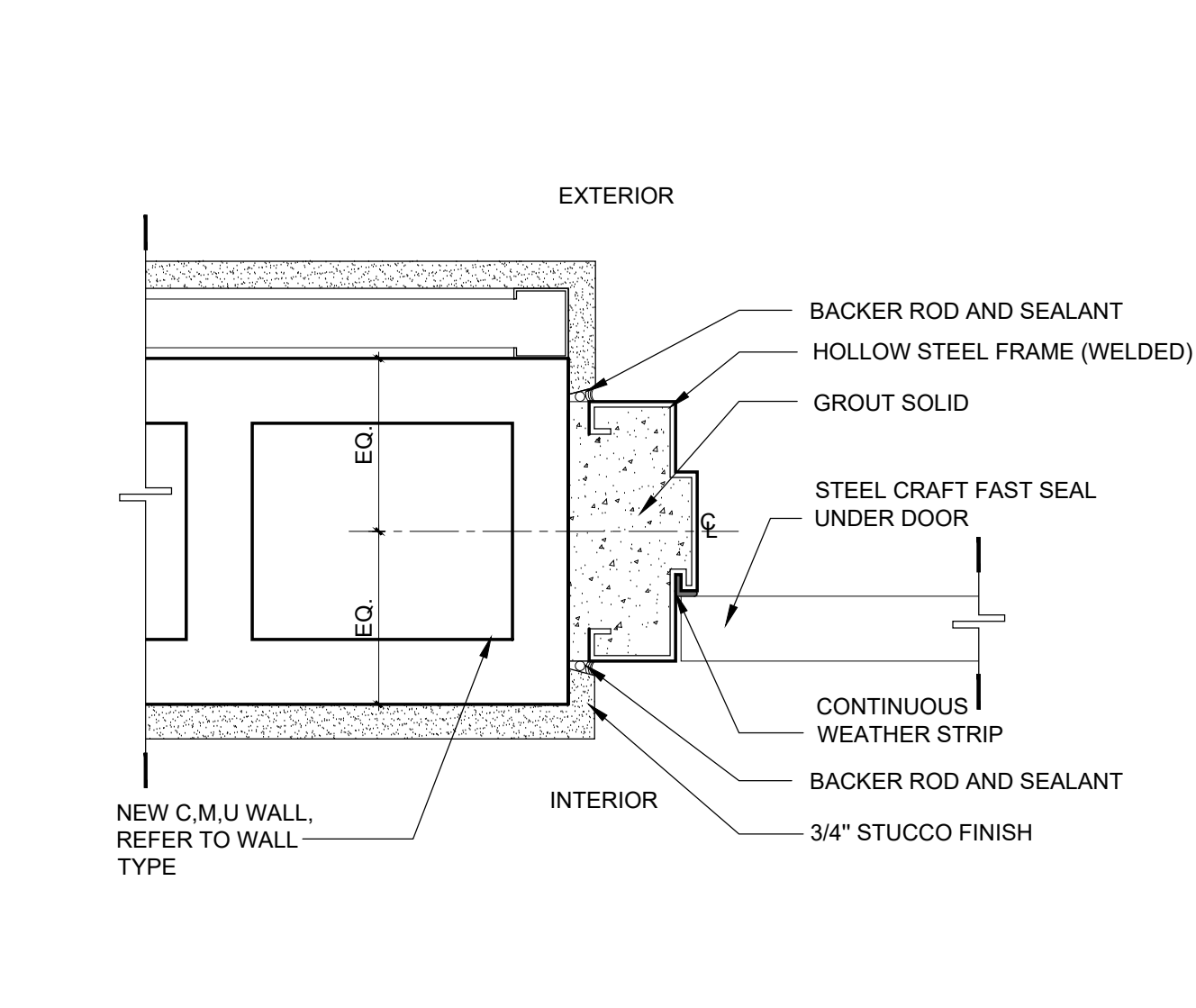




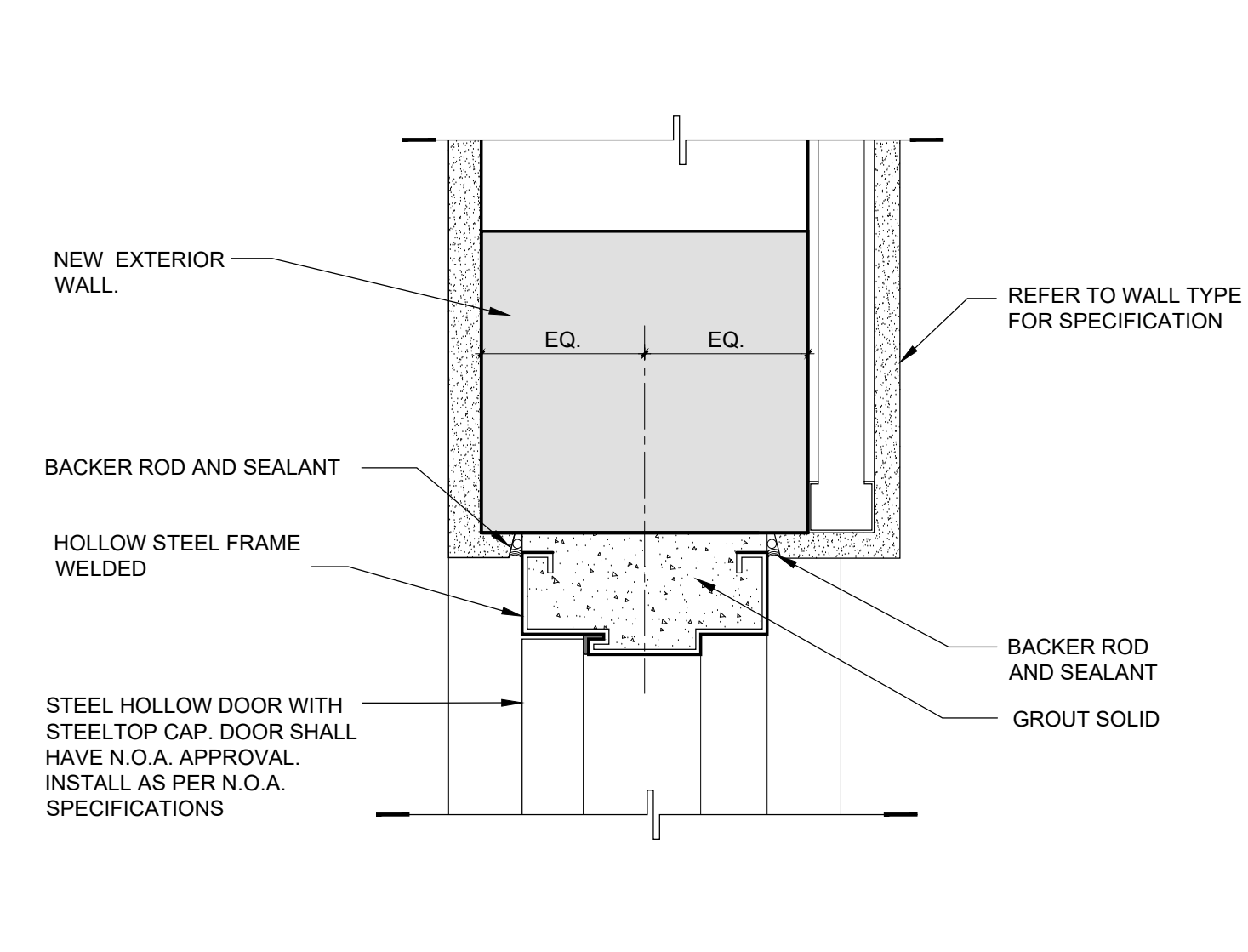
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SCALE: 3" = 1'-0"



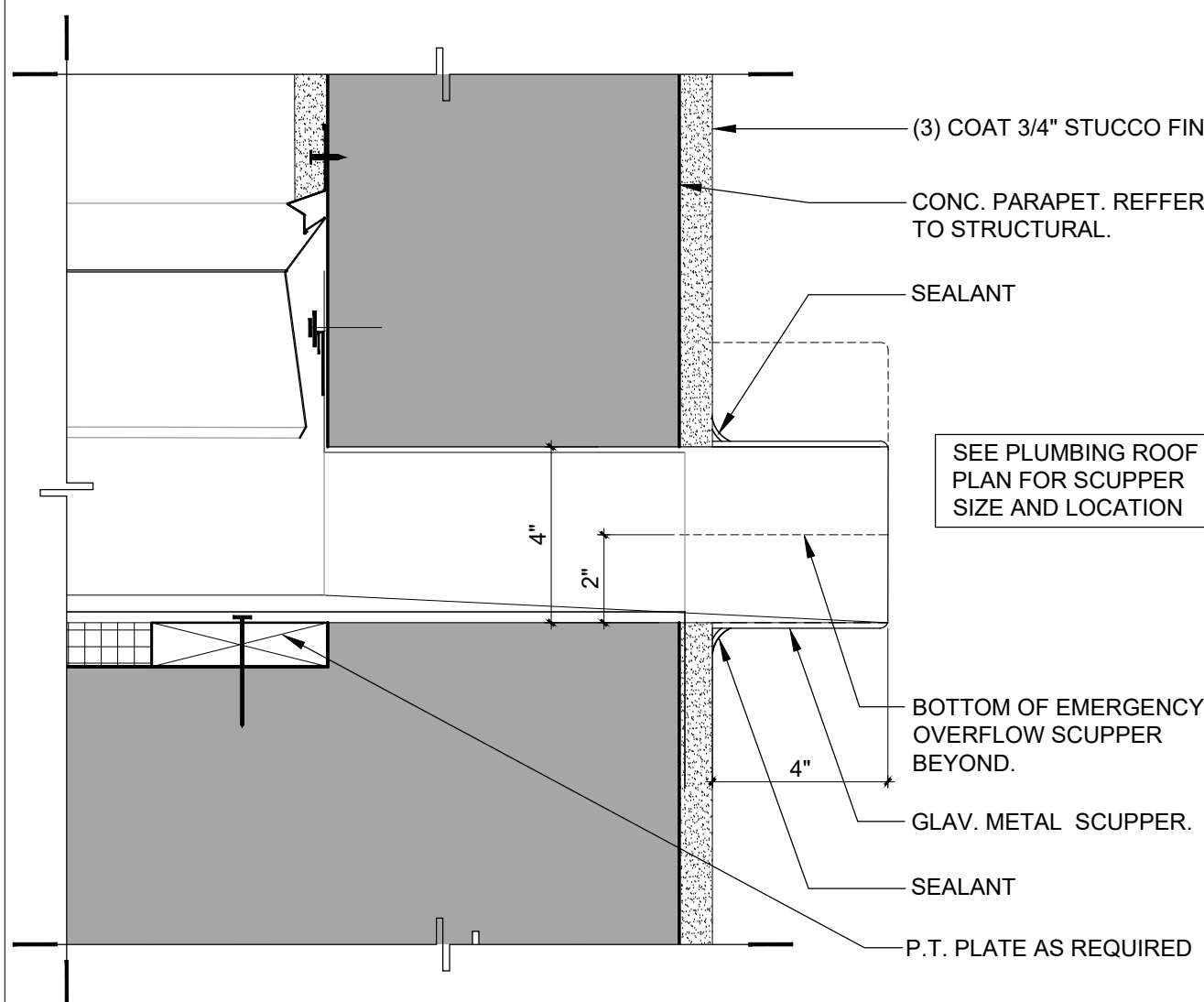
**2 HOLLOW METAL (JAMB DETAIL) METAL FRAME WALL**  
SCALE: 3" = 1'-0"



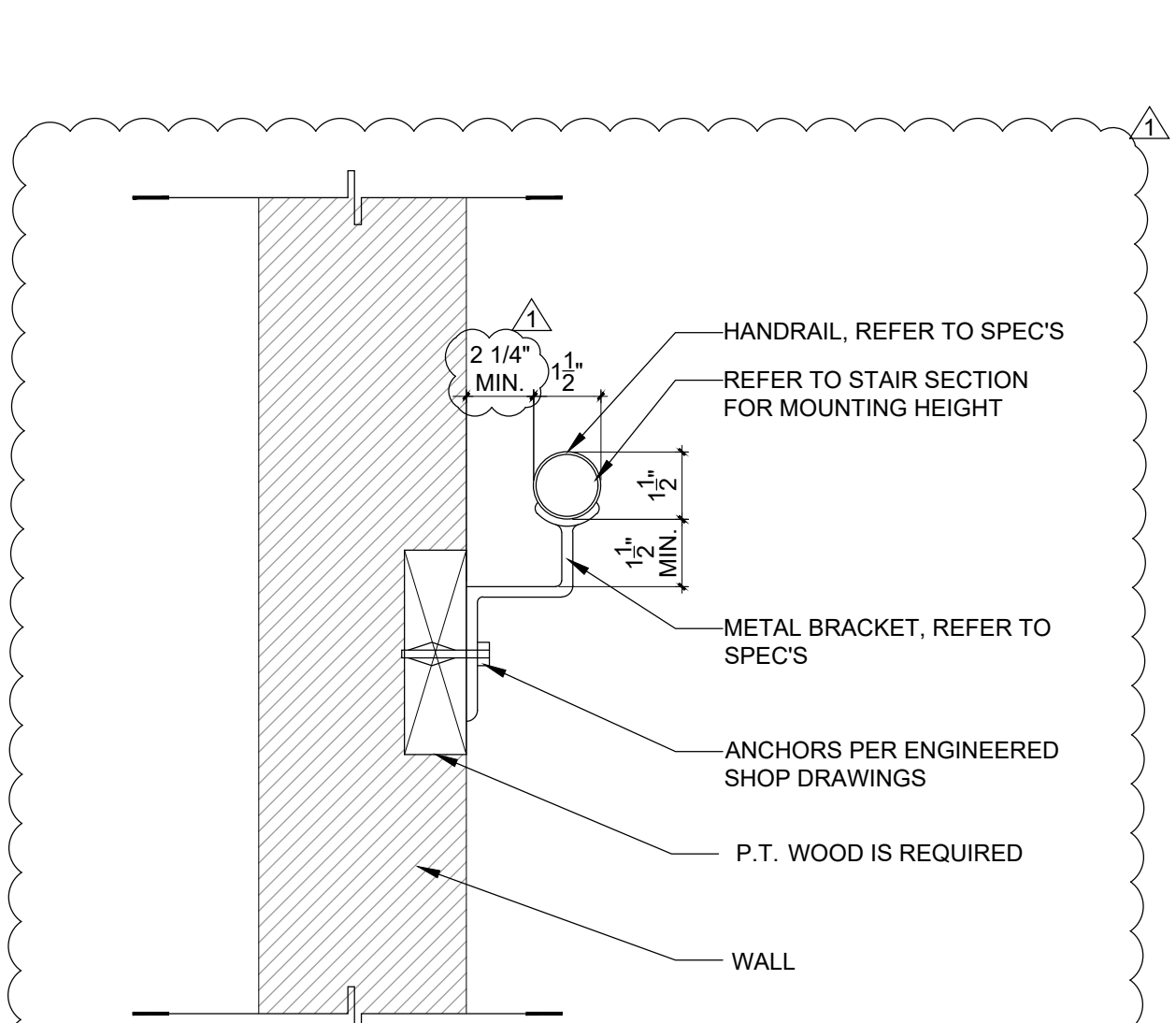
**3 C.M.U WALL**  
SCALE: 3" = 1'-0"



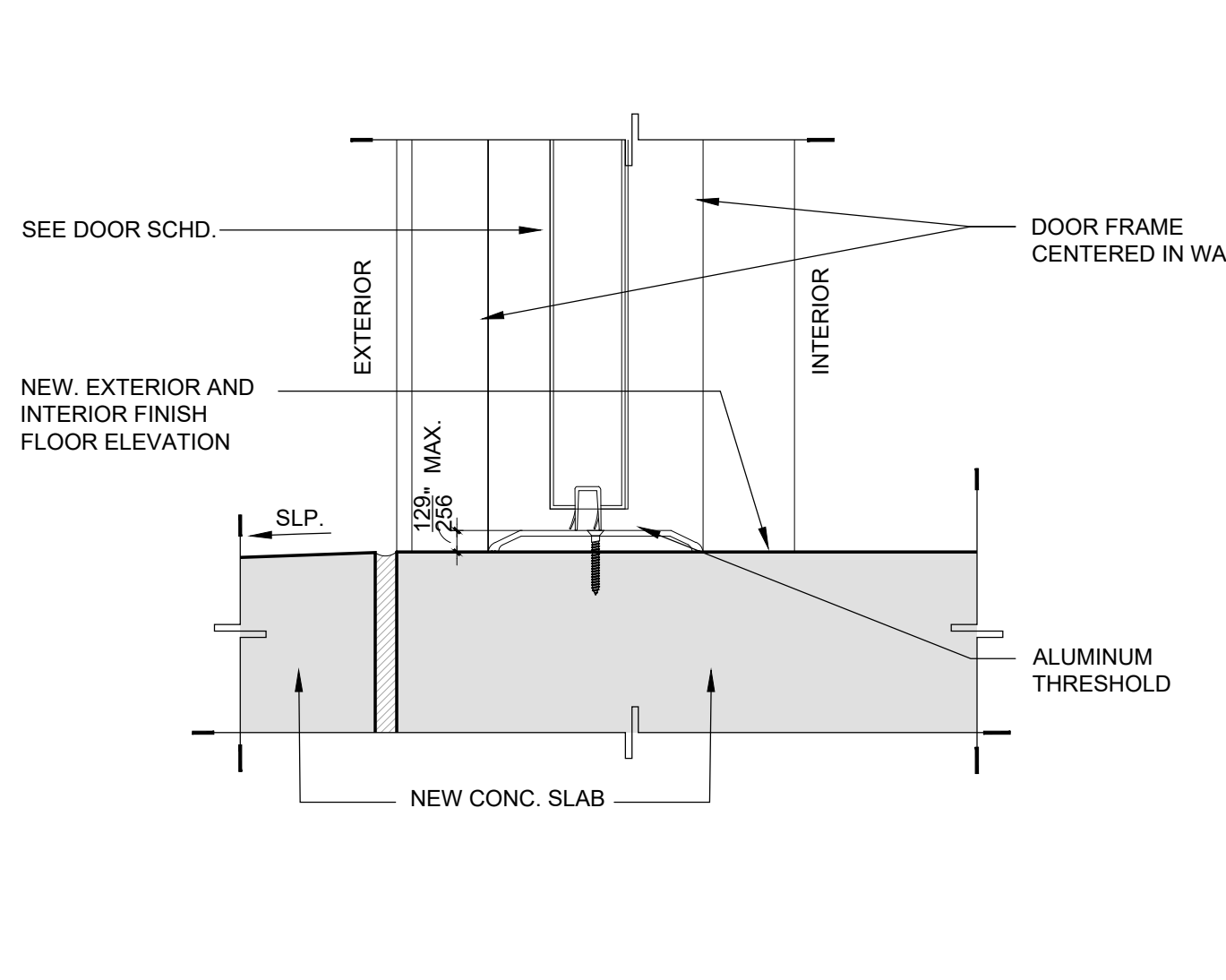
**4 STEEL DOOR (HEAD DETAIL) C.M.U WALL**  
SCALE: 3" = 1'-0"



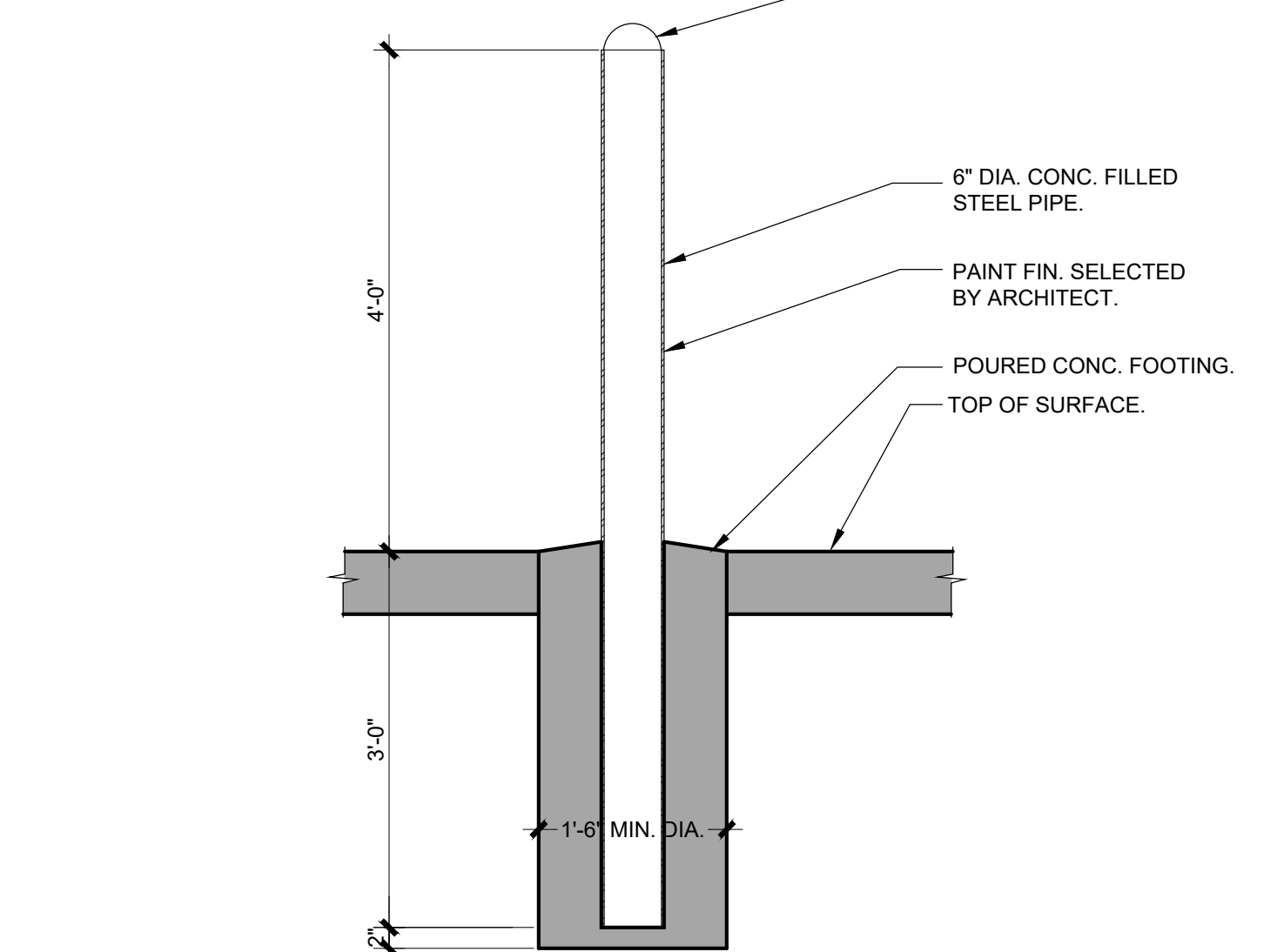
**5 METAL SCUPPER DETAIL AT MAIN ENTRANCE**  
SCALE: N.T.S.



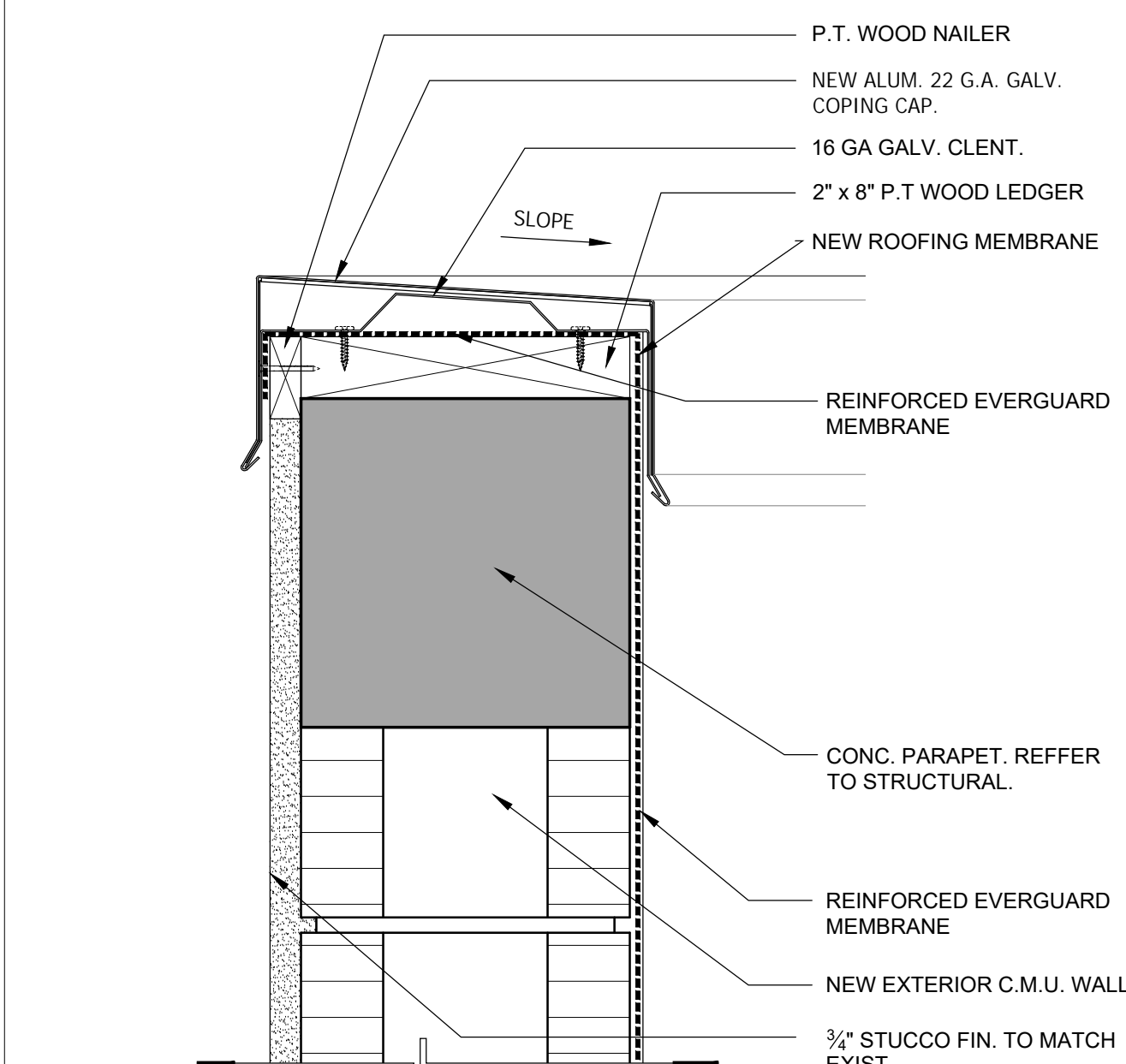
**6 HANDRAIL DETAIL.**  
SCALE: 3" = 1'-0"



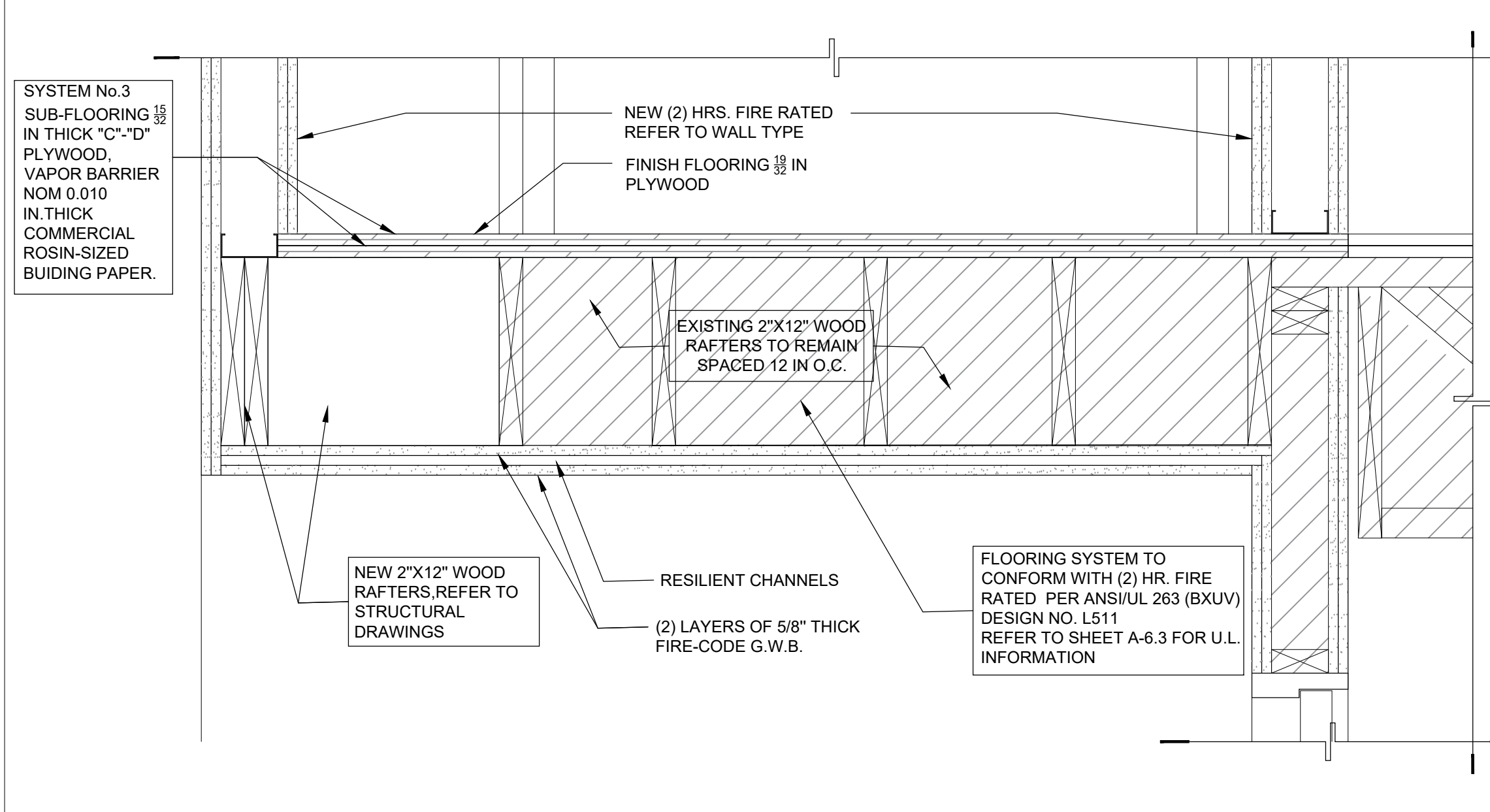
**7 STEEL DOOR (THRESHOLD DETAIL)**  
SCALE: 3" = 1'-0"



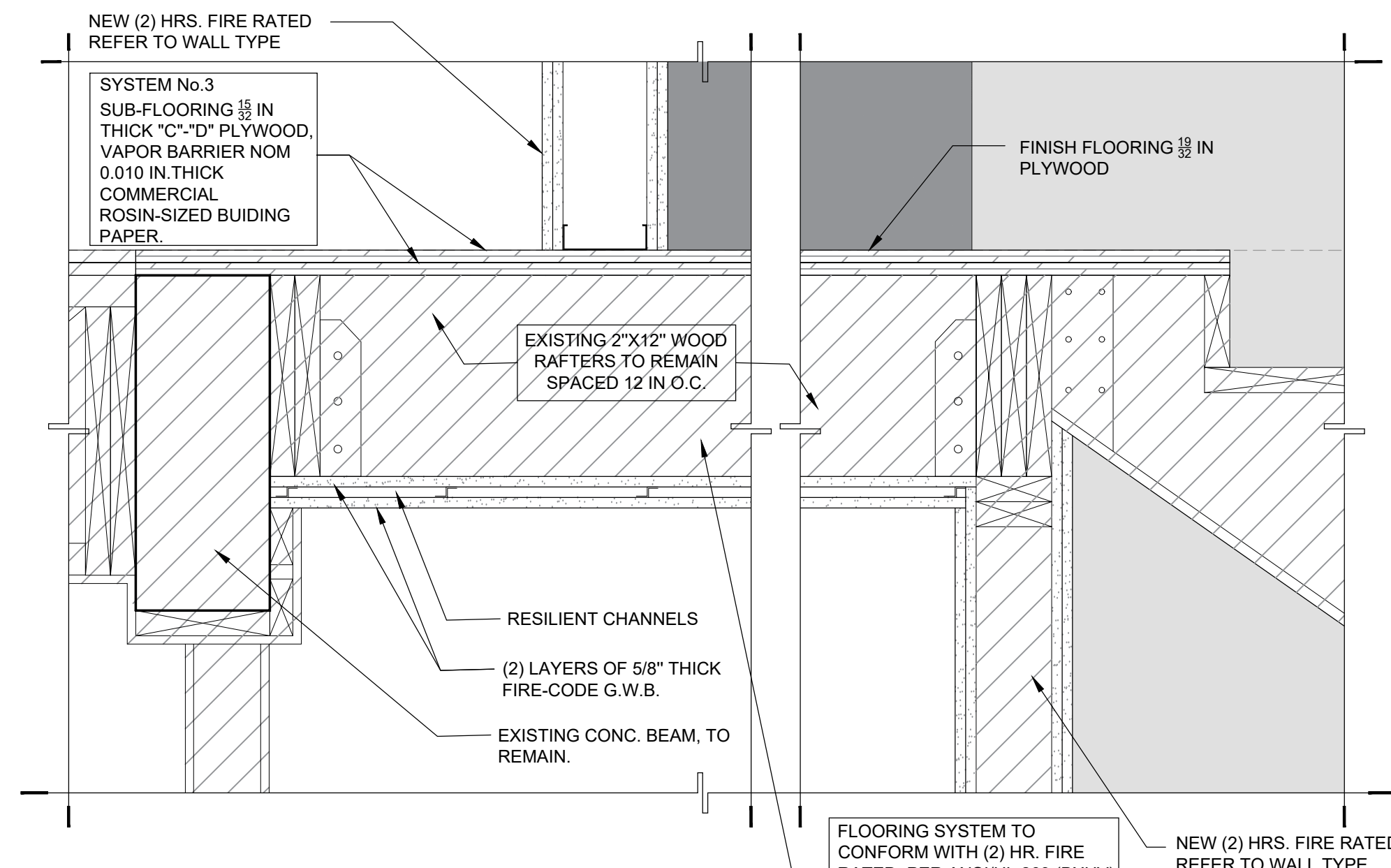
**8 INTERIOR BOLLARD DETAIL**  
SCALE: 3/4" = 1'-0"



**9 TYP. PARAPET DETAIL**  
SCALE: 3" = 1'-0"



**10 STAIR LANDING DETAIL**  
SCALE: 1 1/2" = 1'-0"



**11 STAIR LANDING DETAIL**  
SCALE: 1 1/2" = 1'-0"

date:	01.08.21
DESIGNED by:	DLC
DRAWN by:	DLC
REVIEWED by:	MDF
PROJECT NO.	20-0032

REVISIONS	
03.11.21	BLDG. COMMENTS

JOSE A. VIDAL | AR44535  
MANUEL D. FERNANDEZ | AR93651

SEAL

**DETAILS**

**A8.0**

CONSTRUCTION DOCUMENT







12/18/2017 BXUVU305 - Fire-resistance Ratings - ANSI/UL 263

completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft<sup>3</sup>.

**INTERNATIONAL CELLULOSE CORP** — Celbar-RL

5H. **Foamed Plastic\*** — (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.

**SES FOAM INC** — SES 2 lb. Spray Foam and Sucraseal 0.5 lb. Spray Foam.

6. **Steel Framing Members\*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.

**PAC INTERNATIONAL L L C** — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members\*** — (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

**KINETICS NOISE CONTROL INC** — Type Isomax

6B. **Steel Framing Members\*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

**PLITEQ INC** — Type Genie Clip

6C. **Steel Framing Members\*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members\*** — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC, and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

**STUCCO BUILDING SYSTEMS** — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7. **Furring Channel** — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC. Flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants** — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

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9. **STC Rating** — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets\* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members\* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories\*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-S10 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

**PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM** — Type QuietRock QR-500 and QR-S10

11. **Cementitious Backer Units\*** — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

**NATIONAL GYPSUM CO** — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting** — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board\*** — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

**HOMASOTE CO** — Homasote Type 440-32

14A. **Mineral and Fiber Board\*** — (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

**HOMASOTE CO** — Homasote Type 440-32

14B. **Glass Fiber Insulation** — (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or B2Z2) categories for names of Classified companies.

14C. **Batts and Blankets\*** — (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

**THERMAFIBER INC** — Type SAFB, SAFB FF

14D. **Adhesive** — (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board\*** — (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

**AMERICAN GYPSUM CO** — Type AG-C

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**CERTANTEED GYPSUM INC** — Type FRPC, Type C

**CGC INC** — Types C, IP-X2, IPC-AR

**CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C** — Type LGFC-C/A

**GEORGIA-PACIFIC GYPSUM L L C** — Types S, DAPC, TG-C

**NATIONAL GYPSUM CO** — Types PSK-C, PSW-C

**PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM** — Type PG-C

**PANEL REY S A** — Type PRC

**THAI GYPSUM PRODUCTS PCL** — Type C

**UNITED STATES GYPSUM CO** — Types C, IP-X2, IPC-AR

**USG BORAL DRYWALL SFZ LLC** — Type C

**USG MEXICO S A DE C V** — Types C, IP-X2, IPC-AR

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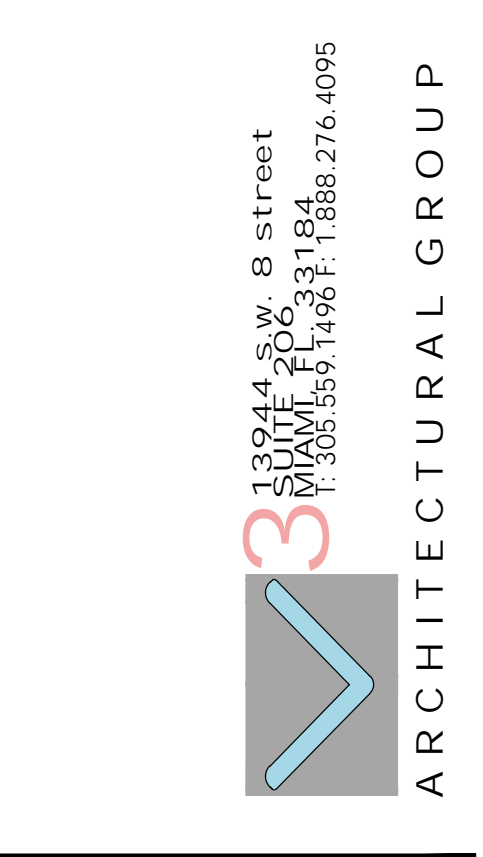
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ULC ONLINE DIRECTORIES

BXUVU.U905  
Fire Resistance Ratings

Page Bottom

Fire Resistance Ratings

See General Information for Fire Resistance Ratings.

Design No. U905  
June 18, 2012  
Assembly Rating - 2 h

Load Restricted — Assembly evaluated in accordance with Working Stress Design methods, for use under Limit States Design methods; refer to information under Guide BXUVU.

Horizontal Section  
Bearing or Nonbearing Wall

\* 1. **Concrete Blocks of Various Designs** — (CAZTC), 2 h rating based on noncombustible members framed into wall. Rating is 1 h when combustible members are framed into wall.

**BAŚALITE CONCRETE PRODUCTS VANCOUVER ULC**  
**EXPOCRETE CONCRETE PRODUCTS LTD**  
**GRUPE PERMACON, DIV OF OLDCASTLE BUILDING PRODUCTS CANADA INC**  
**OK BUILDERS SUPPLIES LTD**  
**RONA INC**  
**TRISTAR BRICK & BLOCK LTD**

2. **Mortar** — Blocks laid in full bed of mortar, 13 mm thick, of 3 parts of clean and sharp sand to 1 part Portland Cement (proportioned by volume), and 15% hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement, Stucco or Gypsum Plaster** — Add 1/2 h to Classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max Classification of 1-1/2 h.

4. **Loose Masonry Fill** — If all core spaces are filled with loose, dry expanded slag, burned clay or shale (Rotary Kln Process) or water repellent vermiculite masonry fill insulation, add 2 h to Classification.

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DESIGNED by: DLC  
DRAWN by: DLC  
REVIEWED by: MDF  
PROJECT NO: 20-0032

REVISIONS

03.11.21	▲	BLDG. COMMENTS
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SEAL

FIRE STOPPING  
A8.2  
CONSTRUCTION DOCUMENT