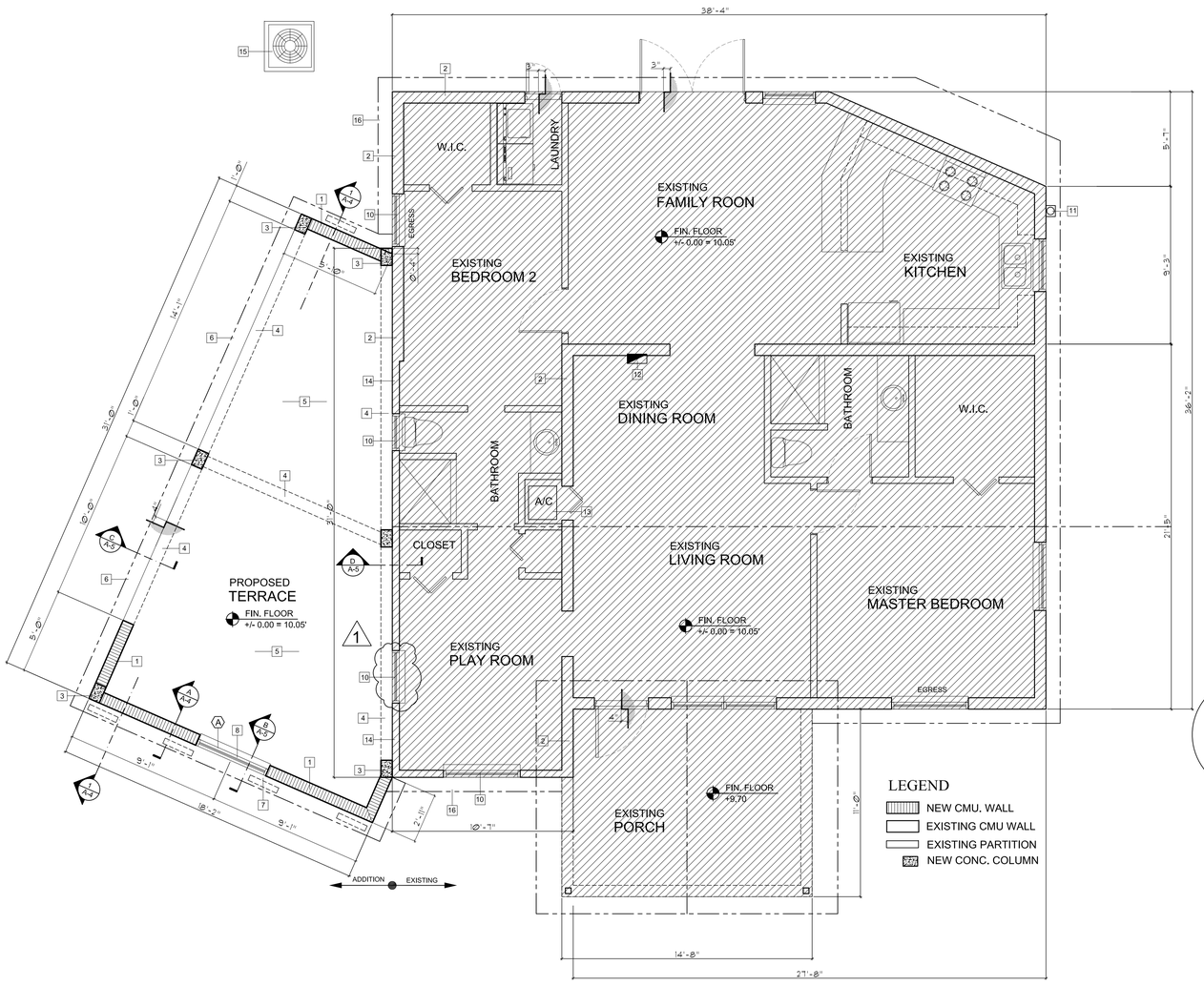

FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN KEY NOTES

1.- NEW CBS. WALL W/ STUCCO FINISH BOTH SIDES.
2.- EXISTING TO REMAIN CBS WALL.
3.- 8" x 12" CONCRETE COLUMN. SEE STRUCTURAL .
4.- NEW CONC. BEAM, SEE STRUCTURAL.
5.- PROVIDE NEW CONC. SLAB & CERAMIC TILE FLOOR.
6.- NEW GABLE ROOF ABOVE..
7.- 4" x 22" SOFFIT VENT.
8.- NEW ALUMINUM/GLASS, SINGLE HUNG WINDOW.
9.- NOT USED
10.- EXISTING WINDOW TO REMAIN
11.- EXISTING ELEC. METER (SEE ELEC. SHT.)
12.- EXIST. ELEC. PANEL (SEE ELEC. SHT.)
13.- EXISTING AIR HANDLER UNIT
14.- EXIST. WOOD FRAMED WALL
15.- EXIST. AC. COMPRESSOR UNIT.
16.- LINE OF EXISTING GABLE ROOF ABOVE

SCOPE OF WORK DOORS AND WINDOWS

PROVIDE IMPACT WINDOWS AND IMPACT FRENCH DOORS ON THE NEW ADDITION.

N.O.A. FOR WINDOWS AND DOORS ARE SUBMITTED AS PART OF THIS PERMIT.

DOOR AND WINDOW BUCK INSTALLATION

1. ATTACH 1" x 4" P.T. WOOD FILLER TO MASONRY STRUCTURE WITH 1/4" x 2 1/2" TAPCON CONCRETE SCREWS @ 8" O.C, 1 1/4" MIN. EMBEDDED INTO MASONRY STRUCTURE.
   ATTACH 1" x 4" P.T. WOOD FILLER TO WD. FRAME STRUCTURE WITH #12 x 2 1/2" GALVANIZED STEEL SCREWS @ 8" O.C, 1 1/2" MIN. EMBEDDED INTO WOOD FRAME STRUCTURE.
2. WHERE PRODUCT APPROVAL REQUIRES WINDOW/DOOR TO BE INSTALLED WITH #8 OR #10 SCREWS, ALLOW SUCH SCREWS TO BE SUBSTITUTED (USING SAME SPACING) WITH 3/16" x 2 1/4" LONG (MINIMUM) APPROVED CONCRETE ANCHORS WITH A MINIMUM EMBEDMENT OF 1 1/4" INTO CONCRETE BLOCK.
3. WHERE PRODUCT APPROVAL REQUIRES WINDOW/DOOR TO BE INSTALLED WITH #12 OR HIGHER SCREWS, ALLOW SUCH SCREWS TO BE SUBSTITUTED (USING SAME SPACING) WITH 1/4" x 2 1/4" LONG (MINIMUM) APPROVED CONCRETE ANCHORS WITH A MINIMUM EMBEDMENT OF 1 1/4" INTO CONCRETE BLOCK.
4. LIMIT SHIMMING GAP SPACE TO A TOTAL OF 1/4" ON EACH SIDE.
5. EXISTING HOUSE STRUCTURE: CONCRETE BLOCK WALLS ON FIRST FLOOR, WOOD FRAME WALLS ON SECOND FLOOR.

DOORS AND WINDOWS NOTES

1. WINDOW AND DOOR ASSEMBLIES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AS SET FORTH IN APPROVED PRODUCT CONTROL SUBMITTALS PER THE F.B.C.
2. ALL FIXED GLASS PANELS SHALL BE 3/16" SAFETY GLASS. ALL GLASS USED INSIDE OF DWELLING TO BE TEMPERED.
3. EGRESS TYPE WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT, AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE, 24" HIGH, AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE PLACED HIGHER THAN 44" ABOVE THE FLOOR, AND NO PART OF THE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FLOOR.
4. FOR NEW WINDOWS PROVIDE COUNTY PRODUCT NOTICE OF ACCEPTANCE.

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DOOR SCHEDULE

DOOR						FRAME		FIRE RATING	REMARKS	QUANT.	WIND LOAD psf	
NO	W	H	T	MAT.	TYPE	MAT.	THRES.				P+	P-

WINDOW SCHEDULE

TYPE	DESCRIPTION	FRAME	GLASS	REMARKS	QUANT.	AREA SF	Energy Code U-Factor	Energy Code SHGC	WIND LOAD psf P+	WIND LOAD psf P-
A	SINGLE HUNG H24 54" x 50"	ALUM.	CLEAR		1	18	1.10	0.50	38.4	-42.8

SINGLE HUNG WINDOWS N.O.A. 14-0212.09 BY FLORIDA WINDOW SYSTEMS ALLOWABLE PRESSURE +60 OR -65 PSF

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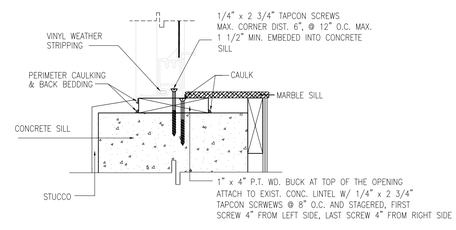
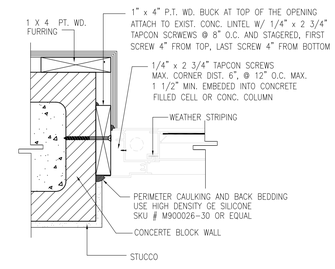
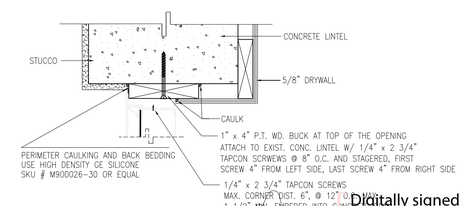


WINDOW SILL
BUCK INSTALLATION CONCRETE BLOCK WALL N.T.S.



WINDOW JAMB
BUCK INSTALLATION ON WD. FRAME WALL N.T.S.



WINDOW HEAD
BUCK INSTALLATION CONCRETE BLOCK WALL N.T.S.

FBC 2014 EXISTING BUILDINGS
SEC., SECTION 507 ADDITIONS (DEFINITION), AND CHAPTER 11 ADDITIONS

The ADDITION complies with the building and electrical codes.
The ADDITION complies with Chapter 11, Section 1102 Height sand Areas Limitations, Section 1103 Structural, Section 1103, Section 1105 Accessibility and Section 1106 Energy Conservation.

Miami Dade County Department of Regulatory And Economic Resources
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3-A3-Floor Plan Revised 4-19-2016.pdf

Examiner	Date Time Stamp	Disp.	Trade	Stamp Name
Ralph Gisbert	5/4/2016 3:52:59 PM	A	ZONE	Plan Revision
Juan Collao	5/5/2016 9:36:20 AM	A	BLDG	Plan Revision Only

REVISIONS	BY
1 4/19/2015	

DIGITAL SIGNATURE

STATE OF FLORIDA
JUAN ALBERTO HERNANDEZ
AR0095157
REGISTERED ARCHITECT

DESIGN PROFESSIONAL
JUAN ALBERTO HERNANDEZ, RA
AR0095157 STATE OF FLORIDA
10275 N.W. 129th STREET
HIALEAH GARDENS, FL 33018
PHONE 305-331 4119

DRAWING TITLE:
FLOOR PLAN. WINDOW SCHEDULE
DOORS & FINISH SCHEDULE

PROPOSED TERRACE
SINGLE FAMILY RESIDENCE
4251 S.W. 116 Avenue Miami FL 33165
OWNER: NORGE TORRES
ph. (786) 337 2095

DATE: 09-20-2015
SCALE: AS SHOWN
DRAWN: JUAN A. HERNANDEZ
JOB:

Digitally signed by Juan A. Hernandez, RA
Date: 2016.04.19 13:17:31 -04'00'

A-3
OF 10 SHEETS