

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305



PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

T: (786) 302-7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
T: (954) 638-9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

No.	Description	Date

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 22 / 2023
REVISIONS: No

COVER SHEET

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-0

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THE WRITTEN CONSENT.

ABBREVIATIONS

&	AND	FA	FIRE ALARM	M	MIRROR	SYM.	SYMMETRICAL
@	AT	FA	FABRICATED	MACH	MACHINE	SPKR	SPEAKER
AB	ANCHOR BOLT	FBO	FURNISHED BY OTHERS	MB	MACHINE BOLT	SNR	SANITARY NAPKIN RECEPTACLE
ABV	ABOVE	FC	FLOOR COVERING	MAT.	MATERIAL(S)		
ACC	AIR CONDITIONING	FD	FLOOR DRAIN	MAX	MAXIMUM	SND	SANITARY NAPKIN DISPENSER
ACC	ACCESS	FE	FIRE EXTINGUISHER	M.H.	MOP AND BROOM HOLDER	SNT	SEALANT
AD	AREA DRAIN	FES	FIRE EXTINGUISHER CABINET	MBA	MEMBER	SPC.	SPACE
ADD	ADDENDUM	F.E.L.	FIRE EXTINGUISHER LOCKER	MECH	MECHANICAL	SPEC	SPECIFICATION(S)
ACFL	ACCESS FLOOR	FEM	FEMALE	MED	MEDIUM	SQ	SQUARE
ACT	ACoustICAL TILE	FFL	FINISH FLOOR LINE	MFR	MANUFACTURE(R)	SSK	SERVICE SINK
ADH	ADHESIVE	FH	FIRE HYDRANT	MFD	METAL FLOOR DECKING	SS	STAINLESS STEEL
ADJ	ADJACENT	FHC	FIRE HOSE CABINET	MIB	MINIMUM	STA	STATION
ADJT	ADJUSTABLE	FIN	FINISH(ED)	MISC	MISCELLANEOUS	STD	STANDARD
AFF	ABOVE FINISH FLOOR	FJT	FLUSH JOINT	MMB	MEMBRANE	STG	STORAGE, SEATING
AGG	AGGREGATE	FLAM	FLAMMABLE	MO	MASONRY OPENING	STL	STEEL
ALT	ALTERNATE	FLASH	FLASHING	M.H.	MANHOLE	STR	STRUCTURAL
ALUM	ALUMINIUM	FLR	FLOORING	MCO	MODULAR, MODUL	SUR	SURFACE
ANC	ANCHOR, ANCHORAGE	FLX	FLEXIBLE	MOV	MOVABLE	SUSP	SUSPENDED
ANOD	ANODIZED	FLOO	FLOOR CLEANOUT	MAR	MARBLE	SWR	SWITCH ROOM
AP	ACCESS PANEL	FLUR	FLUORESCENT	MHR	METAL ROOF DECKING	SYS	SYSTEM
APPROX	APPROXIMATE(LY)	FMD	FRAMED MIRROR	MTD	MOUNTED	SW	SWITCH
ARCH	ARCHITECTURAL	FND	FOUNDATION	MTR	METAL THRESHOLD	SW	SQUARE FOOT (FEET)
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONC.	MTR	METAL FURNISH	SV	SQUARE YARD
ASPH	ASPHALTIC	F.O.M.	FACE OF MASONRY	MTL	METAL		
AUTO	AUTOMATIC	F.O.S.	FACE OF STUDS	MULL	MULLION	T	TREAD
AVG	AVERAGE	FRM (ING)	FRAME (ING)	NMBR	NUMBER	T.B.	TOWEL BAR
<	ANGLE	FRA	FRESH AIR	MAS	MASONRY	TEL	TELEPHONE
ACOUS	ACoustICAL	FRG	FORGED	MIR	MIRROR	TEMP	TEMPERED
		FT	FOOT, FEET			THR	THRESHOLD
B	BASE	FTG	FOOTING	N	NORTH	THR	THRESHOLD
BR	BEARING	FUR	FURRING(ING)	NIC	NOT IN CONTRACT	TOIL	TOILET
BPL	BEARING PLATE	FUT	FUTURE	NL	NALABLE	T.O.B.	TOP OF BEAM
BEL	BELT	NLR	NO LONGER REQUIRED			T.O.F.	TOP OF FOOTING
BET	BETWEEN	NGR	NOMINAL			T.O.S.	TOP OF SLAB
BVL	BEVELED	NOM	NOMINAL			T.O.W.	TOP OF WALL
BIT	BITUMINOUS	GA	GAGE, GAUGE	NMT	NONMETALLIC	T.P.D.	TOILET PAPER DISPENSER
BS	BOARD	GALV	GALVANIZED	NR	NOISE REDUCTION	TPIN	TOILET PARTITION
BS	BOTH SIDES	GB	GRAB BAR, GRAB BAR	NRC	NOISE REDUCTION COEFFICIENT	TV	TRANSFORMER VAULT, TELEVISION
BW	BOTH WAYS	GC	GENERAL CONTRACTOR	N.T.S.	NOT TO SCALE	TYP	TYPICAL
BLK	BLOCK	GCMU	GLAZED CONC. MASONRY UNIT			T.O.C.	TOP OF CONCRETE
BLKG	BLOCKING	GD	GRADE, GRADING	GA	OVERALL	T.O.D.	TOP OF DECK
BM	BEAM	GF	GROUND FLOOR	O.A.	ON CENTER	T.O.P.	TOP OF PARAPET
BM	BENCH MARK	GI	GALVANIZED IRON	OSB	OSB	TER	TERRAZO
B.O.F.	BOTTOM OF FOOTING	GKT	GASKET(ED)	O.D.	OUTSIDE DIAMETER	UC	UNDERCUT
BOT	BOTTOM	GL	GLASS, GLAZING	O.F.	OFFICE	UL	UNDERWRITERS LABORATORY
BRK	BRICK	GP	GALVANIZED PIPE	OH	OVERHEAD	UNF	UNFINISHED
BRZ	BROZE	GL	GRID LINE	OHMS	OVERHEAD MACHINE SCREW	UR	URNAL
BUDG	BUILDING	GLB	GLASS BLOCK	OHWS	OVERHEAD WOOD SCREW		
BUR	BUILT UP ROOFING	GLF	GLASS FIBER	OJ	OPEN-WEAVE JOIST	UON	UNLESS OTHERWISE NOTED
BBD	BULLETIN BOARD	GN	GENERAL NOTES	OG	OPENING	UVD	UPPER VEHICULAR DRIVE
B.O	BY OTHER	GRL	GYPSSUM LATH	OPH	OPPOSITE HAND	VB	VINYL BASE
BRKT	BRACKET	GPT	GYPSSUM TILE	OPP	OPOSITE SURFACE	V.C.T.	VINYL COMPOSITION TILE
		G.W.B.	GYPSSUM WALL BOARD	OPR	OPOSITE	VERT	VERTICAL
		GP.P.L.	GYPSSUM PLASTER	OPS	OPOSITE SURFACE	VEST.	VESTIBULE
CAB	CABINET	GALV	GALVANIZED	PAR	PARALLEL	V.F.	VERIFY IN FIELD
CAB	CATCH BASIN	GRN	GRANITE	PAR	PARALLEL	VIN	VINYL
CEM	CEMENT	GSS	GALVANIZED STEEL SHEET	P.B.	PEBBLE	V.V.C.	VINYL WALLCOVERING
CER	CERAMIC	GST	GLAZED STRUCTURAL TILE	P.B.	PANIC BAR		
C.F.	COUNTER FLASHING	GT	GROUT	PB	PARTICLE BOARD		
CG	CORNER GUARD	GVL	GRAVEL	PCC	PRECAST CONCRETE		
CHAM	CHAMFER	GR	GRIT	PCD	POUNDS PER CUBIC FT.		
CHT	CEILING HEIGHT	GR	GRIT	PEG	PEDESTAL	W	WIDTH, WIDE
CI	CAST IRON	HB	HOSE BIBB	PEF	PERFORATE	W	WITH
C.I.P.	CAST-IN-PLACE	HCB	HARDBOARD	PERF	PERFORATE	W	WEST, WIDTH, WIDE
CIRC	CIRCUMFERENCE	HC	HOLLOW CORE	PE	PERIMETER	WC	WATER CLOSET
CIR	CIRCLE	HCPD	HANDICAPPED	PE	PERIMETER	WD	WOOD
CK	CONTROL JOINT	HCR	HEADWARE	PFB	PREFABRICATED	W.D.	WINDOW DIMENSION
CK	CALL OR CAULK (ING)	HCP	HANDICAPPED	PFN	PREFINISHED	WDW	WINDOW
CLG	CEILING	HDW	HARDWARE	PLG	PLATE GLASS	WG	WIRE MESH
CLR	CLOSET	HES	HIGH EARLY-STRENGTH CEMENT	PK	PARKING	WV	WATER VAPOR
CLR	CLEAR (ANCE)	HL	HANDHOLE	PL	PROPERTY LINE, PLATE	WM	WITHOUT
CLS	CLSURE	HJ	HEAD JOINT	PL	PLATE	WO	WITHOUT
CMU	CONCRETE MASONRY UNIT	HK	HOOK(S)	P.LM	PLASTIC LAMINATE	WP	WATERPROOFING
COL	COLUMN	HM	HOLLOW METAL	PLAS	PLASTER	WPT	WORKING POINT
COMP.	COMPONENT	HORIZ.	HORIZONTAL	PLBG	PLUMBING	WR	WATER REPELLENT
CONC	CONCRETE	H.P.	HIGH POINT	PNT	PANTEL	WS	WATERSTOP
CONF	CONFERENCE	HPS	HIGH PRESSURE SODIUM	PNT	PAINTED	WSCOT	WELDCOT
CONSTR	CONSTRUCTION	HT	HEIGHT	P.P.	POWER POLE	W	WEIGHT
CONT	CONTINUOUS, CONTINUE	HTG	HEATING	PRC	PREFORMED	WWF	WELDED WIRE FABRIC
CONTR.	CONTRACTOR	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PRF	PREFORMED	W	WITHOUT
CR	CHROMIUM (PLATED)	HVD	HARDWOOD	PSF	POUNDS PER SQUARE FT.	W	WITHOUT
C.R.	CURTAIN ROD	HWH	HOT WATER HEATER	PSI	POUNDS PER SQUARE INCH		
C.SMT	CASEMENT	HR	HOUR	P.T.	POINT		
CT	CERAMIC TILE	IC	INSULATING CONC.	PT	POST-TENSIONED CONCRETE		
CJ.F.T.	CUBIC FEET (FOOT)	LD	INSIDE DIAMETER	P.T.D.	PAPER TOWEL DISPENSER		
CJ.N.	CUBIC INCH	IMP.	IMPERVIOUS	P.T.H.	PAPER TOWEL HOLDER		
CJ.YD.	CUBIC YARD	IN	INCH	PTN	PARTITION		
CBRD	CHALKBOARD	INCL.	INCLUDE (ING) (D)	PTR	PAPER TOWEL RECEPTOR		
CON.	CONNECTION	INCORP.	INCORPORATE	PV	PAVE (D) (ING)		
CORR.	CORRIDOR	ILK	INTERLOCK	PVM	PAVEMENT		
CTR	CENTER	IPS	IRON PIPE SIZE	P.V.C.	POLYVINYL CHLORIDE		
CTSK.	COUNTER SUNK	INS	INSULATION	PWD	PLYWOOD		
		INT	INTERIOR	PCPL	PORTLAND CEMENT PLASTER		
D	DRAIN	INT	INSULATING CONC.	PH	PARTIAL HEIGHT PARTITION		
DA	DOUBLE ACTING	INSF	INSULATING FILL	PH	PAIR		
DBL	DOUBLE	INTM	INTERMEDIATE	REFR	REFRIGERATOR		
DEM	DEMOLISH, DEMOLITION	INVT	INVERT	REFR	REFRIGERATOR		
DEPT.	DEPARTMENT	INFO.	INFORMATION	QTY	QUANTITY		
DTL	DETAIL						
DIAG	DIAGONAL	L	LENGTH				
DIA	DIAMETER	LAB	LABORATORY	LAB	LABORATORY		
DM	DIMENSION	LAD	LADDER	LM	LAMINATED		
DM	DIAMETER	LAV	LAVATORY	RO	ROUGH OPENING		
DMT	DEMOUNTABLE	LA	LAG BOLT	RCW	RIGHT OF WAY		
DN	DOWN	LAB	LABORATORY	RWC	RAINWATER CONDUCTOR		
DN	DOWN	LAG	LAG BOLT	REF.	REFERENCE		
DOOR	DOOR OPENING	LC	LIGHT CONTROL	REF.	REFERENCE		
DPR	DAMPEN	LL	LIVE LOAD	R.B.	RUBBER BASE		
DPR	DOOR	L.L.H.	LONG LEG HORIZONTAL	S	SOUTH		
D.F.	DRINKING FOUNTAIN	L.L.V.	LONG LEG VERTICAL	S/A	SUPPLY AIR		
DIA	DIAMETER	LMS	LIMESTONE	SAN	SANITARY		
DWG	DRAWING	LP	LIGHT POLE	SC	SOLID CORE		
DWR	DRAWER	LP	LIGHT POLE	SCH	SCHEDULE		
DSP.	DISPENSER	LPT	LOW POINT	S.D.	SOAP DISPENSER		
D.S.	DOWNSPOUT	LT	LIGHT	SEC	SECTION		
		LTL	LINTEL	SFG	SAFETY GLASS		
E	EAST	LVR	LOWER VEHICULAR DRIVE	SH	SHELF, SHELVE		
EA	EACH	LW	LOWER VEHICULAR DRIVE	SHO	SHOWER		
E/A	EXHAUST AIR	LW	LOWER VEHICULAR DRIVE	SHT	SHEET		
E.H.D.	ELECTRIC HAND DRYER	LWC	LIGHTWEIGHT CONC.	SH	SIMILAR		
EXP.B	EXPANSION BOLT	LWR	LOWER VEHICULAR DRIVE	S/S	STRUCTURAL METAL STUD		
EL	ELEVATION	LX	LOCKER	SV	SPRINKLER HEAD		
ELEV.	ELEVATOR						
ELEC	ELECTRICAL						
EMERG	EMERGENCY						
ENCL	ENCLOSURE						
EP	ELECTRICAL PANELBOARD						
EQ	EQUAL						
EQUIP	EQUIPMENT						
EW	EACH WAY						
EXH	EXHAUST						
EXIST.	EXISTING						
EXPD	EXPOSED						
EXP. JT.	EXPANSION JOINT						
EXT	EXTERIOR						
EXT	ELECTRIC WATER COOLER						

DOOR CRITERIA AND GENERAL NOTES

1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE

DOOR NUMBER

DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

- COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THIS.
- PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
- PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
- PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
- PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.
- FOR OPENINGS IN PARTITIONS OR WALLS:
 - WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES.
 - WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL.
 - WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES.
- DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

GRAPHIC SYMBOLS

BUILDING SECTION

SHEET NUMBER

ELEVATION NUMBER

SHEET NUMBER

DETAIL NUMBER

SHEET NUMBER

DETAIL DRAWN OPPOSITE HAND OF REFERENCE LOCATION

DETAIL DRAWN SIMILAR TO REFERENCE LOCATION

TRU PLAN

GRAPHIC

FINISH FLOOR

CENTER

MATCH

WINDOW TYPE

STOREFRONT TYPE

FLOOR

DOOR

WALL TYPE

EQUIPMENT

THRESHOLD

SLOPE

REVISION

ROOM TAG

WALL LEGEND

NEW METAL STUD FRAMED PARTITION (SEE PLAN FOR THICKNESS)

NEW METAL STUD FRAMED PARTITION W/INSULATION (SEE PLAN FOR THICKNESS)

NEW C.M.U. WALL

EXISTING C.M.U. WALL

MATERIAL SYMBOLS

EARTH

GRANULAR FILL

CONCRETE

INSULATING CONCRETE

CONCRETE MASONRY UNITS

METAL LATH & PLASTER

METAL

RIGID INSULATION

ACOUSTICAL TILE OR BOARD

GYP. BD / PLASTER

LIGHTWEIGHT CONCRETE

ALUMINUM

PLYWOOD LARGE SCALE

FINISH WOOD

CONTINUOUS

BLOCKING

GLASS LARGE SCALE

CERAMIC

METAL STUD

WOOD STUD

PLASTER, SAND, MORTAR, GROUT

INSULATION (LOOSE OR BATT)

METAL (SMALL SCALE)

CUT STONE

ROUGH WOOD

CERAMIC TILE

ACOUSTICAL TILE

SOUND INSULATION PARTITION

ROCK

GYPSSUM WALL BOARD

RESILIENT FLOORING

WOOD STUD

CODES AND STANDARDS

D.S.H.A
LIFE SAFETY CODES
A.C.I.
A.I.S.C.
F.L.C.
FLORIDA FIRE PREVENTION CODE EXISTING 2020
2020 NATIONAL ELECTRIC CODE
2020 FBC MECHANICAL
2020 FBC PLUMBING
2020 FBC ACCESSIBILITY

MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT
DADE COUNTY PRODUCT APPROVAL REQUIREMENTS
ALL CODES AS PER LATEST EDITIONS AND REVISIONS. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES.

GENERAL NOTES

- THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
- ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED, WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECTS REVIEW.
- DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGES SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
- INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
- ALL WINDOW AND DOOR SIZES ARE NORMAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
- ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
- ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
- IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS INTERPRET.
- THE CONTRACTOR SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
- THE CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
- THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED, AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
- ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE FLORIDA BUILDING CODE.
- FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
- CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CALC. FOR REVIEW & APPROVAL FOR THE CITY OF POMPAANO BEACH.
- GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS,

GENERAL SITE INFORMATION

PROPERTY ADDRESS: 1308 NE 24 STREET
WILTON MANORS, FL | 33305
PROPERTY ID: 494226020010
LEGAL DESCRIPTION: LOT 01, MIDDLE RIVER PLAZA 9-52 B LOT 1

GOVERNING CODES:

FLORIDA BUILDING CODE 2020
NFPA 101 - LIFE SAFETY CODE 2018 EDITION
FLORIDA FIRE PREVENTION CODE 2020
NEC - 2018 EDITION
FBC - MECHANICAL 2020
FBC - PLUMBING 2020
FBC - ACCESSIBILITY 2020

SITE ZONING (EXISTING):

ZONING: RD-10 (TWO-FAMILY DUPLEX RESIDENTIAL) LAND USE: TRANSIT ORIENTED CORRIDOR

TOTAL LOT AREA:

LOT AREA: 6,900 SF = 0.1584 ACRES
GROSS LOT AREA: 11,822 SF = 0.2713 ACRES

INTENSITY & DIMENSIONAL STANDARDS

REQUIRED	PROPOSED USE	VARIANCE
GROSS DENSITY, MAXIMUM 10 UNITS / GROSS ACRE (DUPLEX ONLY)	2 UNITS	-
LOT AREA, MINIMUM (SQ. FT.) 7,500 sq. ft.	1ST FLOOR 1,803 sq ft 2ND FLOOR 2,052 sq ft	-
LOT WIDTH, MINIMUM (FT.) 75 ft.	50 ft. - NONCONFORMING	-
FLOOR AREA, MINIMUM (% OF LOT AREA) SINGLE-FAMILY: 1,000 sq. ft. DUPLEX: 600 sq. ft. PER UNIT	1,803 sq ft	-
LOT COVERAGE, MAXIMUM (% OF LOT AREA) NONE	.28	-
PERVIOUS AREA, MINIMUM (% OF LOT AREA) 50% = 3,450 SF	51% = 3,504 SF	-
IMPERVIOUS PERVIOUS AREA 50% = 3,450 SF	DRIVEWAY = 1,440 SF BUILDING = 1,954 SF 49% = 3,394 SF	-
FLOOR AREA, MAXIMUM (% OF LOT AREA) N/A	N/A	-
HEIGHT, MAXIMUM (FT.) 2 STORIES, 30 ft.	2 STORIES, 23'-4"	-
NORTH FRONT YARD SETBACK MINIMUM (FT) 20 ft.	20 ft.	20 ft.
WEST FRONT YARD SETBACK MINIMUM (FT) 15 ft.	14 ft.	15 ft. / 5ft.
SIDE YARDS SETBACK MINIMUM (FT) 5 ft.	5 ft.	-
REAR YARD SETBACK MINIMUM (FT) 15 ft.	15 ft.	15 ft.

PARKING:

REQUIRED	PROVIDED
DWELLING MULTIFAMILY MINIMUM OFF-STREET PARKING: 2.5 PER DWELLING UNIT = (5) PARKING SPACES 1 ADDITIONAL X EVERY BEDROOM IN EXCESS OF 3 BEDROOMS.	5.5 REQUIRED = 6 PROPOSED (6) PARKING SPACES REQUIRED (2) GARAGE PARKING (4) DRIVEWAY PARKING
VISITOR PARKING 10% = (0.5) PARKING SPACES	
BIKE RACKS NONE	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.

OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATION: GROUP - R
CONSTRUCTION TYPE:
BEDROOMS PROPOSED
NUMBER OF BEDROOMS IN PROJECT: 4

SCOPE OF WORK:

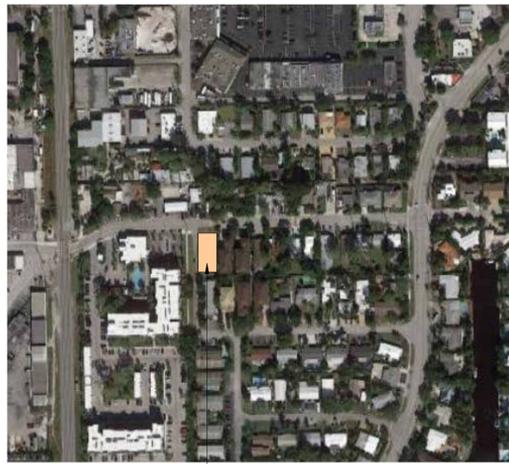
NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE / BASE FLOOD ELEVATION:

FLOOD ZONE = ZONE X
BASE FLOOD ELEVATION = N/A

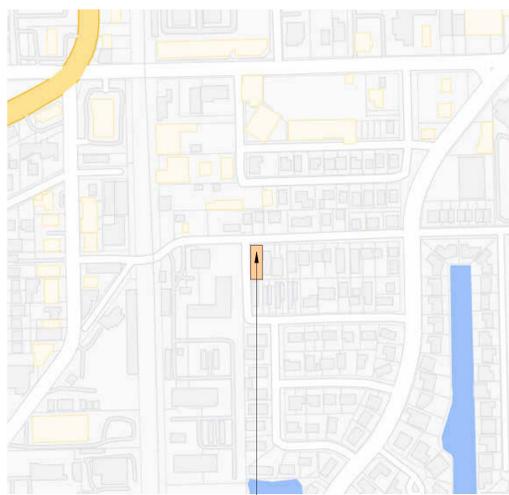
GREEN TABLE: SUSTAINABILITY POINTS ACCUMULATED 14 POINTS

- The Electric Vehicle Charging Stations above required # - 2 points for each station installed above the baseline number required by the code. 2 points.**
- Permeable surface for parking and drives - At least 50% of total surface of driveway and parking needs a permeable surface. 4 points.**
- Cool pavement - Provide a surface with an initial solar reflectance 20% higher than the 5-10% reflectance of a dark asphalt parking lot. 4 points.**
- Energy star rating for all appliances / equipment - All appliances / equipment associated with the building are Energy Star rated. 4 points.**



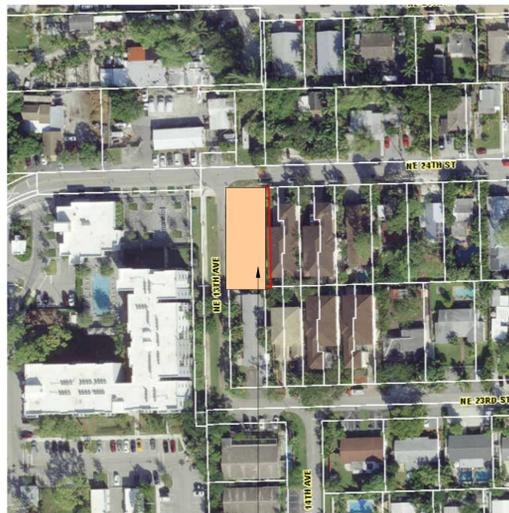
SUBJECT LOCATION
1308 NE 24 ST
WILTON MANORS, FL | 33305

1 AERIAL VIEW
N.T.S.



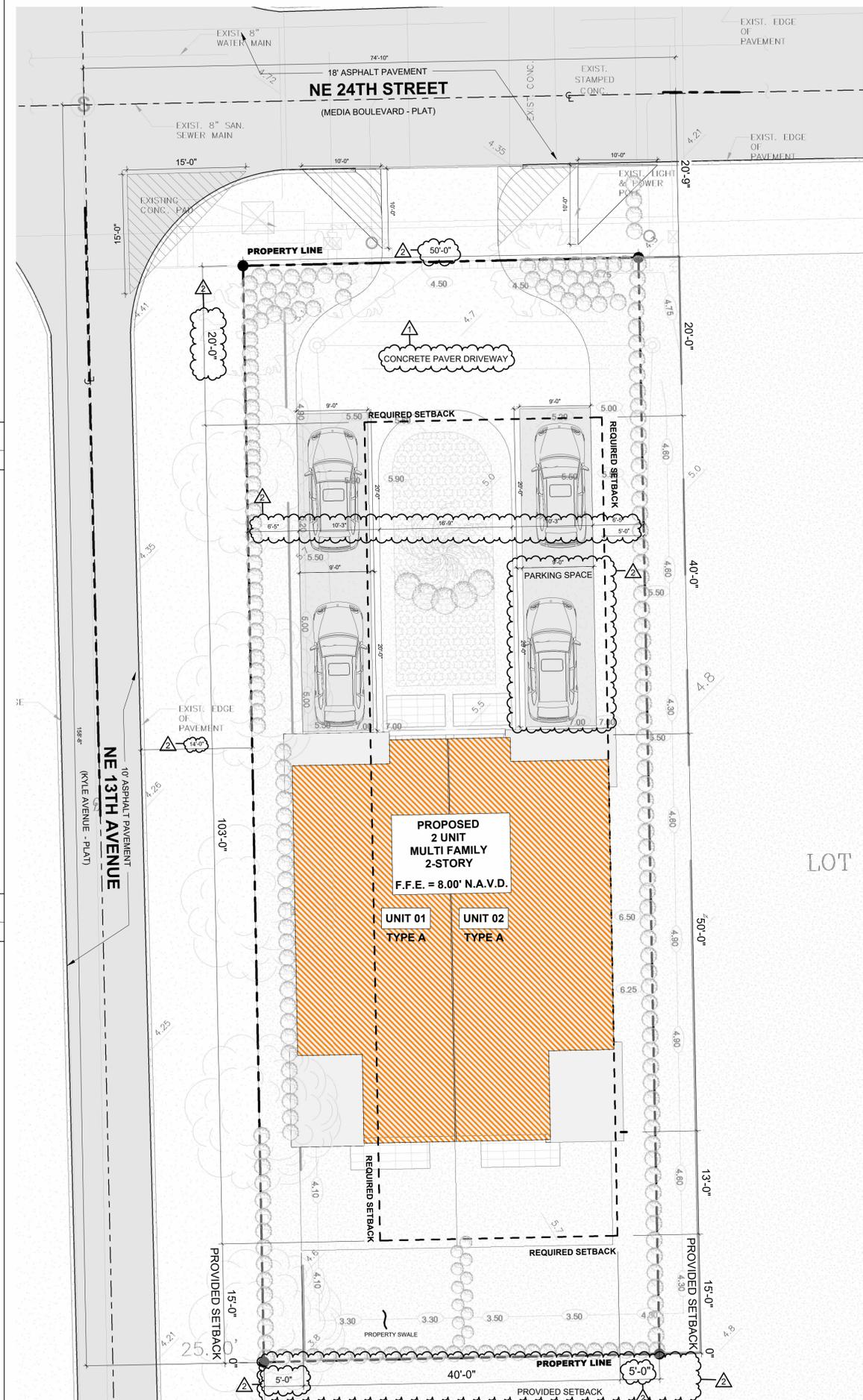
SUBJECT LOCATION
1308 NE 24 ST
WILTON MANORS, FL | 33305

2 LOCATION MAP
N.T.S.



SUBJECT LOCATION
1308 NE 24 ST
WILTON MANORS, FL | 33305

3 ZONING MAP
N.T.S.



4 SITE PLAN

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

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

1786 302 7693

LEED CONSULTANT:

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL

1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01-05-23
2	Revision 2	Date 2

PERMIT REQUEST

PROJECT No.: 2157

ISSUE DATE: 05 / 08 / 2023

REVISIONS:

ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



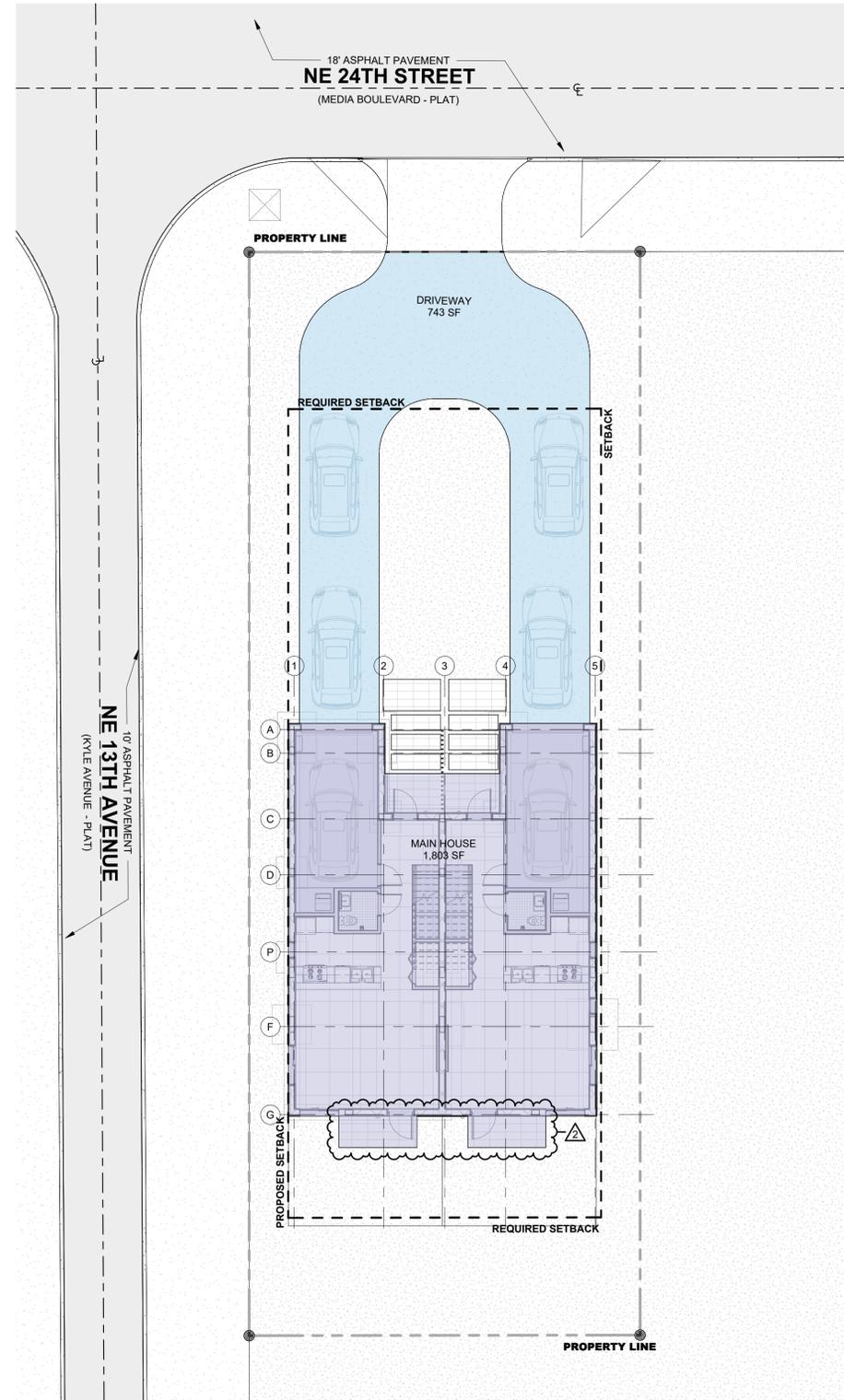
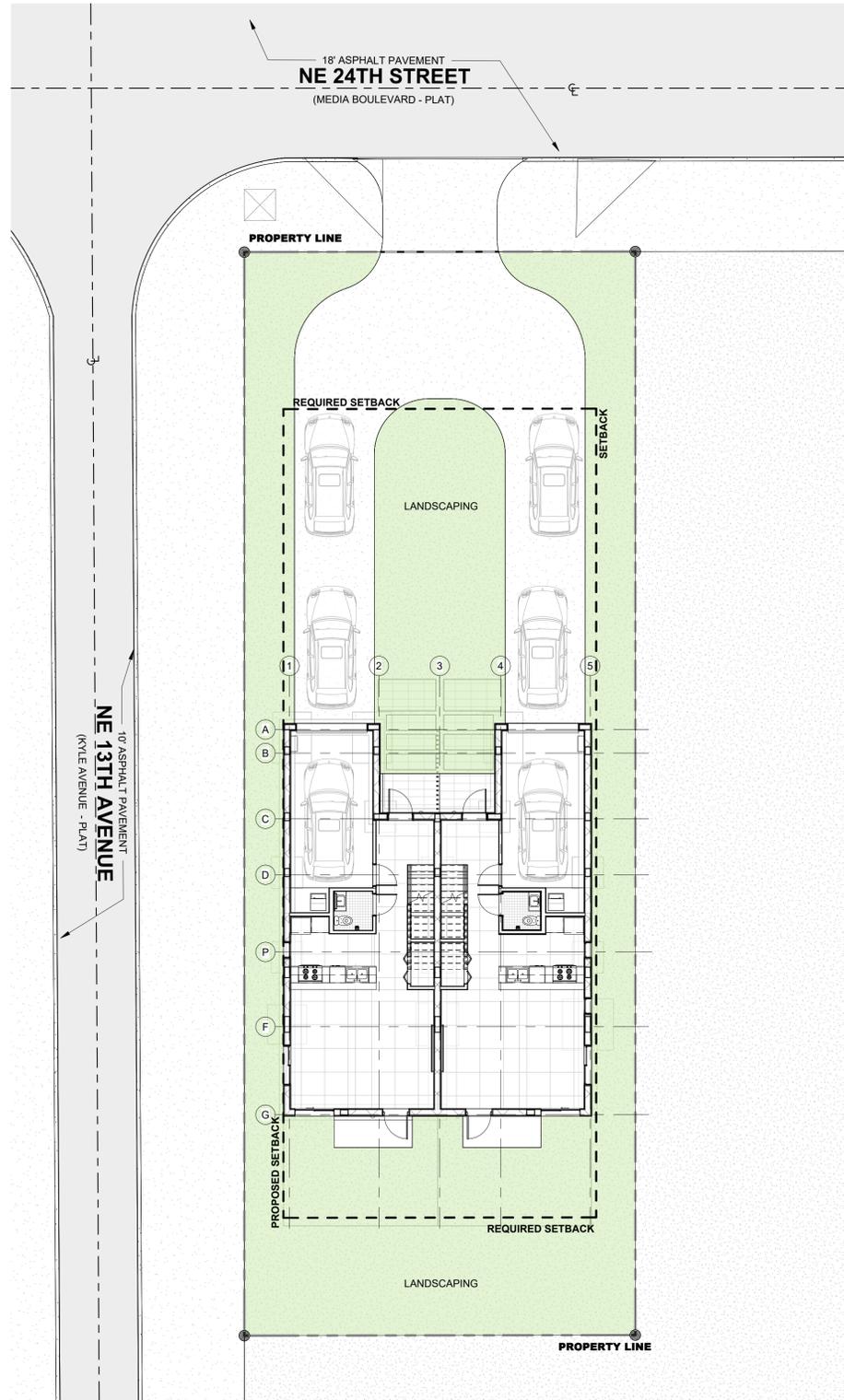
SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-2

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

1 1786 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

2	Revision 2	Date 2

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

AREA DIAGRAMS

SCALE: 1" = 10'-0"

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

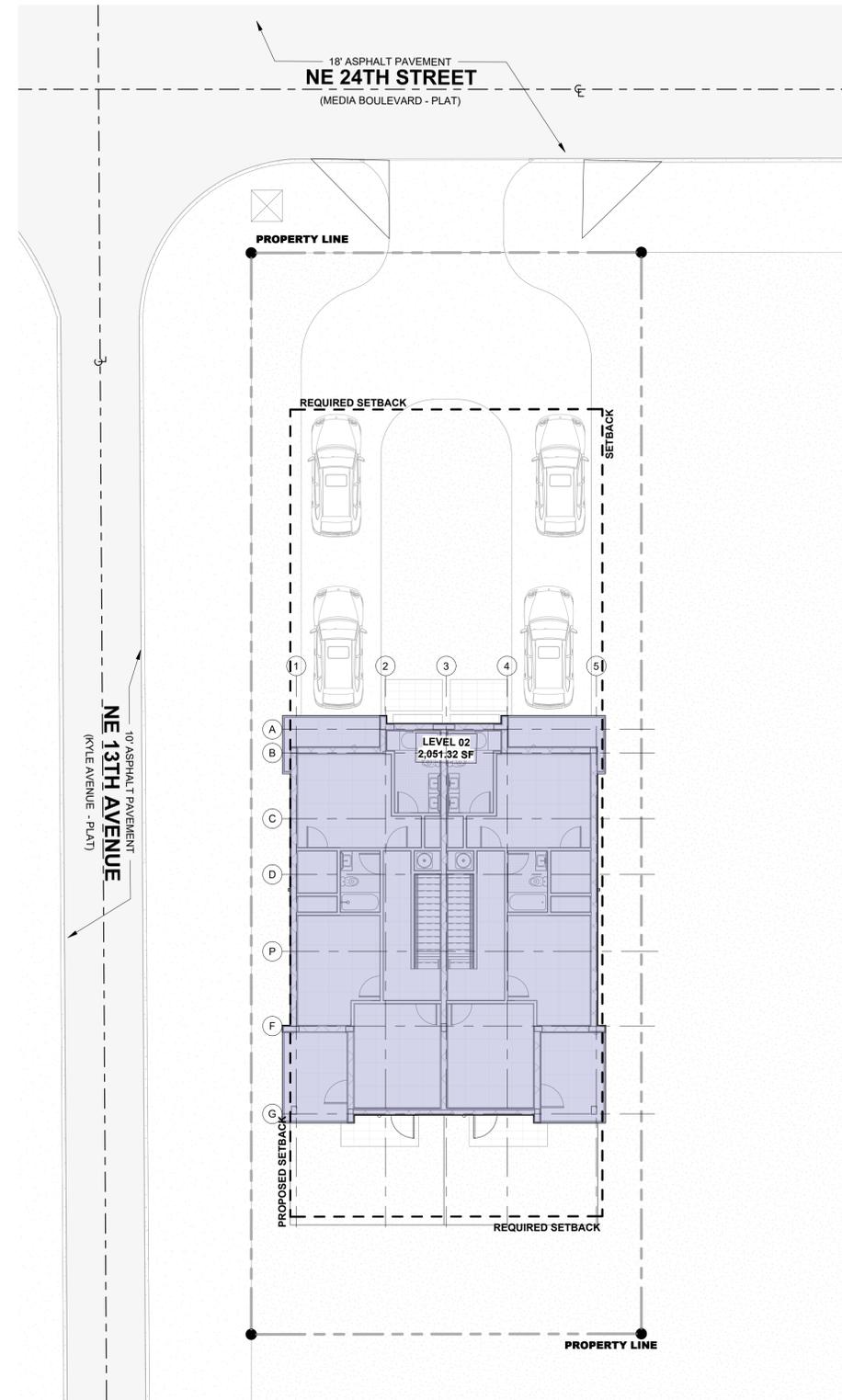
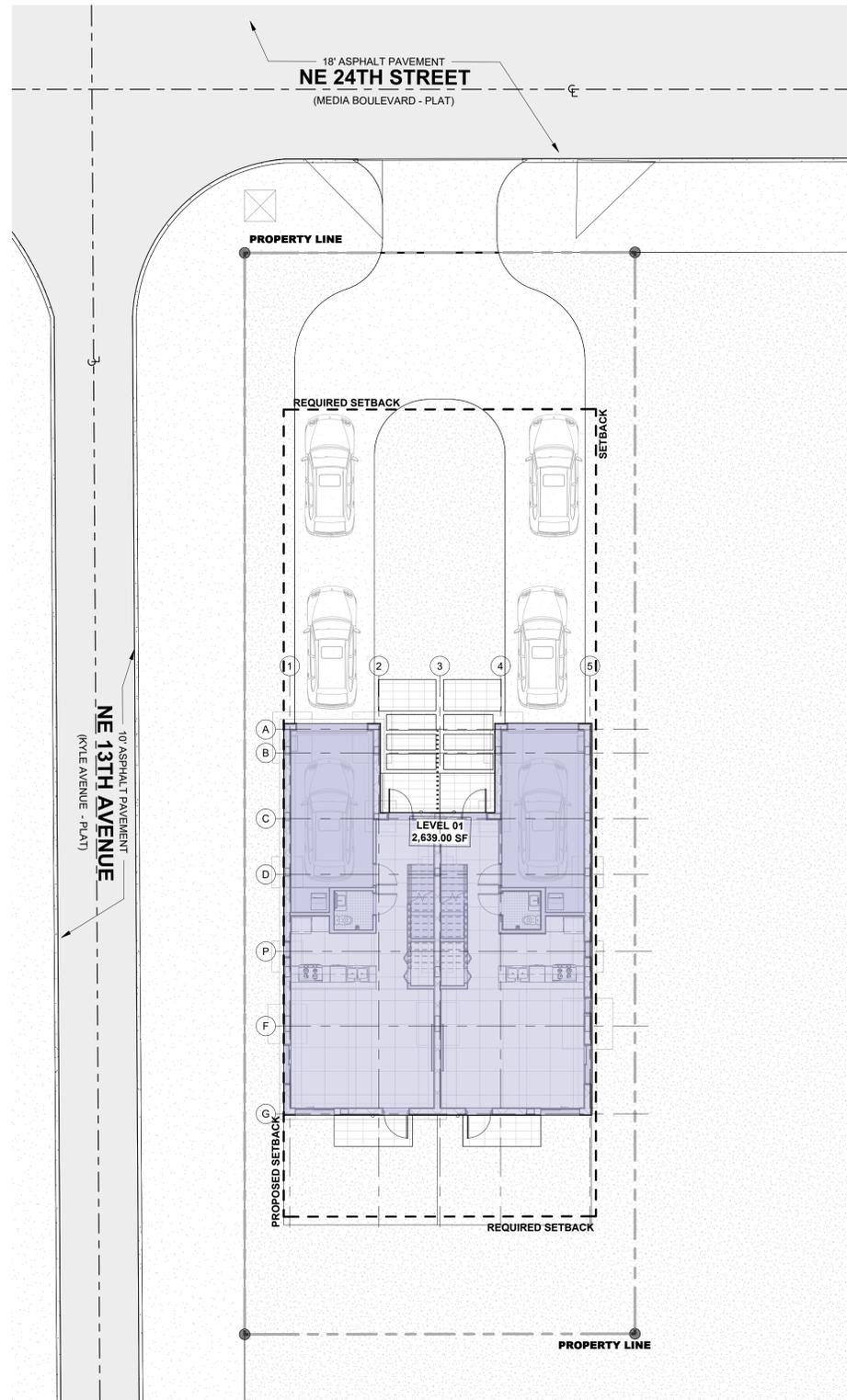
SHEET No.:

G-3

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

AREA CALCULATIONS	ALLOWED	PROVIDED
	50 % = 3,450 sq. ft.	
	1	PERVIOUS DIAGRAM SCALE: 1" = 10'-0"

AREA CALCULATIONS	ALLOWED	PROVIDED
	2	IMPERVIOUS AREA DIAGRAM SCALE: 1" = 10'-0"



PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
 1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:
 HOME EQUITES VENTURES, LLC
 4111 NW 17 AVE
 OAKLAND PARK, FL

ARCHITECT:
 G3sec
 975 Arthur Godfrey rd. suite 401
 miami beach florida 33140
 t 305 763 8471 e admin@g3sec.com
 w www.g3sec.com | #AA26003670

CONSULTING ENGINEERS:
 STRUCTURAL ENGINEER:
 MEP:
 CIVIL ENGINEER:
ZEPHYR ENGINEERING
 5451 PIERCE ST HOLLYWOOD, FL
 1 7706 302 7693
 LEED CONSULTANT:
GREEN EARTH
 LANDSCAPE ARCHITECTURE
 HOLLYWOOD, FL
 1 954 638 9825

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	__/__/
Fire Prev	_____	__/__/
Planning	_____	__/__/
Zoning	_____	__/__/
Building	_____	__/__/
Structural	_____	__/__/
Electrical	_____	__/__/
Plumbing	_____	__/__/
Mech.	_____	__/__/
S. Waste	_____	__/__/

REVISIONS:

No.	Description	Date

PERMIT REQUEST

PROJECT No.: 2157
 ISSUE DATE: 05 / 08 / 2023
 REVISIONS:

AREA DIAGRAMS

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

 SIGNATURE:
ARTURO G. GRIEGO, AIA
 AR94011

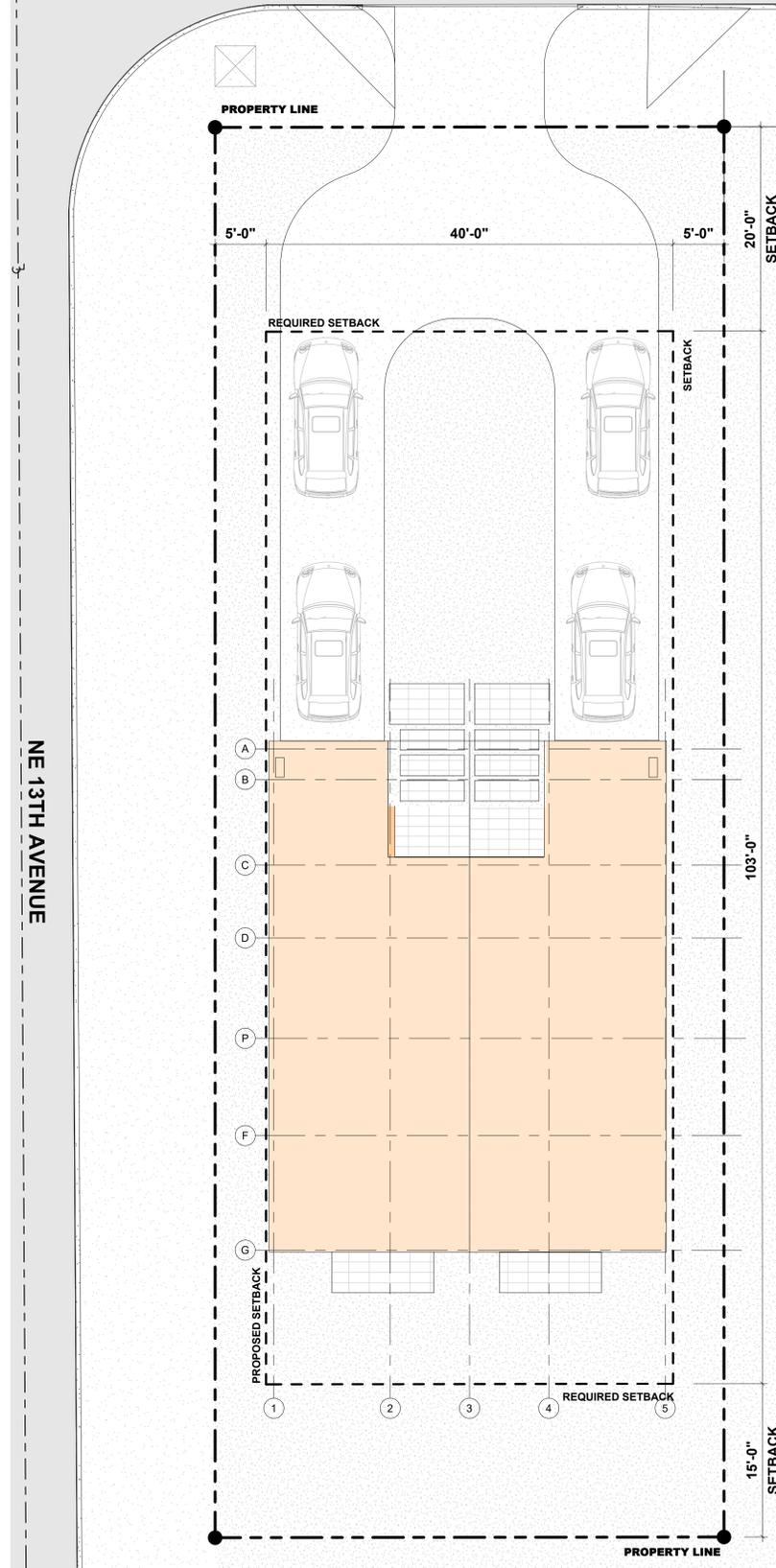
SHEET No.: **G-4**

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

AREA CALCULATIONS	ALLOWED	PROVIDED
		FLOOR AREA LEVEL 01 1,803 SQ. FT. 46.78 %
		1 FLOOR AREA LEVEL 01 SCALE: 1" = 10'-0"

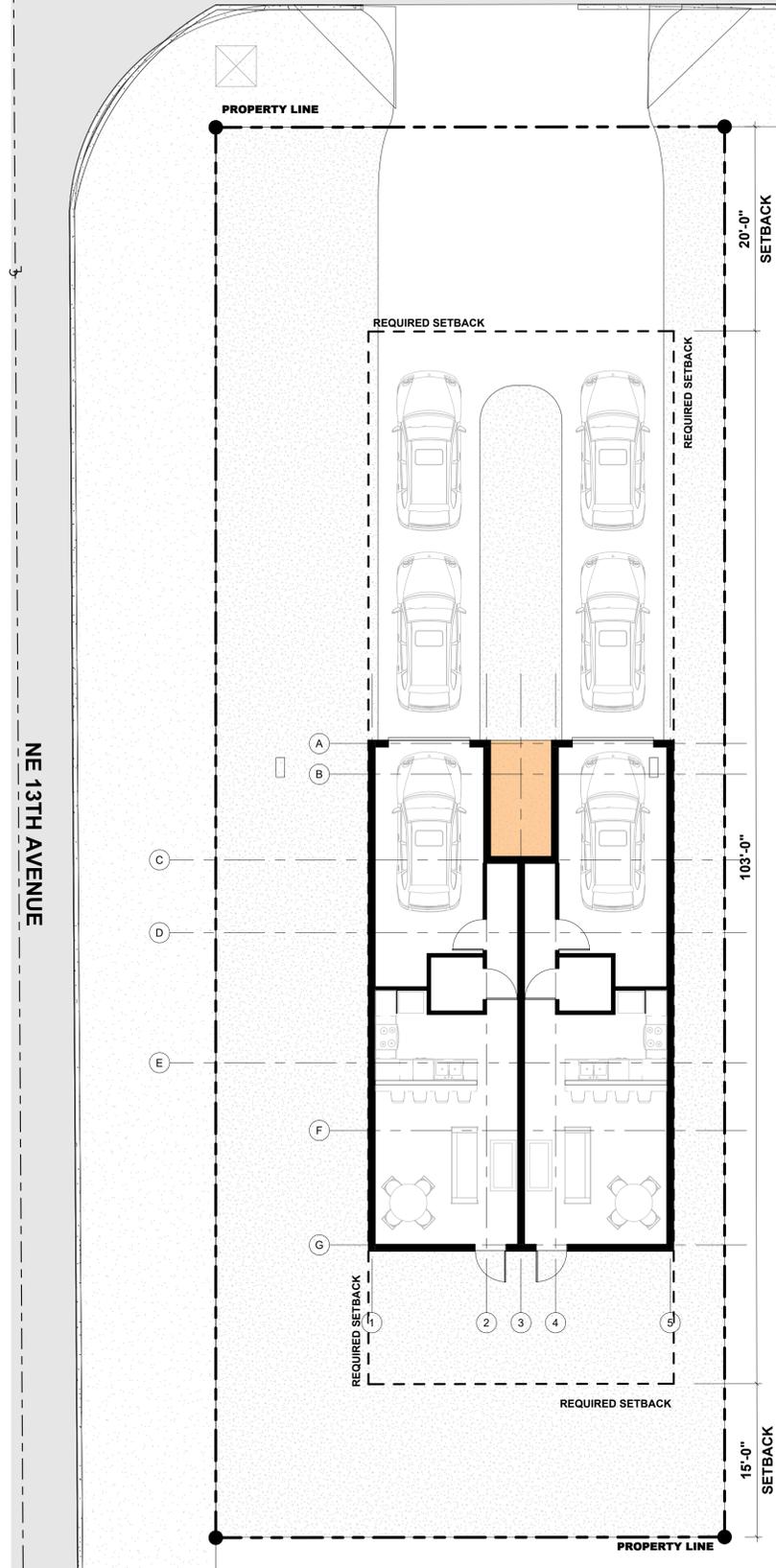
AREA CALCULATIONS	ALLOWED	PROVIDED
		SECOND FLOOR RATIO TO FIRST FLOOR 80% MAX.
		2 FLOOR AREA LEVEL 02 SCALE: 1" = 10'-0"

NE 24TH STREET
(MEDIA BOULEVARD - PLAT)

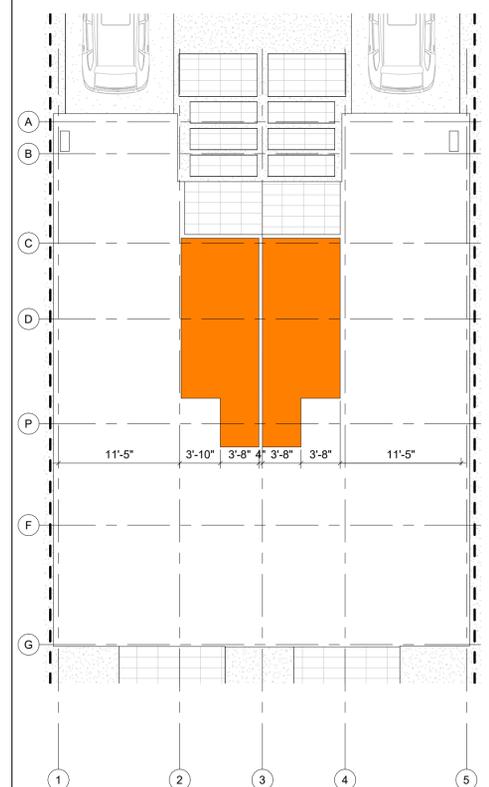


1 LEVEL 01 +0'-0" - W/Variance - Design OP 1
SCALE: 1/8" = 1'-0"

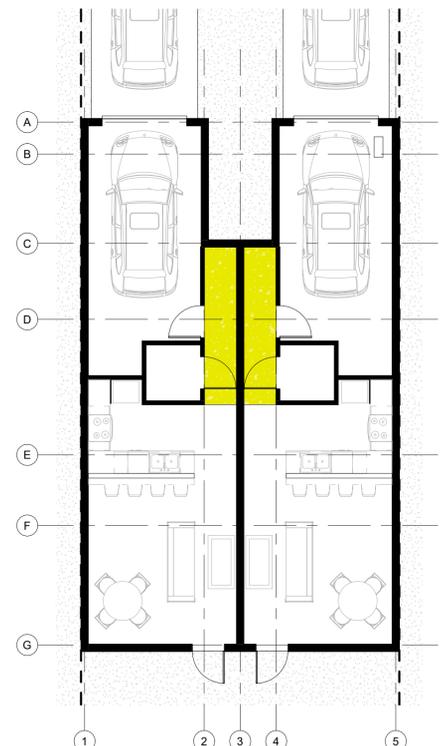
NE 24TH STREET
(MEDIA BOULEVARD - PLAT)



4 LEVEL 01 +0'-0" - Wout/Variance - Design OP 2
SCALE: 1/8" = 1'-0"



3 HALLWAY - WITH VARIANCE
SCALE: 1/8" = 1'-0"



6 HALLWAY - WITHOUT VARIANCE
SCALE: 1/8" = 1'-0"

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1 | 786 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 | 954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	__/__/
Fire Prev	__/__/
Planning	__/__/
Zoning	__/__/
Building	__/__/
Structural	__/__/
Electrical	__/__/
Plumbing	__/__/
Mech	__/__/
S. Waste	__/__/

REVISIONS:

No.	Description	Date

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No
VARIANCE

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

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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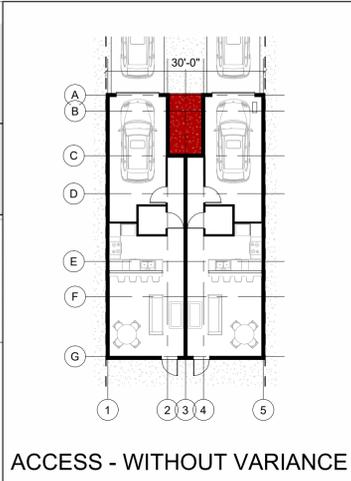
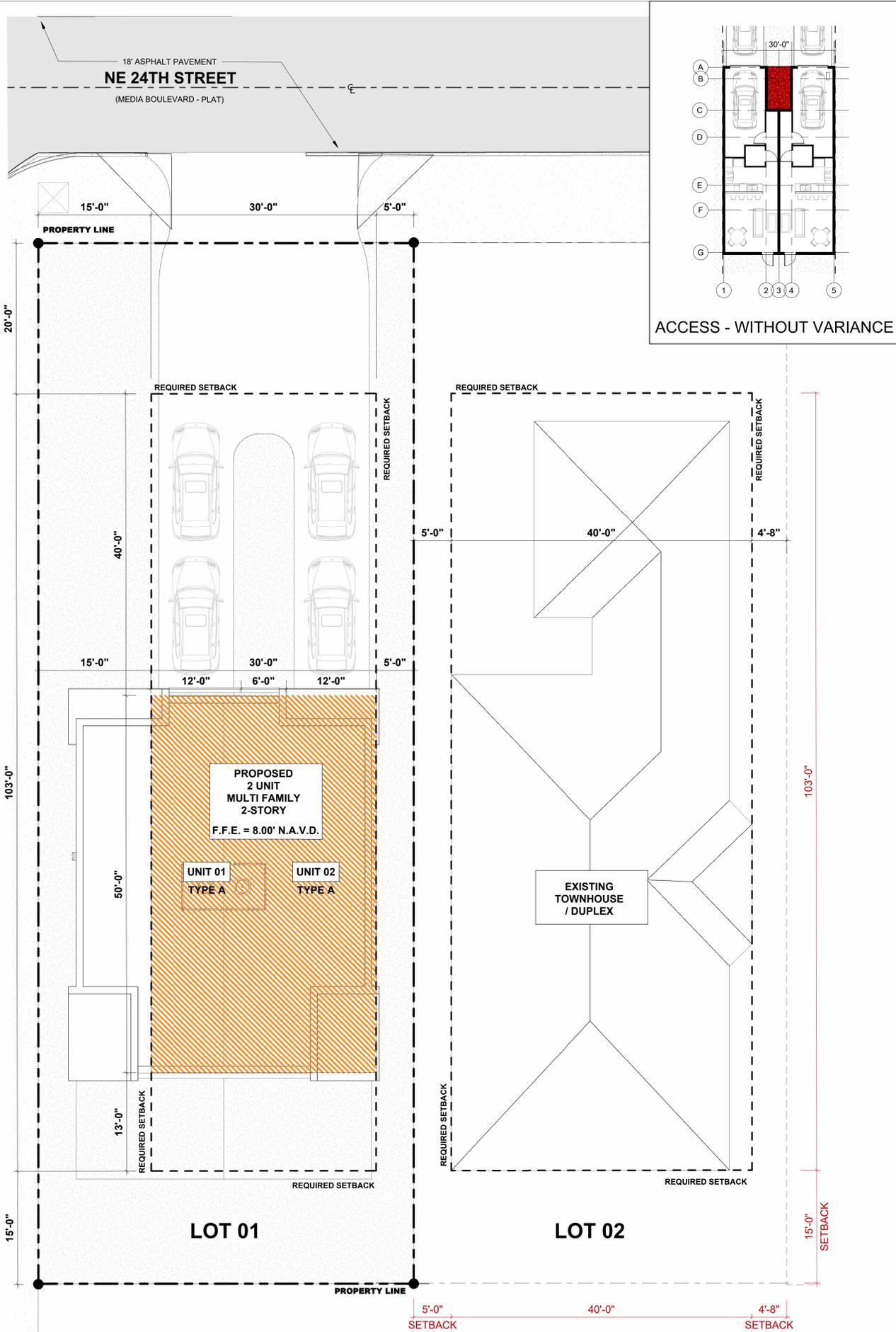
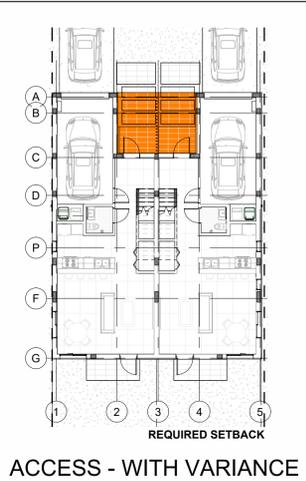
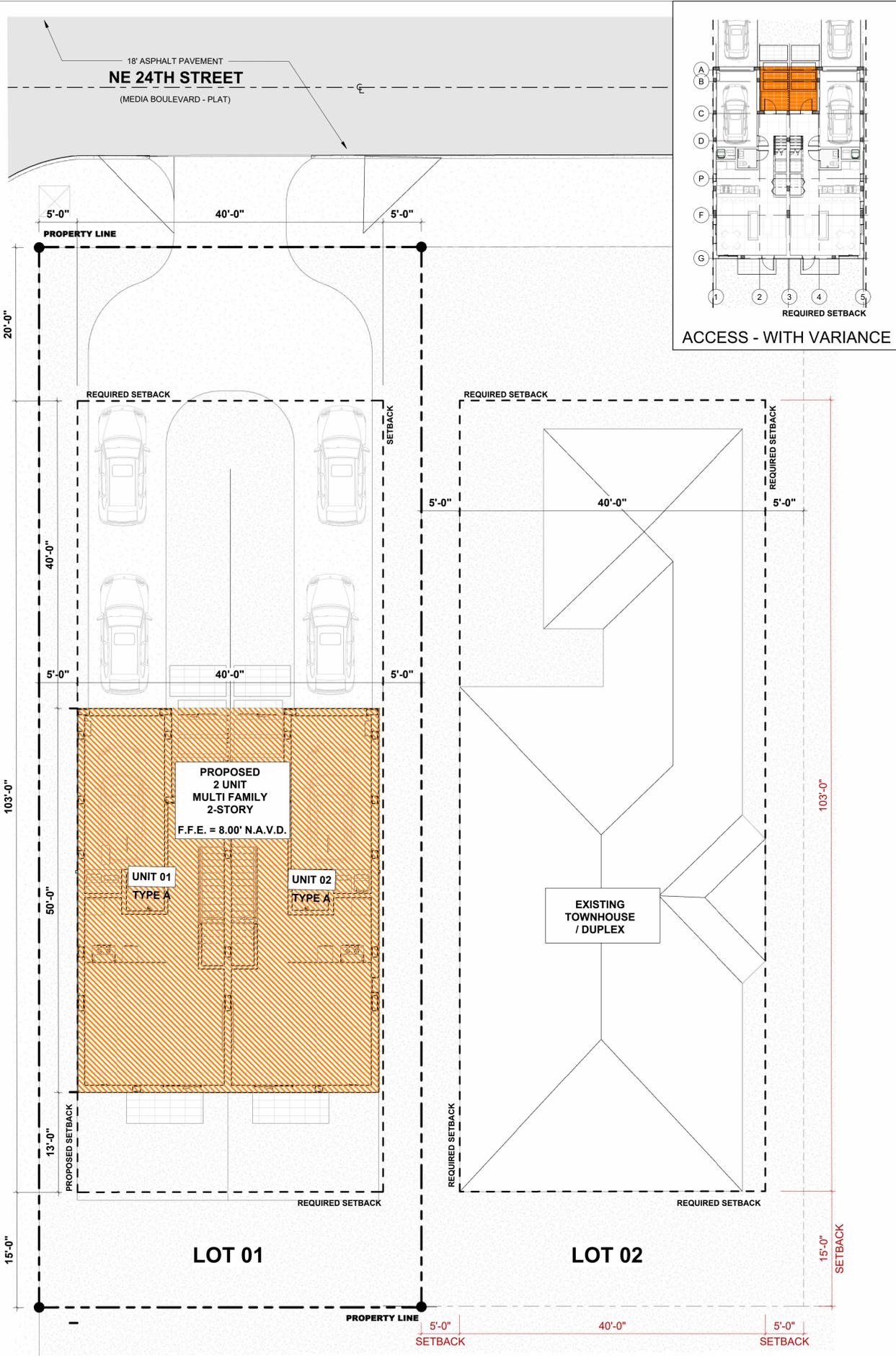


SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-6

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



1 SITE PLAN - WITH VARIANCE
SCALE: 1/8" = 1'-0"

2 SITE PLAN - WITHOUT VARIANCE
SCALE: 1/8" = 1'-0"

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL 33305

OWNER:
HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:
 G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
305 763 8471 • admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:
MEP:
CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1/786 302 7693
LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No
VARIANCE DIAGRAMS
SCALE: N.T.S.
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.: **G-7**

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

GENERAL SITE INFORMATION - Florida

PROPERTY ADDRESS: 1308 NE 24 STREET
WILTON MANORS, FL | 33305
PROPERTY ID: 494226020010
LEGAL DESCRIPTION: LOT 01, MIDDLE RIVER PLAZA 9-52 B LOT 1

GOVERNING CODES:

FLORIDA BUILDING CODE 2020
NFPA 101 - LIFE SAFETY CODE 2018 EDITION
FLORIDA FIRE PREVENTION CODE 2020
NEC - 2018 EDITION
FBC - MECHANICAL 2020
FBC - PLUMBING 2020
FBC - ACCESSIBILITY 2020

SITE ZONING (EXISTING):

ZONING: RD-10 (TWO-FAMILY DUPLEX RESIDENTIAL)

TOTAL LOT AREA:

LOT AREA: 6,900.00 SF = 0.1584 ACRES
GROSS NET AREA: 2,275.80 SF = 0.0522 ACRES

INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
GROSS DENSITY, MAXIMUM	10 UNITS / GROSS ACRE <small>(DUPLEX ONLY)</small>	2 UNITS	-
LOT AREA, MINIMUM (SQ. FT.)	7,500 sq. ft.	6,900 sq. ft. - NONCONFORMING	-
LOT WIDTH, MINIMUM (FT.)	75 ft.	40 ft. - NONCONFORMING	-
FLOOR AREA, MINIMUM (% OF LOT AREA)	SINGLE-FAMILY: 1,000 sq. ft. DUPLEX: 600 sq. ft. PER UNIT	1,803.04 sq. ft.	-
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	NONE	.28	-
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	50% = 3,450 SF	50% = 3,461 SF	-
FLOOR AREA, MAXIMUM (% OF LOT AREA)	N/A	N/A	-
HEIGHT, MAXIMUM (FT.)	2 STORIES, 30 ft.	2 STORIES, 25' - 8"	-
FRONT YARD SETBACK MINIMUM (FT)	20 ft.	20 ft.	20 ft.
SIDE YARDS SETBACK MINIMUM (FT)	7.5 ft.****	7.5 ft.	5 ft.
REAR YARD SETBACK MINIMUM (FT)	15 ft.	15 ft.	15 ft.

PARKING:

	REQUIRED	PROVIDED
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING: 2.5 PER DWELLING UNIT 1 ADDITIONAL x EVERY BEDROOM IN EXCESS OF 3 BEDROOMS.	2 GARAGE PARKING 4 DRIVEWAY PARKING
VISITOR PARKING	10% = 0.5	VISITOR PARKING = 1 PARKING SPACES
	0.5 PARKING SPACES TOTAL	1 ON-SITE PARKING SPACES TOTAL PARKING = 1 PARKING SPACES
BIKE RACKS	NONE	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.

OCCUPANCY CLASSIFICATION:

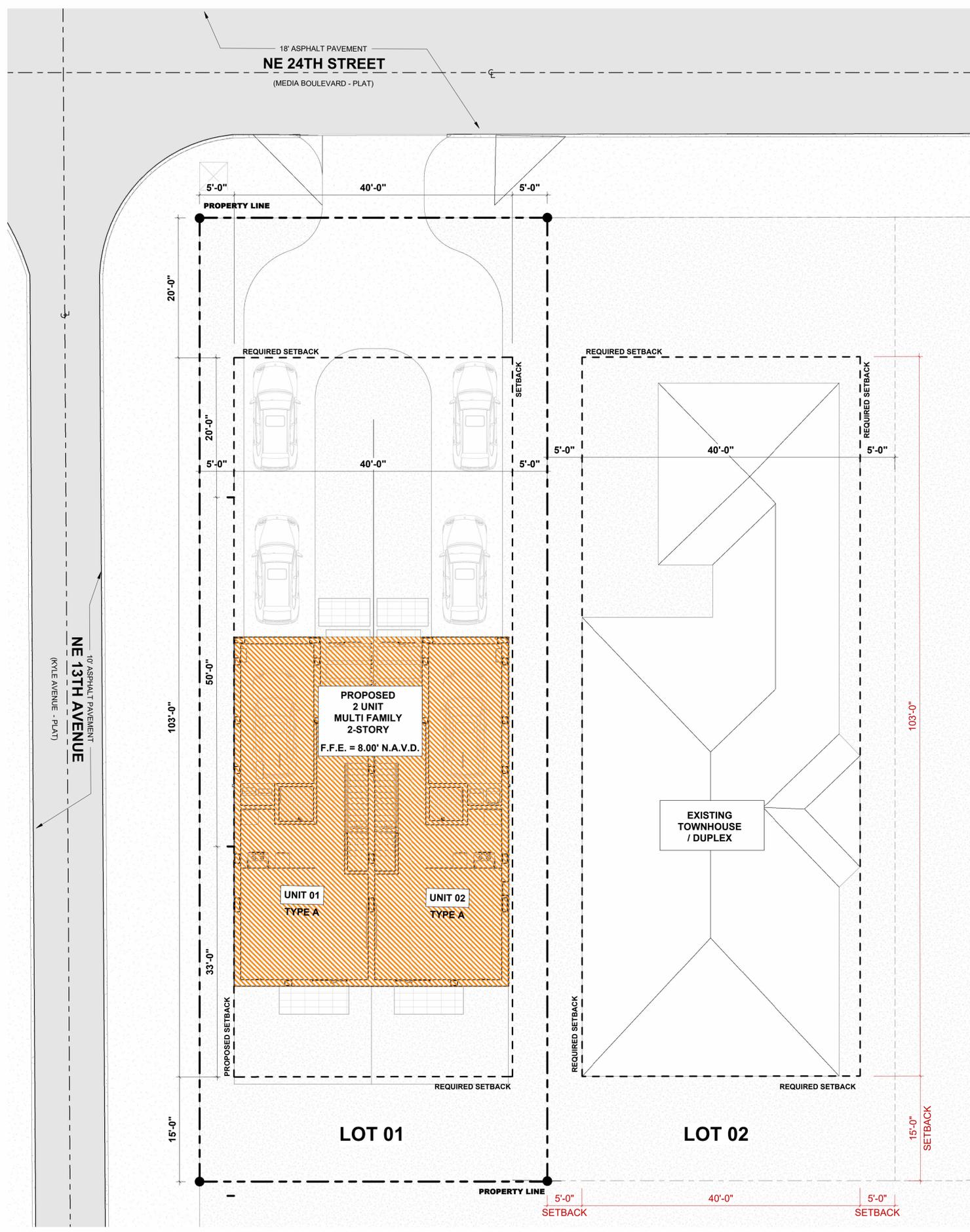
OCCUPANCY CLASSIFICATION: GROUP - R
CONSTRUCTION TYPE:

SCOPE OF WORK:

NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE / BASE FLOOD ELEVATION:

FLOOD ZONE = ZONE X
BASE FLOOD ELEVATION =



PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

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OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

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1/786 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

PERMIT REQUEST

PROJECT No.: 2157

ISSUE DATE: 05 / 08 / 2023

REVISIONS: No

VARIANCE

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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SIGNATURE:

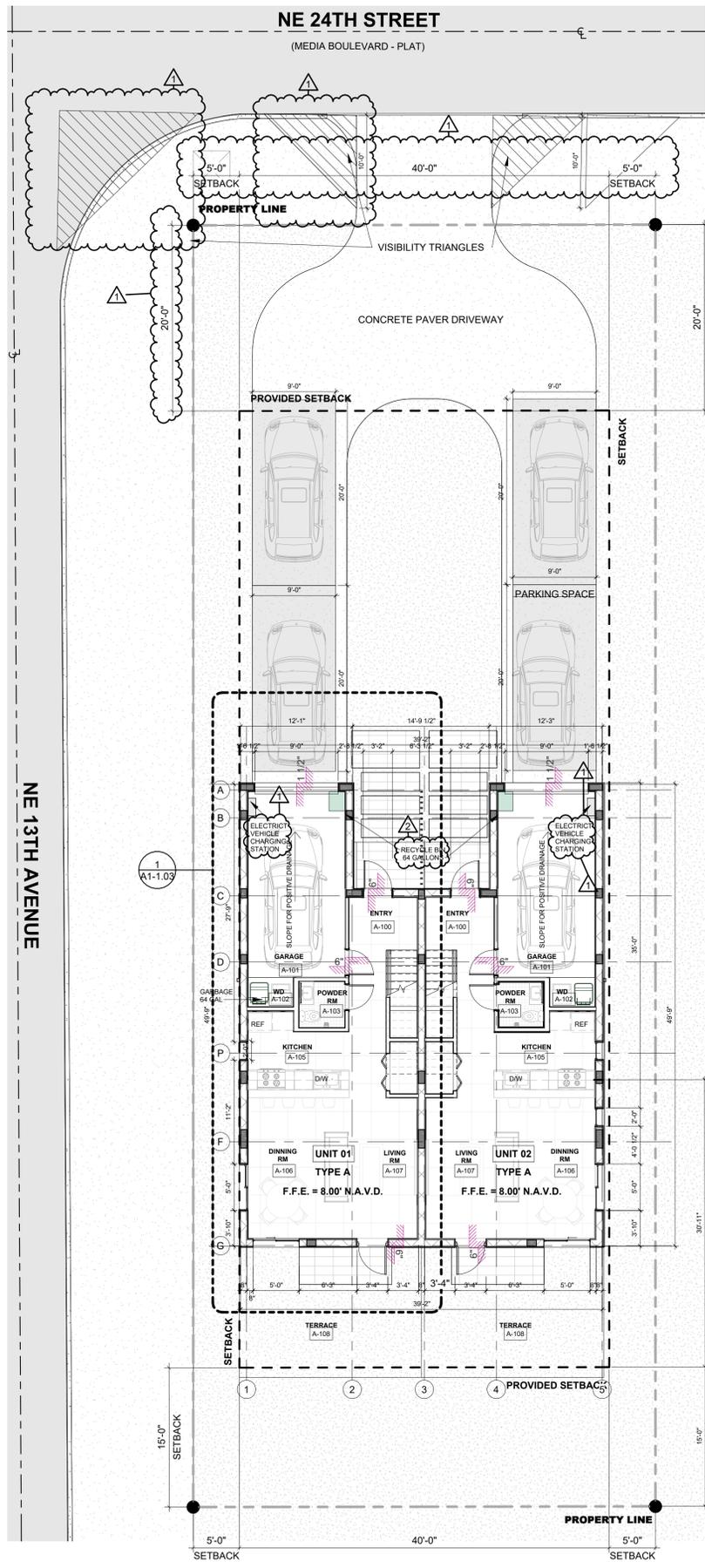
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AR94011

SHEET No.:

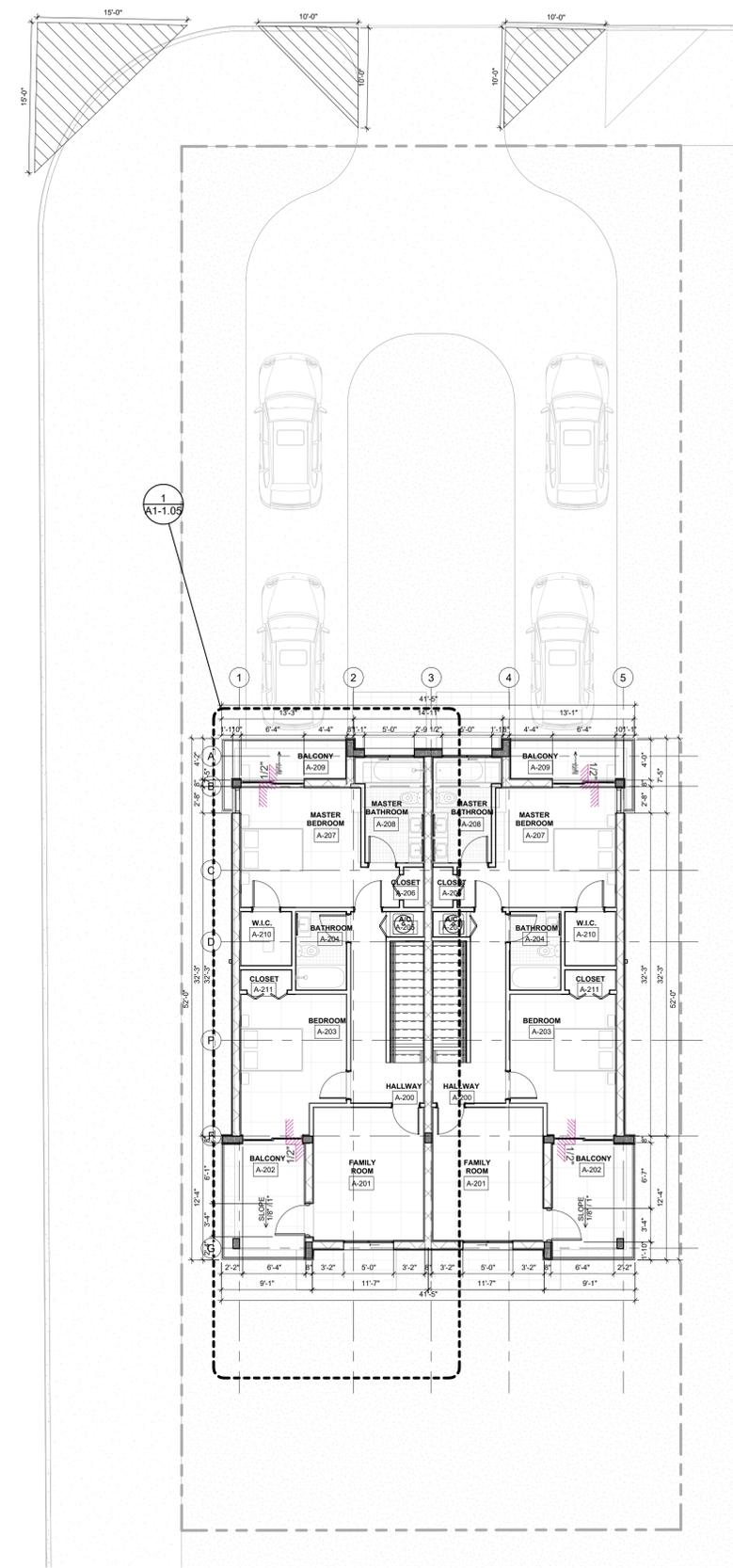
G-8

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

1 SITE PLAN - WITH VARIANCE
SCALE: 1/8" = 1'-0"



1 LEVEL 01 +0'-0"
SCALE: 1/8" = 1'-0"



2 LEVEL 02 +18'-0"
SCALE: 1/8" = 1'-0"

WALL LEGEND

- 1 EXTERIOR WALL 2"x4" WOOD WITH STONE FINISH . SEE STRUCTURE FOR DETAILS.
 - 2 EXTERIOR WALL 2"x4" WOOD. SEE STRUCTURE FOR DETAILS.
 - 3 TYPICAL 5" INTERIOR PARTITION NON-RATED.
 - 4 TYPICAL 6" INTERIOR PARTITION NON-RATED.
 - 5 EXTERIOR WALL 2"x6" WOOD. SEE STRUCTURE FOR DETAILS.
 - 6 EXTERIOR WALL 2"x10" WOOD WITH STONE FINISH . SEE STRUCTURE FOR DETAILS.
- SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

CONSTRUCTION NOTES

1. REFER TO DRAWINGS G-2 ADDITIONAL NOTES AND SPECIFICATIONS.
2. GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.
3. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.
4. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.
5. GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.
6. ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.
7. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE.
8. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
9. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE
10. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X'. UNLESS OTHERWISE NOTED, GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
11. ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
13. G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. BRD. WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUANCY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

SQUARE FOOTAGE CALCS.

HEATED AREA	SQ. FT.
LOWER FLOOR	1,111.78
UPPER FLOOR	1,538.42
TOTAL HEATED	2,650
NON-HEATED SF.	
GARAGE / MECH.	451
BALCONIES	298
TOTAL NON-HEATED	749
TOTAL HTD. & NON -HTD	3,999
HEATED	2,650 / 82%
NON HTD	749 / 18%
TOTAL	3,999 / 100%

TERMITE CONTROL

THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENCED PEST CONTROL COMPANY.

PROJECT, ADDRESS AND OWNER:

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LEED CONSULTANT:
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LANDSCAPE ARCHITECTURE
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1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev	___/___/___
Planning	___/___/___
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Structural	___/___/___
Electrical	___/___/___
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Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

NO.	CITY COMMENTS	DATE
1	1	01-05-23
2	Revision 2	Date 2

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

LEVEL 01 DIMENSION FLOOR PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

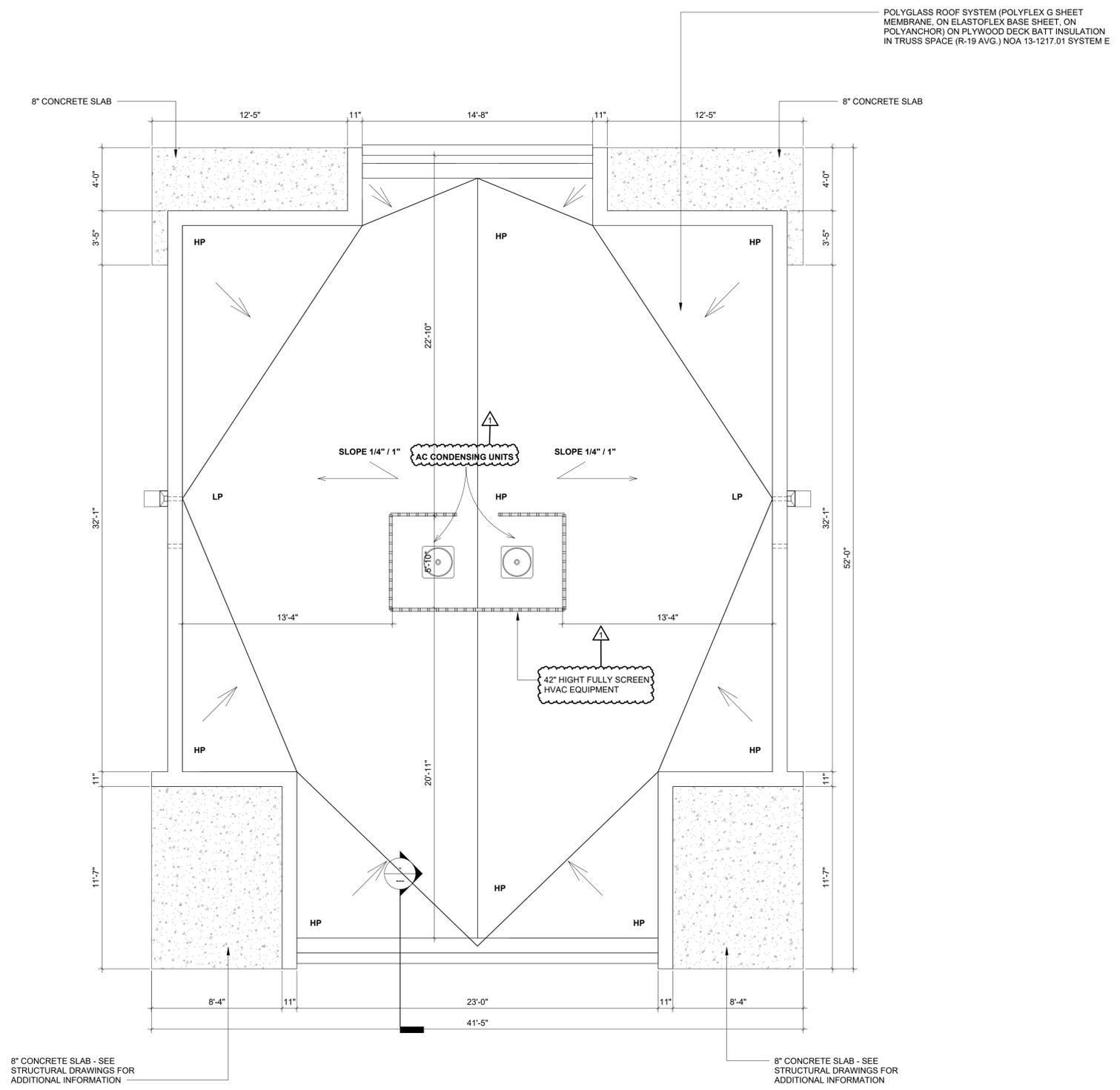
SEAL:



SHEET No.:

A1-1.01

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



G3sec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3sec.com
w www.g3sec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

1 (786) 302 7693

LANDSCAPE ARCHITECT:

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 (954) 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

Rev	Description	Date
1	City Revision	06/27/18

PERMIT SET

PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

UNIT TYPE A - LEVEL ROOF

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

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

A1-1.02

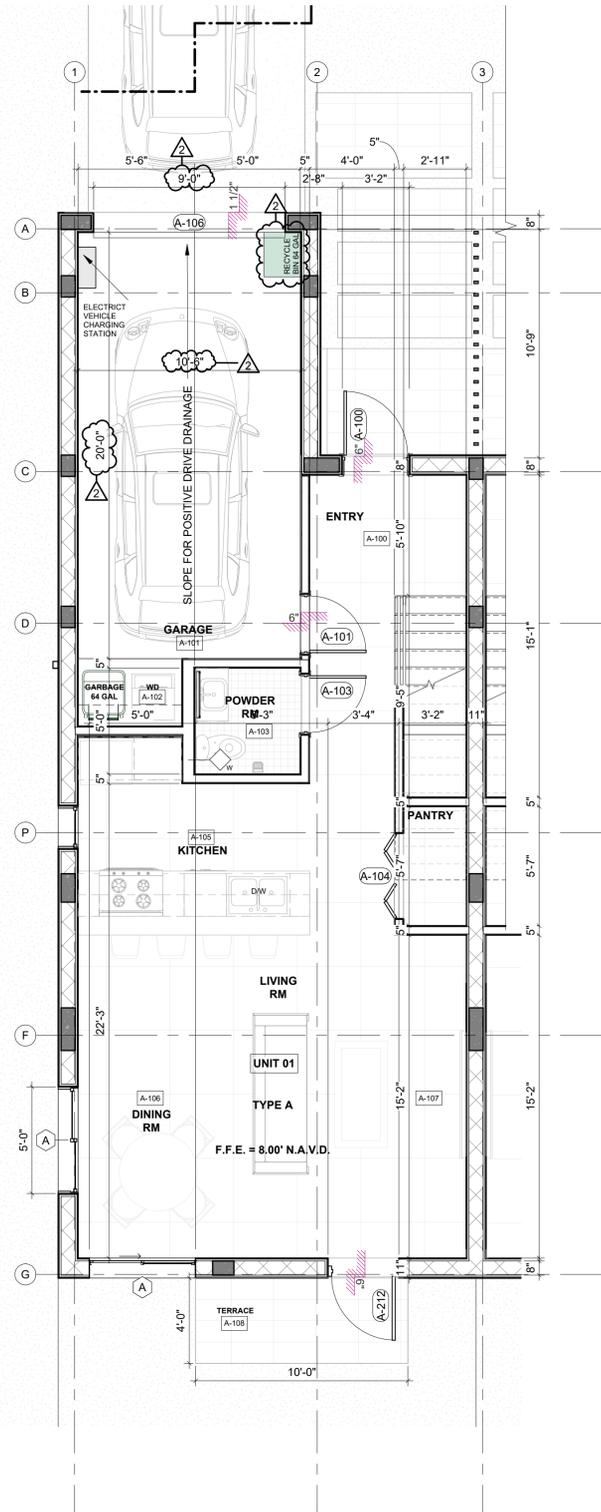
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



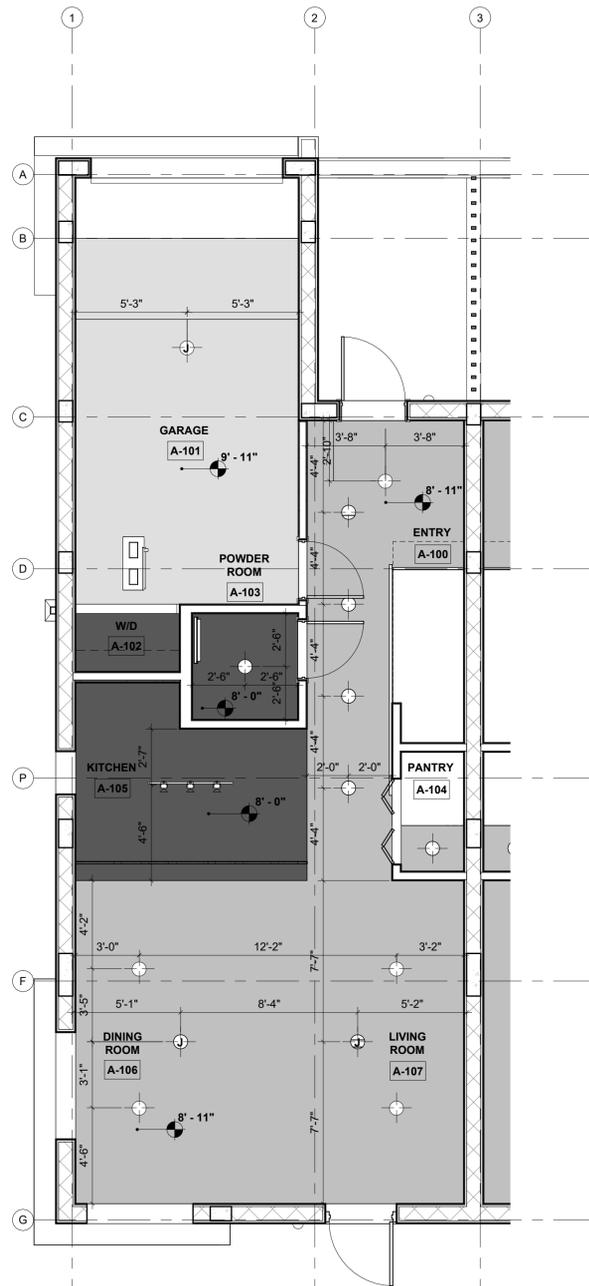
1

ROOF LEVEL FLOOR PLAN

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



1 LEVEL 01 +0'-0" (FLIPPED FP FOR OTHER UNIT)
SCALE: 1/4" = 1'-0"



2 LEVEL 01 R.C.P.
SCALE: 1/4" = 1'-0"

WALL LEGEND		MATERIAL LEGEND	
1	WALL TYPE 1 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO INTERIOR (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	1	FLOOR TILING
2	WALL TYPE 2 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO EXTERIOR, (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	2	BATHROOM TILING
3	WALL TYPE 3 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. INTERIOR TO INTERIOR (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	3	WATER CLOSET MATERIAL
4	WALL TYPE 4 TYPICAL INTERIOR PARTITION NON-RATED. SEE TYPICAL WALL TYPES FOR DETAILS.	4	SINK MATERIAL
5	WALL TYPE 5 TYPICAL INTERIOR PARTITION (1-HR RATED) SEE TYPICAL WALL TYPES FOR DETAILS.	5	STAIR MATERIAL
		6	COUNTERTOP MATERIAL
		7	GRASS
		8	BATHTUB MATERIAL
		9	CONCRETE
		10	12"X12" CONCRETE PAVERS
GENERAL NOTES			
1. 0'-0" = 15.70' N.A.V.D. 2. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF POMPANO BEACH. 3. NOTE (F.H.A CHAPTER 7): -If specification B is used it applies to one bathroom and only one of each type of fixture must be usable; Additional bathrooms in the unit are exempt only from maneuvering and clear floor space requirements at fixtures. 4. PROVIDE "CLASS ABC" FIRE EXTINGUISHER PER 2,500 SQ.FT. AND NOT TO EXCEED 75' BETWEEN EACH OTHER. SEE PLAN LOCATION SYMBOL. F.E. CONTRACTOR TO SUBMIT FLUSH MOUNT CABINET WITH SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. 5. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH "HILTI"-FIRESTOP SYSTEM-CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUFACTURER RECOMMENDATION FOR 1,2,3 AND 4 HOUR RATING			
UNIT FINISH SCHEDULE			
TYPE	MATERIAL	FINISH	
FLOOR	TILE	TO BE SELECTED BY OWNER	
BASE	TILE	TO BE SELECTED BY OWNER	
BATH FLOOR	TILE	TO BE SELECTED BY OWNER	
BATH BASE	NONE	BATH BASE	
WALLS	PAINTED	COLOR WHITE	
BATH WALLS	TILE	TO BE SELECTED BY OWNER	
CEILING	GYP. BOARD/PAINTED	AS PER CEILING LEGEND/COLOR WHITE	
RCP LEGEND		UNIT TYPE A	
	JUNCTION BOX	UNIT TYPE = 2 BEDROOM / 2.5 BATHS	
	RECESSED LIGHT FIXTURE	UNIT AREA = 1,782 SF	
	RECESSED LIGHT FIXTURE	UNIT TERRACE/BALCONY = 434 SF	
	PENDANT LIGHT FIXTURE	# OF UNITS = 12 UNITS TOTAL	
	WALL MOUNTED LIGHT FIXTURE		
	DECORATIVE STRIP LIGHTING		
FINISH CEILING ELEVATION LEGEND			
	BOTTOM OF FIN. CLG. EL. + 8'-0"		BOTTOM OF FIN. CLG. EL. + 8'-11"
	BOTTOM OF FIN. CLG. EL. + 9'-11"		BOTTOM OF FIN. CLG. EL. + 12'-0"
REFLECTED CEILING NOTES			
1. REFER TO THE GENERAL / G-SHEETS FOR ADDITIONAL NOTES AND SPECIFICATIONS. 2. THE INTENT OF THIS REFLECTED CEILING PLANS IS TO SHOW RELATIONSHIPS BETWEEN WALLS AND CEILING, AND LOCATIONS OF KEY MECHANICAL AND ELECTRICAL FEATURES. FOR COMPLETE MECHANICAL AND ELECTRICAL INFORMATION, REFER TO M.E.P. DRAWINGS. 3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATION. 4. SUB - CONTRACTOR SHALL VERIFY ALL CEILING PLENUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING AND OTHER OBSTRUCTION WITH THE CEILING HEIGHTS SPECIFIED, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN. SUB - CONTRACTOR SHALL PROVIDE CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILINGS ARE REQUIRED DUE TO CLEARANCE PROBLEMS. 5. SUB - CONTRACTORS SHALL VERIFY ADEQUATE SERVICE IS AVAILABLE FOR THE WORK SPECIFIED, AND SHALL NOTIFY ARCHITECT IMMEDIATELY IF SERVICE IS NOT ADEQUATE. 6. SUB - CONTRACTOR SHALL SUPPLY ALL GYPSUM BOARD CEILING ACCESS PANELS REQUIRED AND NOTIFY ARCHITECT OF LOCATION PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE AS MANUFACTURED BY "INTEFORMIS INC". SIZE OF ACCESS PANELS SHALL BE COORDINATED IN FIELD. ACCESS PANEL FRAMES SHALL BE TAPED AND SPACKLED, PROVIDE ANY AND ALL BLOCKING AS MAY BE REQUIRED. 7. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR. 8. EMERGENCY LIGHTS SHALL BE INSTALLED ON SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND WITH ENGINEERING DRAWING FOR SWITCHING CIRCUITS AND FIRE ALARM SYSTEM 9. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURNS AIR GRILLES. 10. ALL HORNS AND STROBES SHALL BE CENTERED ABOVE THE LIGHT SWITCH OR CENTERED ON SURFACE (WALL, COLUMN, ETC.) UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS INSTALLATION SHALL RESULT IN CONTRACTOR RELOCATING THE HORNS AND STROBES AT HIS OWN EXPENSE. 11. ALL ABANDONED SLAB POKE THROUGH FROM SLAB ABOVE SHALL BE FIRE SAFED AS REQUIRED.			

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CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:

MEP:
CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
11786 302 7693
LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1964 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

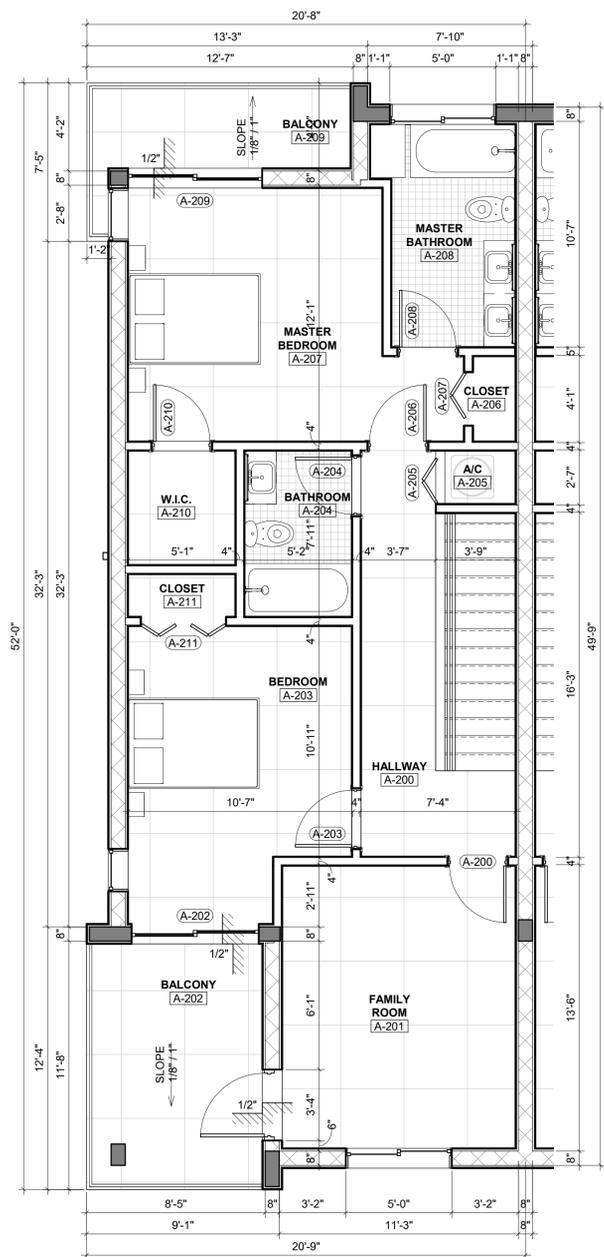
2	Revision 2	Date 2

PERMIT REQUEST
PROJECT No.: 2157
ISSUE DATE: 11 / 17 / 2021
REVISIONS: No
FIRST FLOOR TYPICAL UNIT TYPE A
SCALE: N.T.S.
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

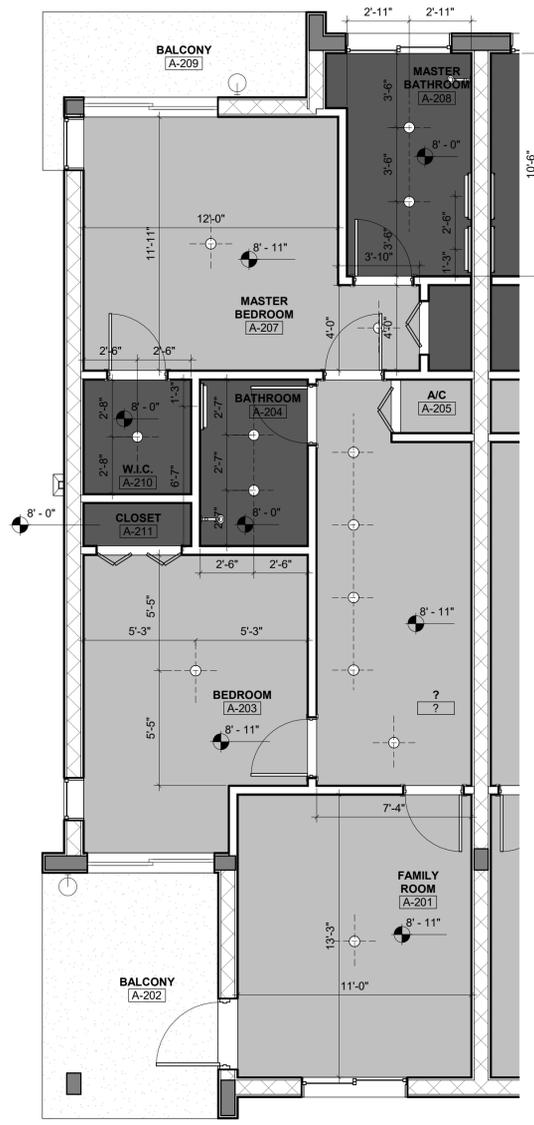
SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:
A1-1.03

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 02 TYP. RCP
SCALE: 1/4" = 1'-0"

WALL LEGEND		MATERIAL LEGEND	
1	WALL TYPE 1 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO INTERIOR (2HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	1	FLOOR TILING
2	WALL TYPE 2 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO EXTERIOR (2HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	2	BATHROOM TILING
3	WALL TYPE 3 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. INTERIOR TO INTERIOR (1HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	3	WATER CLOSET MATERIAL
4	WALL TYPE 4 TYPICAL INTERIOR PARTITION NON-RATED. SEE TYPICAL WALL TYPES FOR DETAILS.	4	SINK MATERIAL
		5	STAIR MATERIAL
		6	COUNTERTOP MATERIAL
		7	GRASS
		8	BATHTUB MATERIAL
		9	CONCRETE
		10	12"x12" CONCRETE PAVERS
GENERAL NOTES			
<ol style="list-style-type: none"> 0'-0" = 8'-0" N.G.V.D. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF WILTON MANORS. NOTE (F.H.A CHAPTER 7): -If specification B is used it applies to one bathroom and only one of each type of fixture must be usable; Additional bathrooms in the unit are exempt only from maneuvering and clear floor space requirements at fixtures. PROVIDE "CLASS ABC" FIRE EXTINGUISHER PER 2,500 SQ.FT. AND NOT TO EXCEED 75' BETWEEN EACH OTHER. SEE PLAN LOCATION SYMBOL. F.E. CONTRACTOR TO SUBMIT FLUSH MOUNT CABINET WITH SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH "HILT-FIRESTOP SYSTEM-CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUFACTURER RECOMMENDATION FOR 1,2,3 AND 4 HOUR RATING 			
UNIT FINISH SCHEDULE			
TYPE	MATERIAL	FINISH	
FLOOR	TILE	TO BE SELECTED BY OWNER	
BASE	TILE	TO BE SELECTED BY OWNER	
BATH FLOOR	TILE	TO BE SELECTED BY OWNER	
BATH BASE	NONE	BATH BASE	
WALLS	PAINTED	COLOR WHITE	
BATH WALLS	TILE	TO BE SELECTED BY OWNER	
CEILING	GYP. BOARD/PAINTED	AS PER CEILING LEGEND/COLOR WHITE	
RCP LEGEND		UNIT TYPE A	
	JUNCTION BOX	UNIT TYPE = 2 BEDROOM / 2.5 BATHS	
	RECESSED LIGHT FIXTURE	UNIT AREA = 1,782 SF	
	RECESSED LIGHT FIXTURE	UNIT TERRACES = 446 SF	
	PENDANT LIGHT FIXTURE	# OF UNITS = 2 UNITS TOTAL	
	WALL MOUNTED LIGHT FIXTURE		
	DECORATIVE STRIP LIGHTING		
REFLECTED CEILING NOTES			
<ol style="list-style-type: none"> REFER TO THE GENERAL / G-SHEETS FOR ADDITIONAL NOTES AND SPECIFICATIONS. THE INTENT OF THIS REFLECTED CEILING PLANS IS TO SHOW RELATIONSHIPS BETWEEN WALLS AND CEILING, AND LOCATIONS OF KEY MECHANICAL AND ELECTRICAL FEATURES. FOR COMPLETE MECHANICAL AND ELECTRICAL INFORMATION, REFER TO M.E.P. DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS RELECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATION. SUB - CONTRACTOR SHALL VERIFY ALL CEILING PLENIUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING AND OTHER OBSTRUCTION WITH THE CEILING HEIGHTS SPECIFIED, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN. SUB - CONTRACTOR SHALL PROVIDE CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILINGS ARE REQUIRED DUE TO CLEARANCE PROBLEMS. SUB - CONTRACTORS SHALL VERIFY ADEQUATE SERVICE IS AVAILABLE FOR THE WORK SPECIFIED, AND SHALL NOTIFY ARCHITECT IMMEDIATELY IF SERVICE IS NOT ADEQUATE. SUB - CONTRACTOR SHALL SUPPLY ALL GYPSUM BOARD CEILING ACCESS PANELS REQUIRED AND NOTIFY ARCHITECT OF LOCATION PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE AS MANUFACTURED BY "INTEFORMS INC". SIZE OF ACCESS PANELS SHALL BE COORDINATED IN FIELD. ACCESS PANEL FRAMES SHALL BE TAPED AND SPACKLED, PROVIDE ANY AND ALL BLOCKING AS MAY BE REQUIRED. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR. EMERGENCY LIGHTS SHALL BE INSTALLED ON SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND WITH ENGINEERING DRAWING FOR SWITCHING CIRCUITS AND FIRE ALARM SYSTEM REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURNS AIR GRILLES. ALL HORNS AND STROBES SHALL BE CENTERED ABOVE THE LIGHT SWITCH OR CENTERED ON SURFACE (WALL, COLUMN, ETC.) UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS INSTALLATION SHALL RESULT IN CONTRACTOR RELOCATING THE HORNS AND STROBES AT HIS OWN EXPENSE. ALL ABANDONED SLAB POKE THROUGHES FROM SLAB ABOVE SHALL BE FIRE SAFED AS REQUIRED. 			

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
 1308 NE 24 STREET WILTON MANORS, FL | 33305
 OWNER:
 HOME EQUITES VENTURES, LLC 4111
 NW 17 AVE
 OAKLAND PARK, FL

ARCHITECT:

 G3ac
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 miami beach florida 33140
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CONSULTING ENGINEERS:
 STRUCTURAL ENGINEER:
 MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
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 HOLLYWOOD, FL
 1 (786) 302 7693
 LANDSCAPE ARCHITECT:
GREEN EARTH
 LANDSCAPE ARCHITECTURE
 HOLLYWOOD, FL
 1 (954) 638 9625

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REVISIONS:

No.	Description	Date

PERMIT SET
 PROJECT No.: 1721
 ISSUE DATE: 05 / 08 / 2023
 REVISIONS:

ENLARGED SECOND - FLOOR UNIT TYPE A
 SCALE: N.T.S.

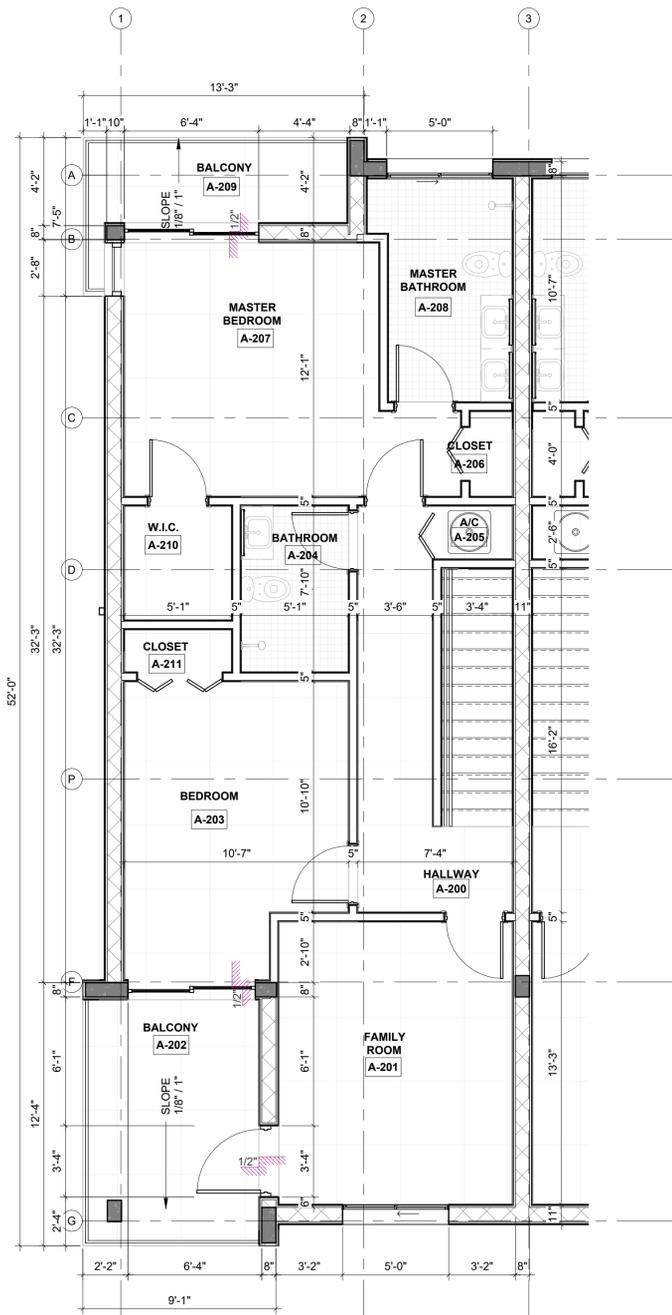
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SIGNATURE:

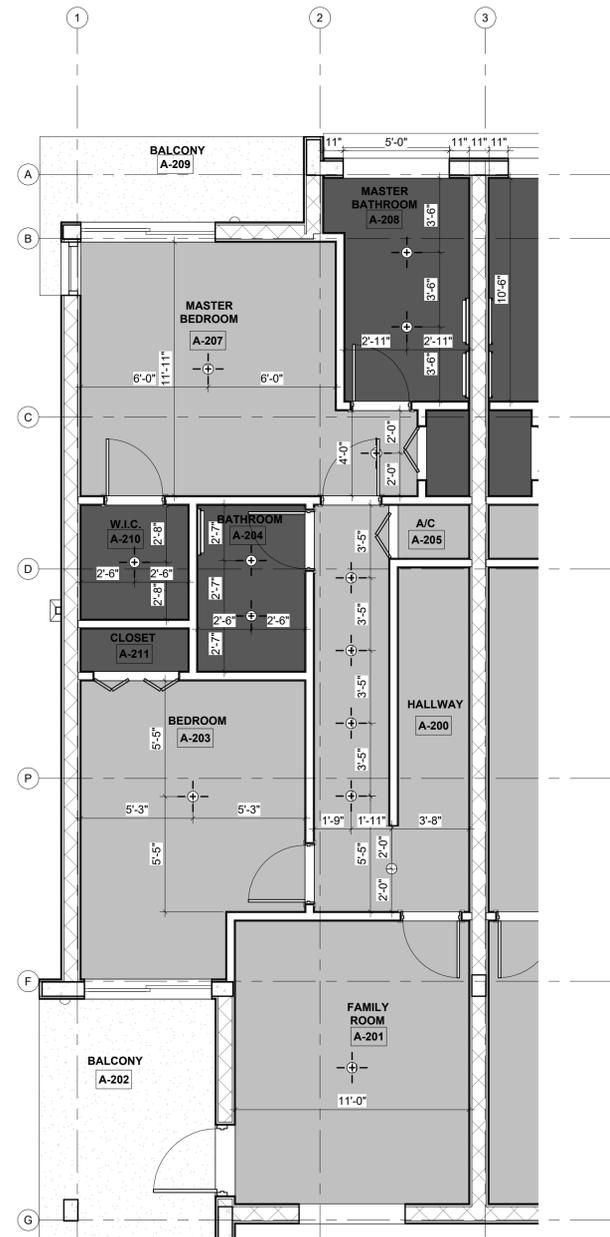
 ARTURO G. GRIEGO, AIA
 AR94011

SHEET No.:
A1-1.04

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



1 LEVEL 02 +18'-0" - (FLIPPED FP FOR OTHER UNIT)
SCALE: 1/4" = 1'-0"



2 LEVEL 02 R.C.P.
SCALE: 1/4" = 1'-0"

WALL LEGEND		MATERIAL LEGEND	
1	WALL TYPE 1 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO INTERIOR (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	1	FLOOR TILING
2	WALL TYPE 2 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. EXTERIOR TO EXTERIOR. (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	2	BATHROOM TILING
3	WALL TYPE 3 TYPICAL 8" CMU WALL W/VERTICLE REINFORCING. INTERIOR TO INTERIOR (2-HR RATED) SEE TYPICAL WALL TYPES AND STRUCTURAL DWGS FOR DETAILS.	3	WATER CLOSET MATERIAL
4	WALL TYPE 4 TYPICAL INTERIOR PARTITION NON-RATED. SEE TYPICAL WALL TYPES FOR DETAILS.	4	SINK MATERIAL
5	WALL TYPE 5 TYPICAL INTERIOR PARTITION (1-HR RATED) SEE TYPICAL WALL TYPES FOR DETAILS.	5	STAIR MATERIAL
		6	COUNTERTOP MATERIAL
		7	GRASS
		8	BATHTUB MATERIAL
		9	CONCRETE
		10	12"X12" CONCRETE PAVERS

GENERAL NOTES

1. 0'-0" = 15.70' N.A.V.D.
2. ALL SHOP DRAWINGS REQUIRE APPROVAL FROM CITY OF POMPANO BEACH.
3. NOTE (F.H.A CHAPTER 7) - If specification B is used it applies to one bathroom and only one of each type of fixture must be usable; Additional bathrooms in the unit are exempt only from maneuvering and clear floor space requirements at fixtures.
4. PROVIDE "CLASS ABC" FIRE EXTINGUISHER PER 2,500 SQ.FT. AND NOT TO EXCEED 75' BETWEEN EACH OTHER. SEE PLAN LOCATION SYMBOL. F.E. CONTRACTOR TO SUBMIT FLUSH MOUNT CABINET WITH SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
5. FIRE PENETRATIONS: CONTRACTOR SHALL SEAL ALL PENETRATIONS THRU FIRE RATED PARTITIONS OR ASSEMBLIES WITH "HILTI"-FIRESTOP SYSTEM-CS-240 FIRESTOP SEALANT OR EQUAL. INSTALL AS PER MANUFACTURER RECOMMENDATION FOR 1,2,3 AND 4 HOUR RATING

UNIT FINISH SCHEDULE

TYPE	MATERIAL	FINISH
FLOOR	TILE	TO BE SELECTED BY OWNER
BASE	TILE	TO BE SELECTED BY OWNER
BATH FLOOR	TILE	TO BE SELECTED BY OWNER
BATH BASE	NONE	BATH BASE
WALLS	PAINTED	COLOR WHITE
BATH WALLS	TILE	TO BE SELECTED BY OWNER
CEILING	GYP. BOARD/PAINTED	AS PER CEILING LEGEND/COLOR WHITE

RCP LEGEND		UNIT TYPE A	
	JUNCTION BOX	UNIT TYPE = 2 BEDROOM / 2.5 BATHS	
	RECESSED LIGHT FIXTURE	UNIT AREA = 1,782 SF	
	RECESSED LIGHT FIXTURE	UNIT TERRACE/BALCONY = 434 SF	
	PENDANT LIGHT FIXTURE	# OF UNITS = 12 UNITS TOTAL	
	WALL MOUNTED LIGHT FIXTURE		
	DECORATIVE STRIP LIGHTING		

FINISH CEILING ELEVATION LEGEND

	BOTTOM OF FIN. CLG. EL. + 8'-0"		BOTTOM OF FIN. CLG. EL. + 8'-11"
	BOTTOM OF FIN. CLG. EL. + 9'-11"		BOTTOM OF FIN. CLG. EL. + 12'-0"

REFLECTED CEILING NOTES

1. REFER TO THE GENERAL / G-SHEETS FOR ADDITIONAL NOTES AND SPECIFICATIONS.
2. THE INTENT OF THIS REFLECTED CEILING PLANS IS TO SHOW RELATIONSHIPS BETWEEN WALLS AND CEILING, AND LOCATIONS OF KEY MECHANICAL AND ELECTRICAL FEATURES. FOR COMPLETE MECHANICAL AND ELECTRICAL INFORMATION, REFER TO M.E.P. DRAWINGS.
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS RELECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATION.
4. SUB - CONTRACTOR SHALL VERIFY ALL CEILING PLENUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING AND OTHER OBSTRUCTION WITH THE CEILING HEIGHTS SPECIFIED, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN. SUB - CONTRACTOR SHALL PROVIDE CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILINGS ARE REQUIRED DUE TO CLEARANCE PROBLEMS.
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7. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR.
8. EMERGENCY LIGHTS SHALL BE INSTALLED ON SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND WITH ENGINEERING DRAWING FOR SWITCHING CIRCUITS AND FIRE ALARM SYSTEM
9. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURNS AIR GRILLES.
10. ALL HORNS AND STROBES SHALL BE CENTERED ABOVE THE LIGHT SWITCH OR CENTERED ON SURFACE (WALL, COLUMN, ETC.) UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS INSTALLATION SHALL RESULT IN CONTRACTOR RELOCATING THE HORNS AND STROBES AT HIS OWN EXPENSE.
11. ALL ABANDONED SLAB POKE THROUGH FROM SLAB ABOVE SHALL BE FIRE SAFED AS REQUIRED.

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LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

PERMIT REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

SECOND FLOOR TYPICAL UNIT TYPE A
SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

REGISTERED ARCHITECT
STATE OF FLORIDA

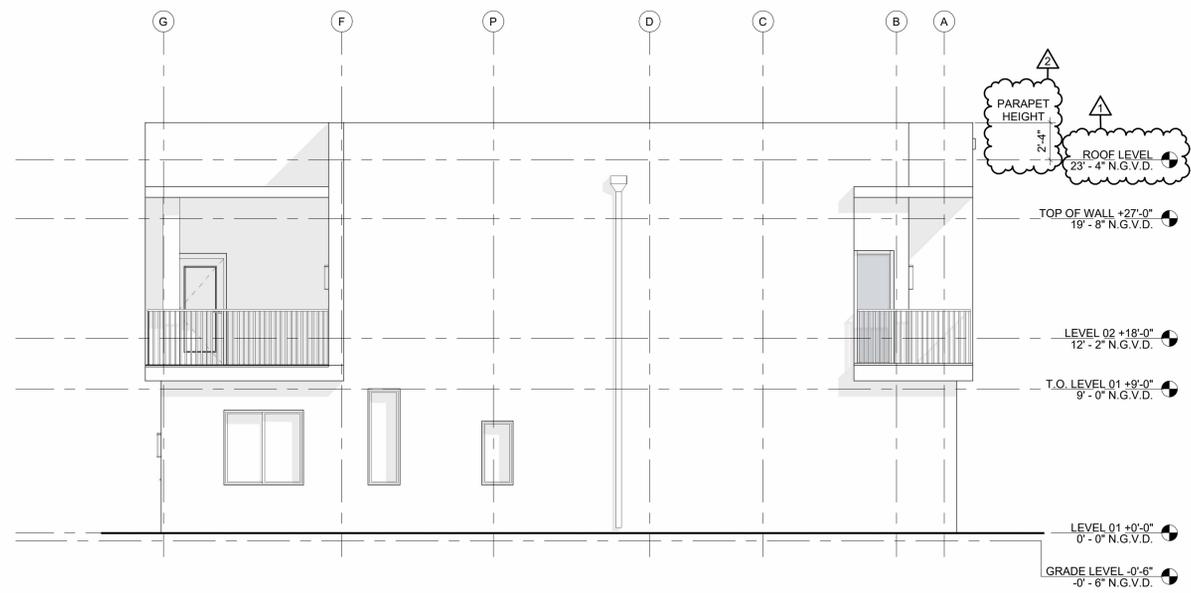
SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:
A1-1.05

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



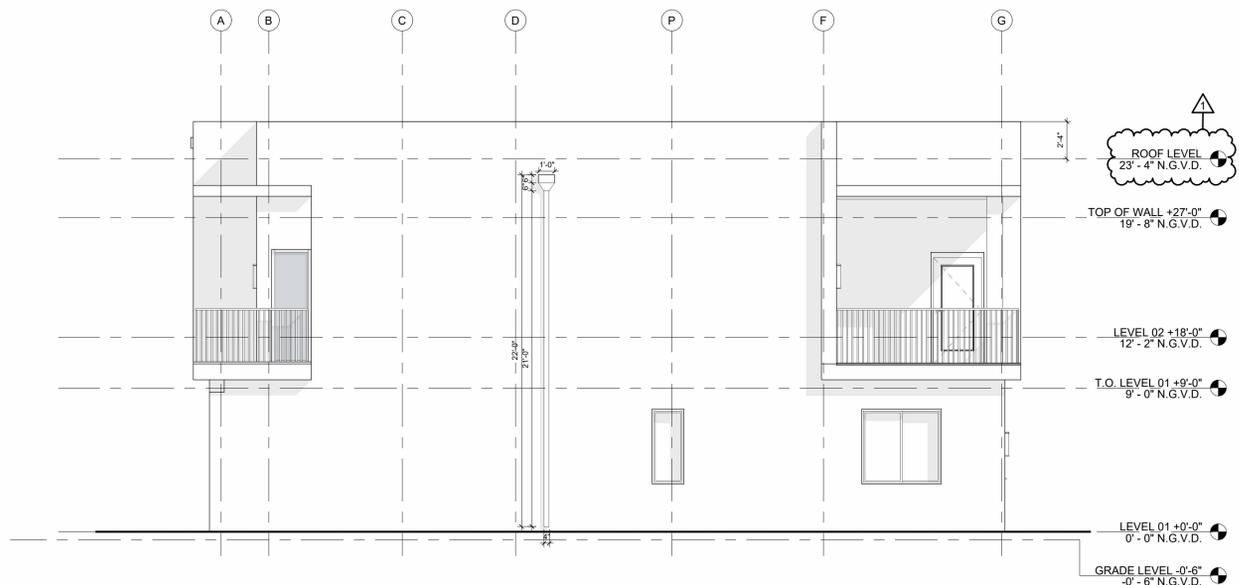
4 Elevation 4 - d
SCALE: 3/16" = 1'-0"



1 Elevation 1 - a
SCALE: 3/16" = 1'-0"



2 Elevation 1 - b
SCALE: 3/16" = 1'-0"



3 Elevation 3 - c
SCALE: 3/16" = 1'-0"

MATERIAL + FINISHES LEGEND

1 WHITE STUCCO
SMOOTH FINISH
SHERWIN WILLIAMS
COLOR SW7008 ALABASTER

2 PAINTED STUCCO
SMOOTH FINISH
SHERWIN WILLIAMS
COLOR SW7748 EARTH GREEN

3 PAINTED STUCCO
SMOOTH FINISH
SHERWIN WILLIAMS
COLOR SW1668 PINEAPPLE CREAM

4 PAINTED STUCCO
SMOOTH FINISH
SHERWIN WILLIAMS
COLOR SW7015 REPOSE GRAY

5 VERTICAL ALUMINUM PICKET RAILING
COLOR: WHITE

6 LAMINATED GLASS
CRYSTAL GREY

7 ALUMINUM FRAMING
COLOR: UC43350
DURANAR BONE WHITE

8 STONE EFFECT PORCLAIN TILE
CAESAR CERAMICS
ABSOLUTE - BEOLA BIANCA

9 GARAGE DOOR
PAINTED COLOR: WHITE

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:

G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
305 763 8471 • admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

1 (786) 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 (954) 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

NO	DESCRIPTION	DATE
1	CITY COMMENTS	01-05-23
2	Revision 2	Date 2

PERMIT REQUEST

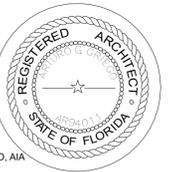
PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

2 UNIT ELEVATIONS

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

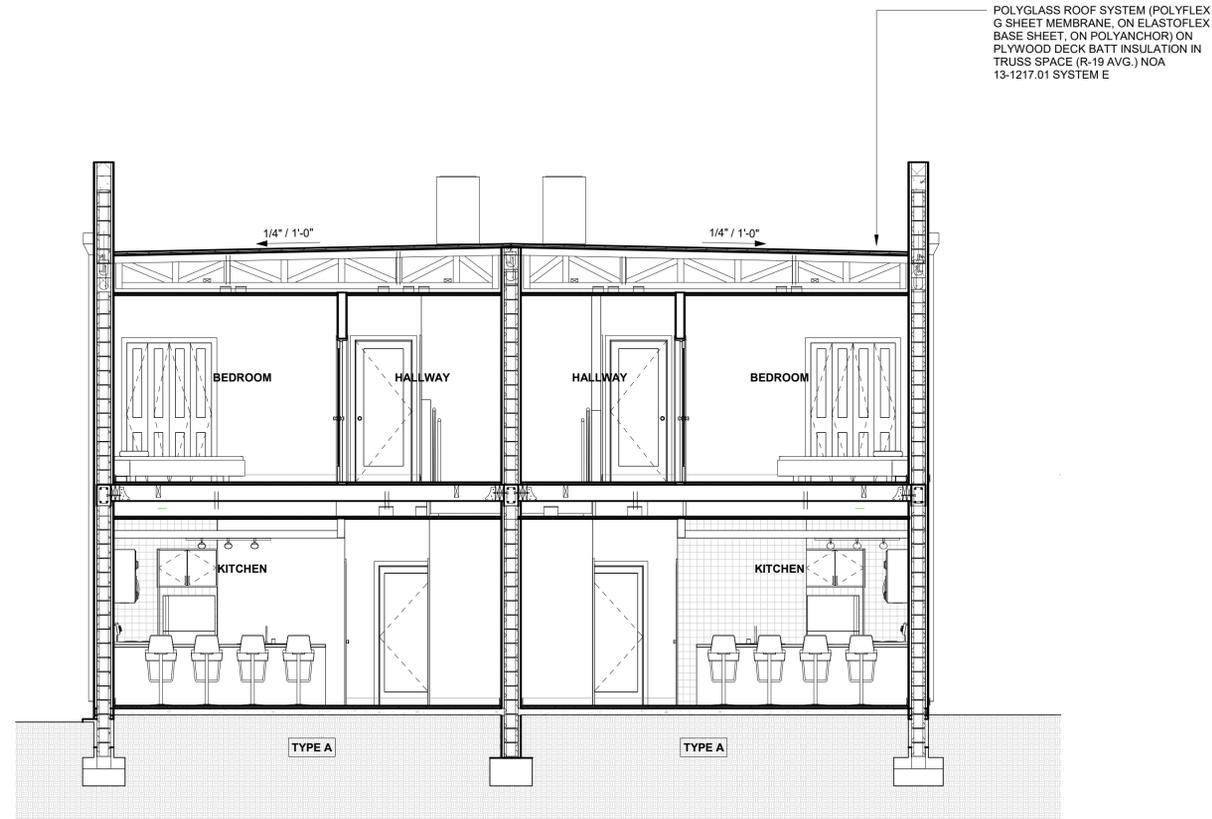


SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

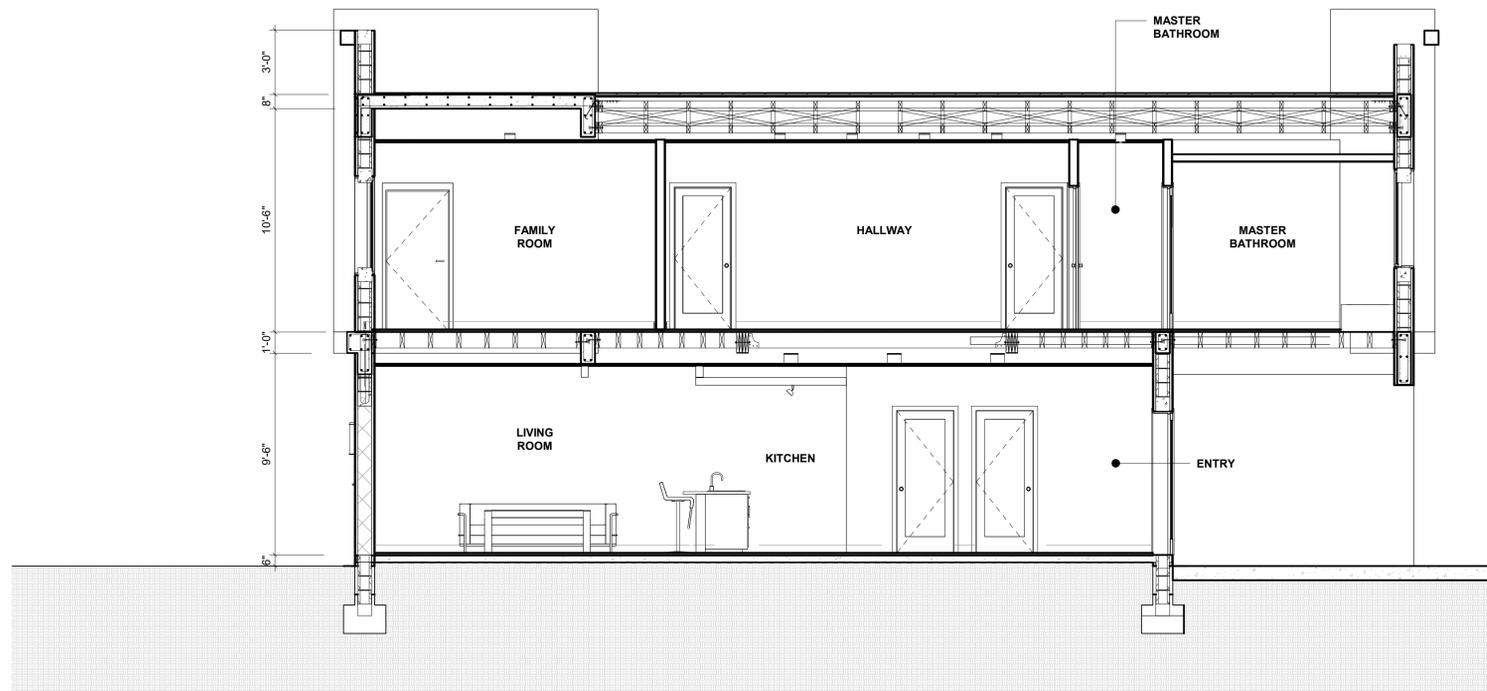
SHEET No.:

A2-1.05

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



2 UNIT TYPE A - BUILDING SECTION
SCALE 1/4" = 1'-0"



1 UNIT TYPE A - BUILDING SECTION
SCALE 1/4" = 1'-0"

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC 4111
NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST
HOLLYWOOD, FL
1 (786) 302 7693

LANDSCAPE ARCHITECT:

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 (954) 638 8625

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev.	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

PERMIT SET

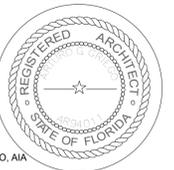
PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

TYPICAL UNIT SECTIONS

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

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:



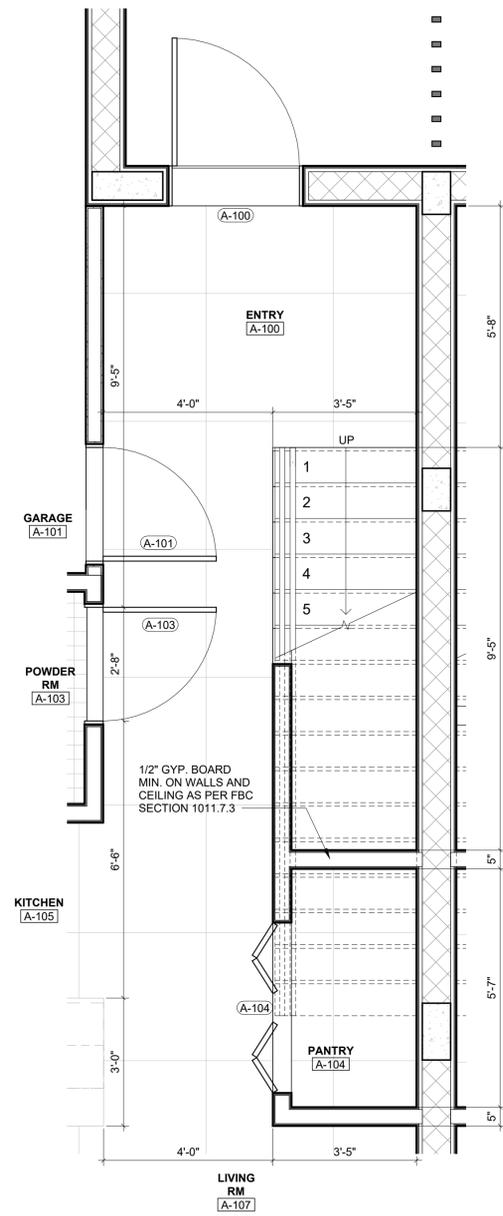
SIGNATURE:

ARTURO G. GRIEGO, AIA
AR94011

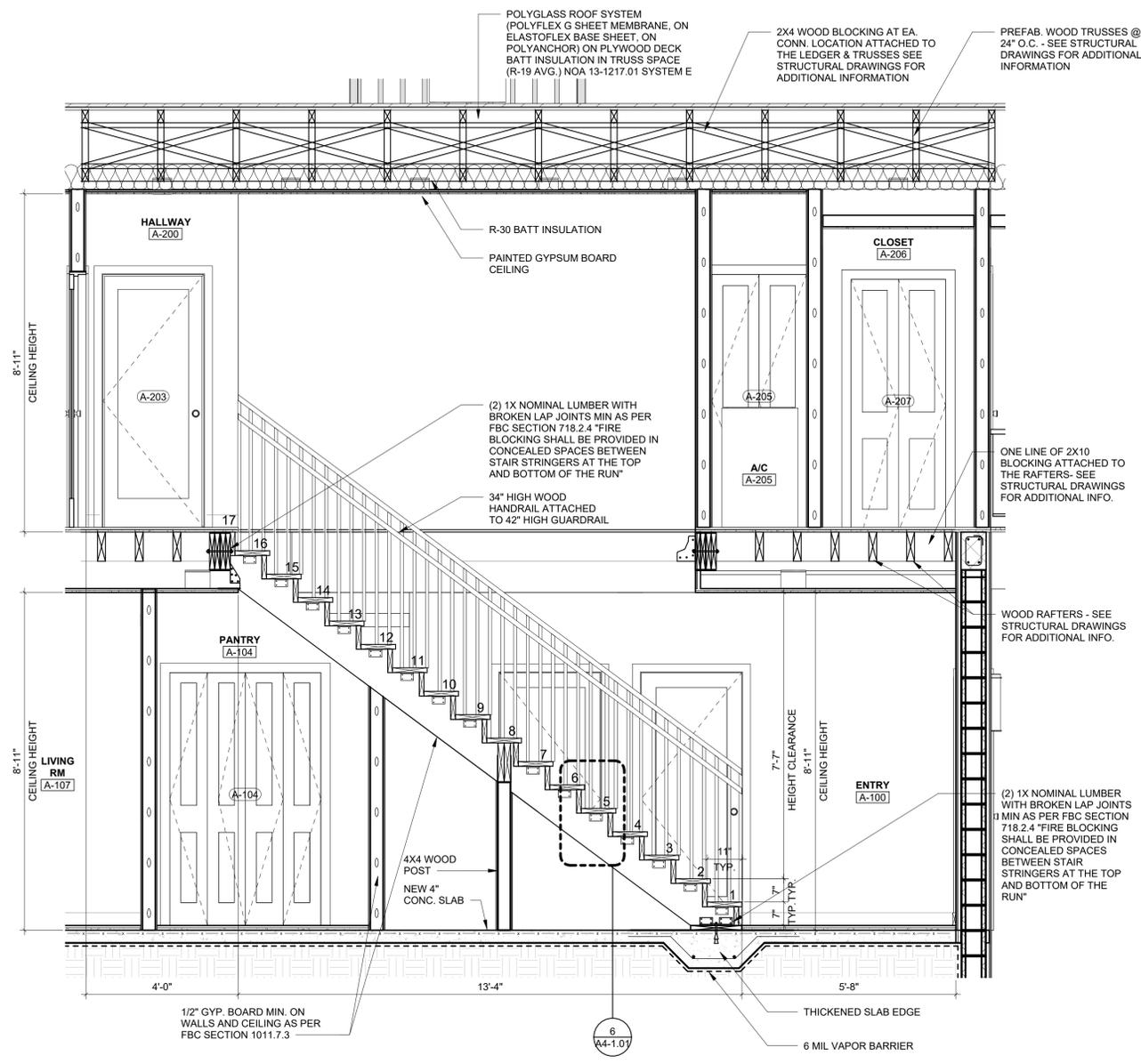
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A3-1.01

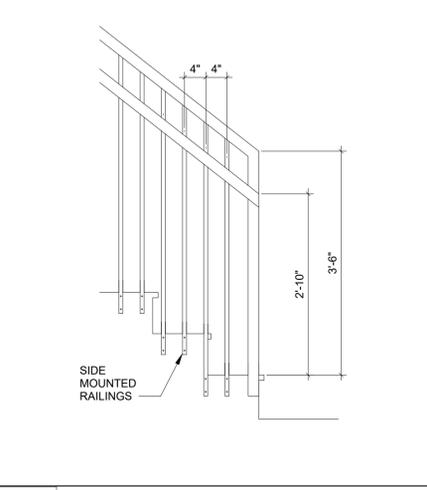
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



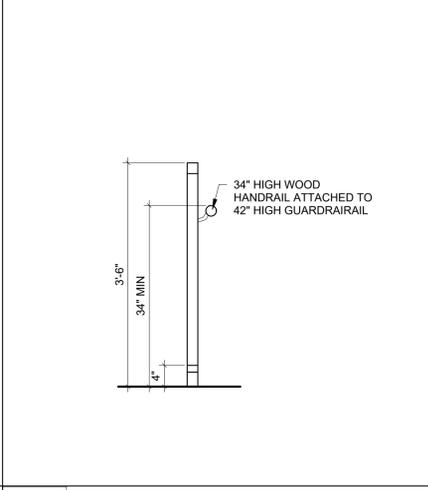
1 UNIT TYPE A - LEVEL 01
SCALE: 1/2" = 1'-0"



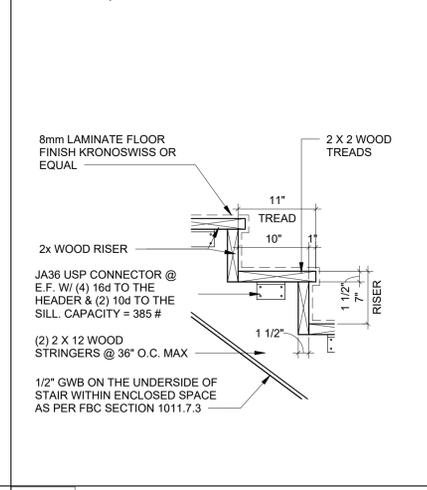
3 STAIR SECTION
SCALE 1/2" = 1'-0"



4 HANDRAIL VERT. DETAIL
SCALE 3/4" = 1'-0"



5 HANDRAIL SECTION
SCALE 3/4" = 1'-0"



6 STAIR DETAIL
SCALE 1" = 1'-0"

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER
HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:
G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
305 763 8471 • admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:
MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1 786 302 7693
LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description

PERMIT SET

PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 20233
REVISIONS:

STAIR PLAN & SECTION
SCALE: As indicated

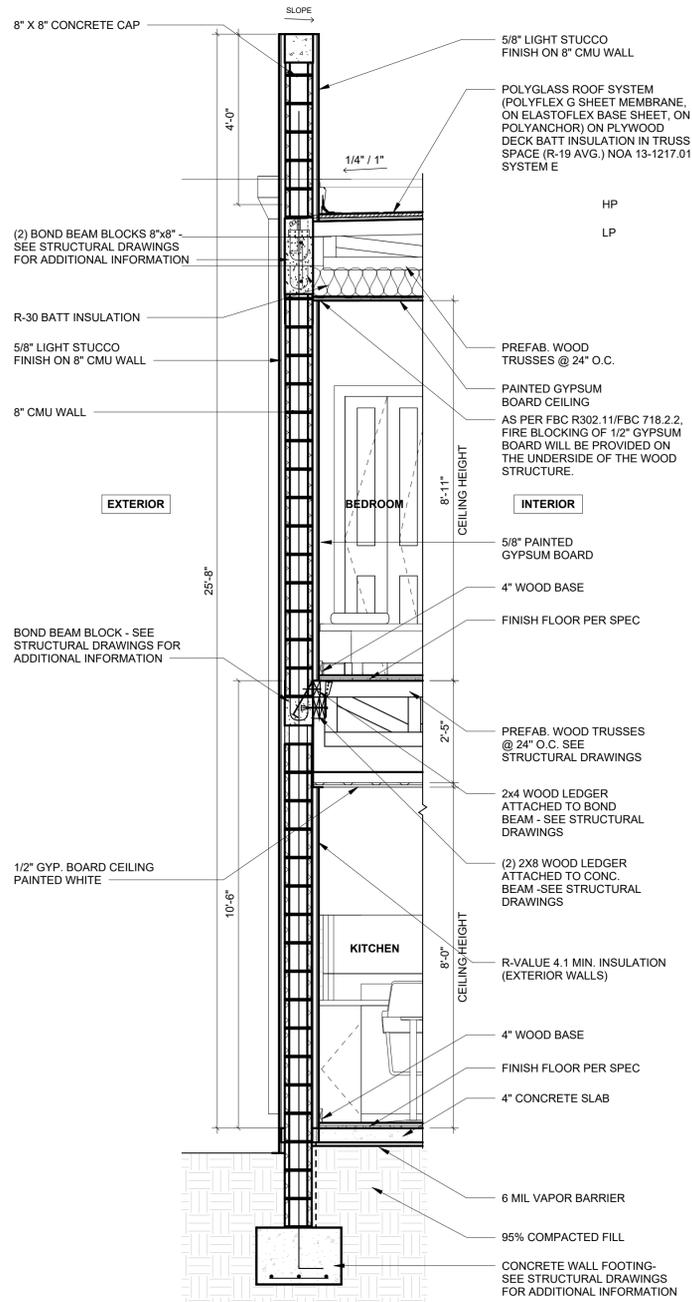
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SEAL:
SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

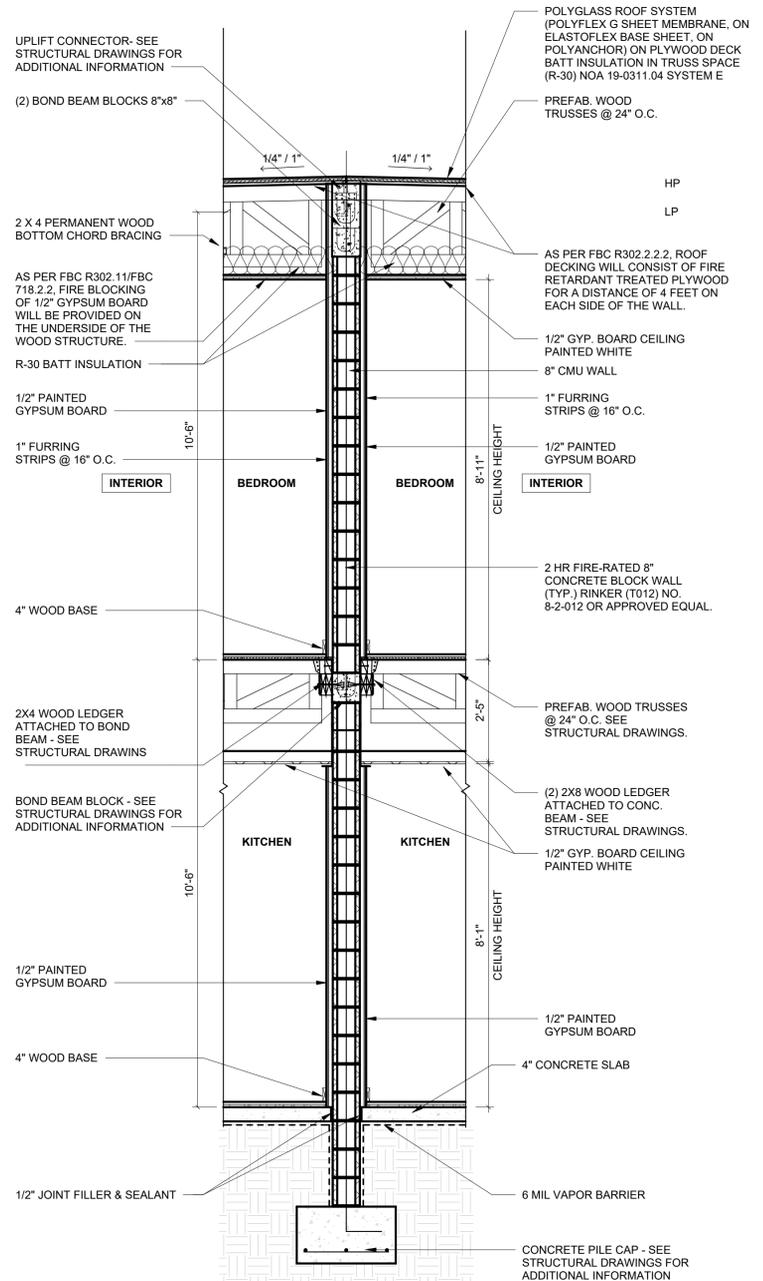


SHEET No.:
A4-1.01

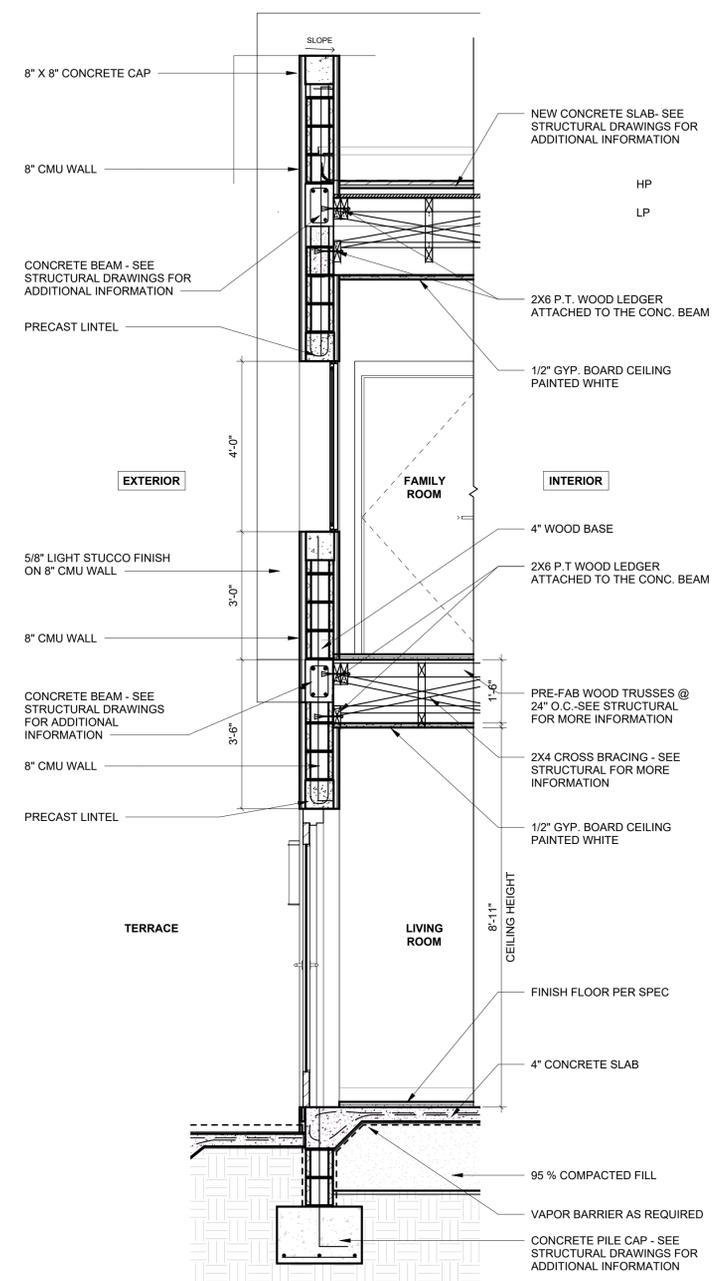
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



1 WALL SECTION
SCALE 1/2" = 1'-0"



2 WALL SECTION
SCALE 1/2" = 1'-0"



3 WALL SECTION
SCALE 1/2" = 1'-0"

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:
HOME EQUITIES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:
 G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
305 763 8471 • admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1 786 302 7693
LANDSCAPE ARCHITECT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	__/__/__
Fire Prev	_____	__/__/__
Planning	_____	__/__/__
Zoning	_____	__/__/__
Building	_____	__/__/__
Structural	_____	__/__/__
Electrical	_____	__/__/__
Plumbing	_____	__/__/__
Mech.	_____	__/__/__
S. Waste	_____	__/__/__

REVISIONS:

No.	Description

PERMIT SET

PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

WALL SECTIONS

SCALE: 1/2" = 1'-0"

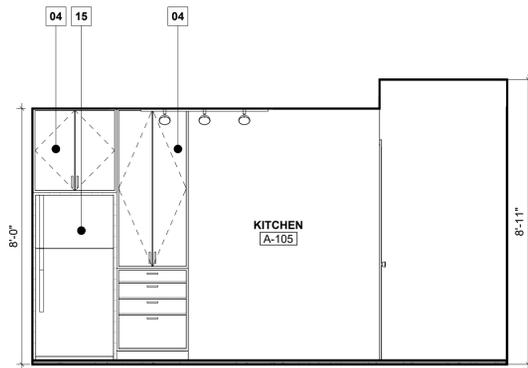
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

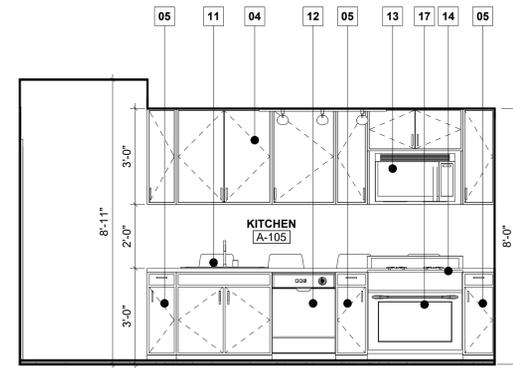
SIGNATURE:
ARTURO G. GRIEGO, IA
AR94011

SHEET No.:
A4-1.03

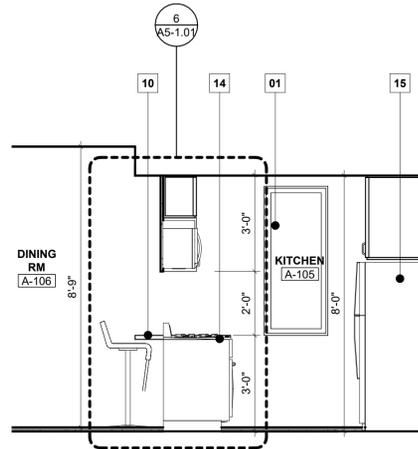
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



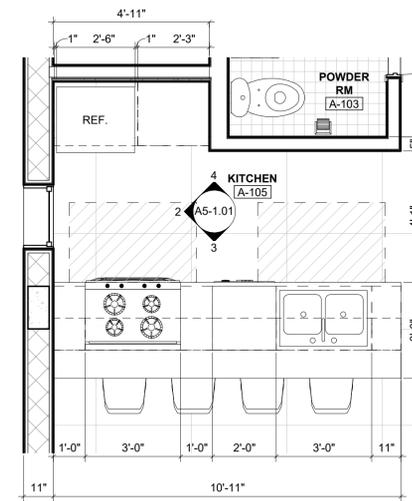
4 KITCHEN ELEVATION
SCALE 3/8" = 1'-0"



3 KITCHEN ELEVATION
SCALE 3/8" = 1'-0"



2 KITCHEN ELEVATION
SCALE 3/8" = 1'-0"



1 KITCHEN PLAN
SCALE 3/8" = 1'-0"

KITCHEN LEGEND

- 01 PAINTED GYPSUM BOARD
- 02 6" BACK SPLASH
- 03 4" KICK PLATE
- 04 WALL CABINETS
- 05 BASE CABINETS
- 06 CEILING HUNG CABINETS
- 07 MICROWAVE
- 08 SHELVING
- 09 4" TILE BASE
- 10 KITCHEN COUNTERTOP
- 11 SINK
- 12 DISHWASHER
- 13 MICROWAVE
- 14 STOVE
- 15 REFRIGERATOR
- 16 FILLER PANEL
- 17 OVEN

FINISH MATERIAL NOTE

ALL FINISH MATERIAL AND FIXTURES ARE TO BE SELECTED BY OWNER

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:
HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL



CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

LANDSCAPE ARCHITECT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

PERMIT SET

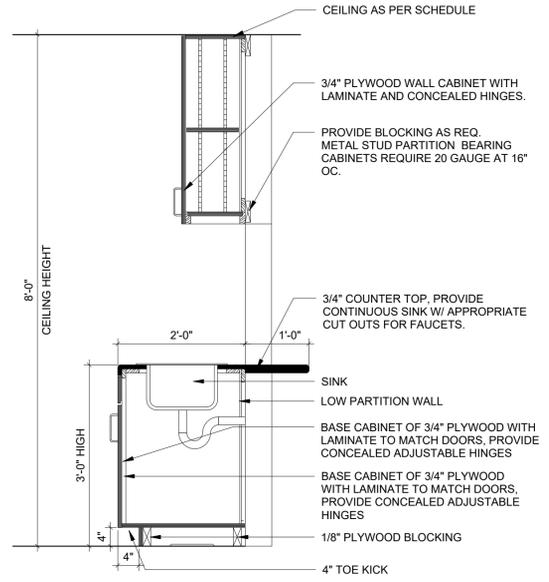
PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

ENLARGED KITCHEN PLANS AND ELEVATIONS

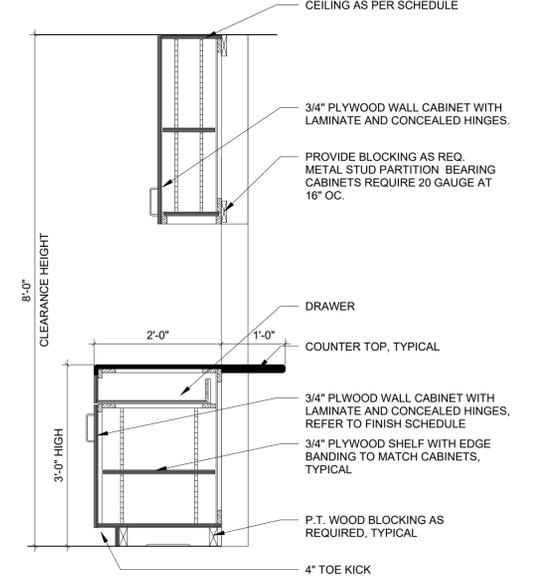
SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:
SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011



5 COUNTER SECTION
SCALE 3/4" = 1'-0"



6 COUNTER SECTION
SCALE 3/4" = 1'-0"

SHEET No.:
A5-1.01

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BATHROOM LEGEND

- 01 WALL MOUNTED GLASS MIRROR
- 02 CERAMIC TILE WALL
- 03 TOILET
- 04 PAINTED GYPSUM BOARD
- 05 SINK
- 06 WOOD DOOR
- 07 GLASS
- 08 BATH SHOWER
- 09 GRAB BAR @ ACCESSIBLE AREA
- 10 FLUSH VALVE
- 11 SANITARY PAPER HOLDER
- 12 FAUCET
- 13 URINAL
- 14 BATHTUB
- 15 TOILET PAPER

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC
 4111 NW 17 AVE
 OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
 5451 PIERCE ST HOLLYWOOD, FL

1 (786) 302 7693

LANDSCAPE ARCHITECT:
GREEN EARTH
 LANDSCAPE ARCHITECTURE
 HOLLYWOOD, FL
 1 (954) 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

PERMIT SET

PROJECT No.: 1721
 ISSUE DATE: 05 / 08 / 2023
 REVISIONS:

ENLARGED BATHROOM PLANS AND ELEVATIONS

SCALE: **As indicated**

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

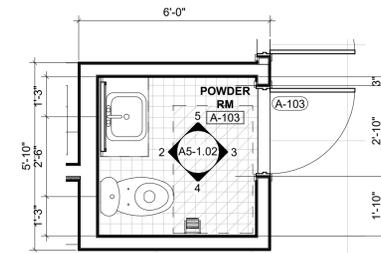


SIGNATURE:
ARTURO G. GRIEGO, AIA
 AR94011

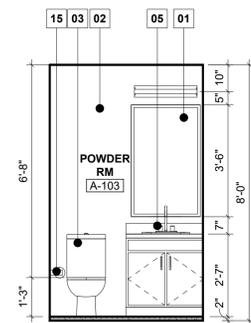
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A5-1.02

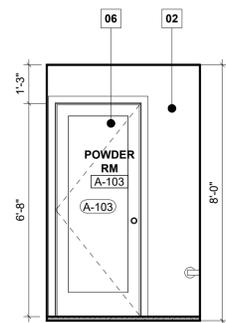
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THE WRITTEN CONSENT.



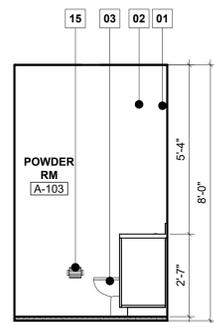
1 GROUND LEVEL - POWDER RM
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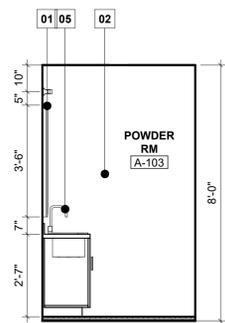
2 POWDER RM ELEVATION
 SCALE 3/8" = 1'-0"



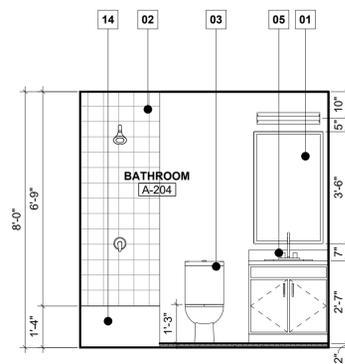
3 POWDER RM ELEVATION
 SCALE 3/8" = 1'-0"



4 POWDER RM ELEVATION
 SCALE 3/8" = 1'-0"



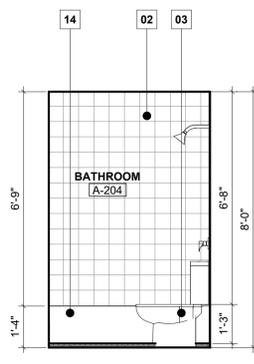
5 POWDER RM ELEVATION
 SCALE 3/8" = 1'-0"



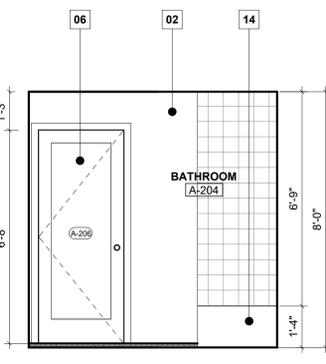
7 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



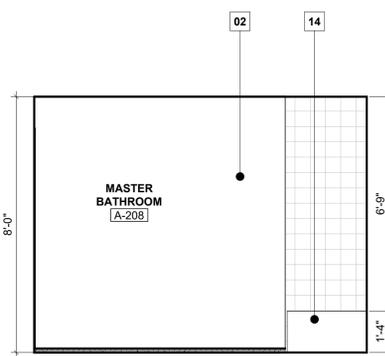
8 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



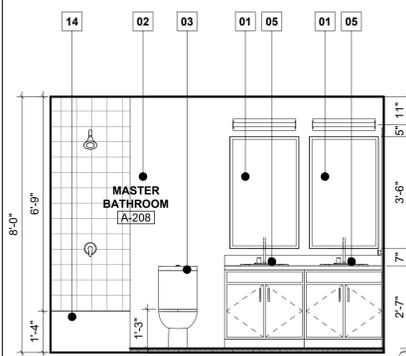
9 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



10 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



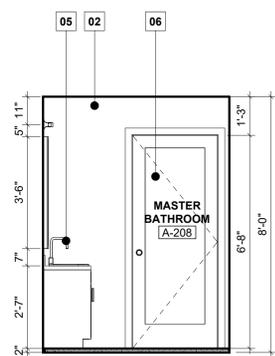
12 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



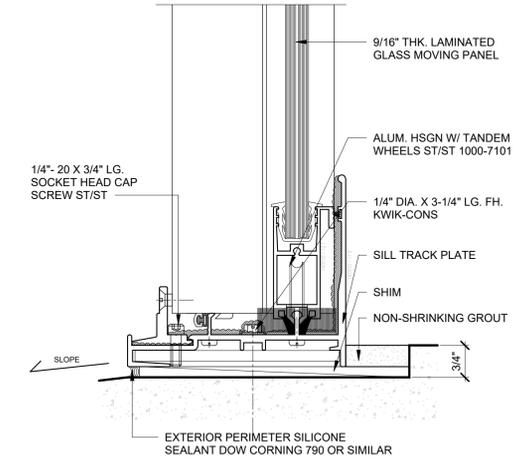
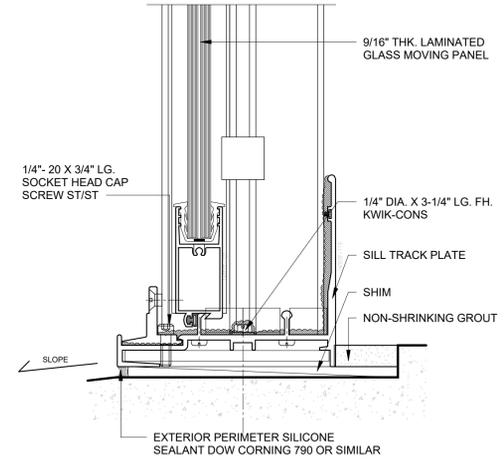
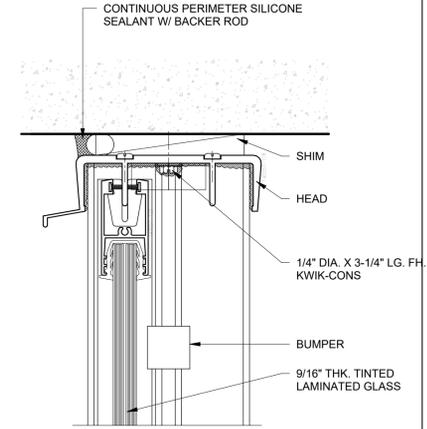
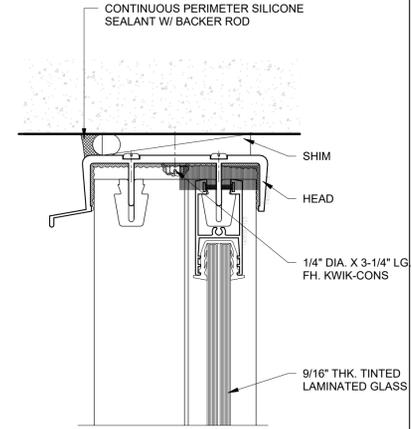
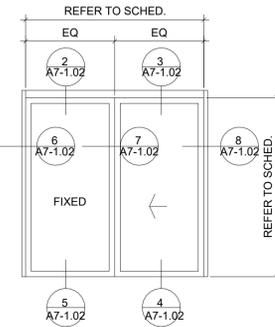
13 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



14 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



15 BATHROOM ELEVATION
 SCALE 3/8" = 1'-0"



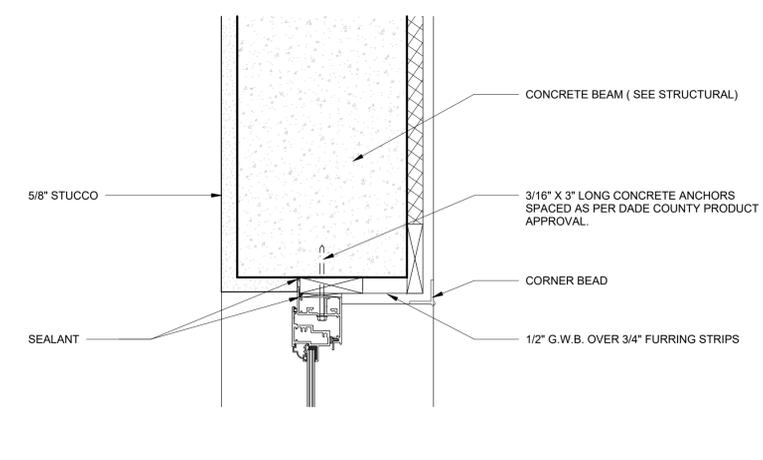
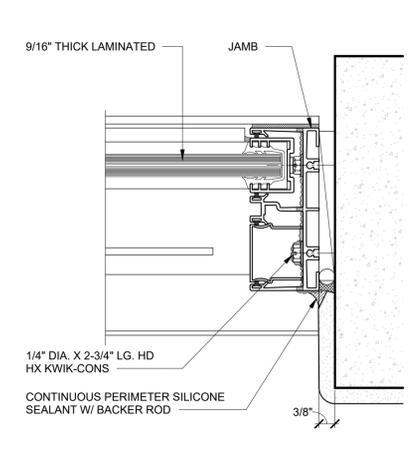
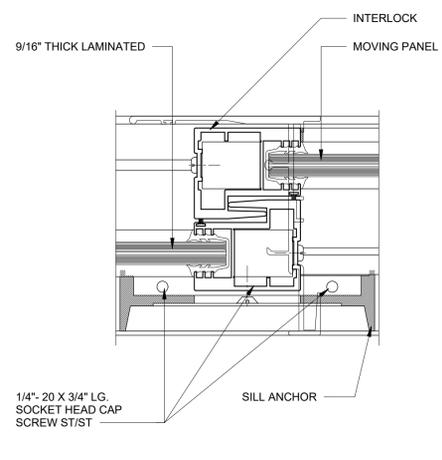
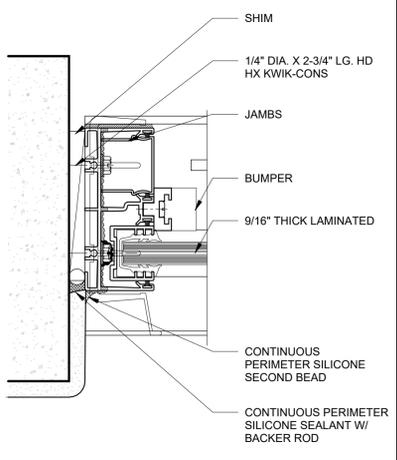
1 SLIDING DOOR ELEVATION1
SCALE 6" = 1'-0"

2 HEADER DETAIL
SCALE 6" = 1'-0"

3 HEADER DETAIL
SCALE 6" = 1'-0"

4 SILL DETAIL
SCALE 6" = 1'-0"

5 SILL DETAIL
SCALE 6" = 1'-0"

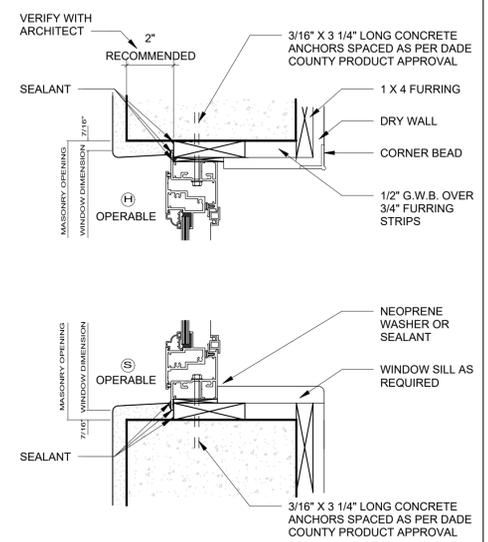
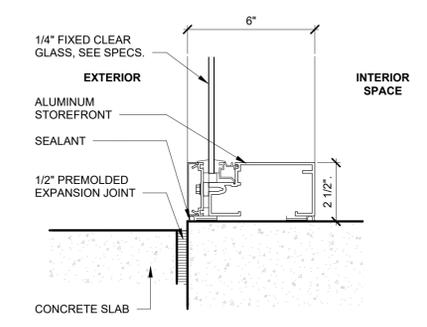
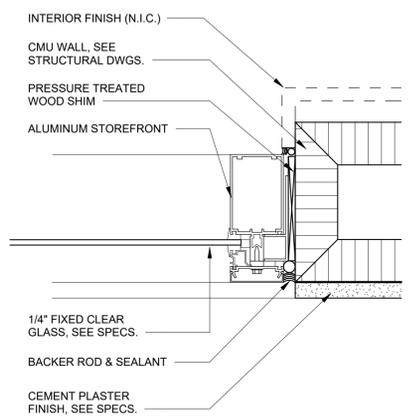


6 JAMB DETAIL
SCALE 6" = 1'-0"

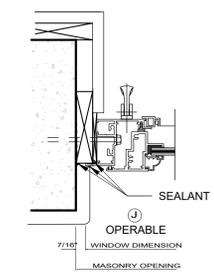
7 MULLION DETAIL
SCALE 6" = 1'-0"

8 JAMB DETAIL
SCALE 6" = 1'-0"

9 SIDELIGHT-HEADER
SCALE 3" = 1'-0"



GENERAL NOTE: ALL DOORS AND WINDOWS UNDER SEPARATE PERMET. CONTRACTOR TO SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO COMPLY WITH FBC 1707



10 SIDELIGHT - JAMB
SCALE 3" = 1'-0"

11 SIDELIGHT - SILL
SCALE 3" = 1'-0"

12 WINDOW HEAD / SILL
SCALE 3" = 1'-0"

13 WINDOW JAMB
SCALE 3" = 1'-0"

PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:
HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:
G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
305 763 8471 | admin@g3aec.com
www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:
STRUCTURAL ENGINEER:
MEP:
CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1 786 302 7693
LANDSCAPE ARCHITECT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description

PERMIT SET

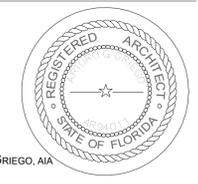
PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

SLIDING DOOR & WINDOW DETAIL

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:
ARTURO G. GRIEGO, AIA
AR94011



SHEET No.: **A6-1.02**

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1 786 302 7693

LANDSCAPE ARCHITECT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description

PERMIT SET

PROJECT No.: 1721
ISSUE DATE: 05 / 08 / 2023
REVISIONS:

THRESHOLD AND MISC.DETAILS

SCALE: 6" = 1'-0"

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SIGNATURE:

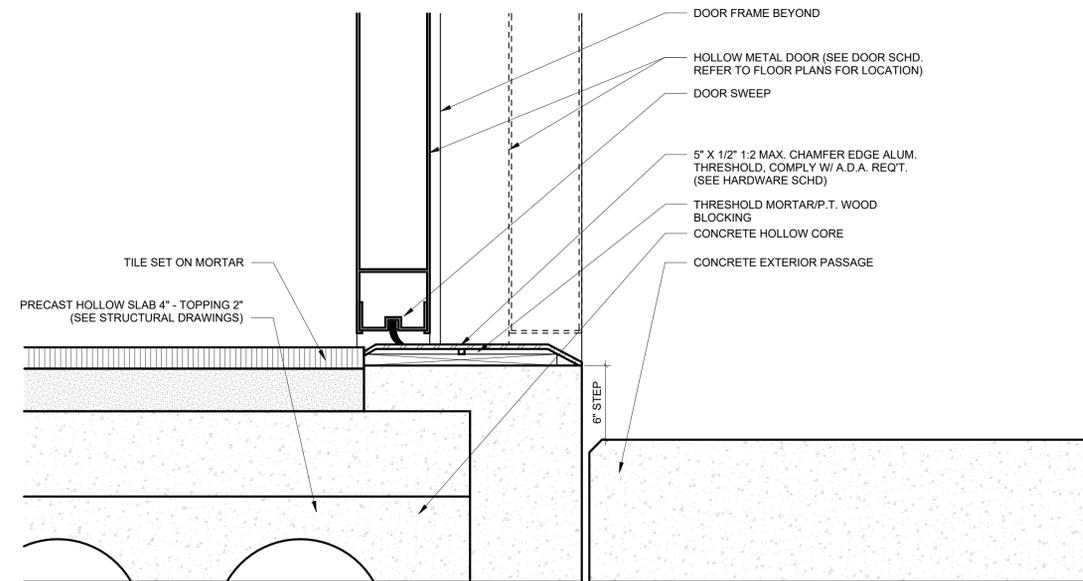
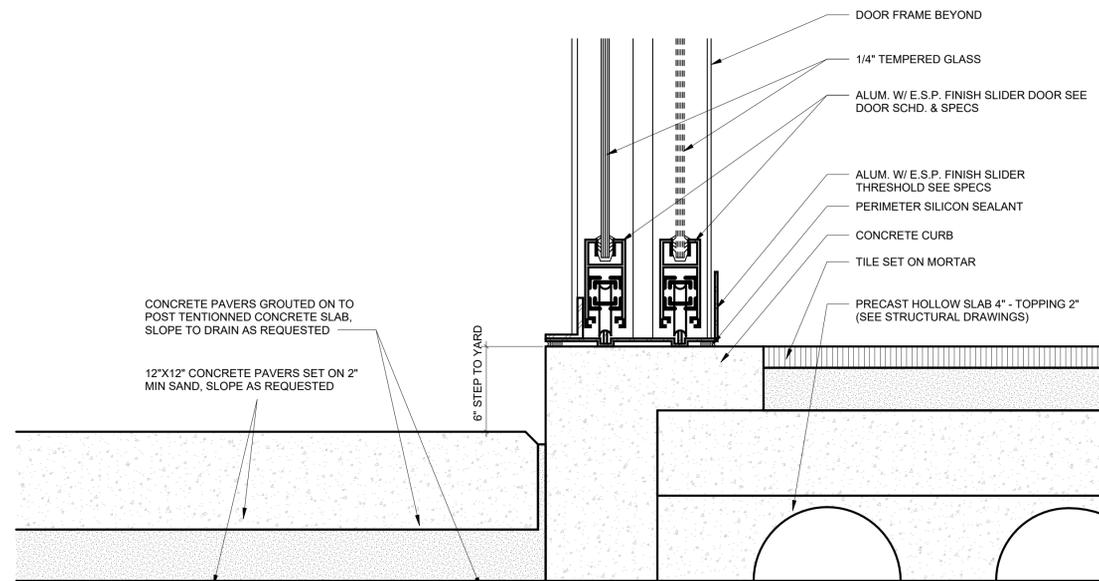
ARTURO G. GRIEGO, AIA
AR94011



SHEET No.:

A6-1.03

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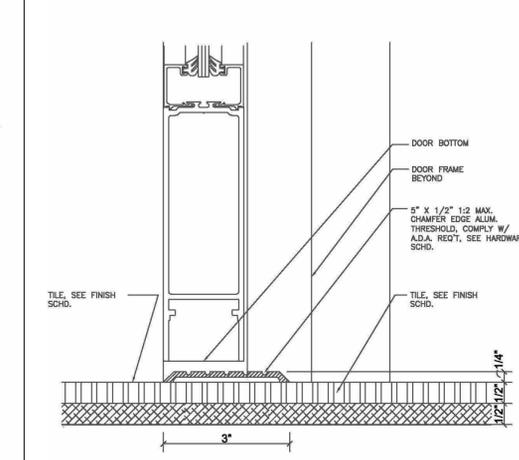
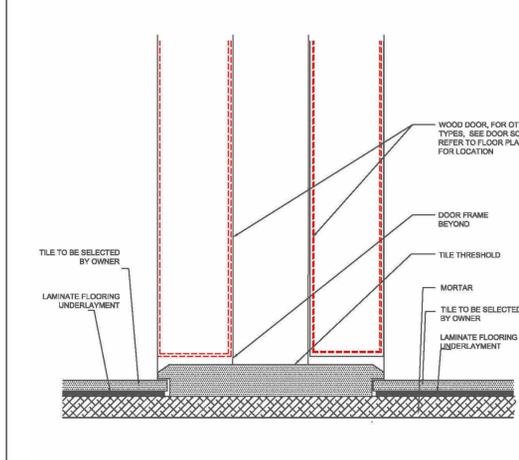
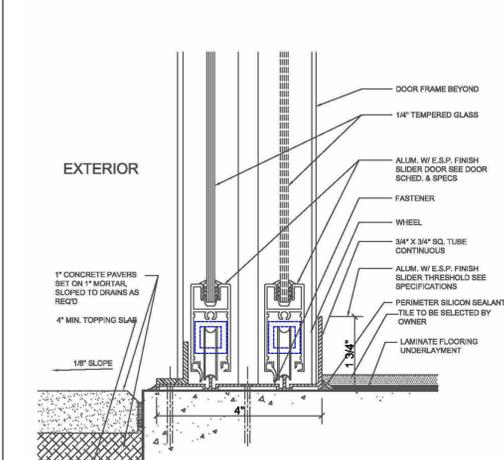
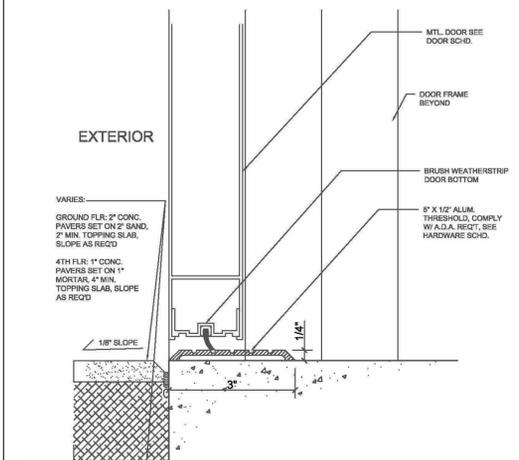
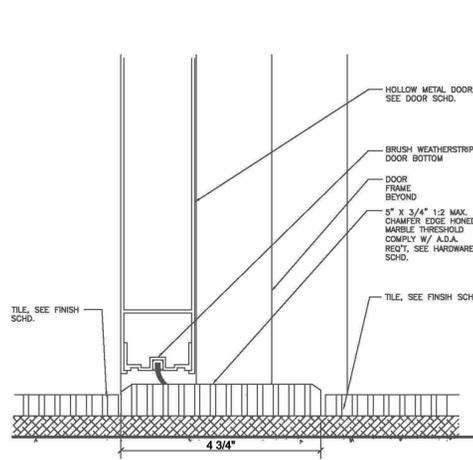


2 BACK DOOR THRESHOLD

SCALE 6" = 1'-0"

1 FRONT DOOR THRESHOLD

SCALE 6" = 1'-0"



3 INTERIOR DOOR THRESHOLD

SCALE 6" = 1'-0"

4 INTERIOR THRESHOLD

SCALE 6" = 1'-0"

5 EXTERIOR THRESHOLD

SCALE 6" = 1'-0"

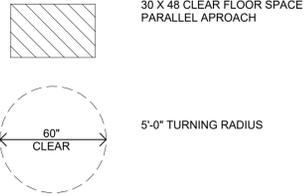
6 INTERIOR THRESHOLD

SCALE 6" = 1'-0"

7 INTERIOR THRESHOLD

SCALE 6" = 1'-0"

FAIR HOUSING REQUIREMENTS

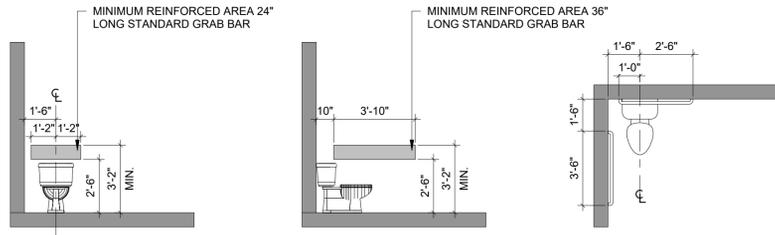


ASSUMPTIONS:

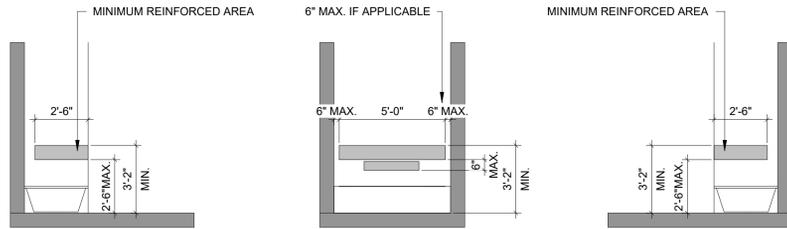
1. ACCESSIBLE WATER CLOSET DEPTH IS 30 INCHES AND IT IS FLOOR MOUNTED.
2. CONTROLS FOR FLUSH VALVES SHALL BE ON THE WIDE SIDE OF THE TOILET AREAS (FACBC 4.16.5)
3. ACCESSIBILITY TO TOILET STALL DOOR IS IN COMPLIANCE WITH FACBC AND ADA GUIDELINES.
4. DOOR OPENING WIDTH TO BE A MINIMUM OF 32 INCHES CLEAR (FACBC 4.13.5).
5. GRAB BARS TO COMPLY WITH 4.26 AND FIG 29 AND ADA REQUIREMENTS.
6. ACCESSIBLE TOILET ACCESSORIES TO BE PROVIDED WHERE SHOWN AND MOUNTED PER ADA/SFBC REQ.
7. SLIDING, POCKET AND BIFOLD DOORS MUST STOP FULLY WITH THEIR HANDLES EXPLODED AND CLEAR OPENING OF 32".

NOTE:

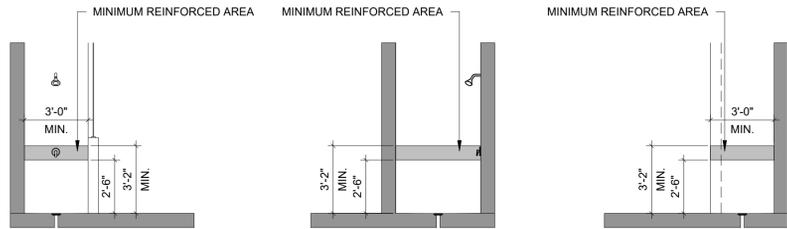
1. ACCESSIBLE TOILET STALL (COMPARTMENT) CAN BE 56" IN DEPTH IF YOU HAVE A WALL MOUNTED WATER CLOSET. IF THE DEPTH OF A STANDARD ACCESSIBLE TOILET STALL IS INCREASED AT LEAST 3", THEN A FLOORMOUNTED WATER CLOSET MAY BE USED. WE RECOMMEND A DEPTH OF 60" (FACBC 4.17.3).
2. ALL BATHROOM WALLS TO RECEIVE REINFORCED AREAS AS INDICATED BELOW.
3. ALL BATHROOM WALLS ARE TO RECEIVE REINFORCING FOR THE POSSIBILITY OF FUTURE ACCESSIBILITY EQUIPMENT INSTALLATION.
4. WHEN TOILET IS BETWEEN TUB AND LAVATORY REINFORCING IN WALL WILL BE 30" O.C.
5. ALL DIMENSIONS ARE NOMINAL, REFER TO WALL TYPES.



ELEVATION
REINFORCED WALLS FOR GRAB BARS @ TOILETS

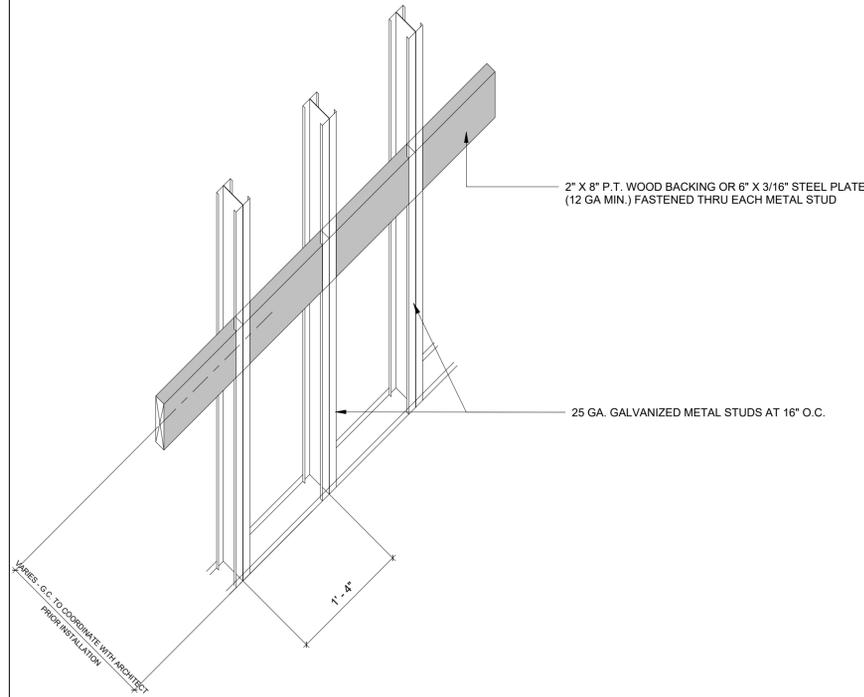


ELEVATION
REINFORCED WALLS FOR GRAB BARS @ BATHTUBS

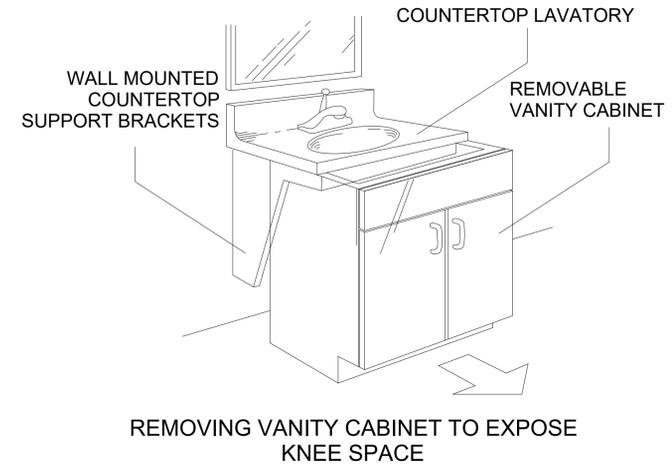


ELEVATION
REINFORCED WALLS FOR GRAB BARS @ SHOWERS

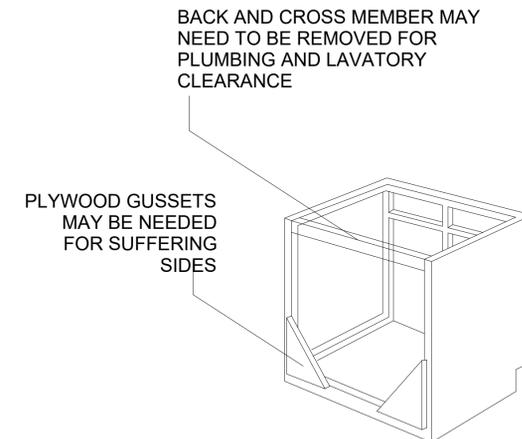
NOTE:
1. BLOCKING SHALL BE SECURELY FASTENED TO NOT LESS THAN TWO STUDS.
2. BLOCKING FOR FUTURE GRAB BARS SHALL RESIST A MAX OF 500 LBS. OF FORCE IN ANY DIRECTION



3 WALL BACKING / REINFORCING DETAIL
SCALE 1 1/2" = 1'-0"



1 REMOVABLE VANITY CABINET DETAIL
SCALE 3/8" = 1'-0"



2 REMOVABLE VANITY CABINET DETAIL
SCALE 3/8" = 1'-0"

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

1/786 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

VARIANCE REQUEST

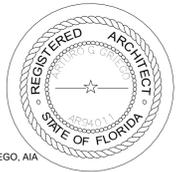
PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

FAIR HOUSING ACT DETAILS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

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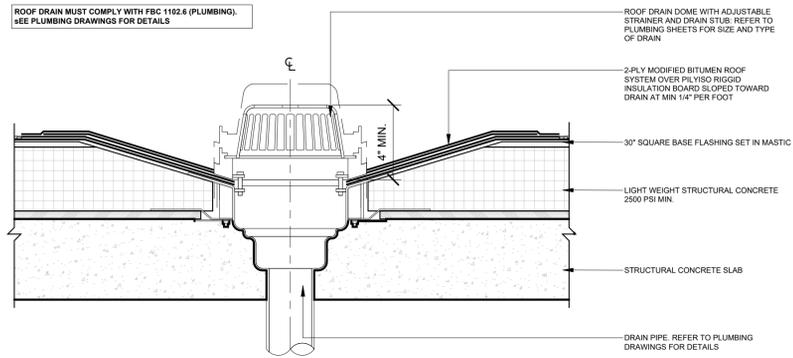


SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

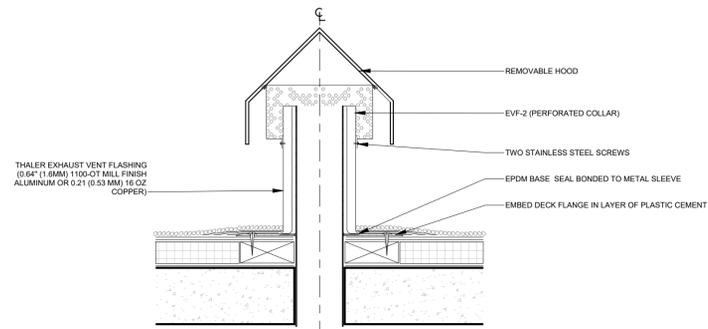
SHEET No.:

A6-1.04

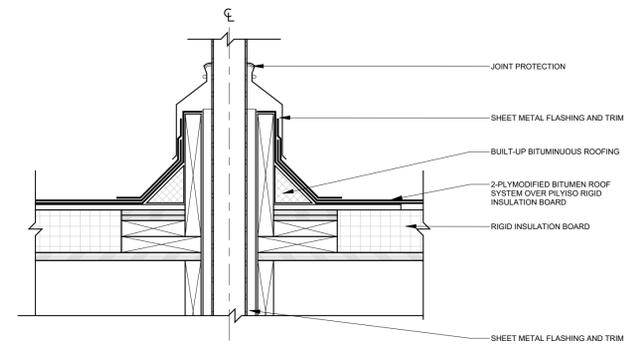
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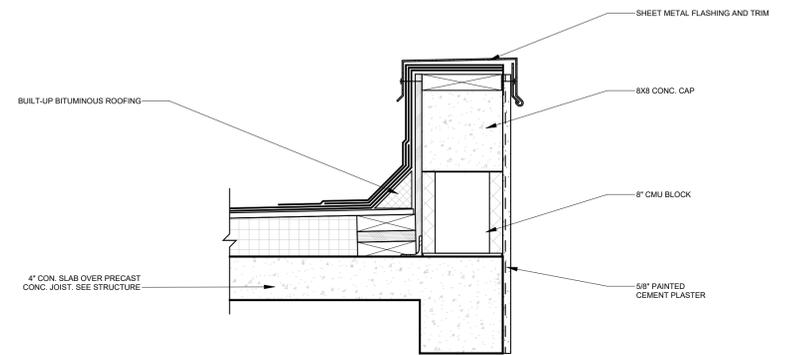
3 ROOF DRAIN DETAIL
SCALE 1 1/2" = 1'-0"



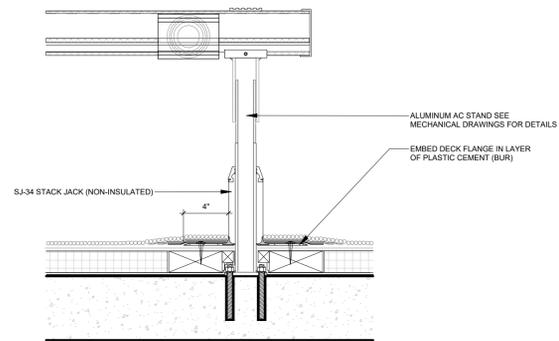
2 TYP. VENT PIPE DETAIL
SCALE 1 1/2" = 1'-0"



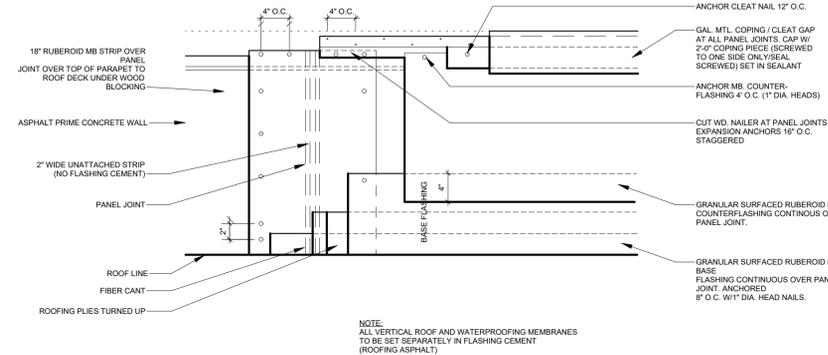
1 ROOF PIPE PENETRATION DETAIL
SCALE 1 1/2" = 1'-0"



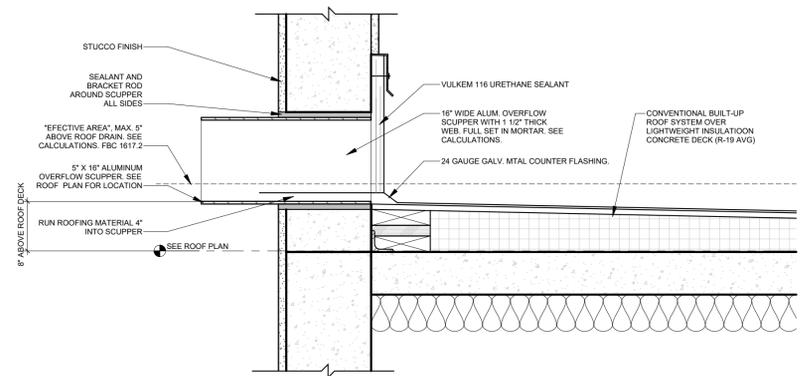
6 PARAPET DETAIL
SCALE 1 1/2" = 1'-0"



5 A/C SUPPORT DETAIL
SCALE 1 1/2" = 1'-0"



4 PANEL JOINT ELEVATION
SCALE 1" = 1'-0"



7 OVERFLOW SCUPPER DETAIL
SCALE 1 1/2" = 1'-0"

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL | 33305

OWNER

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
1/786 302 7693
LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1/954 638 9925

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

No.	Description	Date

VARIANCE REQUEST

PROJECT No.: 2157
ISSUE DATE: 05 / 08 / 2023
REVISIONS: No

ROOF DETAILS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

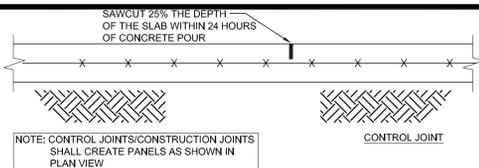


SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

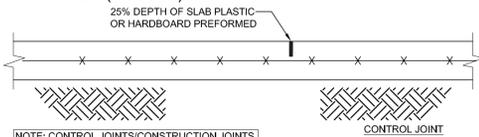
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NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS AS SHOWN IN PLAN VIEW

ALTERNATIVE 1: SHRINKAGE (SAWCUT) JOINT



NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS AS SHOWN IN PLAN VIEW

ALTERNATIVE 2: SHRINKAGE (PREFORMED) JOINT

SHRINKAGE JOINT (ELECT ONE OF THE TWO SHOWN)

1 S1 SCALE: 3/16" = 1'

STEMWALL FOOTING SCHEDULE						
CODE	WIDTH	LENGTH	DEPTH	REINFORCEMENT DIAMETER AND COUNT		ADDITIONAL REQUIREMENTS
				SHORT WAY	LONG WAY	
CF-24	24"	-	12"	#4 @ 16" O/C BOTTOM	(3) #5 BOTTOM	-

FOOTING SCHEDULE						
CODE	BASE WIDTH	LENGTH	DEPTH	REINFORCEMENT DIAMETER AND COUNT		ADDITIONAL REQUIREMENTS
				SHORT WAY	LONG WAY	
P33	3'	3'	12"	(4) #5 BOTTOM	(4) #5 BOTTOM	-
P34	3'	4'	12"	(5) #5 BOTTOM	(4) #5 BOTTOM	-
P44	4'	4'	12"	(5) #5 BOTTOM	(5) #5 BOTTOM	-
P45	4'	5'-7"	14"	(7) #5 BOTTOM	(6) #5 BOTTOM	-
P67	6'	7'	14"	(8) #5 BOTTOM	(7) #5 BOTTOM	-

LOADING THIS LEVEL

FIRST FLOOR - INTERIOR (132 PSF)

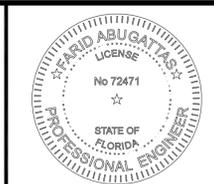
DEAD (77 PSF) FLOOR SELF WEIGHT = 50 PSF
FLOOR FINISHES = 27 PSF

LIVE (55 PSF) OCCUPANCY = 40 PSF
PARTITIONS/ASCET-10: 4.3.2 = 15 PSF

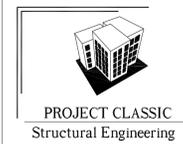
FIRST FLOOR - EXTERIOR (177 PSF)

DEAD (77 PSF) FLOOR SELF WEIGHT = 50 PSF
FLOOR FINISHES = 27 PSF

LIVE (100 PSF) OCCUPANCY = 100 PSF



05/30/2023



FARID ABUGATTAS, P.E.
STRUCTURAL ENGINEER
5968 NW 77TH TERRACE / PARKLAND, FL 33067
SSCC@PROJECTCLASSIC.US
PHONE: (954) 667-7803 FAX: (561) 665-5438
P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM PROJECT# 8222

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL 33305

OWNER:

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:
FARID ABUGATTAS, P.E.
5968 NW 77TH TERRACE, PARKLAND, FL 33067

1954 667 7803

MEP:

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL

11780 302 7933

LEED CONSULTANT:

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL

1954 638 9603

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	///
Fire Prev	///
Planning	///
Zoning	///
Building	///
Structural	///
Electrical	///
Plumbing	///
Mech.	///
S. Waste	///

REVISIONS:

REV F.A. 05/30/23

VARIANCE REQUEST

PROJECT No: 2157
ISSUE DATE: 11/17/2021
REVISIONS: No
FIRST FLOOR TYPICAL UNIT TYPE A

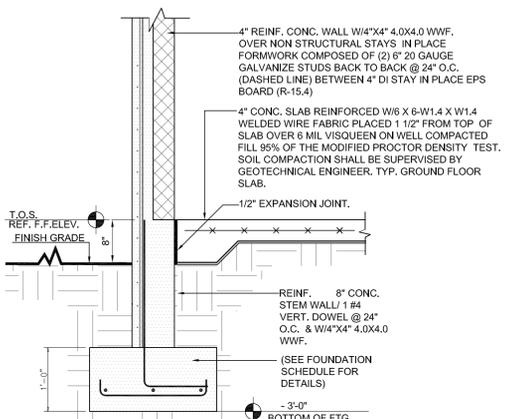
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

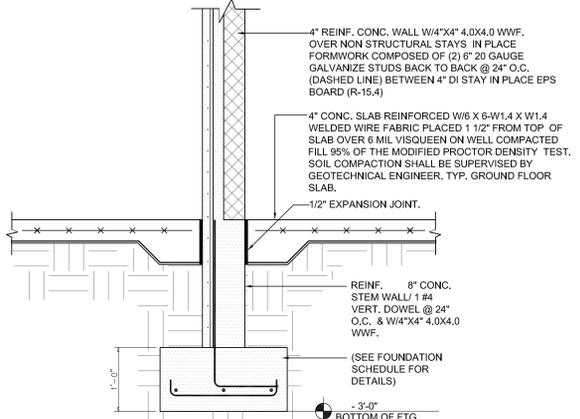
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ARTURO G. GRIEGO, AIA
ARB4011

SHEET No.: **S1**

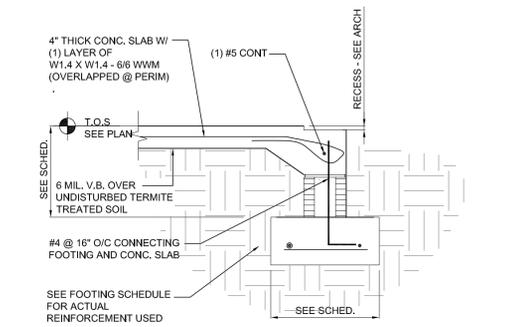
ALL DRAWINGS AND WRITTEN MATERIALS HERIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND ANY ONE BE DUPLICATED WITH THEIR WRITTEN CONSENT.



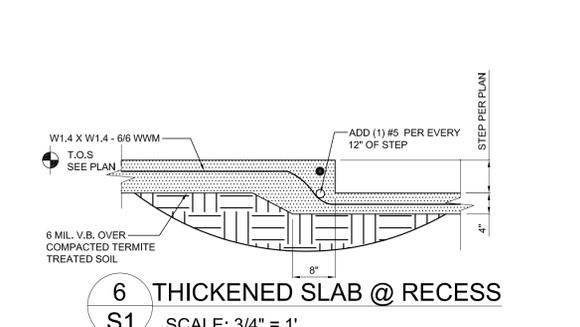
2 SECTION S1 SCALE: 3/4" = 1'



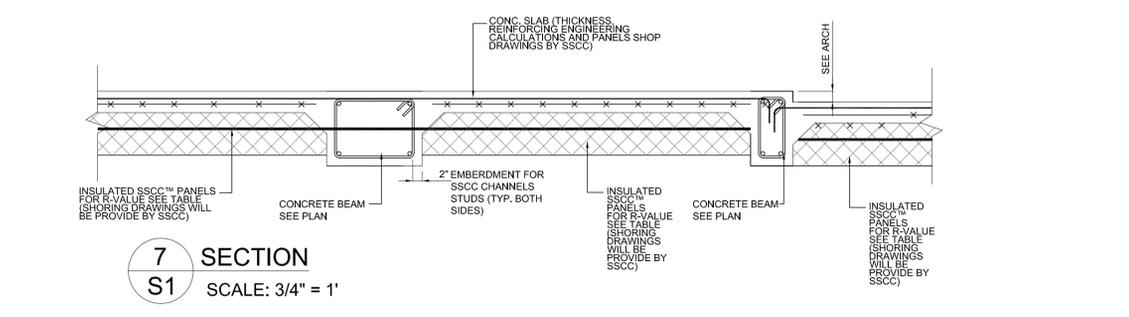
3 SECTION S1 SCALE: 3/4" = 1'



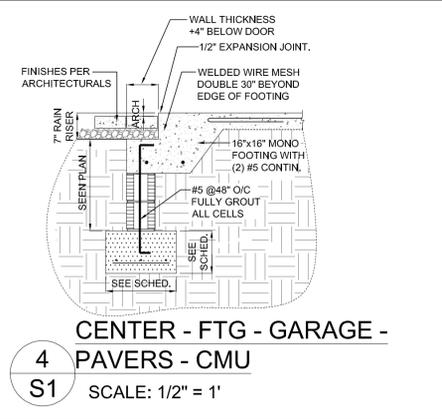
5 STEP DOWN AT EXTERIOR DOOR S1 SCALE: 3/4" = 1'



6 THICKENED SLAB @ RECESS S1 SCALE: 3/4" = 1'



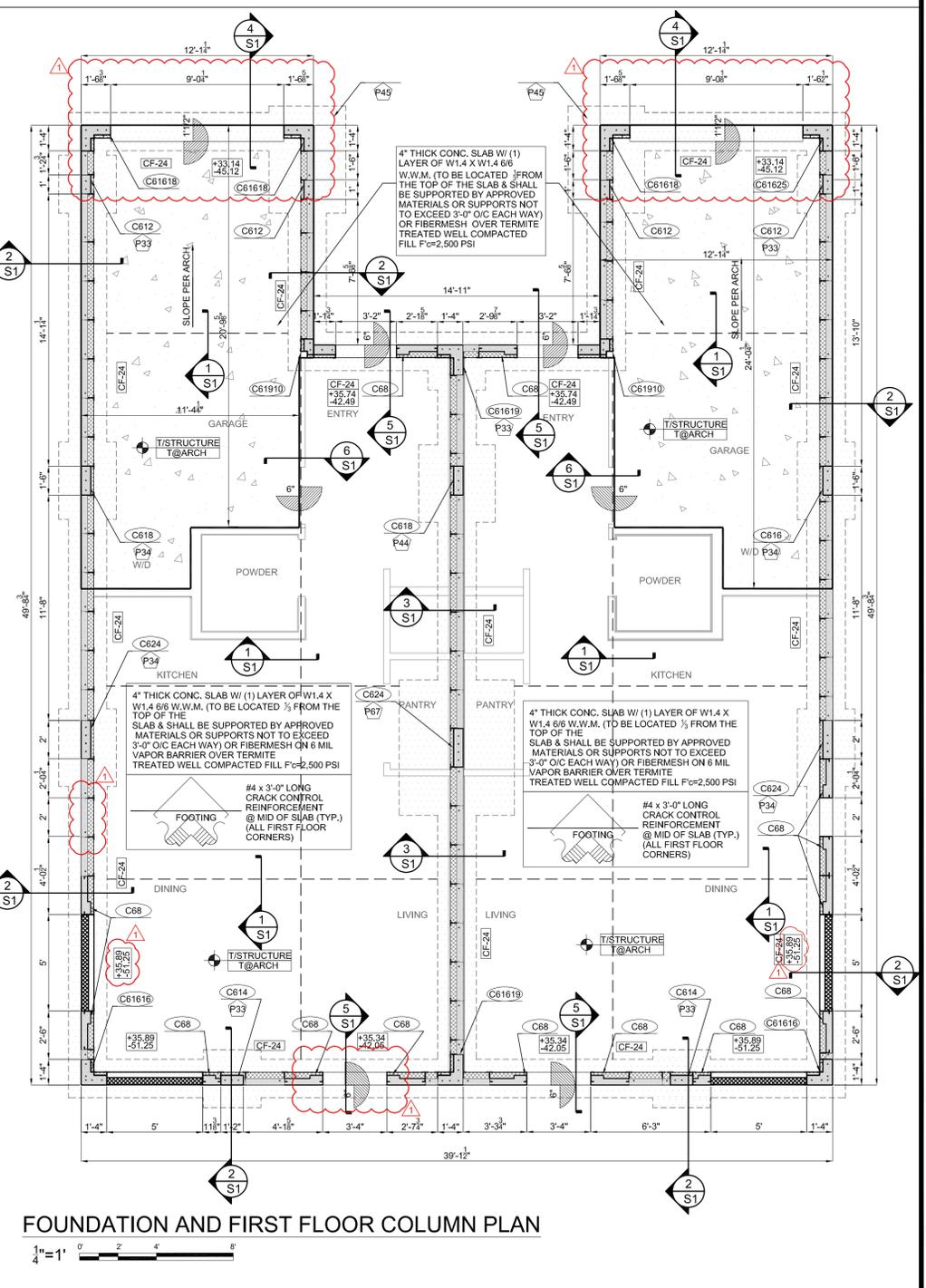
7 SECTION S1 SCALE: 3/4" = 1'



4 CENTER - FTG - GARAGE - PAVERS - CMU S1 SCALE: 1/2" = 1'

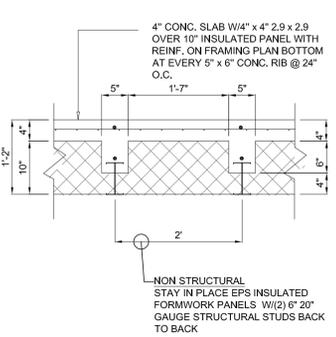
CONCRETE & CMU COLUMN SCHEDULE	
COORDINATE COLUMN EDGE LOCATION WITH THE ARCHITECTURALS AND WITH THE DOOR/WINDOW SUPPLIER	
C68	6"x8" POURED CON. w/ (2) #5'S VERT.
C612	6"x12" POURED CON. w/ (3) #5'S VERT.
C616	6"x16" POURED CON. w/ (3) #5'S VERT.
C618	6"x18" POURED CON. w/ (3) #5'S VERT.
C624	6"x24" POURED CON. w/ (4) #6'S VERT.
C61410	6"x14"x10" POURED CON. w/ (3) #6'S VERT.
C61910	6"x19"x10" POURED CON. w/ (4) #6'S VERT.
C61816	6"x16"x16" POURED CON. w/ (5) #5'S VERT. SEE DETAIL
C61619	6"x16"x19" POURED CON. w/ (5) #6'S VERT.
C61618	6"x16"x18" POURED CON. w/ (5) #6'S VERT.
C61010	6"x10"x10" POURED CON. w/ (3) #6'S VERT.
C61414	6"x14"x14" POURED CON. w/ (3) #6'S VERT.
C61620	6"x16"x20" POURED CON. w/ (4) #6'S VERT.
C61625	6"x16"x25" POURED CON. w/ (6) #6'S VERT.
C88	8"x8" POURED CON. COL. w/ (4) #5'S VERT. w/ #3 TIES @ 8" O/C
C810	8"x10" POURED CON. COL. w/ (4) #5'S VERT. w/ #3 TIES @ 8" O/C
C812	8"x12" POURED CON. COL. w/ (4) #5'S VERT. w/ #3 TIES @ 8" O/C
C820	8"x20" POURED CON. COL. w/ (6) #5'S VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C824	8"x24" POURED CON. COL. w/ (6) #6'S VERT. w/ #3 TIES @ 8" O/C

REINFORCED WALLS SCHEDULE	
HEIGHT	REINFORCED DIAMETER AND CONCRETE THICK
10.5 ft	4" REINF. CONC. WALL W/4"x4" 4.0X4.0 WWF WIREMESH OVERLAP WIREMESH 2'-0" W/ 1 #5 @ 24" O.C. DOWEL COMING FROM MONOLITHIC FOOTING
11.2 ft	4" REINF. CONC. WALL W/4"x4" 4.0X4.0 WWF WIREMESH OVERLAP WIREMESH 2'-0" W/ 1 #6 @ 24" O.C. DOWEL COMING FROM MONOLITHIC FOOTING

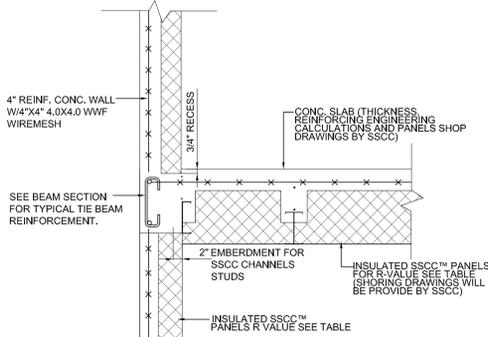


FOUNDATION AND FIRST FLOOR COLUMN PLAN

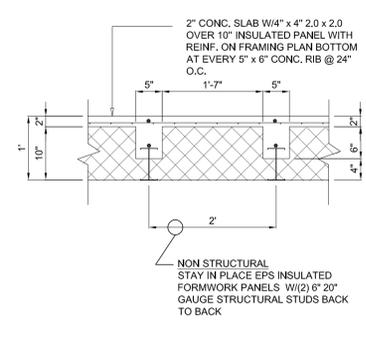
1/4" = 1'



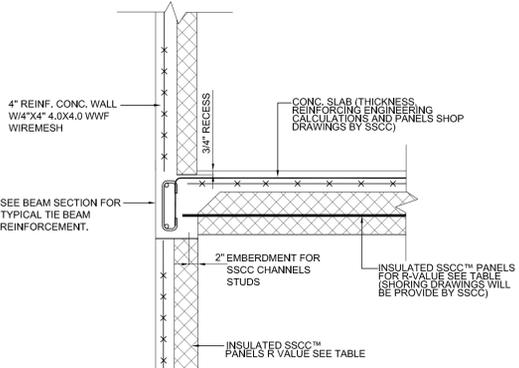
1 SECTION
S2 SCALE: 3/4" = 1'



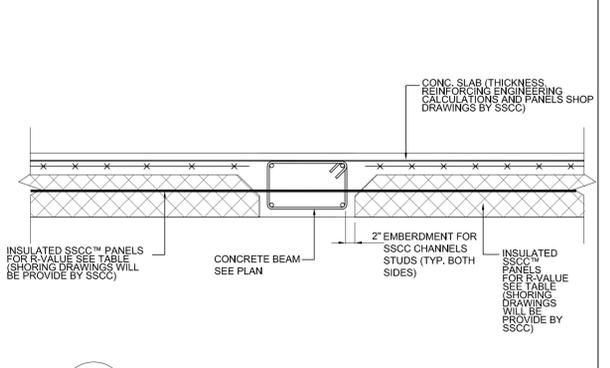
2 SECTION
S2 SCALE: 3/4" = 1'



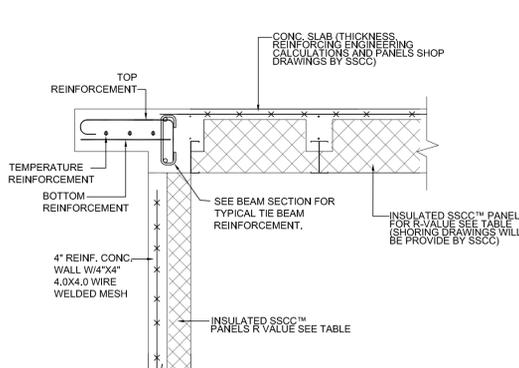
3 SECTION
S2 SCALE: 3/4" = 1'



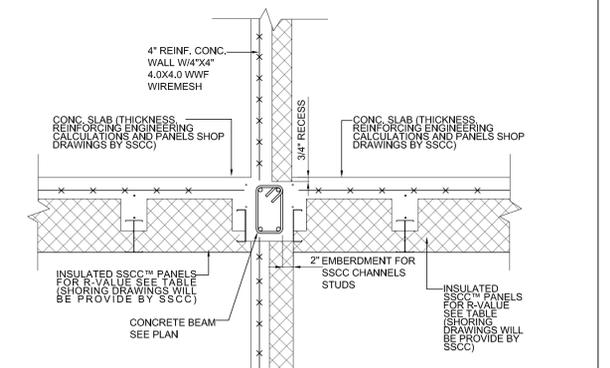
4 SECTION
S2 SCALE: 3/4" = 1'



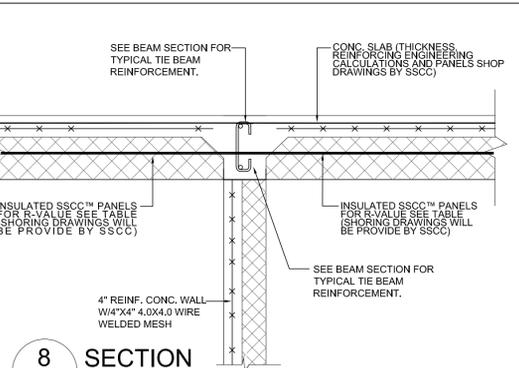
5 SECTION
S2 SCALE: 3/4" = 1'



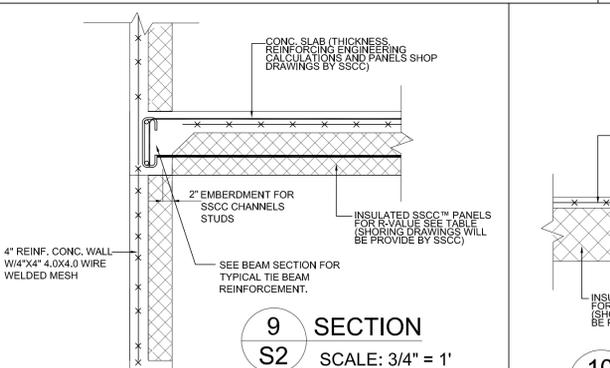
6 SECTION
S2 SCALE: 3/4" = 1'



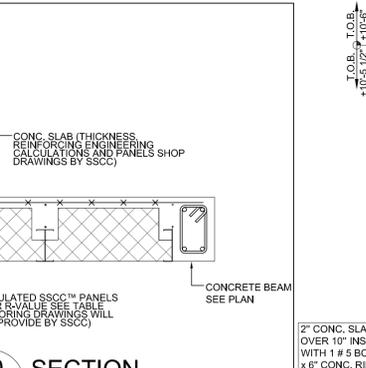
7 SECTION
S2 SCALE: 3/4" = 1'



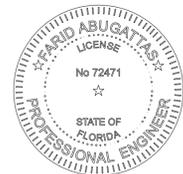
8 SECTION
S2 SCALE: 3/4" = 1'



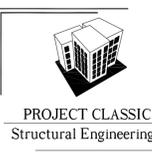
9 SECTION
S2 SCALE: 3/4" = 1'



10 SECTION
S2 SCALE: 3/4" = 1'



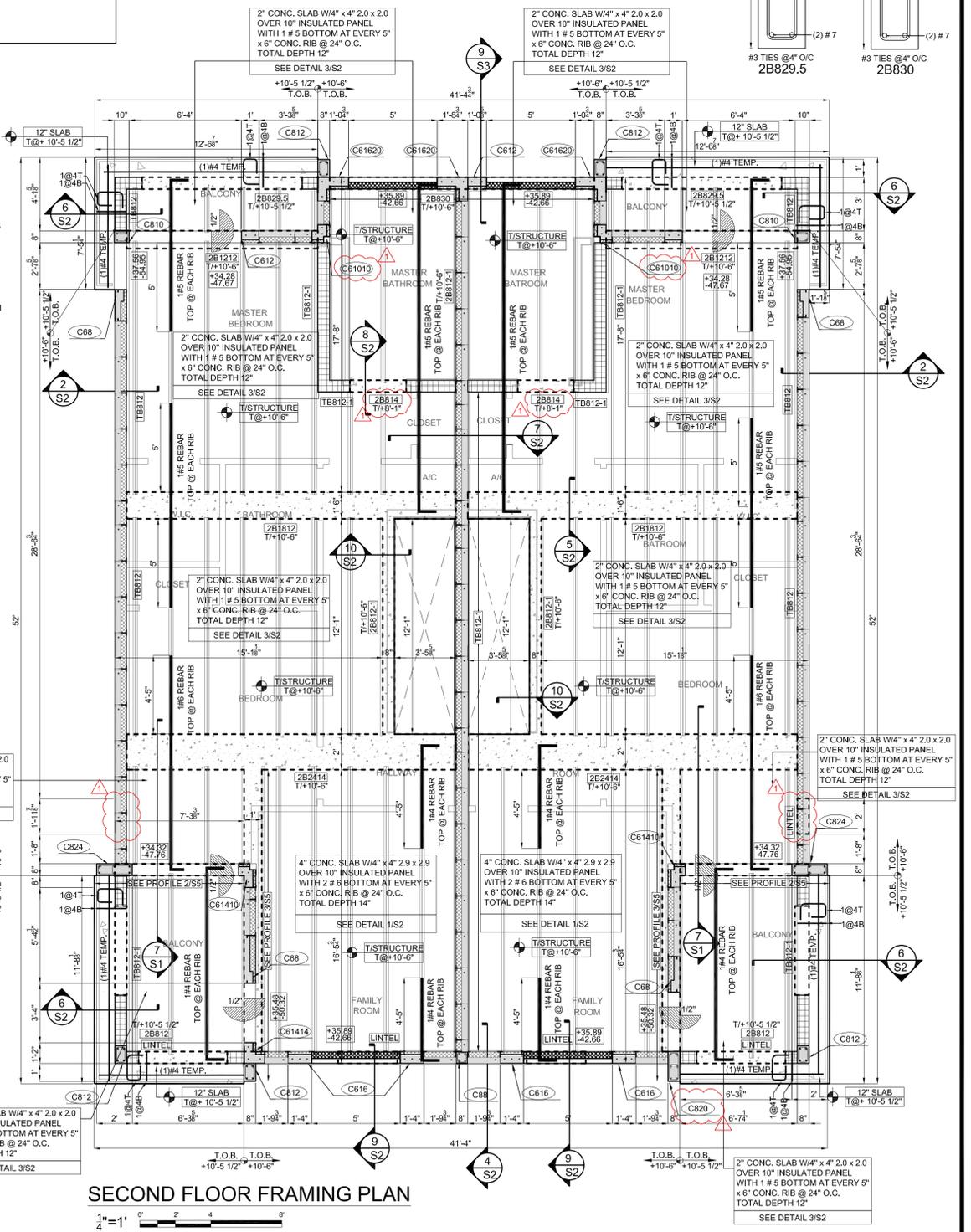
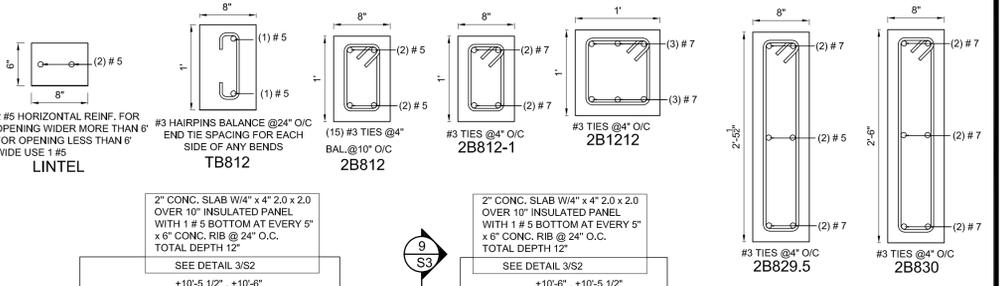
05/30/2023



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5968 NW 77TH TERRACE / PARKLAND, FL 33067
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PHONE: (954) 667-7803 FAX: (561) 665-5438
P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM

PROJECT # 8222

SECTION BEAMS - SECOND FLOOR



LOADING THIS LEVEL

- 12" RIBBED SLAB FLOOR (130 PSF)**
 - DEAD (75 PSF) RIBBED SLAB WEIGHT = 44 PSF
 - FLOOR = 25 PSF
 - DUCTWORK = 4 PSF
 - CEILINGS = 2 PSF
 - LIVE (55 PSF) OCCUPANCY LIVE = 40 PSF
 - PARTITIONS = 15 PSF
- 14" RIBBED SLAB FLOOR (155 PSF)**
 - DEAD (100 PSF) RIBBED SLAB WEIGHT = 69 PSF
 - FLOOR FINISH = 25 PSF
 - DUCTWORK = 4 PSF
 - CEILINGS = 2 PSF
 - LIVE (55 PSF) OCCUPANCY LIVE = 40 PSF
 - PARTITIONS = 15 PSF
- 12" THICK INTERIOR FLOORS (244 PSF)**
 - DEAD (189 PSF) SLAB SELF WEIGHT = 150 PSF
 - FLOOR FINISHES = 33 PSF
 - DUCTWORK = 4 PSF
 - CEILINGS = 2 PSF
 - LIVE (55 PSF) OCCUPANCY LIVE = 40 PSF
 - PARTITIONS: ASCET-10: 4.3.2 = 15 PSF

PROJECT ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL 33005

OWNER

HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



CONSULTING ENGINEERS:

FARID ABUGATTAS, P.E.
5451 PIERCE ST HOLLYWOOD, FL
11954 667 7803

MEP:

CIVIL ENGINEER:
ZEPHYR ENGINEERING
5451 PIERCE ST HOLLYWOOD, FL
11786 302 7693

LEED CONSULTANT:
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
11954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

REV	F.A.	05/30/23

VARIANCE REQUEST

PROJECT No.: 2157
ISSUE DATE: 11 / 17 / 2021

REVISIONS: No
FIRST FLOOR TYPICAL UNIT TYPE A

SCALE: N.T.S.

TO THE BEST OF THE ARCHITECT'S OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
ARTURO G. GRIEGO, IA
AR94011

SHEET No.:

S2

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE REPRODUCED OR COPIED BY THE ARCHITECT OR HIS EMPLOYEES.

STRUCTURAL NOTES

GENERAL
ALL INFORMATION THAT IS STRUCTURAL IN NATURE SHOWN IN THESE STRUCTURAL SHEETS SHALL TAKE PRECEDENCE OVER STRUCTURAL ITEMS IN OTHER TRADES PLANS...

REQUEST FOR INFORMATION
PLEASE USE HAND SKETCHES AND OTHER VISUAL/Written METHODS TO COMMUNICATE A CONSTRUCTION QUESTION...

CONTRACTING NOTES
THE CONTRACTOR SHALL INCLUDE IN HIS INITIAL BID A 1% ADDITIONAL (BASED ON THE TOTAL AMOUNT OF THE SHELL BID) AS AN ALLOWANCE FOR ADDITIONAL REINFORCEMENT...

GENERAL CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE STRUCTURAL PLANS AND HOW THEY INTERACT WITH OTHER SPECIALTIES PLANS (ARCHITECTURAL, M.E.P., ETC.)...

PROJECT SPECIFIC CODES USED:
ALL STRUCTURAL ELEMENTS FOR THIS PROJECT HAVE BEEN DESIGNED PER FLORIDA BUILDING CODE, 2020. THIS IMPLIES THE USE OF THE BELOW LISTED CODES...

PROJECT PLANS, DETAILS & ARCHITECTURAL BACKGROUNDS
ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL UNLESS OTHERWISE SPECIFIED. DETAILS THAT REFERENCE SPECIFIC SCHEDULES ARE INTENDED TO BE SCHEDULES SHALL TAKE PRECEDENCE IN ALL CONFLICTING...

VAPOR BARRIER
SHALL CONSIST OF 6 MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 12 INCHES.

GRAVITY LOADING (ASCE 7-16)
SEE GRAVITY LOADING CHART FOR DESIGN LOADS.

WIND LOADING (ASCE 7-16)
WIND SPEED=170 MPH (ULTIMATE, 3 SECOND GUST) AND 132MPH (ASD)

COMPONENTS & CLADDING DESIGN WIND PRESSURES:
WALLS: 10'-6"
ZONE 4 = +34.11 PSF -40.89 PSF

DEFLECTION DESIGN CRITERIA
ALL MEMBERS (BEAMS, SLABS, TRUSSES, JOISTS, ETC) COMPOSING FLOORS HAVE BEEN DESIGNED AND SHALL BE DESIGNED BY THE DELEGATED ENGINEER (IF APPLICABLE) FOR...

SHALLOW FOUNDATION (SOIL PRESSURE:ASD, FOOTING DESIGN: LRFD)
BOTTOM OF FOOTINGS TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 3,000 PSF.

TERMITE PROTECTION
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD...

SHORING REMOVAL PRE-REQUISITES
SHORING REMOVAL OF THE LAST POURED SLAB SHALL NOT BE PERFORMED UNLESS THE FOLLOWING CONDITIONS HAVE BEEN MET:

CONCRETE REINFORCEMENT
TEMPERATURE REINFORCEMENT IN STRUCTURAL SLABS SHALL BE INSTALLED CONTINUOUSLY (WITHOUT BREAKS OR INTERRUPTIONS) IN ALL AREAS OF THE SLAB...

CONCRETE TIE BEAM
OCCASIONALLY, A LOWER CONCRETE HEADER BEAM IS SPECIFIED, THEN CMU BLOCK IS SPECIFIED ON TOP WITH A TIE BEAM AT THE TOP OF THE WALL...

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ANCHORING SPECIFICATIONS
CONCRETE SCREWS SHALL BE HLTI KWIKCON II EXPANSION BOLTS SHALL HAVE A LENGTH IDENTIFYING LABEL AND BE HLTI KWIK BOLT TZ OR EQUAL.

NOMINAL AND TRUE THICKNESS MEMBERS
THE FOLLOWING ARE MEMBERS IN WHICH THE NOTED THICKNESS AND WIDTH IN PLAN AND SCHEDULE IS INTENDED TO BE THE EXACT MEASUREMENT OF THE ACTUAL BUILDING MEMBERS.

HANDRAILS AND GUARDRAILS
TO BE DESIGNED ACCORDING TO ASCE 7-16: ABLE TO RESIST MOST STRINGENT OF LINEAR LOAD OF 60 LB/FT OR 200 LB APPLIED IN ANY DIRECTION AT A TOP, INTERMEDIATE PICKETS TO BE ABLE TO RESIST A SINGLE POINT LOAD OF 50 LB.

CONCRETE STRENGTH (ACI 318-14 LRFD)
MONOLITHIC OR STEMWALL FOOTINGS: 3000 PSI
SLABS SUPPORTED ON GRADE: LEVELS: WHEN REINFORCED WITH W.W.M.: 3000 PSI

INTERIOR PARTITIONS
FBC#R403.7.7 PERMANENT, FULL-HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST A LATERAL LIVE LOAD NOT LESS THAN 2 POUNDS PER SQUARE FOOT (230 PA) OVER THE GROSS AREA OF THE GUARD...

SHOP DRAWINGS:
FLOOR AND ROOF SYSTEM SHOP DRAWINGS WILL NOT BE STAMPED UNTIL THE FOLLOWING PARTIES HAVE STAMPED AND:
GENERAL CONTRACTOR HAS VERIFIED:
FIELD DIMENSIONS

WOOD (AF&PA SDS 2018, ASD)
STRUCTURAL SAWN LUMBER TO BE SOUTHERN PINE #2 WITH MAXIMUM MOISTURE CONTENT OF 19%.
COMMON NAILS TO BE USED, U.N.O., (8d=0.131", 10d=0.148", 16d=0.162").

CONCRETE TESTING
QUALIFIED TESTING TECHNICIANS SHALL PREPARE SPECIMENS (APLIES FOR ALL CONCRETE, INCLUDING FIELD AND PREFABRICATED) TO BE USED IN THE FIELD TESTING PROGRAM...

CONCRETE REINFORCEMENT
TEMPERATURE REINFORCEMENT IN STRUCTURAL SLABS SHALL BE INSTALLED CONTINUOUSLY (WITHOUT BREAKS OR INTERRUPTIONS) IN ALL AREAS OF THE SLAB...

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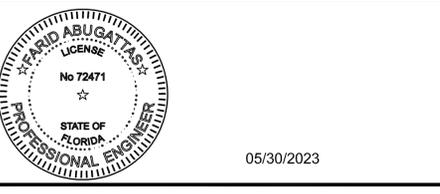
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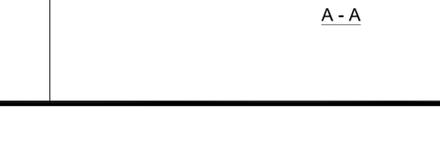
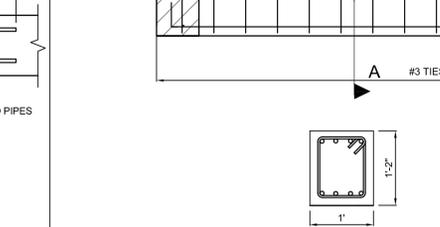
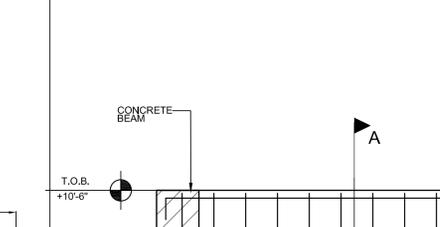
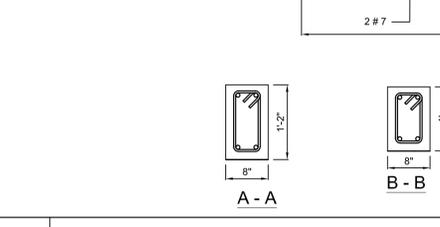
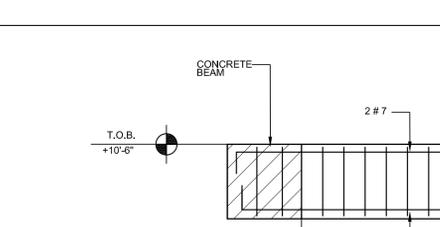
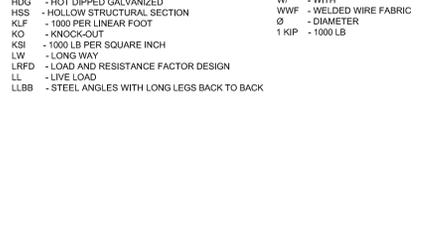
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ABBREVIATION LEGEND:
ADDL - ADDITIONAL
AB - ANCHOR BOLT
ACI - AMERICAN CONCRETE INSTITUTE

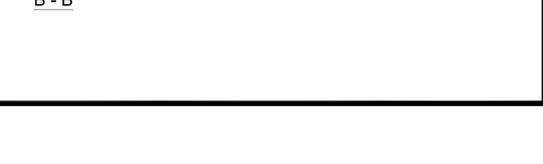
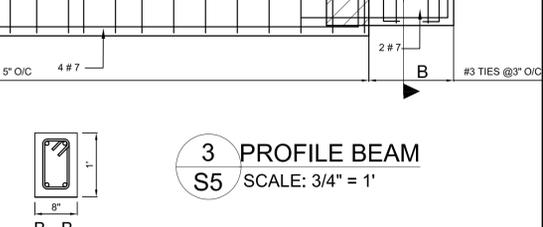
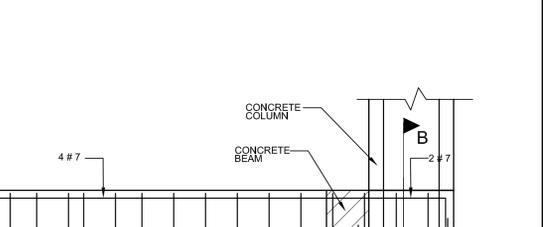
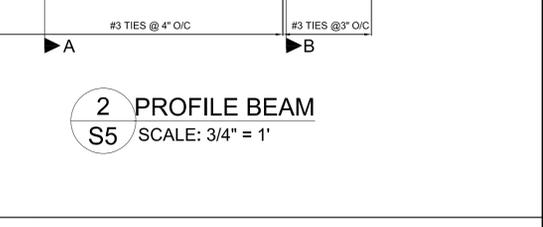
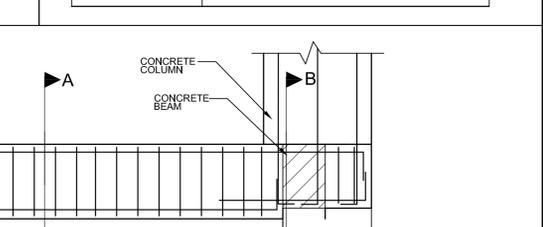
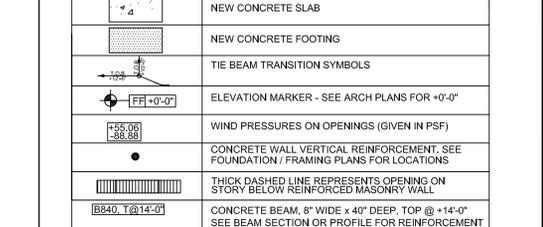
SYMBOL LEGEND:
SYMBOL DESCRIPTION
4@6B-INNER #4'S @ 6" O/C
4@6T-OUTER #4'S @ 6" O/C



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STRUCTURAL ENGINEER
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PHONE: (954) 667 - 7803 FAX: (561) 665 - 5438
P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM
PROJECT# 8222

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SYMBOL LEGEND:
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4@6T-OUTER #4'S @ 6" O/C



PROJECT, ADDRESS AND OWNER:
57 WILTON MANORS
1308 NE 24 STREET WILTON MANORS, FL 33035

OWNER:
HOME EQUITES VENTURES, LLC
4111 NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:
G3ve
375 Arthur Godfrey rd., suite 401
miami beach florida 33140
t. 305 763 8471 e. admin@g3seac.com
www.g3seac.com #AAA20039670

CONSULTING ENGINEERS:
FARID ABUGATTAS, P.E.
5968 NW 77TH TERRACE,
PARKLAND, FL 33067
t. 305 763 8471
www.g3seac.com

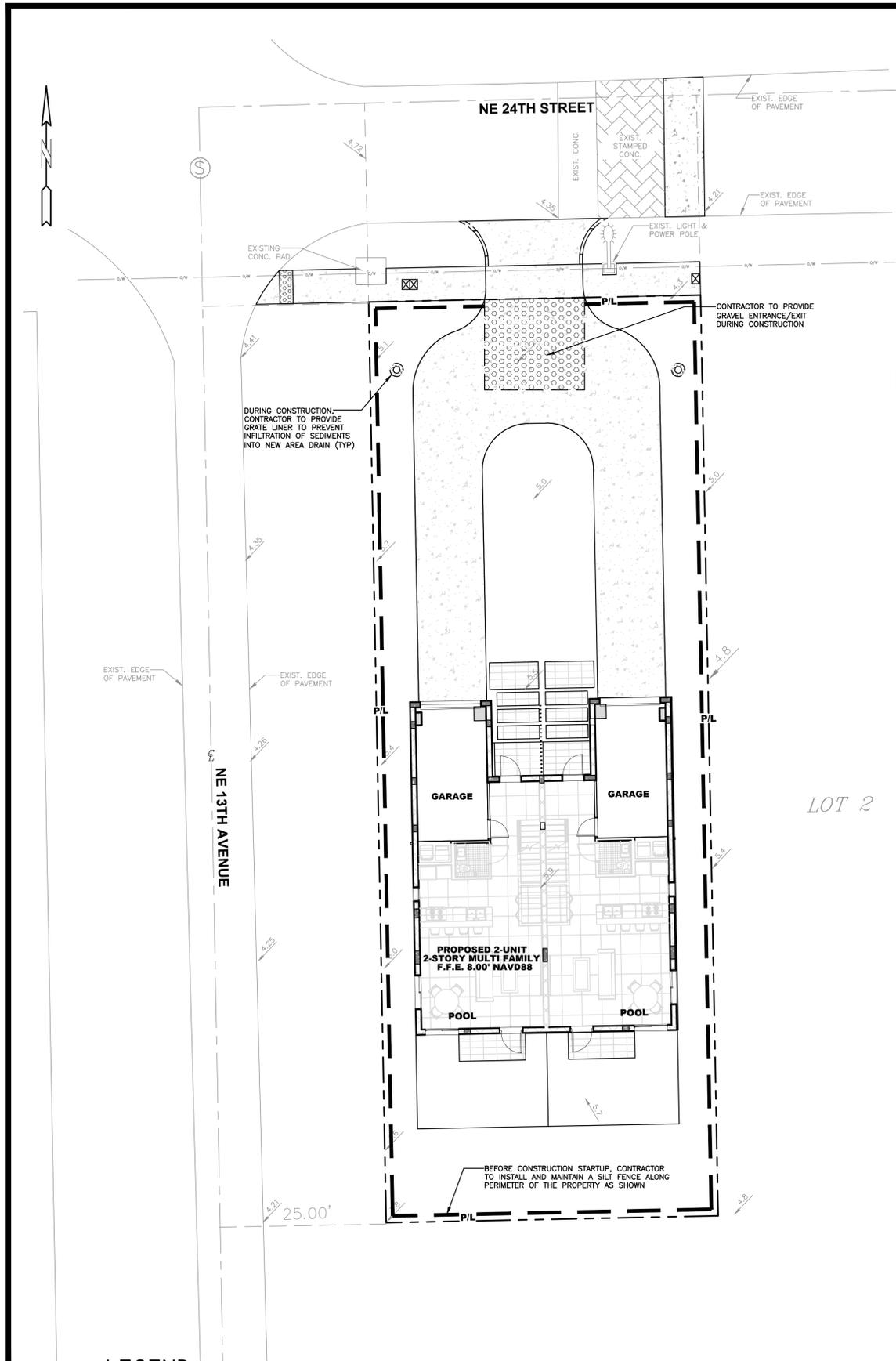
GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1154 638 925

Table with columns: Signature, Date. Rows for P. Works, Fire Prev., Planning, Zoning, Building, Structural, Electrical, Plumbing, Mech., S. Waste.

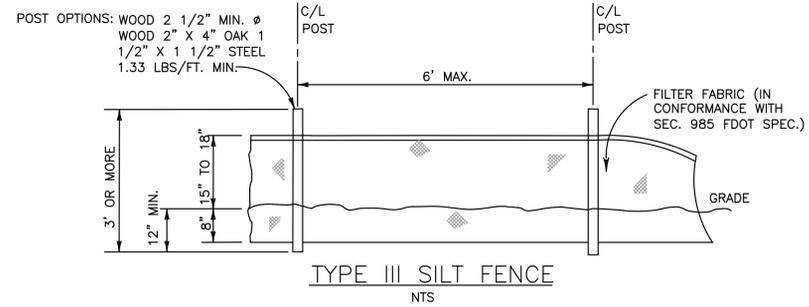
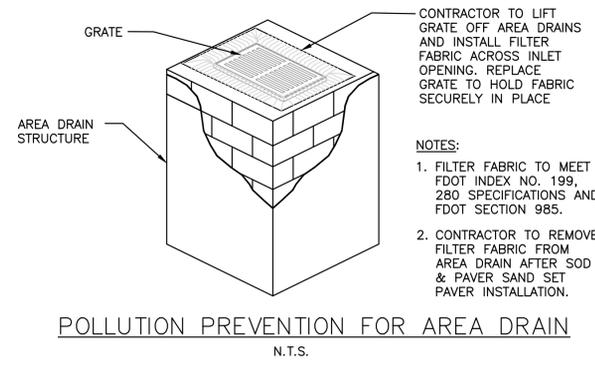
REVISIONS:
1. SCALE: N.T.S.

VARIANCE REQUEST
PROJECT No.: 2157
ISSUE DATE: 11 / 17 / 2021
REVISIONS: No

SIGNATURE:
ARTURO G. GRIGIO, AIA
AR94011
SHEET No.:
S5



- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



LEGEND

- PROPOSED PAVERS
- PROPOSED WATER METER
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED AREA DRAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SAN. SEWER MH

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

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NO.	DATE	DESCRIPTION

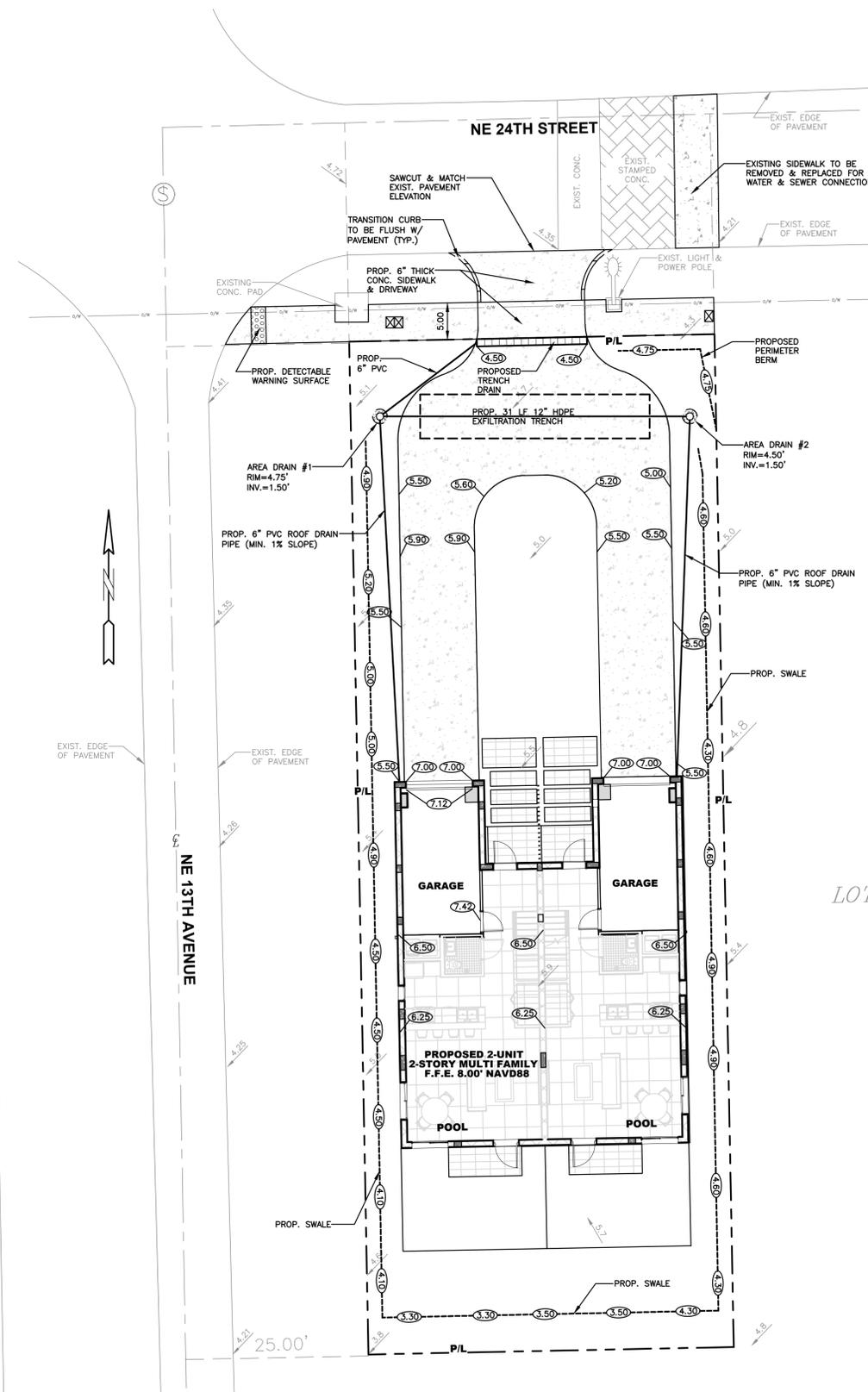
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158



57 WILTON MANORS
 1308 NE 24 STREET
 WILTON MANORS, FL

P.E.#: 76036
 DATE: 1/10/22
 SCALE: 1"=10'
 SHEET NO.: C1
 1 OF 4
 PROJECT NO.: 21-92

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.



- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
 - 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

NO.	DATE	DESCRIPTION	CITY REVIEW COMMENTS
1	2-22-23		

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57 WILTON MANORS
 1308 NE 24 STREET
 WILTON MANORS, FL

LEGEND

	PROPOSED PAVERS		PROPOSED WATER METER
	PROPOSED GRADE		EXISTING WATER METER
	EXISTING ELEVATION		EXISTING WATER VALVE
	PROPOSED AREA DRAIN		EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT		

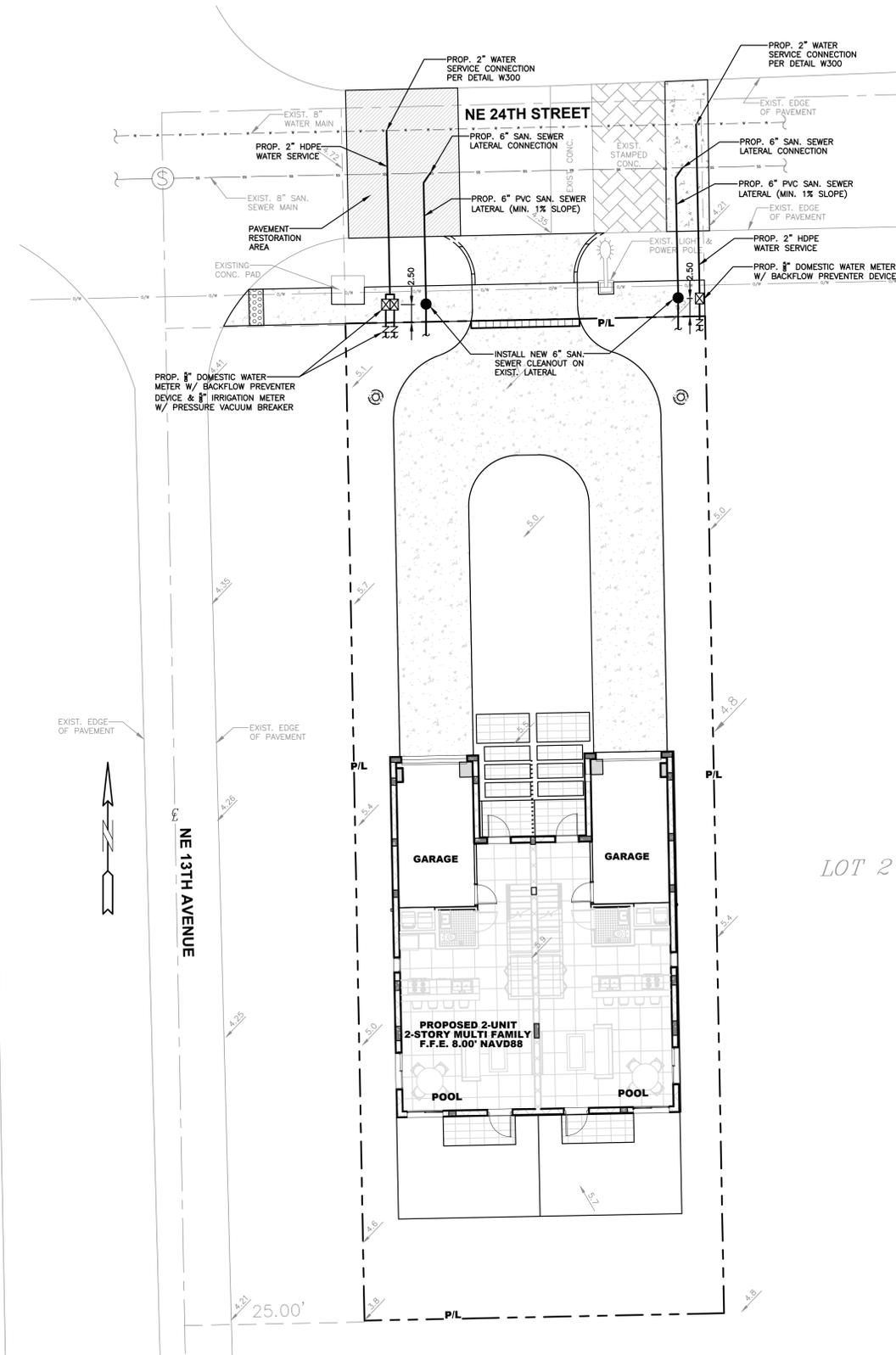


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PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
 SCALE: 1"=10'

P.E.#: 76036
 DATE: 1/10/22
 SCALE: 1"=10'
 SHEET NO.: C2
 2 OF 4
 PROJECT NO.: 21-92

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.



LEGEND

- PROPOSED PAVERS
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED AREA DRAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SAN. SEWER MH



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PRELIMINARY WATER & SEWER PLAN

SCALE: 1"=10'

REVISIONS	
NO.	DATE

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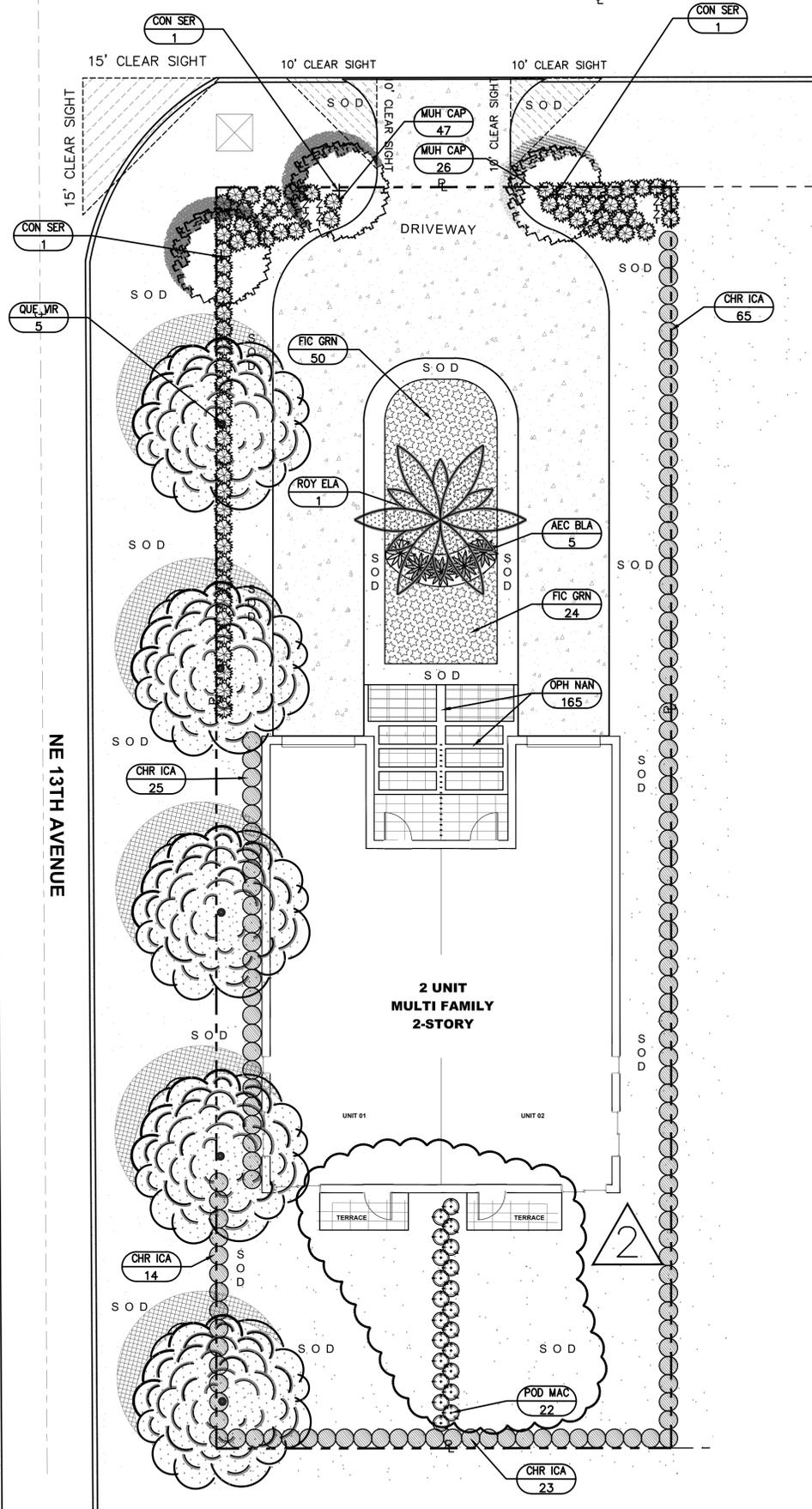


57 WILTON MANORS
 1308 NE 24 STREET
 WILTON MANORS, FL

P.E.#: 78036
 DATE: 1/10/22
 SCALE: 1"=10'
 SHEET NO.: **C4**
 4 OF 4
 PROJECT NO.: 21-92

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NE 24TH STREET



LANDSCAPE PLANTING PLAN

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



GENERAL NOTES & SPECIFICATIONS

- ALL PROPOSED PLANT MATERIAL SHALL BE A MINIMUM OF FLORIDA NO. 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTED AREAS SHALL CONTAIN A THREE (3) INCH LAYER OF SHREDDED STERILIZED EUCALYPTUS OR MELALEUCA MULCH SUCH AS FLORI-MULCH. KEEP MULCH A MIN. 12" AWAY FROM TREE TRUNKS. CREATE MIN. 4' DIAMETER MULCH TREE RINGS AROUND ALL TREES NOT WITHIN A SHRUB OR GROUNDCOVER BED.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' (*Stenotaphrum secundatum* 'Floratam') SOD UNLESS NOTED AS "BAHAGRASS SOD" (*Paspalum notatum* 'ARGENTINE'). ALL SOD SHALL BE IN SOLID, FULL PIECES. LAY SOD TIGHT WITH STAGGERED JOINTS AND ROLL IF NECESSARY TO PRODUCE A SMOOTH, EVEN FINISH GRADE. INFILL ANY GAPS OR VOIDS IN OR BETWEEN PIECES WITH COURSE SAND. ALL SOD OR SEED SHALL BE CERTIFIED FROM THE SUPPLIER, AND WEED AND INSECT FREE. SEE SOD PLANTING DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH PLANT INSTALLATION. CALL SUNSHINE ONE SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING 1-800-432-4770.
- CORNER CLIP AND VISIBILITY TRIANGLES SHALL BE MAINTAINED FOR CLEAR SIGHT VISIBILITY IN ACCORDANCE WITH LOCAL AND COUNTY ROADWAY CLEAR SIGHT REQUIREMENTS.
- THE LANDSCAPE PLANS WERE DESIGNED TO COMPLY WITH FLORIDA FRIENDLY LANDSCAPE PRINCIPLES WITH SPECIFIC CONSIDERATION OF WATER NEEDS, SHADE/SUN TOLERANCES, STRUCTURAL HEAT GAIN, AND SITE OPPORTUNITIES AND CONSTRAINTS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO IMPLEMENT WORK HEREIN. FOR SITES WITH EXISTING TREES, A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY TREE ROOT PRUNING, ESTABLISHING BARRIER PROTECTIVE FENCING AROUND THE DRIPLINE OF TREES TO REMAIN, AND/OR ANY TREE WORK WITHIN AREAS OF WORK INDICATED IN THIS PLAN.
- LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDED AROUND ALL ABOVE GROUND OR AT GRADE METERS AND UTILITY EQUIPMENT.
- WHERE OVERHEAD POWER LINES EXIST, ALL PROPOSED TREE AND PALM SETBACKS FOR PARTICULAR SPECIES SHALL CONFORM WITH THE FLORIDA POWER AND LIGHT (FPL) GUIDELINES FOR SETBACKS FROM OVERHEAD UTILITY LINES.
- PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF DISCREPANCIES BETWEEN PLANT LIST COUNTS AND PLAN, PLAN QUANTITIES AND LAYOUT SHALL TAKE PRECEDENCE BASED ON SYMBOLS AND CENTER-TO-CENTER SPACING SPECIFIED ON PLANT LIST.
- ALL LANDSCAPE PLANTING AREAS SHALL HAVE AMENDED PLANTING SOIL OF UNCOMPACTED COARSE LOAM AT AN EXCAVATED DEPTH ACCORDING TO PLANTING DETAILS AND BE A MINIMUM OF 12 INCHES DEEP, WHICHEVER IS GREATER. AMENDED PLANTING SOIL SHALL BE FREE OF GRAVEL, STONES, RUBBLE, SEEDS OR TRASH. ALL COMPACTED SOIL, CONTAMINATED SOIL OR ROADBASE FILL SHALL BE REMOVED FROM SITE IN ALL PLANTING AREAS AS EXCAVATED FOR PLANTING BEDS, TREES AND PALMS. AMENDED PLANTING SOIL SHALL BE PREMIXED OFF SITE AND SHALL BE A RATIO-BY-VOLUME MIXTURE EXCEPT FOR BACKFILL MIXTURE. FOR RELOCATED CANARY ISLAND DATE PALM: 50% ORGANIC PULVERIZED TOPSOIL/FLORIDA MUCK, AND 50% CLEAN, SCREENED SAND. ALL AMENDED PLANTING SOIL SHALL BE FREE OF NEMATODES, SEEDS, SPORES, VEGETATIVE SPROUTS, AND OTHER DELETERIOUS MATERIALS. 10% SPHAGNUM PEAT OR OTHER ORGANIC AMENITY IS ACCEPTABLE IN THE AMENDED SOIL MIXTURE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR TO BE IN A THRIVING, HEALTHY CONDITION THAT IS INDICATIVE OF EACH SPECIES. ANY PLANTS THAT FAIL WITHIN THAT PERIOD SHALL BE REPLACED IMMEDIATELY WITH LIKE KIND, SIZE, AND SPECIFICATIONS AS PART OF THE CONTRACTOR'S WARRANTY INCLUDED IN THE SCOPE OF WORK HEREIN.
- REMOVE ANY AND ALL PROHIBITED INVASIVE EXOTIC VEGETATION WITHIN SITE INCLUDING ENTIRE ROOT SYSTEMS, SEEDS, SPORES, AND LITTER.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR AND PROGRAMMABLE AUTOMATIC CONTROLLER AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT, COUNTY, AND LOCAL CODES.
- OTHER THAN EXISTING TREES TO REMAIN, OR UNLESS OTHERWISE SPECIFIED, ALL EXISTING VEGETATION INCLUDING TURF, WEEDS, GROUNDCOVER, SHRUBBERY, ETC., AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED IN THEIR ENTIRETY PRIOR TO PLANTING PREPARATION. SEE LANDSCAPE PLANTING DETAILS AND NOTES HEREIN FOR AMENDED SOIL MIXTURE AND PLANTING PREPARATION.
- ANY DAMAGE TO EXISTING CONDITIONS SHALL BE RESTORED IN FULL.
- BEGIN WATERING ALL PLANT MATERIALS IMMEDIATELY AFTER INSTALLATION UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL, AND PROVIDE SUPPLEMENTAL WATER AS NEEDED TO FULLY ESTABLISH ALL PLANT MATERIALS.
- CONTRACTOR IS TO VISIT SITE AND IMMEDIATELY BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID FOR THE WORK HEREIN. BY PLACING A BID OR PROPOSAL, CONTRACTOR ACKNOWLEDGES THAT NO DISCREPANCIES EXIST WITHIN HIS PROPOSED SCOPE AND THESE PLANS.
- ALL WORK MATERIALS, WORKMANSHIP, AND MEANS/METHODS SHALL COMPLY WITH LOCAL, REGIONAL, AND STATE REGULATIONS.
- NO EXISTING TREES ARE CURRENTLY ON THIS SITE.
- BETWEEN PAVER STONES AT BUILDING MAIN ENTRY ADD DWARF MONDO GRASS 10" ON CENTER IN PERVIOUS SPACES WITH 3 MIL PERFORATED PLASTIC WEED BARRIER AND 1/4" WHITE MARBLE CHIP ORNAMENTAL AGGREGATE MULCH 2" DEPTH.

PLANT LIST AND SPECIFICATIONS

TREE AND PALMS						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
CON SER	3	<i>Conocarpus erectus</i> 'Sericeus'	SILVER BUTTONWOOD	2" DBH/12' HT.	5'	SINGLE STRAIGHT TRUNK STANDARD, HEAVY BRANCHING, SELF-SUPPORTING CENTRAL LEADER
QUE VIR	5	<i>Quercus virginiana</i>	LIVE OAK	3" DBH/14' HT.	6'	STRAIGHT, HEAVY EVEN BRANCHING
ROY ELA	1	<i>Roystonea elata</i>	FLORIDA ROYAL PALM	10' GW	16'	STRAIGHT HEAVY TRUNK, NO PENCILING, FULL CROWN

SHRUBS AND GROUNDCOVER						
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	SIZE	SPREAD	DESCRIPTION
AEC BLA	5	<i>Aechmea blanchetiana</i>	GIANT ORANGE BROMELIAD	36" HT	36"	SUN GROWN, FULL, SPACE 42" ON CENTER
CHR ICA	127	<i>Chrysobalanus icaco</i>	COCOPLUM	24" HT	24"	FULL, SPACE 24" ON CENTER
FIC GRN	74	<i>Ficus microcarpa</i> 'Green Island'	GREEN ISLAND FICUS	14" HT	16"	FULL, SPACE 24" ON CENTER TO FILL PLANTING AREAS
MUH CAP	73	<i>Muhlenbergia caillaris</i>	MUHLY GRASS	20" HT	20"	FULL, SPACE 24" ON CENTER
OPH NAN	165	<i>Orthocentron aconitifolium</i> 'Nana'	DWARF MONDO GRASS	6" HT	6"	LINER OR POTS, SPACE 10" ON CENTER BETWEEN WALKWAY STONES AT HOUSE ENTRY
POD MAC	22	<i>Podocarpus macrocarpa</i>	PODOCARPUS	24" HT	24"	FULL, SPACE 24" ON CENTER, STAGGERED

IN - ABOVE DENOTES FERTILIZER AND SPECIES
ALL PERVIOUS AREAS ON THE PLAN NOT SPECIFIED TO RECEIVE TREES, SHRUBS, OR GROUNDCOVER SHALL RECEIVE ST. AUGUSTINE 'FLORATAM' SOD UNLESS NOTED AS 'BAHAGRASS SOD' WHICH SHALL RECEIVE ARGENTINE VARIETY OF BAHAGRASS SOD.

TABULAR DATA CODE CHART

REGULATING DOCUMENTS: UNIFIED LAND DEVELOPMENT REGULATIONS Sec. 150-160 SINGLE FAMILY & DUPLEXES		
ZONING: RM-10		
SECTION 160: SINGLE FAMILY AND DUPLEXES	REQUIRED	PROVIDED
TREE REQUIREMENTS 1 TREE/30 LF FRONT YARD REQUIREMENTS @ 17'	6 TREES	8 TREES
SHRUBS AND GROUNDCOVER 20 SHRUBS PER REQUIRED TREE	140 SHRUBS	301 SHRUBS
NATIVE SPECIES REQUIREMENTS	60 TREES/50 SHRUBS	100 TREES/70 SHRUBS
SECTION 155-060: CLEAR SIGHT TRIANGLES	REQUIRED	PROVIDED
155-060 (A) - 10' CLEAR 3'-10' AT ANY DRIVEWAY AND STREET	10' X 10' CLEAR AT DRIVEWAY & STREET	10' X 10' CLEAR AT DRIVEWAY & NE 24th ST.
155-060 (B) - 15' CLEAR 3'-10' AT ANY TWO INTERSECTING STREETS	15' X 15' CLEAR AT TWO INTERSECTING STREETS	15' X 15' CLEAR AT NE24th ST. AND NE 13th AVE.

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LICENSED PROFESSIONAL
William Dale Bryant
 FL LICENSE NUMBER
 LA666943

PROJECT #	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISIONS
21-119	05-17-22	AS NOTED	WDB	WDB	WDB	
						06-08-23 WDB
						02-28-23 WDB

FLORIDA
 BROWARD COUNTY

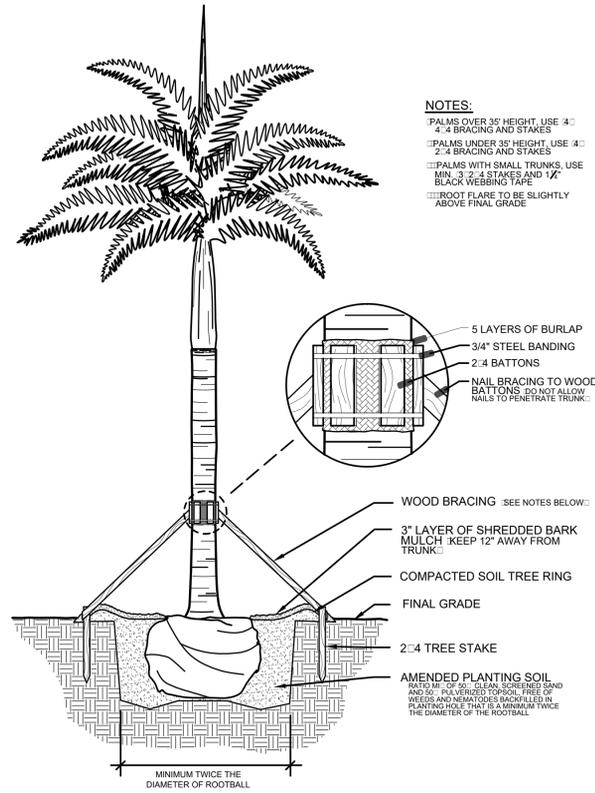
WILTON 57
 NEW DUPLEX RESIDENCE
 1308 NE 24th Street
 Wilton Manors, FL

GREEN EARTH
 LANDSCAPE ARCHITECTURE
 HOLLYWOOD, FLORIDA
 PHONE: 954-511-9151
 EMAIL: info@greenearthfl.com

LANDSCAPE
 PLANTING PLAN

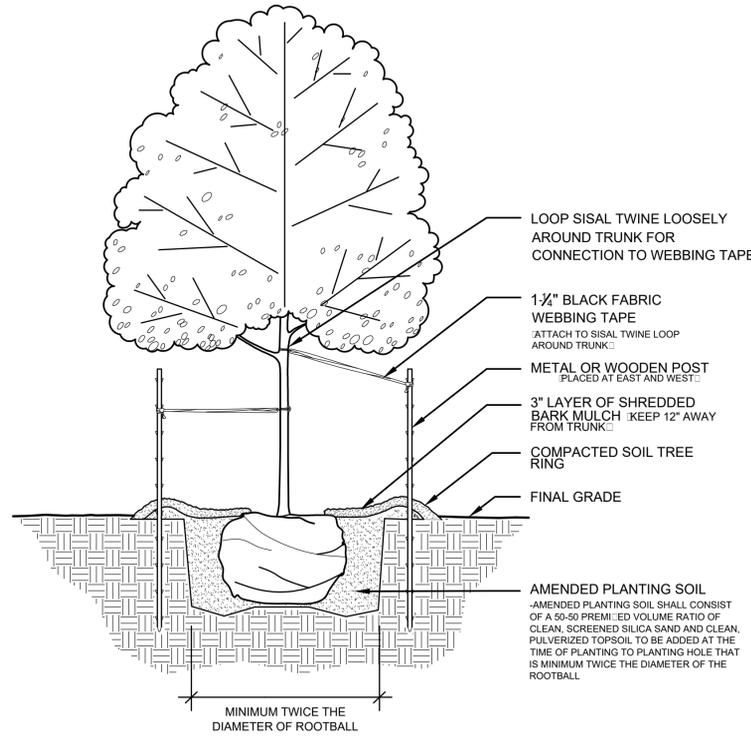
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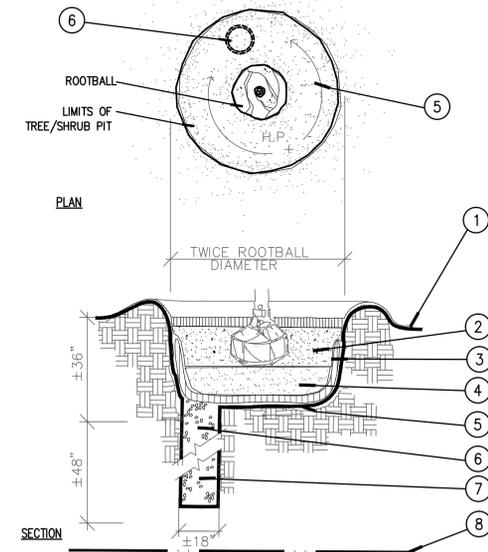


NOTES:
 PALMS OVER 35' HEIGHT, USE 4" 4:4 BRACING AND STAKES
 PALMS UNDER 35' HEIGHT, USE 2" 2:4 BRACING AND STAKES
 PALMS WITH SMALL TRUNKS, USE MIN. 2" 2:4 STAKES AND 1/2" BLACK WEBBING TAPE
 ROOT FLARE TO BE SLIGHTLY ABOVE FINAL GRADE

1 PALM PLANTING DETAIL
SECTION N.T.S.



2 TREE PLANTING DETAIL
SECTION N.T.S.

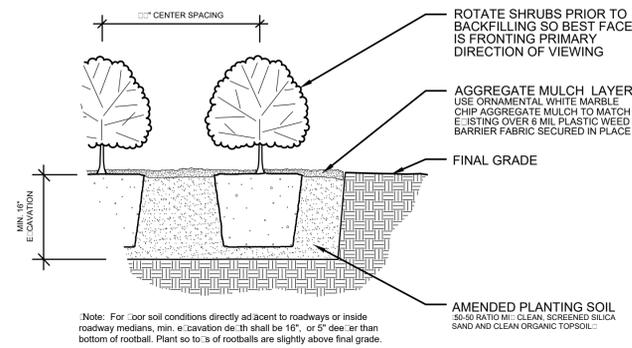


NOTES:

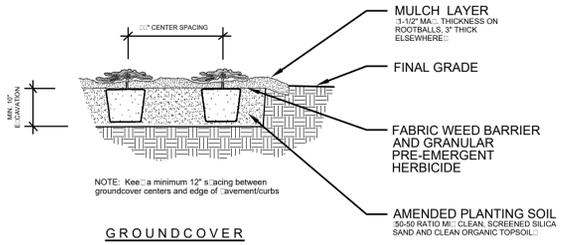
1. FINISH GRADE
2. BACKFILL WITH AMENDED 5% PLANTING SOIL
3. FILTER CLOTH
4. 12" CLEAN, COARSE SAND
5. SLOPE BOTTOM TO DRAIN
6. 18" AUGERED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 5' TO ASSURE PROPER PERCOLATION OF WATER
7. BACFILL WITH 3/4" DIAMETER WASHED GRAVEL
8. WATER TABLE DEPTH VARIES

NOTE: FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT

3 POOR DRAINAGE DETAIL
SECTION N.T.S.

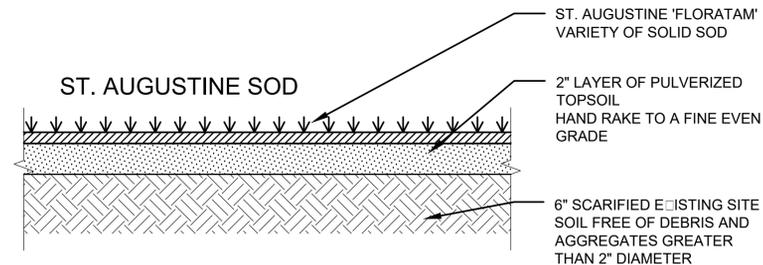
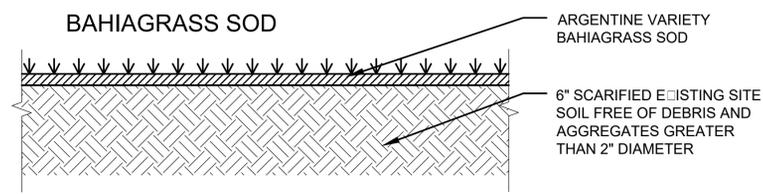


SHRUB



GROUNDCOVER

4 SHRUB/GROUNDCOVER PLANTING DETAIL
SECTION N.T.S.



5 SOD PLANTING DETAIL
SECTION N.T.S.

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NO.	REVISIONS	DATE	BY

PROJECT #	21-119
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CHECKED BY	WDB

WILTON 57
 NEW DUPLEX RESIDENCE
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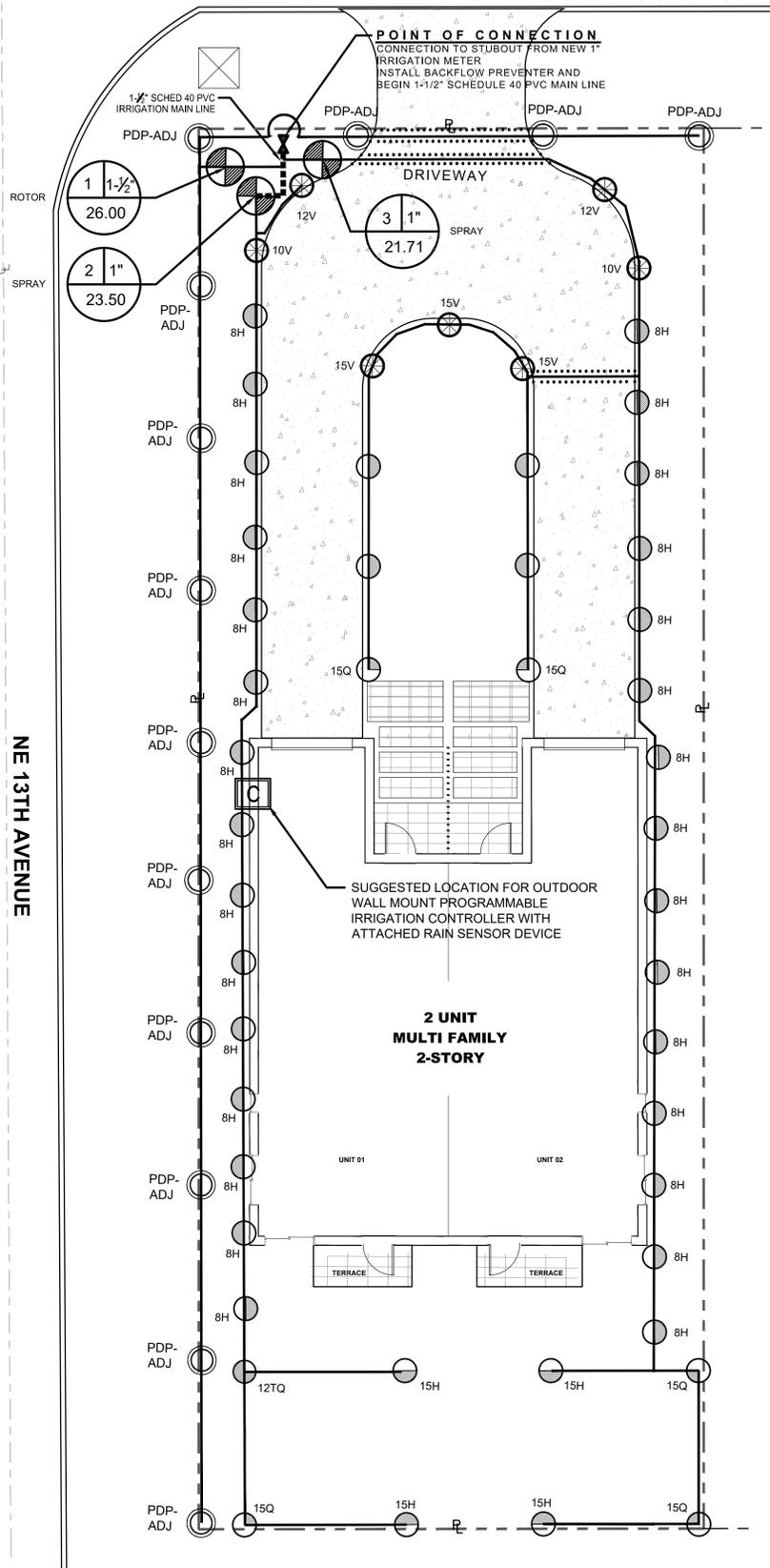
LANDSCAPE DETAILS

NE 24TH STREET

IRRIGATION NOTES & SPECIFICATIONS

- CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER, AND SHALL BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL.
- THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS-TO-REMAIN DURING CONSTRUCTION. THIS PLAN NOT COMPLETE WITHOUT ALL LANDSCAPE SHEETS.
- IRRIGATION SYSTEM WILL BE A NEW 1" IRRIGATION METER WITH BACKFLOW PREVENTION DEVICE, ELECTRONIC CONTROL VALVES, POP-UP SPRINKLER SPRAY HEADS AND GEAR DRIVE ROTOR HEADS, AND AN AUTOMATIC PROGRAMMABLE TIMER WITH RAIN SENSOR SHUT-OFF DEVICE. IRRIGATION CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND GENERAL CONTRACTOR TO COORDINATE POWER NEEDS FOR CONTROLLER AND ALL SLEEVES PRIOR TO INSTALLATION OF PAVEMENT. THIS MUST BE DONE BEFORE PROJECT CONSTRUCTION BEGINS SO PROPER CALCULATIONS CAN BE DETERMINED AND PROPER INFRASTRUCTURE FOR IRRIGATION AND ELECTRICAL REQUIREMENTS ARE PROVIDED BEFORE PAVING OCCURS. CONTROLLER LOCATION SHOWN IS RECOMMENDED LOCATION ONLY. FINAL DETERMINATION TO BE BY OWNER OR OWNER'S REPRESENTATIVE FOR CONVENIENCE, EASE OF MAINTENANCE AND ACCESS.
- THE SCOPE OF WORK INTENDED WHEN BIDDING ON THESE IRRIGATION PLANS IS TO PROVIDE A COMPLETE, COMPLIANT, SAFE, FULLY-OPERATIONAL, INSTALLED IRRIGATION SYSTEM ACCORDING TO THE DESIGNED IRRIGATION SYSTEM HEREIN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS, APPROVALS, AND WORKMANSHIP TO MAKE THE SYSTEM FUNCTION PROPERLY AND PROVIDE 100% HEAD-TO-HEAD COVERAGE OF ALL PERVIOUS AREAS WITHIN THE SCOPE OF WORK.
- THE IRRIGATION CONTRACTOR SHALL VISIT THE SITE PRIOR TO PLACING A BID AND BECOME FAMILIAR WITH EXISTING CONDITIONS. AFTER REVIEWING THE PLANS AND VISITING THE SITE, CONTRACTOR SHALL BRING ALL QUESTIONS OR POTENTIAL CONFLICTS TO THE WRITTEN ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLACING A BID.
- ALL SLEEVING SHALL BE SCHEDULE 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN THE SUPPLY LINE IS CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 12" BELOW FINISHED GRADE OF PAVEMENT OR AS REQUIRED BY CODE. ALL PIPE AND CONTROL WIRING SHALL BE INSTALLED IN SLEEVES WHEN BENEATH PAVEMENT.
- ALL AUTOMATIC RAINBIRD VALVES SHALL BE INSTALLED IN A RECTANGULAR FIBERGLASS BOX AND SHALL BE ARRANGED FOR EASY ADJUSTMENT AND ACCESS. THE FLOW ADJUSTMENT FEATURE OF EACH VALVE SHALL BE UTILIZED TO BALANCE OPERATING PRESSURES THROUGHOUT THE SYSTEM. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE AND SHALL INSURE PERCOLATION THROUGH THE BOX.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS OR RESTRICTIONS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION PLAN IS SCHEMATIC. IRRIGATION CONTRACTOR TO ADJUST TO FIELD CONDITIONS AND INACCURACIES THAT ARE INHERENT WITH DRAWINGS AT THIS SCALE. IRRIGATION CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR ANY SUBSTANTIAL CHANGES THAT WOULD NOT CONFORM TO THE INTENT OF THE IRRIGATION PLANS. NO SUBSTITUTIONS IN MANUFACTURER MATERIALS WILL BE ACCEPTED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO ORDERING, PLANNING, OR INSTALLATION.
- ALL MAIN AND LATERAL PIPING RUNS TO HAVE SOLVENT WELD JOINTS.
- CONTROLLER SHALL BE RAINBIRD ESP-RZ-4e SERIES CONTROLLER WITH INTEGRATED RAIN SENSOR SHUTOFF DEVICE
- PLAN WAS DESIGNED BASED ON ASSUMPTION OF AT LEAST 30 PSI TO END OF ZONES INCLUDING PRESSURE LOSS FROM PIPE RUN LENGTHS, TURNS, ZONE VALVES, FITTINGS AND ELEVATION CHANGES.
- ALL ZONE VALVE WIRING TO BE DIRECT BURIAL TYPE AS RECOMMENDED BY ZONE VALVE MANUFACTURER.
- INSTALL A MINIMUM OF ONE 1/2" BUBBLER NOZZLE AT EACH TREE OR PALM ROOTBALL SET AT A RATE OF .25 GPM. BUBBLER NOZZLES ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY OF OTHER COMPONENTS.
- SEE SHEET L-301 IRRIGATION DETAILS FOR MORE INFORMATION.

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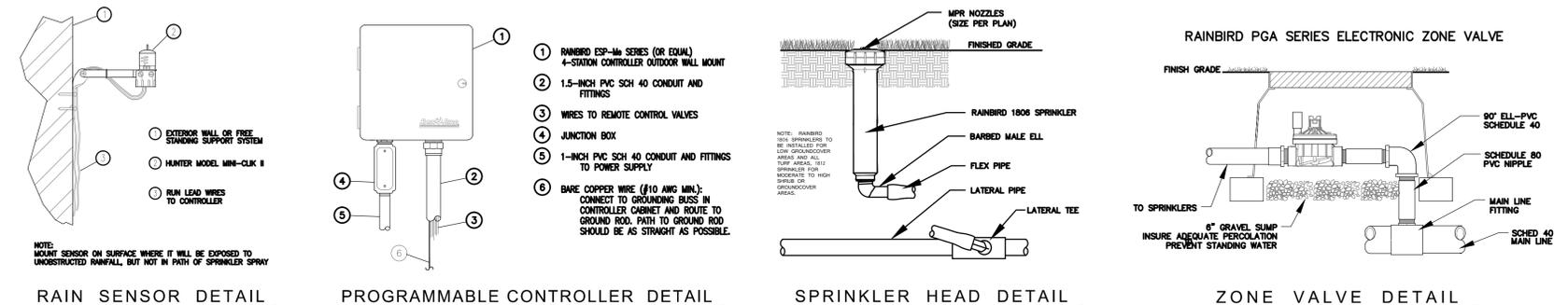


IRRIGATION PLAN

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



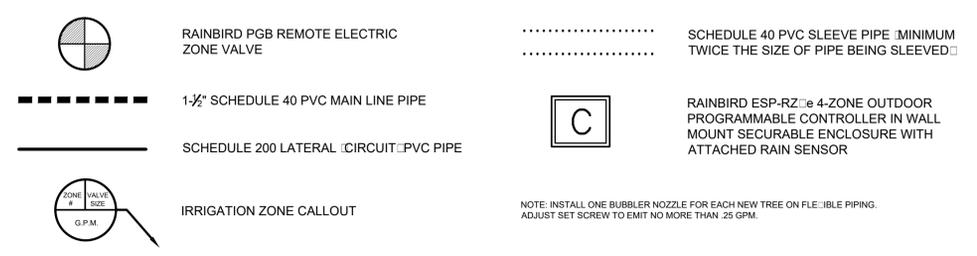
IRRIGATION DETAILS N.T.S.



SPRINKLER HEAD SCHEDULE

SYMBOL	DESCRIPTION	G.P.M.	THROW
⊕ 8H	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 8H MPR SPRAY NOZZLE	.52	8'
⊕ 10V	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 10 VARIABLE ARC MPR SPRAY NOZZLE	VARIES	10'
⊕ 12V	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12Q MPR SPRAY NOZZLE	.65	12'
⊕ 12TQ	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15TQ MPR SPRAY NOZZLE	1.30	12'
⊕ 12H	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12H MPR SPRAY NOZZLE	1.30	12'
⊕ 12V	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12 VARIABLE ARC MPR SPRAY NOZZLE	VARIES	12'
⊕ 15Q	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15Q MPR SPRAY NOZZLE	.92	15'
⊕ 15H	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15H MPR SPRAY NOZZLE	1.85	15'
⊕ 15V	RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15 VARIABLE ARC MPR SPRAY NOZZLE	VARIES	15'
⊕ PDP-ADJ	HUNTER PDP ADJUSTABLE POP UP GEAR DRIVE ROTOR (SPRAY NOZZLE VARIES WITH RADI)	2.50	30' MAX.

IRRIGATION SYMBOL LEGEND



BELOW IS AN AUTHORIZED DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL LISTED BY WAY OF THIS SIGNATURE I ATTEST THAT THE DOCUMENTS HEREIN, IF UNDER A VERIFIED ELECTRONIC SEAL, WERE PREPARED, SIGNED AND AUTHORIZED FOR SUBMITTAL BY ME ON THE DATE OF SIGNING, WITH ALL AUTHORITY AND RIGHTS GRANTED TO ME BY THE STATE OF FLORIDA SS 481 303 PART II AND ASSOCIATED REFERENCES THEREIN.

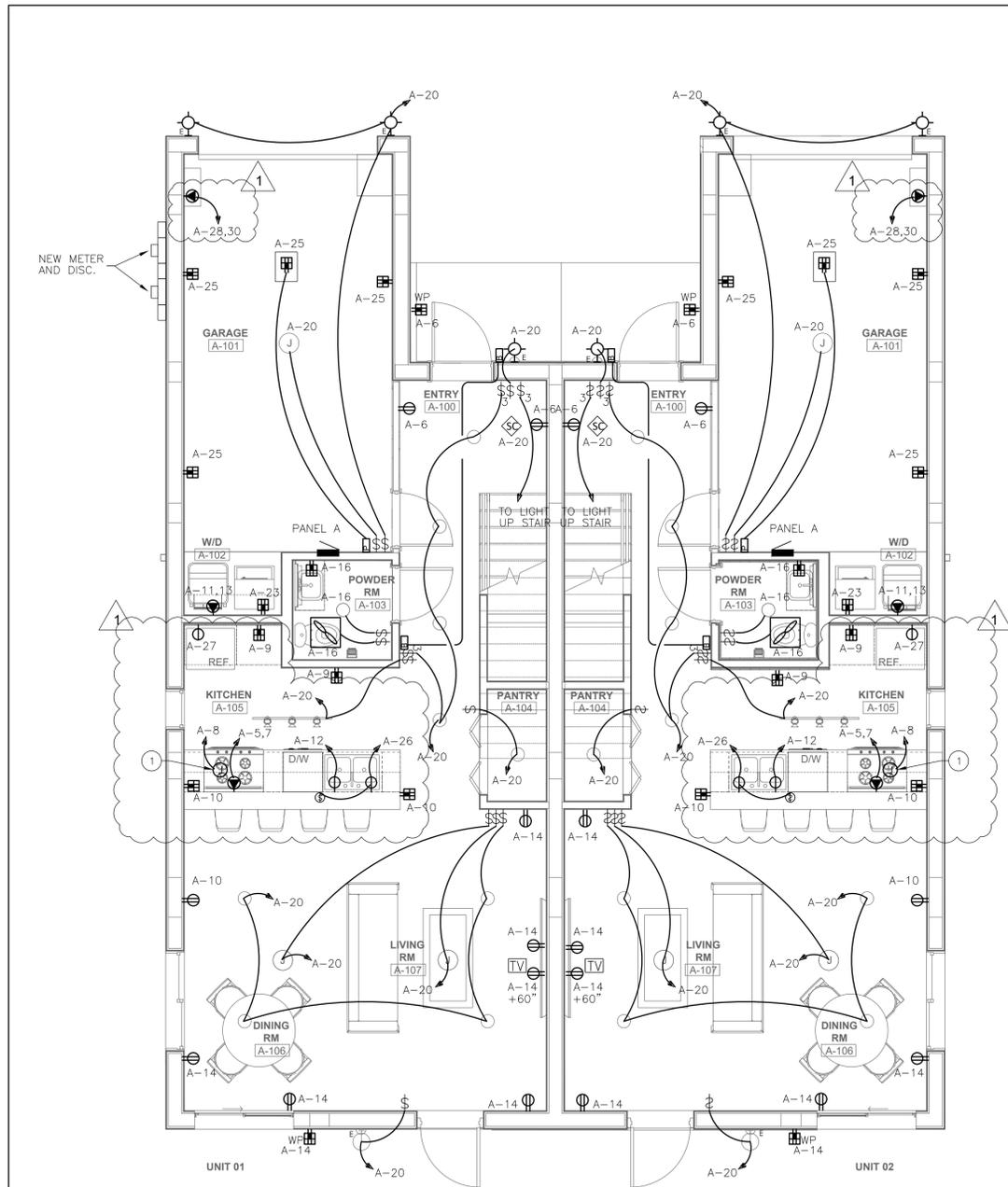
LICENSED PROFESSIONAL
 William Dale Bryant
 FL LICENSE NUMBER
 LA6666943

PROJECT #	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	DATE
21-119	05-17-22	AS NOTED	WDB	WDB	WDB		

FLORIDA
 WILTON 57
 NEW DUPLEX RESIDENCE
 1308 NE 24th Street
 Wilton Manors, FL
 BROWARD COUNTY

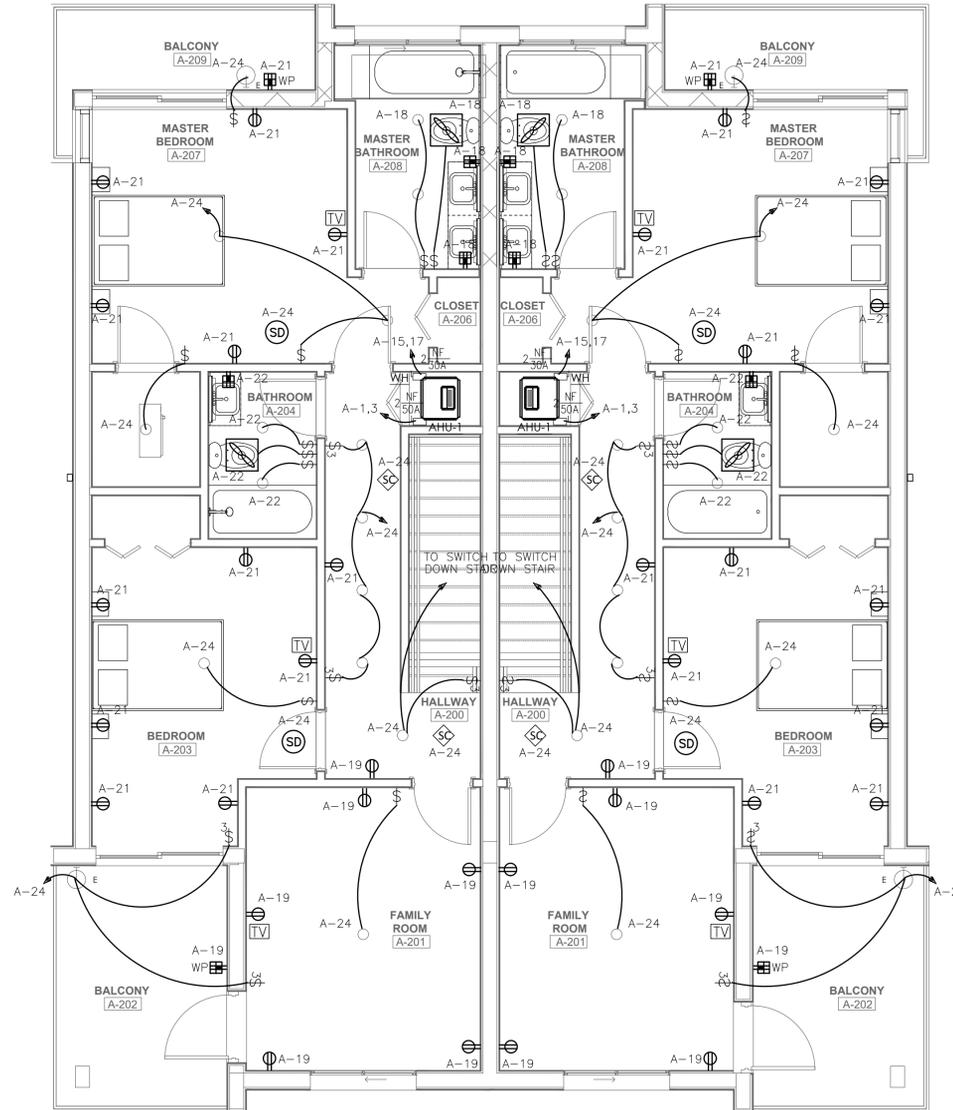
GREEN EARTH
 LANDSCAPE ARCHITECTURE
 WILTON MANORS, FLORIDA
 PHONE: 354-518-1925
 EMAIL: dale.bryant@greenearthla.com

IRRIGATION
 PLAN & DETAILS
 SHEET NUMBER
 L-300



FIRST FLOOR ELECTRICAL PLAN

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

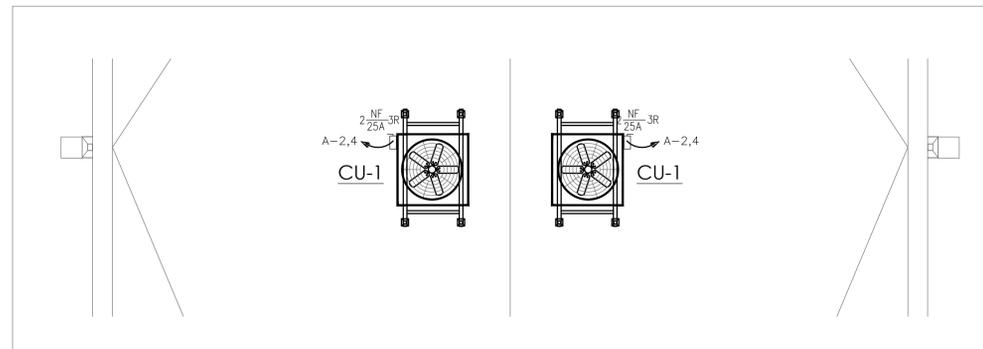


SECOND FLOOR ELECTRICAL PLAN

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

DRAWING KEYNOTES

1 PROVIDE POWER AT CEILING FOR KITCHEN HOOD.



PARTIAL ELECTRICAL ROOF PLAN

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

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL 33305

OWNER:

HOME EQUITES VENTURES, LLC 4111
NW 17 AVE
OAKLAND PARK, FL

ARCHITECT:



G3sec
975 Arthur Godfrey rd., suite 401
Miami Beach Florida 33140
t 305 763 9471 e admin@g3sec.com
www.g3sec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

BACH DESIGN ENGINEERS
5130 N FEDERAL HWY, SUITE 1
FORT LAUDERDALE, FL 33308
1 954 461 4314

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE ST
HOLLYWOOD, FL
1 786 302 7693

LANDSCAPE ARCHITECT:

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

NO.	DESCRIPTION	DATE
1.	FIELD COORDINATION	06/05/23

CONSTRUCTION DOCUMENTS

PROJECT No.: 1721

ISSUE DATE:

REVISIONS:

ELECTRICAL FLOOR PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS.

AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

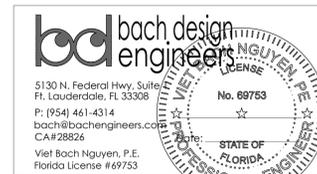
SIGNATURE:

ARTURO G. GRIEGO, IA
AR94011

SHEET No.:

E-1

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



GENERAL ELECTRICAL NOTES

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CODES IN EFFECT: NATIONAL ELECTRICAL CODE (NEC 2017), N.E.P.A., FBC 2020 (7TH EDITION), ALL LOCAL CODES, RULES AND ORDINANCES INCLUDING ALL AMENDMENTS TO THE N.E.C.
- AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - ILLUMINATING ENGINEERS SOCIETY (IES).
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).
 NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY U.L.
- IT SHALL BE UNDERSTOOD THAT ALL THE WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERABLE AND IT'S ACCEPTANCE BY THE ENGINEER MUST BE A CONDITION OF THE SUB-CONTRACT. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, U.O.N.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE BIDDERS SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS. AS TO NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME, THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED TO HIM.
- THE CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #14 AWG, EXCLUDING CONTROL WIRING. CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL THOSE #8 AND LARGER TO BE STRANDED.
- WHERE USED, CONDUITS SHALL BE:
 - PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RMC, WHERE SUBJECT TO PHYSICAL DAMAGE.
 - ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS.
 - LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED.
 - FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY.
 - MC CABLE AND NM CABLE SHALL BE INSTALLED AS PER NEC 2017 330 AND 334. ALL MC OR NM CABLES SHALL BE LISTED.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS NOTED OTHERWISE.
- A SEPARATE GROUNDING CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY OR SHALL BE INTEGRAL PART OF ANY INSTALLED NM CABLE AND SHALL BE SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250-122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.
- GROUNDING AND BONDING, EQUIPMENT GROUNDING AND EQUIPMENT GROUNDING CONDUCTORS SHALL BE IN ACCORDANCE WITH NEC 2017 250.
- TYPE WRITTEN CIRCUIT INDEX SHALL BE AFFIXED TO INSIDE SURFACE OF EACH PANELBOARD DOOR, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CIRCUIT PROTECTIVE DEVICE, INCLUDING SPARES. HAND PRINTED WILL NOT BE ACCEPTED.
- WHERE CORE DRILLING OF FLOORS/WALLS IS REQUIRED, THE CONTRACTOR SHALL SEAL OPENINGS WATER TIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER THAT IS CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES. SWITCHES SHALL BE HP RATED FOR MAX. HORSEPOWER, GENERAL DUTY TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION.
- LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL ALL VERIFY CIRCUIT PROTECTIVE DEVICE AND EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.
- ALL FUSES SHALL BE DUAL ELEMENT, CARTRIDGE TYPE, U.L. LISTED, WITH:
 - NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
 - TIME DELAY FUSES FOR MOTOR AND HVAC CIRCUITS.
 FUSES 600A OR LESS SHALL BE CLASS RK1 TYPICAL U.O.N. FUSES OVER 600A SHALL BE TYPE L.
- ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4" SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALI AND RUST RESISTANT BITUMASTIC PAINT, COPPER NO. 50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.
- ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. TIE HANDLES ARE NOT PERMITTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAINTIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUIDTIGHT.
- OUTLET BOXES SHALL BE UL LISTED PLASTIC OR PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RINGS OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.
- ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, U.O.N. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
- FOR A 240V SYSTEM (IF APPLICABLE), CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS: NEUTRAL - WHITE, PHASE A - BLACK, PHASE B - RED, GND. CONDUCTOR - GREEN.
- ALL ELECTRICAL CONNECTIONS SHALL BE EXECUTED IN COMPLIANCE WITH NEC 2017 110.14. TEMPERATURE RATING ASSOCIATED WITH THE AMPACITY OF A CONDUCTOR SHALL NOT EXCEED THE LOWEST TEMPERATURE RATING OF ANY CONNECTED TERMINATION, CONDUCTOR OR DEVICE.
- CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE "GREEN" TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE "RED" TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ELECTRICAL ENGINEER.
- ALL SWITCHGEAR AND PANELS SHALL BE THE PRODUCT OF THE SAME MANUFACTURER. CONTRACTOR SHALL SUBMIT 6 COPIES OF EQUIPMENT SHOP DRAWINGS FOR ELECTRICAL EQUIPMENT TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING SUCH EQUIPMENT.
- THE ELECTRICAL CONTRACTOR SHALL MEET AND COORDINATE WITH LOCAL POWER, TELEPHONE AND CATV COMPANIES AT THE SITE PRIOR TO CONSTRUCTION.
- IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT PRIOR WRITTEN APPROVAL FROM THE ELECTRICAL ENGINEER, CONTRACTOR WILL NOT BE COMPENSATED.
- ALL FLUORESCENT LIGHT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL BE EQUIPPED WITH DISCONNECTING MEANS AS PER NEC 410.130.G.

ELECTRICAL NOTES

- ALL WIRE SIZES BASED ON COPPER & ALL SERVICE AND FEEDER WIRING SHALL BE COPPER.
- ALL NEW OUTLETS TO BE ARC FAULT PROTECTED.
- PROVIDE W.P. DISCONNECTS AT ALL A/C COMPRESSORS AND SPRINKLER & POOL PUMPS.
- WIRE AND BREAKER PROTECTION FOR ALL APPLIANCES SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENT AND THE RESPONSIBILITY OF THE SUBCONTRACTOR TO VERIFY.
- SMOKE DETECTORS SHALL BE 110V INTERCONNECTED AND ARC FAULT PROTECTED.
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI: 2017 NEC, SECTION 210.12.
- ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF (GFI).
- ALL BATHROOM RECEPTACLES TO BE 20AMP #12 WIRE GFCI PROTECTED ON DEDICATED 20 AMP CIRCUIT AS SHOWN ON PLAN.
- ALL KITCHEN COUNTER RECEPTACLES TO BE 20AMP #12 WIRE GFCI PROTECTED.
- PROVIDE SMOKE DETECTORS AS SHOWN. HARDWARE TO A NON-SWITCHABLE KITCHEN OR LIVING ROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED TO LOAD SIDE OF A GFI.
- JACUZZI PUMP INSTALLATION TO COMPLY W/2017 NEC, 110V JBOX FOR JACUZZI PUMP BELOW TUB DECK W/ 20"X20" ACCESS PANEL, GFI PROTECTED.
- ALL LIGHTING ABOVE SHOWERS & TUBS SHALL BE VAPOR PROOF.
- ALL RECESSED HI-HAT LIGHT FIXTURES TO BE TYPE IC RATED WITH NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO ATTIC AS PER ASTM E283-91. TESTED AT 75 PA AND LABELED.
- ALL NEW RECEPTACLES TO BE TAMPER RESISTANT RECEPTACLES NEC 2017 406.12.

WALL MOUNTED 110 DUPLEX RECEPTACLE 12" AFF TO CL 45" AFF @ KIT/BATHS

LIGHTING NOTES:

- A MINIMUM OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AS PER FBC 2020 R404.1
- RECESSED LUMINAIRES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AN LABELED AS PER FBC 2020 R402.4.5.

NOTE:

ALL EQUIPMENT SHALL MEET FAULT CURRENT RATINGS PER NEC 110.9 CALCULATED FROM FPL TRANSFORMER MAXIMUM PROJECTIONS

NOTE

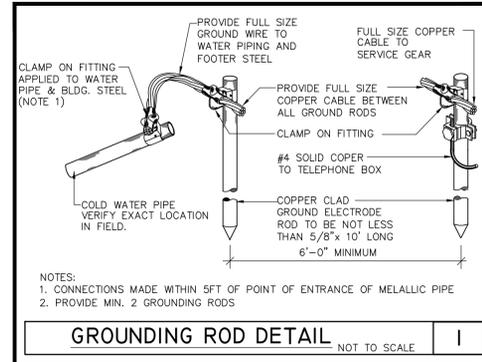
- T.O.S. ELEVATION OF ALL EQUIPMENT PADS, INCLUDING THE GENERATOR PAD SHALL BE AT 9.0' NGVD MINIMUM ELEVATION.
- ALL UTILITIES AND EQUIPMENT AND ACCESSORIES (ELECTRICAL) SERVICING THE BUILDING SHALL BE INSTALLED ABOVE THE DESIGN FLOOR ELEVATION (BFE+1 ft: 9.0' NGVD).

NOTES: (#)

- INTERSYSTEM GROUNDING BRIDGE W/ CONDUIT ADAPTER AND PROTECTION COVER, ARLINGTON MDL# GBB50P (UL LISTED), OR APPROVED EQUAL.
- TIE TO PHONE/CATV UTILITY CABINET
- TO UTILITY COMPANY POLE TRANSFORMER, BY UTILITY COMPANY. MINIMUM CLEARANCE SHALL COMPLY WITH NEC 2017 230.24(B) MIN 10FT ABOVE AREAS ACCESSIBLE ONLY TO PEDESTRIANS, MIN 18FT OVER DRIVEWAYS SUBJECT TO TRUCK TRAFFIC.

ELECTRICAL LEGEND

- | | | | |
|--|--|--|--|
| | RECESSED AIR TIGHT LIGHT FIXTURE UL LISTED | | SIMPLE OUTLET 20A, 180°C FROM A.F.F. U.N.D. |
| | EXTERIOR RECESSED AIR TIGHT LIGHT FIXTURE UL LISTED | | DUPLEX RECEPT. 20A, 180°C FROM A.F.F. U.N.D. |
| | RECESSED AIR TIGHT LIGHT FIXTURE VAPOR PROOF UL LISTED | | SPECIAL PURPOSE RECEPT. 30A, 180°C A.F.F. U.N.D. |
| | WALL MOUNTED LIGHT FIXTURE UL LISTED | | JUNCTION BOX |
| | EXTERIOR WALL MOUNTED LIGHT FIXTURE UL LISTED | | GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE 120 VOLT. |
| | LIGHT SWITCH | | DATA OUTLET 180°C A.F.F. U.N.D. |
| | 3-WAY LIGHT SWITCH | | TV, CABLE BOX, SATELLITE BOX CONNECTION OUTLET |
| | DOOR BELL | | HP RATED DISCONNECT 180°C A.F.F. U.N.D.
NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR. |
| | BATHROOM EXHAUST FAN | | PANELBOARD 180°C A.F.F. U.N.D. |
| | FAN / LIGHT COMBO UL LISTED | | ELECTRICAL METER 180°C A.F.F. U.N.D. OF MTR, U.N.D. |
| | EXTERIOR FLOOR LIGHTS UL LISTED | | CEILING SPEAKERS |
| | SMOKE DETECTOR | | FLOOR OUTLET |
| | CARBON MONOXIDE AND SMOKE DETECTOR COMBO | | UNDER WATER LIGHT |
| | | | STEP LIGHTS UL LISTED |



GENERAL ELECTRICAL NOTES:

- ALL BRANCH CIRCUITS THAT SUPPLY 120V, 10, 15AMP & 20AMP OUTLETS SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 2017 210-12(A).
- ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2017 210-8(A)(8).
- ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT NEC 2017 406.12.4. OUTLET SPACING IN DWELLING UNIT SHALL COMPLY WITH 2017 NEC 210.52.
- LIGHTING SWITCHES SHALL COMPLY WITH NEC 2017 404.2
- RECEPTACLES SHALL COMPLY WITH NEC 2017 406.11

LOCATION: SEE FLOOR PLAN

PANEL "A" SCHEDULE

SPEC: SQUARE D, ITE, G.E.

■ COPPER BUS □ ALUMINUM BUS

CKT.	LOAD DESCRIPTION	TYPE	WIRE	GRD.	COND.	POLE/TRIP	KVA	A PHASE	B PHASE	POLE/TRIP	COND.	GRD.	WIRE	TYPE	LOAD DESCRIPTION	CKT.
1	AHU-1		6	6	NM	2/50	4.2	(4)		2/25	NM	10	10		CU-1	2
3									4.2	(4)					FRONT RECEPT.	4
5	RANGE		6	6	NM	2/60	4.0	(2)		20	NM	12	12	(AF)	HOOD	6
7	SMALL APPLIANCE	(AF)	12	12	NM	20	1.5	1.5		20	NM	12	12	(AF)	SMALL APPLIANCE	8
11	DRYER		10	10	NM	2/30	2.5	(2)		20	NM	12	12	(AF)	DISHWASHER	10
13							2.5	(2)		15	NM	14	14	(AF)	LIVING ROOM RECEPT.	12
15	WATER HEATER		10	10	NM	2/30	2.25	(2)		20	NM	12	12	(AF)	POWER ROOM RECEPT.	14
17							2.25	(2)		20	NM	12	12	(AF)	MASTER BATHROOM	16
19	FAMILY RECEPT.	(AF)	14	14	NM	15			(2)	15	NM	14	14	(AF)	FIRST FLOOR LIGHTING	18
21	BEDROOMS RECEPT.	(AF)	14	14	NM	15	(2)	(2)		20	NM	12	12	(AF)	SECOND FLOOR BATH	20
23	WASHER	(AF)(F)	12	12	NM	20			1.2	15	NM	14	14	(AF)	SECOND FLOOR LIGHTING	22
25	GARAGE DOOR OPENER/RECP.	(F)	12	12	NM	20	1.2	0.8		20	NM	12	12	(AF)	DISPOSAL	24
27	REFRIGERATOR	(AF)	12	12	NM	20			1.2	20	NM	12	12	(AF)	CAR CHARGER	26
29	SPACE								3.8	2/50	NM	6	6			28
							SUBTOTAL	21.75		20.95						30

ALL FEEDER CALCULATIONS ARE BASED ON THHN/THWN CU. NOT MORE THAN 4 CONDUCTORS IN A RACEWAY.

TOTAL KVA IS 21.75 REFER TO LOAD CALCULATIONS

TOTAL AMPERES IS 20.95 REFER TO LOAD CALCULATIONS

CIRCUIT TYPE: (AF) ARC FAULT (TS) TIME SWITCH CONTROL (S) SHUNT TRIP (GF) GROUND FAULT (D) DEDICATED (I) ISOLATED GRD.

RATED VOLTAGE= 120/240 VOLTS 1 PHASE 3 WIRE ■ EQPT. GRD. □ ISOL. GRD.

FEEDER SIZE IS: ■ CABLE = SEE RISER DIAGRAM □ BUSWAY

MOUNTING: □ SURFACE □ FLUSH □ FREE STANDING □ KEYED DOOR

NEUTRAL BUS IS: □ HALF SIZE ■ FULL SIZE □ K RATED (1.5) □ K RATED (2.0)

ENCLOSURE: ■ NEMA 1 □ NEMA 3R □ NEMA 4X CLASS () DIV ()

PANEL TYPE: □ FUSED ■ CB CLUG IN □ CB BOLT IN

POLE TRIP TYPE

MAINS: □ M.L.O. ■ BREAKER: 10 KAIC

BRANCH POLES: 24 BRANCH BREAKERS= 10 KAIC

BUS RATING: 150A BRACING = 10 KAIC

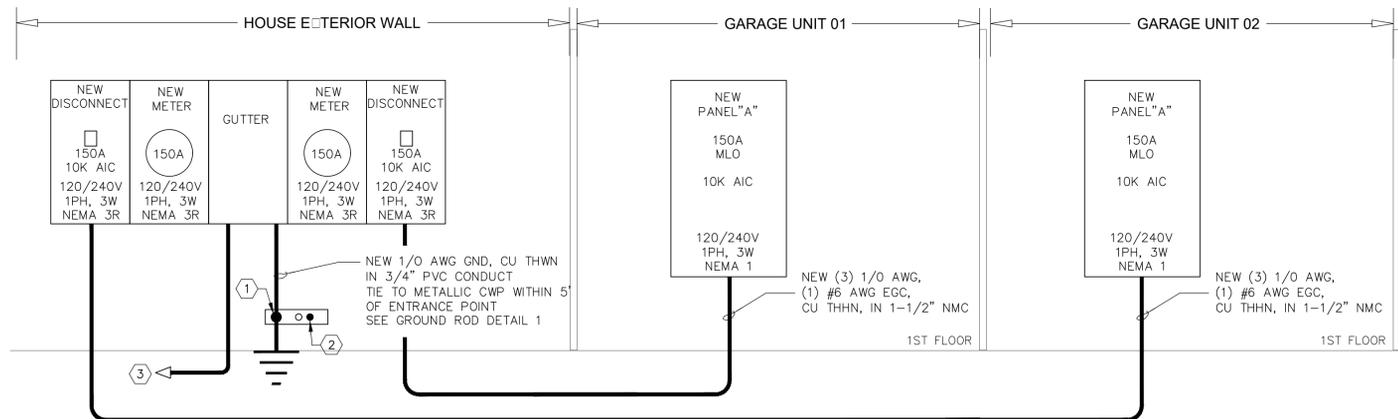
GROUND BAR: ■ EQUIPMENT □ ISOLATED □ BOTH

FEED LOCATION: □ TOP ■ BOTTOM □ FEED THRU

FED FROM: ■ NORMAL □ EMERGENCY □ UNINTERRUPTABLE

NOTE: (1) CIRCUIT BREAKER TO MATCH SIZE OF BUILT-IN DISCONNECT PROVIDED WITH AHU.
(2) RECEPTACLE @ 3W/SF
(3) GFCI CIRCUIT BREAKER
(4) NON- CONCURRENT LOAD (A/C)

NM= NON-METALLIC SHEATHED CABLE



ELECTRICAL RISER

N.T.S.

PROJECT, ADDRESS AND OWNER:

57 WILTON MANORS

1308 NE 24 STREET WILTON MANORS, FL 33305

OWNER

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MEP:

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LANDSCAPE ARCHITECT

GREEN EARTH
LANDSCAPE ARCHITECTURE
HOLLYWOOD, FL
1 954 638 9825

Reviewed for CODE COMPLIANCE

Signature	Date
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Fire Prev.	__/__/__
Planning	__/__/__
Zoning	__/__/__
Building	__/__/__
Structural	__/__/__
Electrical	__/__/__
Plumbing	__/__/__
Mech.	__/__/__
S. Waste	__/__/__

REVISIONS:

No.	FIELD COORDINATION	06/05/23
1.		

CONSTRUCTION DOCUMENTS

PROJECT No.: 1721

ISSUE DATE:

REVISIONS:

ELECTRICAL DETAIL

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:

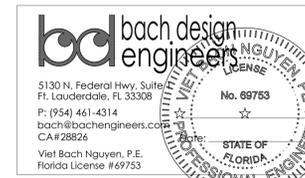
ARTURO G. GRIEGO, AIA

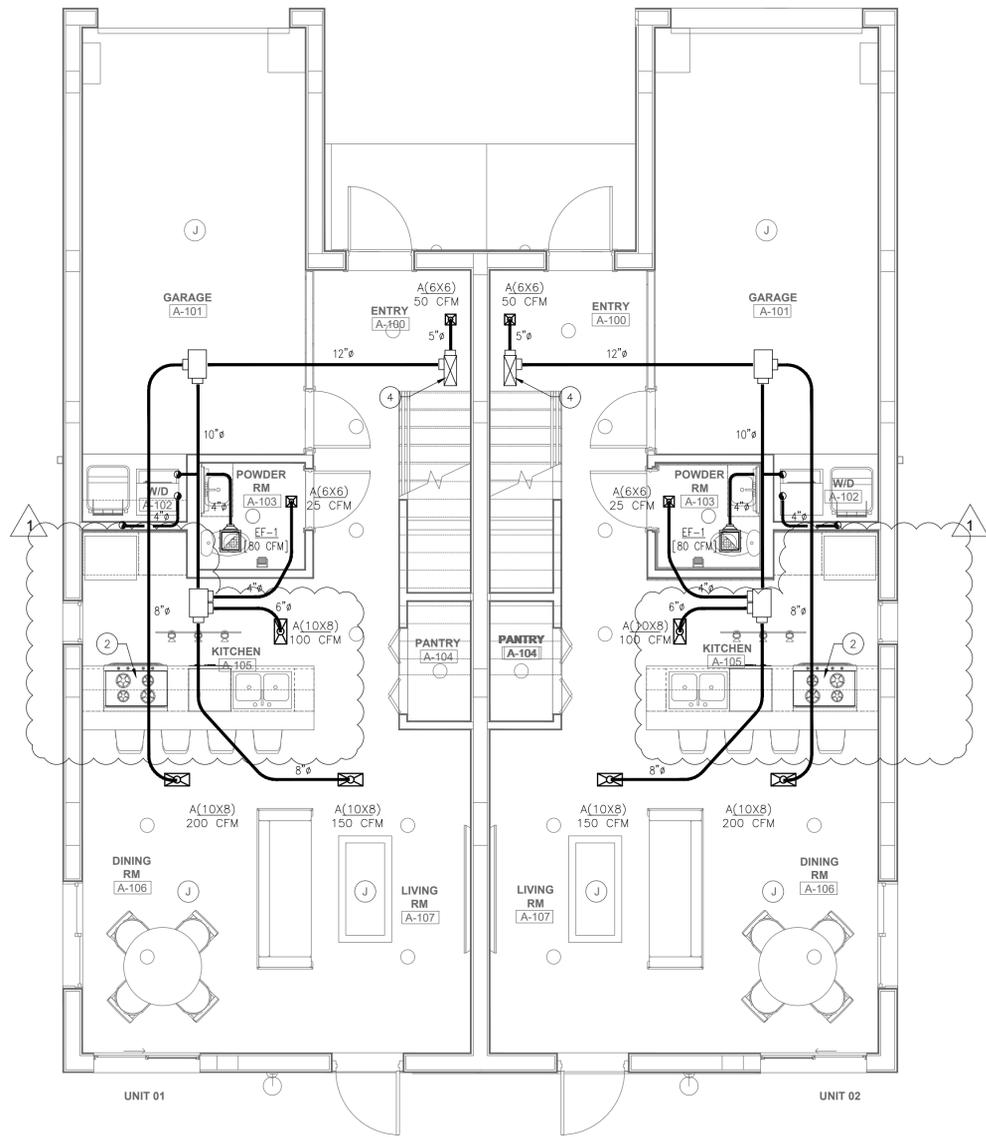
AR94011

SHEET No.:

E-2

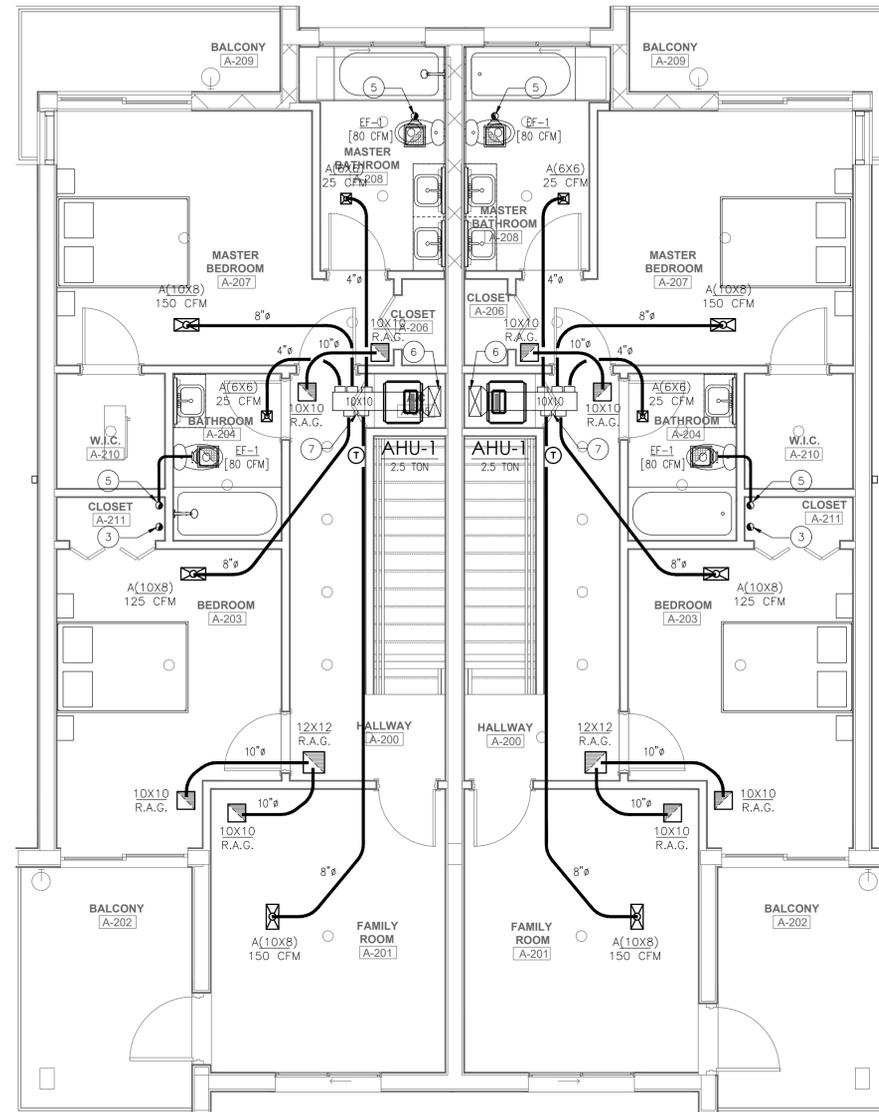
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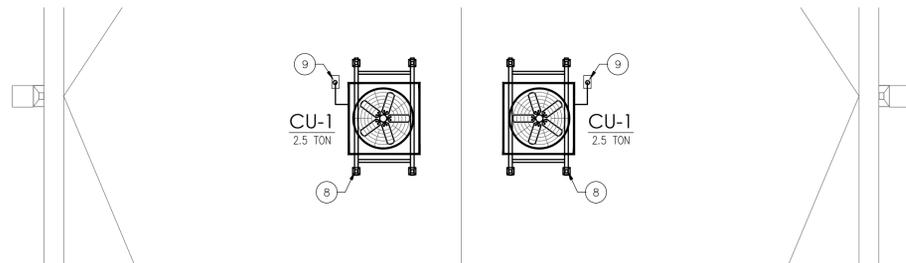
FIRST FLOOR MECHANICAL PLAN

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



SECOND FLOOR MECHANICAL PLAN

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



PARTIAL MECHANICAL ROOF PLAN

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

DRAWING KEYNOTES	
①	4" BATHROOM EXHAUST THRU EAVE WITH 6X6 GRILL AND INSECT SCREEN. GRILL SHALL BE MINIMUM 3 FEET FROM ANY BUILDING OPENING.
②	KITCHEN RE-CIRCULATING HOOD.
③	4" DRYER EXHAUST THRU ROOF WITH BACK DAMPER AND ROOF CAP. MINIMUM 26 GAUGE SHEET METAL. DRYER EXHAUST LESS THAN 200 CFM.
④	17X7 SUPPLY DUCT UP
⑤	4" BATHROOM EXHAUST THRU ROOF WITH INSECT SCREEN AND ROOF CAP.
⑥	17X7 SUPPLY DUCT DOWN
⑦	PROVIDE FULL LOUVER DOOR
⑧	PROVIDE NOA APPROVED CONDENSER MOUNTING STAND
⑨	PROVIDE REFRIGERANT ROOF CAP

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LANDSCAPE ARCHITECT

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HOLLYWOOD, FL
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Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REVISIONS:

No.	DESCRIPTION	DATE
1.	FIELD COORDINATION	06/05/23

CONSTRUCTION DOCUMENTS

PROJECT No.: 1721
ISSUE DATE:
REVISIONS:

MECHANICAL FLOOR PLAN

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

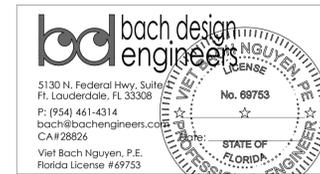
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AR94011

SHEET No.:

M-1

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REVISIONS:

No.	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT No.: 1721
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PLUMBING FLOOR PLAN

SCALE: As indicated

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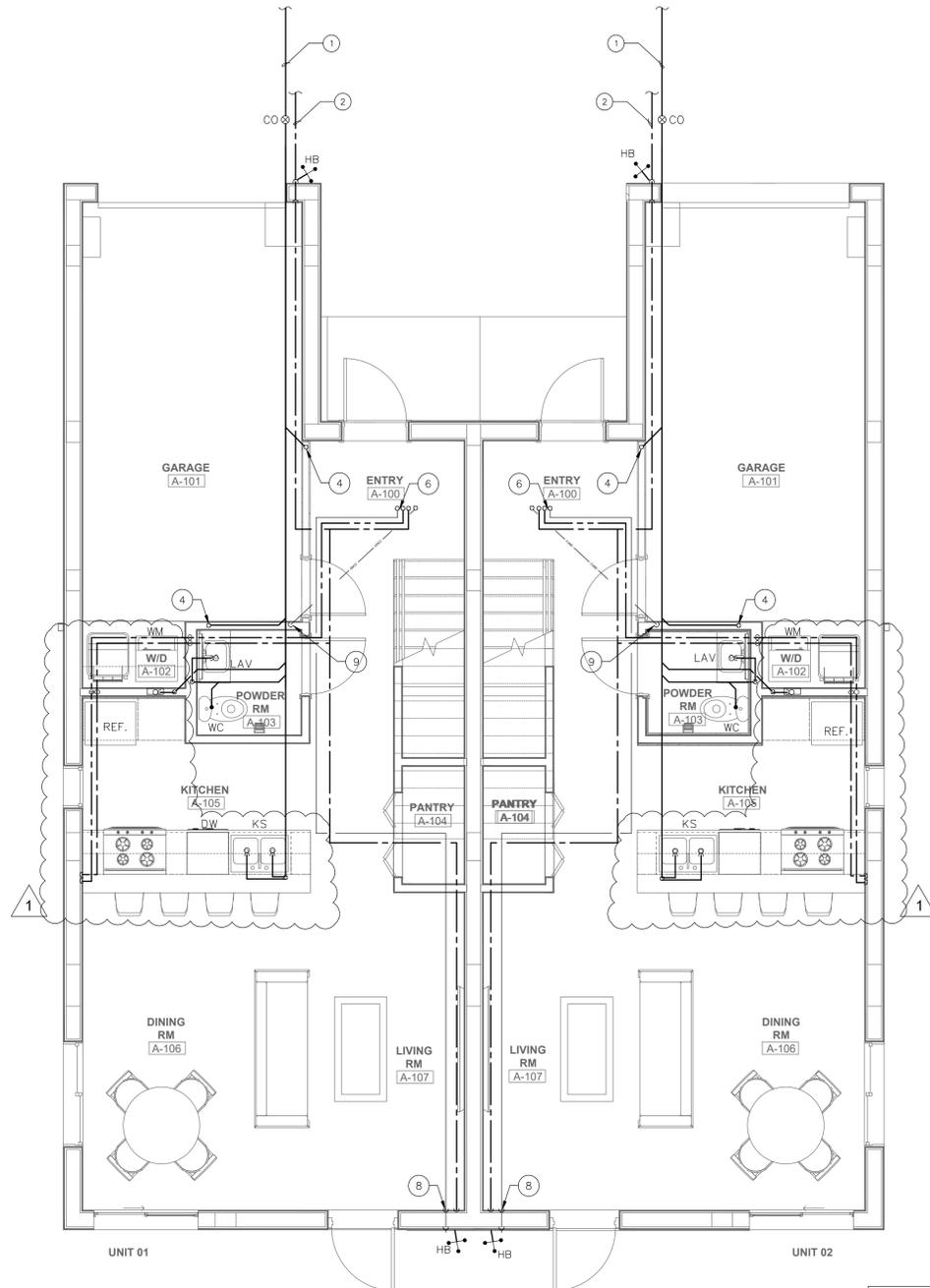
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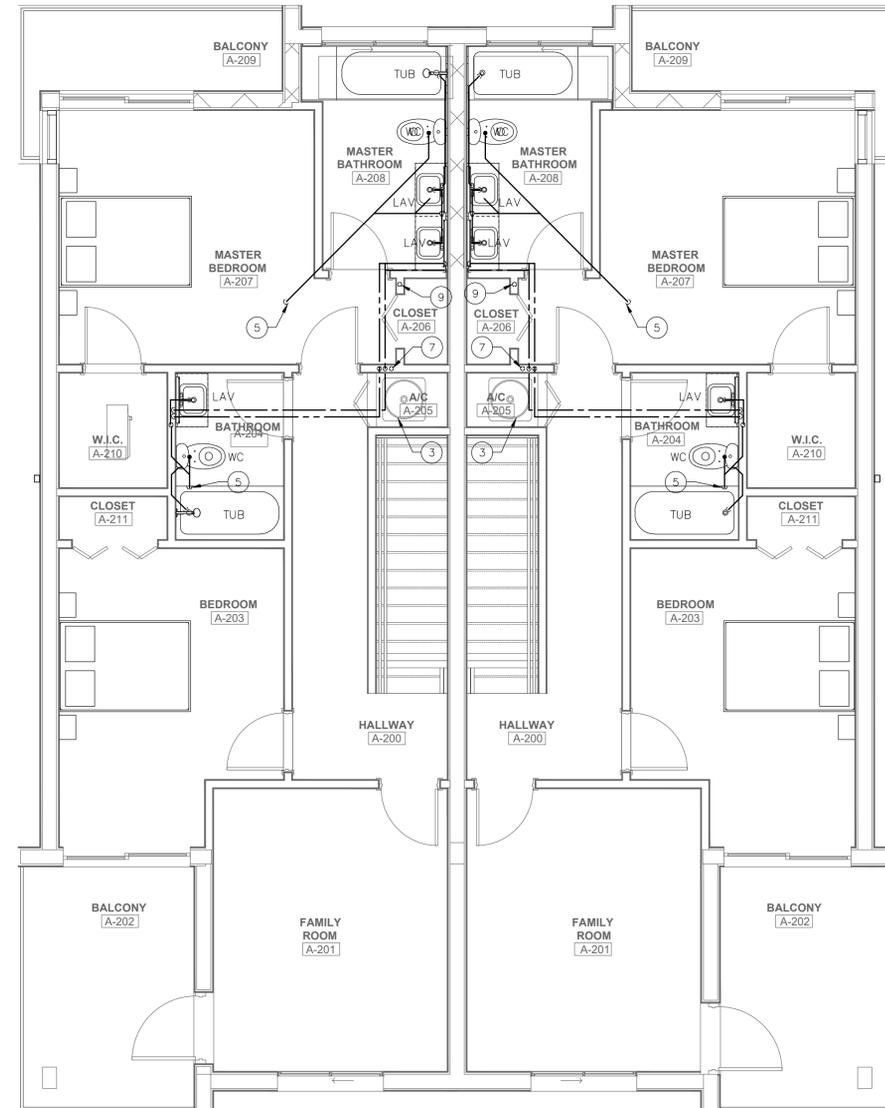


FIRST FLOOR PLUMBING PLAN

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

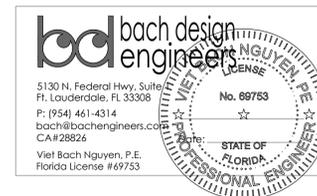
PLUMBING KEY NOTES

- ① TIE NEW 4" SANITARY TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- ② TIE NEW 1" CW TO NEW METER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- ③ 50 GALLON WATER HEATER UNDER AC.
- ④ 3" SANITARY UP TO SECOND FLOOR
- ⑤ 3" SANITARY DOWN
- ⑥ 3/4" HW AND CW UP TO SECOND FLOOR
- ⑦ 1" PAN DRAIN DOWN TO FIRST FLOOR.
- ⑧ DISCHARGED 1" PAN DRAIN 18" ABOVE FINISHED FLOOR.
- ⑨ 1" CONDENSATE DOWN.



SECOND FLOOR PLUMBING PLAN

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



GENERAL PLUMBING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2020 7TH ED.) AND WITH ALL APPLICABLE REGULATIONS.
2. DRAWINGS REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
3. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER.
4. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
5. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8" INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.
6. PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FBC WATER SAVING STANDARDS.
7. MATERIALS:
 - A. PIPING:
 - A. STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40.
 - B. DOMESTIC WATER: PEX PLASTIC PIPING ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
 - C. DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
 - D. INSULATION: INSULATE ALL HOT WATER AND HOT RETURN WITH 1" FIBERGLASS INSULATION.
 8. ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.
 9. PIPING TEST AND DISINFECTIONS:
 - A. TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - B. DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
 10. HOSE BIBBS: SHALL BE 1/2" INCH. ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.
 11. ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.
 12. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.

PLUMBING SYMBOL LEGEND

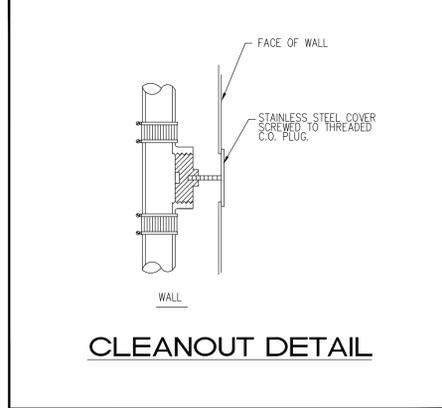
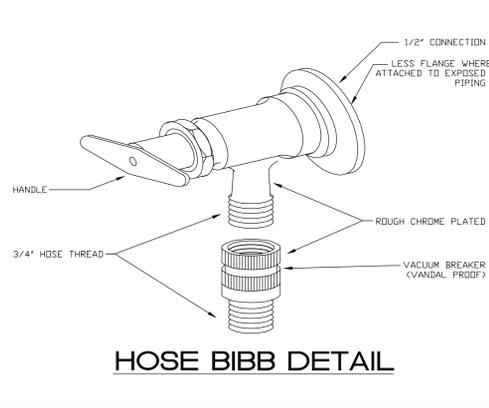
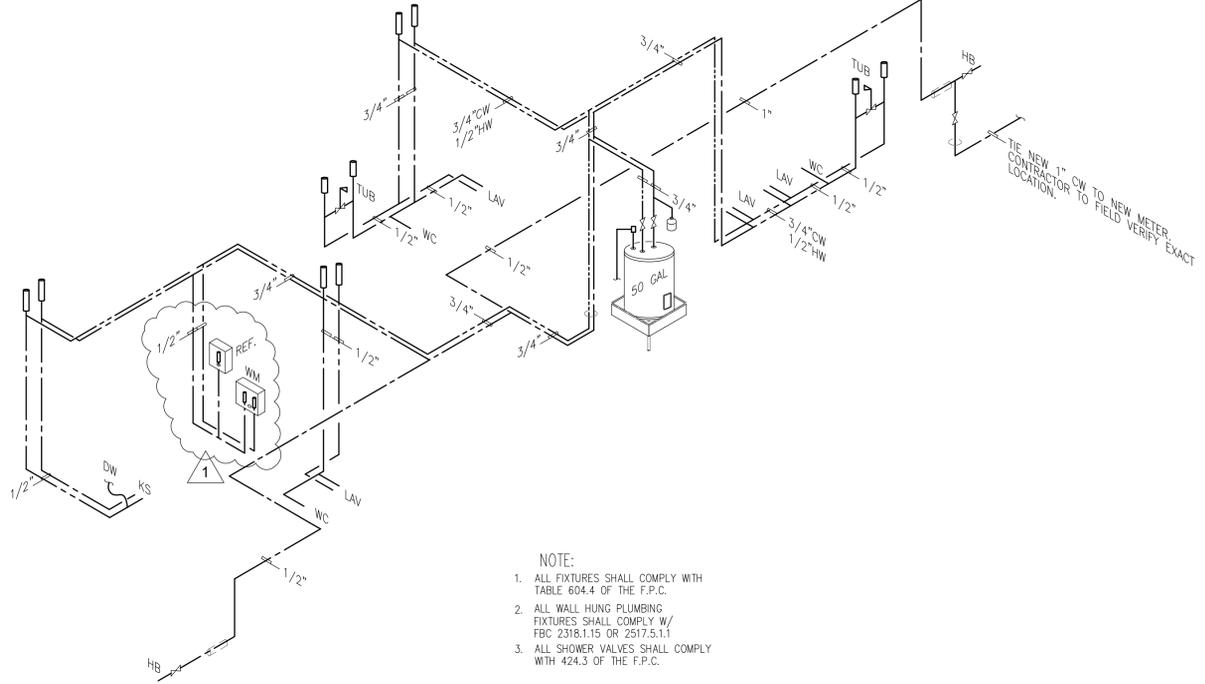
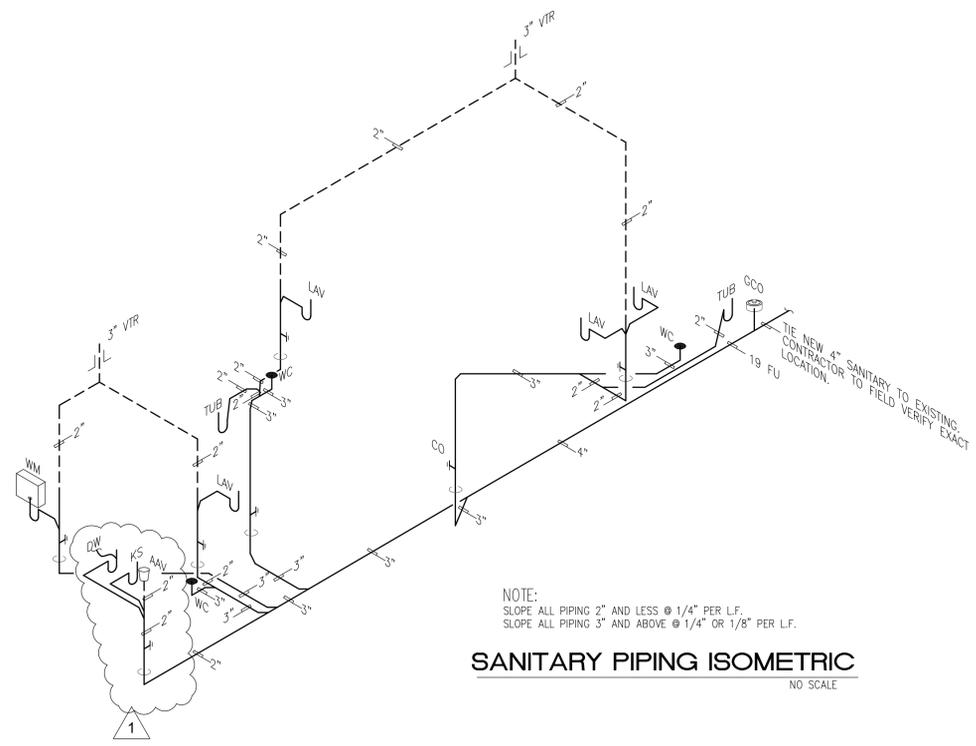
SYMBOL	DESCRIPTION
---	SANITARY LINE
---	VENT LINE
---	SAFEGWASTE LINE
---	CONDENSATE LINE
---	GATE VALVE
---	COLD WATER LINE
---	HOT WATER LINE
P-	PLUMBING FIXTURE DESIGNATION
FCO	FLUSH CLEAN OUT
---	FLOOR PENETRATION
---	AIR CHAMBER
WCO	WALL CLEANOUT
VTR	VENT THRU ROOF
COOG	CLEANOUT ON GRADE
HB	HOSE BIBB W/VB

PLUMBING FIXTURE SCHEDULE

NAME	FIXTURE	MODEL #
WC	WATER CLOSET (TANK)	BY OWNER
LAV	DROP-IN LAVATORY	BY OWNER
TUB	TUB	BY OWNER
KS	KITCHEN SINK	BY OWNER
SHR	SHOWER	BY OWNER

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)	1/2"	3"	128 GPF
LAVATORY	1/2"	1 1/4"	15 GPM

* ALL PLUMBING FIXTURES SHALL BE SELECTED BY AND INSTALL BY CONTRACTOR



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REVISIONS:

NO.	DESCRIPTION	DATE
1.	FIELD COORDINATION	06/05/23

CONSTRUCTION DOCUMENTS

PROJECT No.: 1721
ISSUE DATE:
REVISIONS:

PLUMBING RISER, DETAIL, AND NOTE
SCALE: As indicated

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AR94011

SHEET No.: **P-2**

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