



JORGE L. ESTEBAN
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M. LEE PEARCE LIVING TRUST
16 LA GORCE DRIVE
MIAMI BEACH, FL. 33141

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DRAWN BY: JLE
DATE DRAWN: 05/07/21
DATE ISSUED: 06/02/21
COMM. NO. MB-43

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Date: 2021.08.15 22:19:21 -0400

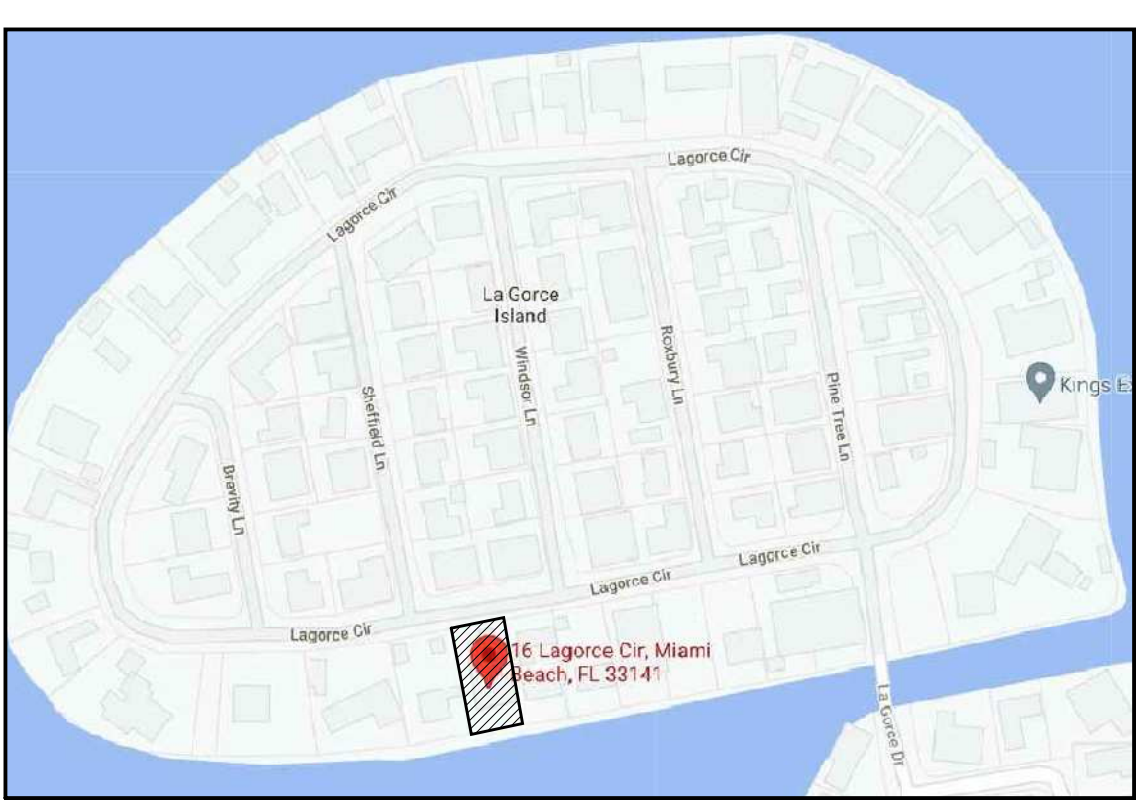
COVER SHEET SHEET NO. A-000

M. LEE PEARCE LIVING TRUST

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VICINITY MAP
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

PROJECT DATA

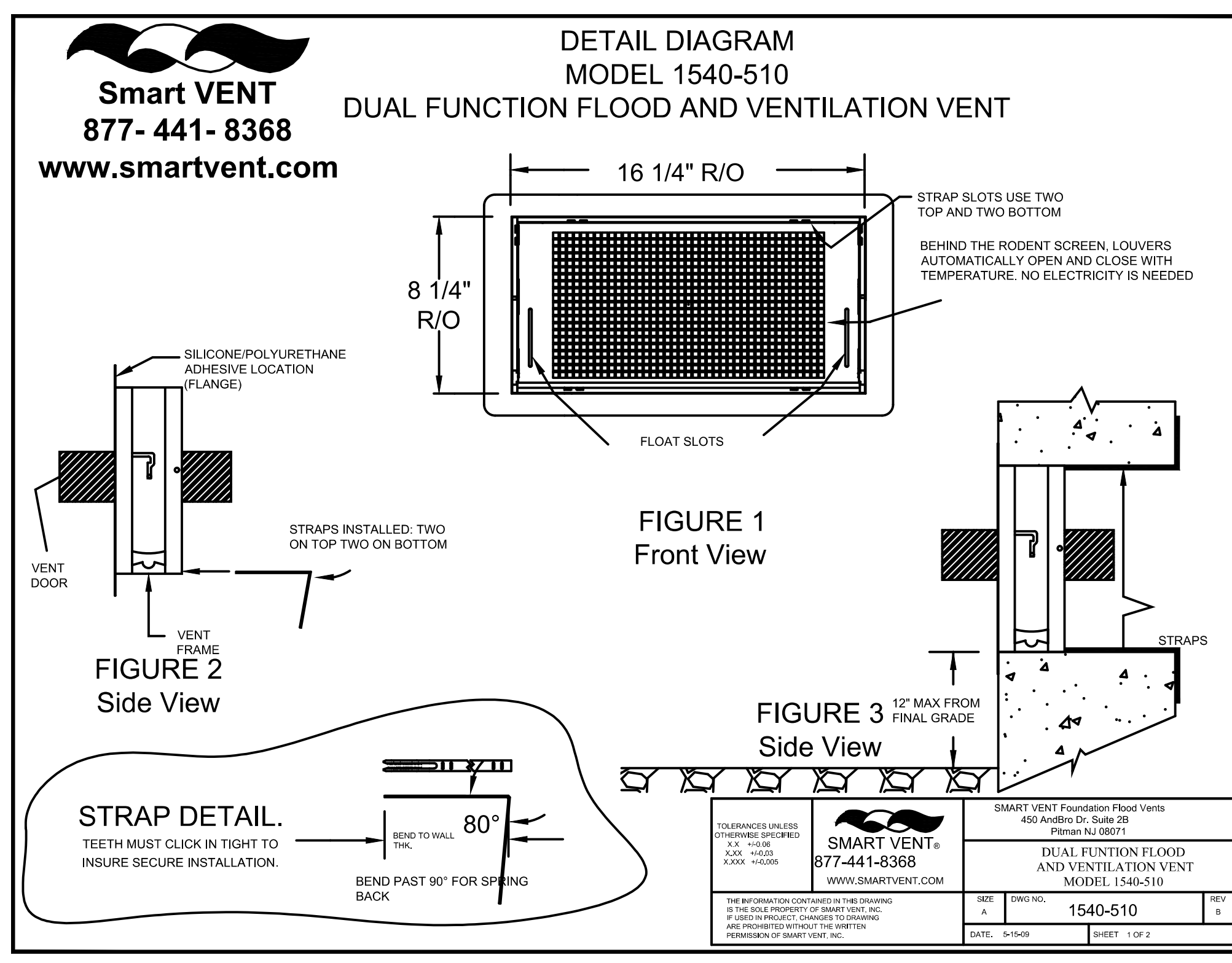
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE REQUIREMENT THAT PROVIDES THE GREATEST DEGREE OF LIFE SAFETY.

- BUILDING: 2020 FLORIDA BUILDING CODE RESIDENTIAL (FBC)
- MECHANICAL: 2020 FLORIDA MECHANICAL CODE (FMC)
- ELECTRICAL: NATIONAL ELECTRICAL CODE 2011 EDITION
- PLUMBING: 2020 FLORIDA PLUMBING CODE (FPC)
- LIFE SAFETY: NFPA 101 LIFE SAFETY CODE 2012 EDITION
- CITY OF MIAMI BEACH CODE OF ORDINANCES

SCOPE OF WORK:

- REMOVE AND REPLACE PORTION OF THE CRAWL SPACE WOOD JOISTS
- ADD NEW CRAWL SPACE VENTILATION
- REPLACE PORTION OF EXISTING DRYWALL THAT IS DAMAGE WITH A THICKNESS TO MATCH EXISTING BUT NOT LESS THAN 1/2" THICK GYPSUM BOARD.
- INTERIOR PARTITIONS, FINISHED FLOOR FOR THE BATHROOM AND STORAGE ARE TO REMAIN AND NOT TO BE DISTURBED
- WORK TO COMPLY WITH CHAPTER 4 REPAIRS AND SECTION 503 LEVEL 1 OCCUPANCY TYPE: F.B.C. RESIDENTIAL GROUP R-3 (F.B.C. SECTION 310.5)
- CRAWL SPACE VENTILATION TO COMPLY TO SECTION 409.2.1 F.B.C. RESIDENTIAL

INDEX	
NUMBER	NAME
A-000	COVER SHEET
A-101	SITE PLAN, FLOOR PLAN, ELEVATIONS AND DETAILS
S-1	STRUCTURAL



Smart VENT 877-441-8368 www.smartvent.com

INSTALLATION INSTRUCTIONS & DETAILS

MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
REV. 5-15-09

INSTALLATION INSTRUCTIONS

- Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
- Prepare a CLEAN 16.25" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the rough opening is no more than 12" above the finished grade.
- Apply a bead of silicone or polyurethane adhesive around the back of the flange on the vent frame. (FIG. 2)
- Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
- Insert the top straps into the top two strap slots about two clicks.
- Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall. Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 3)
- Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps.
- Re-check that frame is square and slots are clear of debris, and caulk.
- Install the door into frame by grasping the bottom of door (with float pins down) and front (small screen in front). Slide door into frame and rotate until it is latched.
- To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.

DETAILED SPECIFICATIONS:

MATERIAL: STAINLESS STEEL
OPERATION FLOOD: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT REMAINS CLOSED AND LOCKED UNTIL ACTIVATED
OPERATION AIR: AUTOMATIC LOUVERS FULLY OPEN AT 75 DEG. FULLY CLOSED AT 35 DEG. NO POWER REQUIRED

INSTALLATION:
SECURED W/ 4 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC RELIEF: 200 Sq. Ft per Vent
VENTILATION: 51 Sq. In. per Vent NOTE: VAPOR BARRIER ALLOWS FOR REDUCED VENTILATION REQUIREMENTS FLOOD: MINIMUM OF 2 VENTS REQUIRED OVER AT LEAST TWO DIFFERENT WALLS
COLORS: STAINLESS (STANDARD)
EXTERIOR POWDER COATED WHITE, WHEAT, GRAY, AND BLACK (AVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TB 1-08, 44CFR 60.3(C)(5), ASCE 24-05
ICC EVALUATION # ESR-2074

SMART VENT Foundation Flood Vents
400 Ardmore Dr., Suite 20
Phoenix AZ 85071
www.smartvent.com
DATE: 5-15-09 SHEET: 1 OF 2



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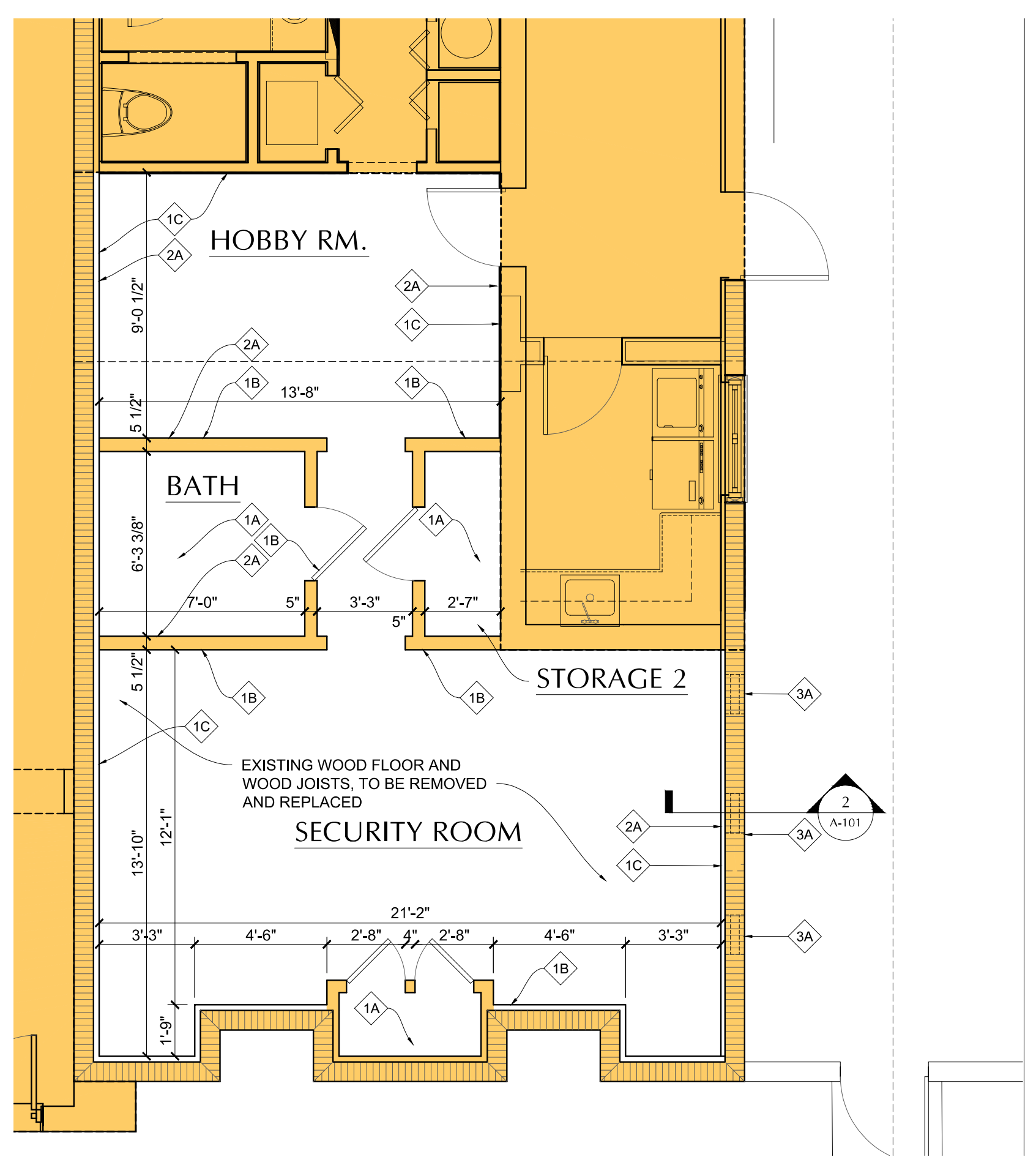
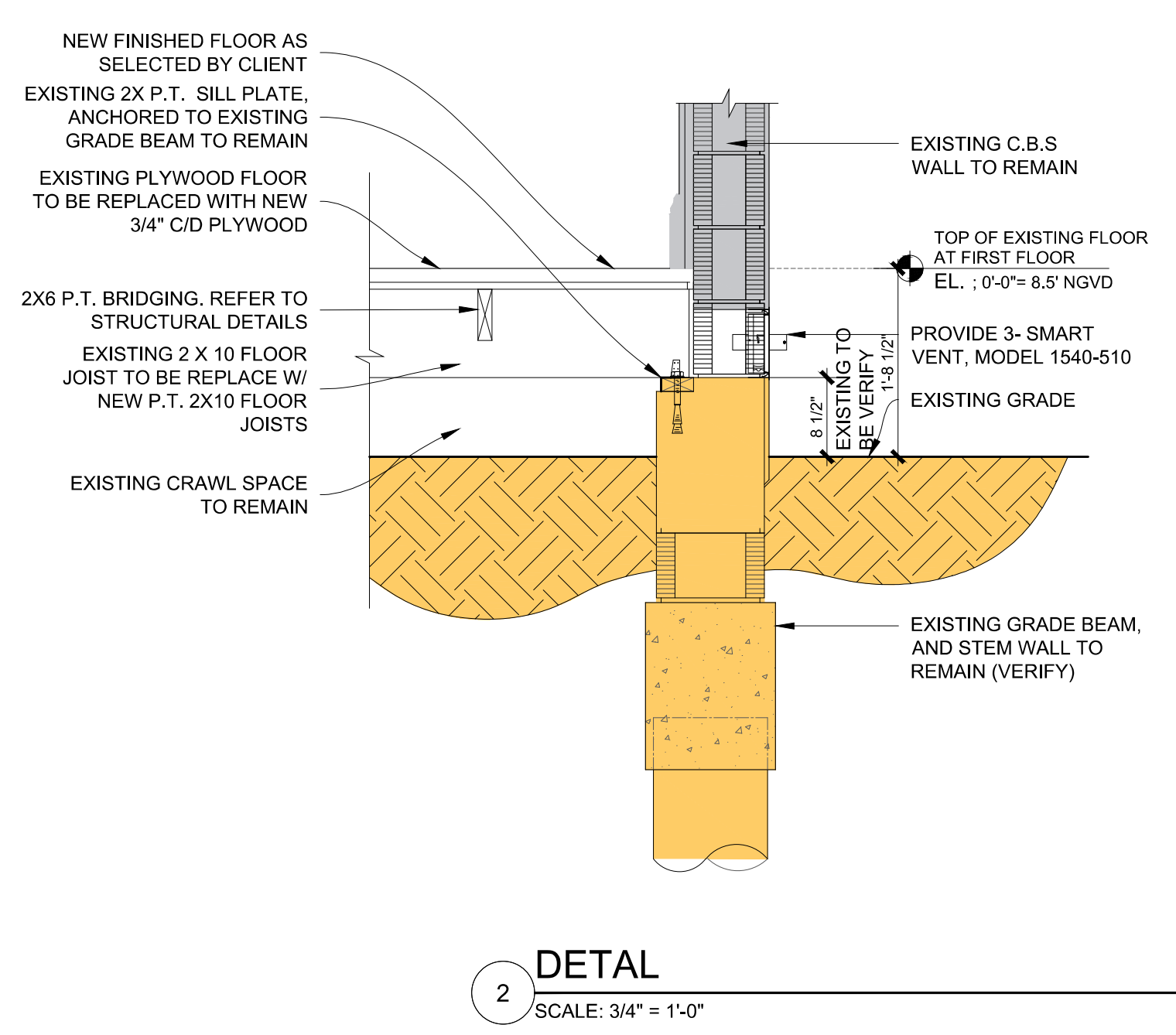
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SHEET NO. A-101





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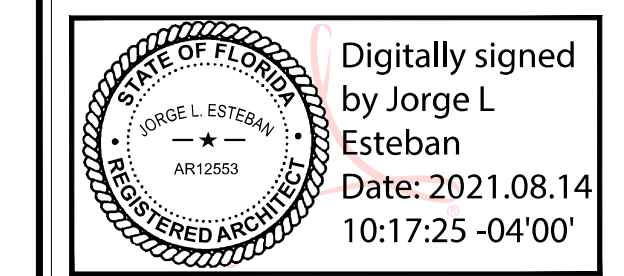
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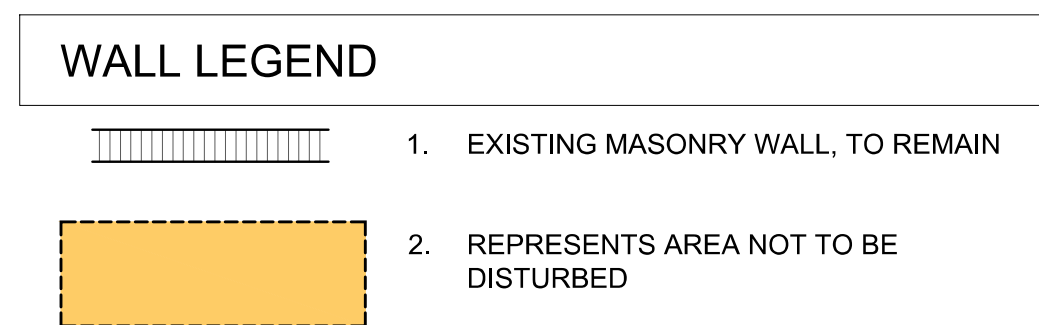
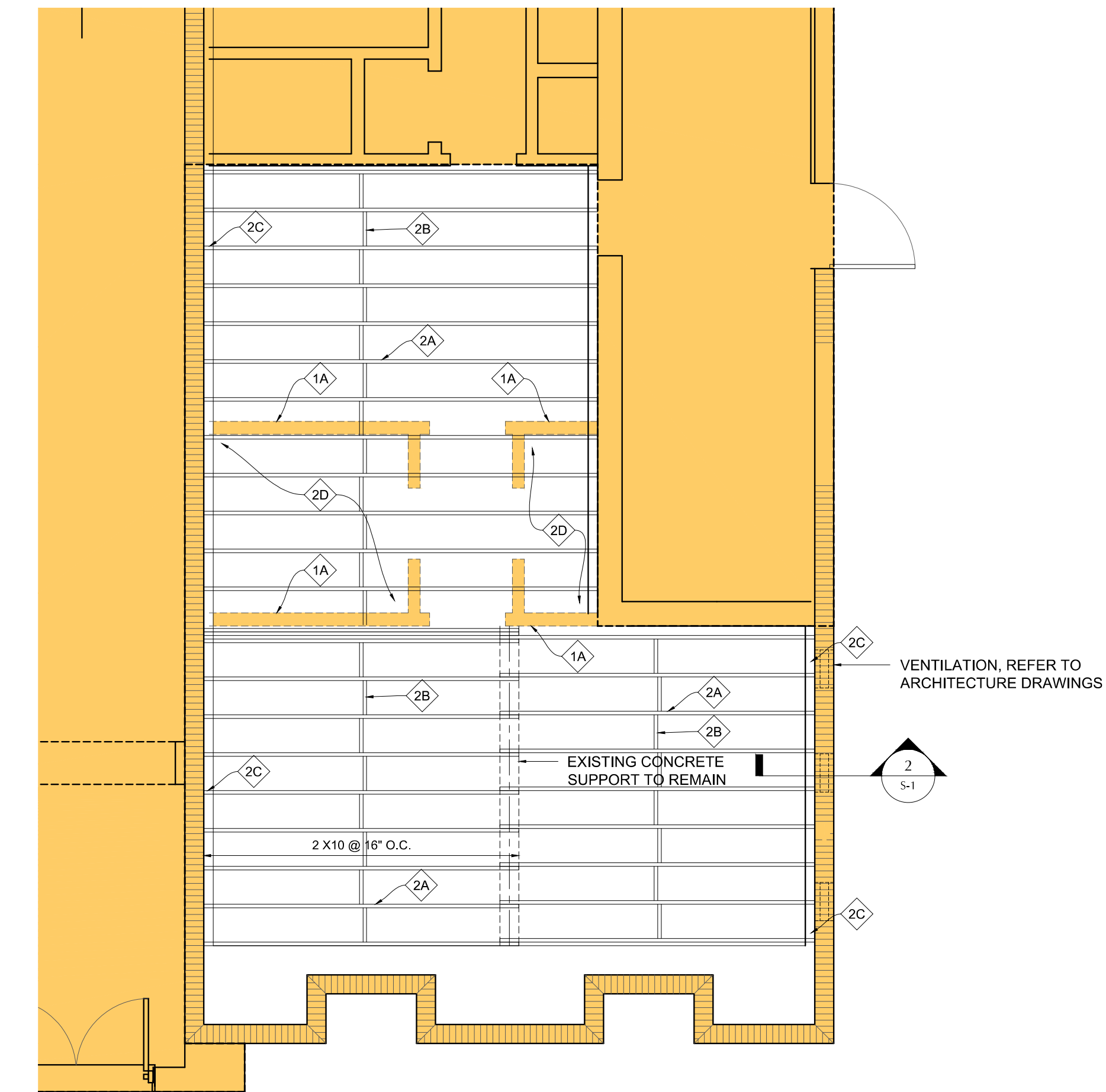
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STRUCTURAL SHEET NO. S-1

GENERAL STRUCTURAL NOTES

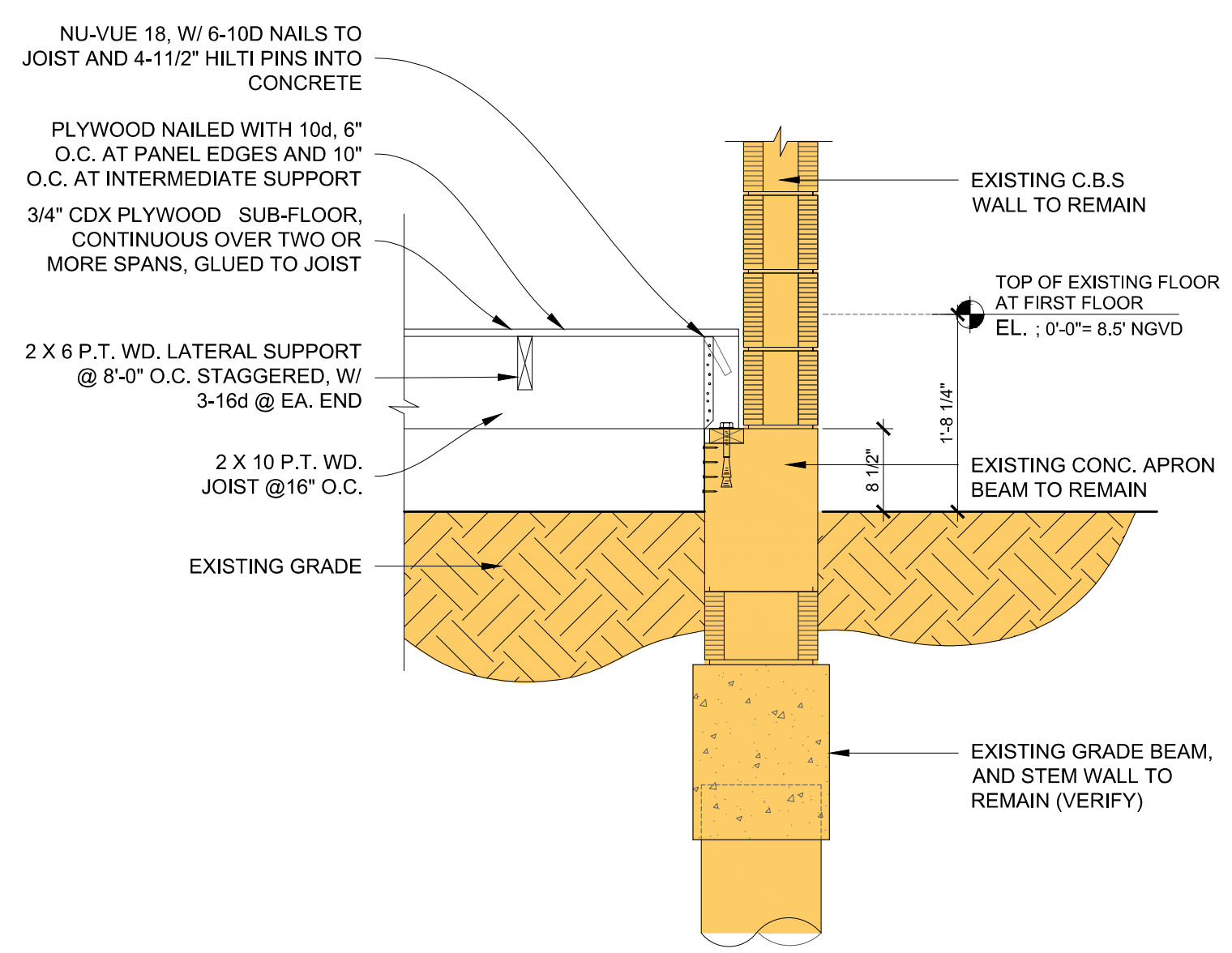
- A. REFERENCES
1. FLORIDA BUILDING CODE 2020, 7TH EDITION
 2. ASCE 7-2010
 3. ACI 318-2014
- B. GENERAL
1. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS ON THE STRUCTURAL DRAWINGS AND VERIFY SAME ON THE ARCHITECTURAL SET. ARCHITECTURAL DETAILS SUCH AS: SLAB DEPRESSIONS, WATERPROOFING, CURBS, MECHANICAL OPENINGS, FASCIA FRAMING AND BRACING SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL SET.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND BRACING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2020
- C. CONCRETE (ALL CONCRETE IS EXISTING, TO REMAIN BUT IF NEW CONCRETE NEEDS TO BE ADDED, SHALL BE AS FOLLOWS BELOW)
1. SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 (2014 EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 BY WEIGHT AND A SLUMP OF 4" UON ON PLAN.
 2. ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED ASTM C-494 TYPE 'D' ADMIXTURE (WATER REDUCING RETARDER), AIR ENTRAINMENT AGENT SHALL CONFORM TO ASTM C-260, ACCEPTABLE AIR ENTRAINING ADMIXTURE: DAREX "AEA" BY W. R. GRACE & CO., OR APPROVED EQUAL.
 3. CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE THE TOP SURFACE COATED WITH "ALKYL-ALKYLOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. WATER-CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40 BY WEIGHT. THIS CONCRETE SHALL HAVE A STRENGTH OF 5000 P.S.I.
 4. TRANSPORTATION, PLACING AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE
 5. ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS, F.B.C. 2020 AND A.C.I. 318 TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS ON CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TEST RESULTS TO ENGINEER'S OFFICE FOR REVIEW.
 6. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW.
 7. CONTRACTOR SHALL CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURERS SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS, SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONCRETE.
 8. UNLESS OTHERWISE NOTED ON PLANS, MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE MAINTAINED IN ACCORDANCE WITH CHAPTER 7, SECTIONS 7.7.1, 7.7.2 & 7.7.3 OF ACI 318 EDITION. SPECIFIC CONCRETE COVERS ARE GIVEN IN THE FOLLOWING:
 - a. GRADE BEAMS: BOTT. = 3" CLEAR, TOP = 2" CLEAR TO TIES SIDE = 2" CLEAR TO TIES
 - b. SLAB ON GRADE: BOTT. = 2" CLEAR WHEN POURED ON 6" MIL VAPOR BARRIER TOP = 1 1/2" CLEAR
 - c. 1ST AND 2ND BOTT. = 3/4" CLEAR
 - d. FLOOR SLAB: TOP = 3/4" CLEAR (INTERIOR, PROTECTED)
 - e. EXTERIOR, BOTT. = 1" CLEAR
 - f. UNPROTECTED TOP = 1 1/2" CLEAR
 - g. COLUMNS & BEAMS: AS SHOWN ON DETAILS
 9. CONC. DESIGN MIX SHALL BE REVIEWED & APPROVED BY ENGINEER OF RECORD PRIOR PLACING ANY DESIGN MIX.
- D. REINFORCING STEEL
1. SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, & CONFORM TO A.S.T.M. A615 GRADE 60.
 2. ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 315.
 3. SUPPORT BARS SHALL BE #5 OR GREATER AND NOT SPACED MORE THAN 4'-0" O.C. SUPPORT BARS AND ENDS OF MAIN REINFORCING SHALL NOT EXTEND MORE THAN 1'-0" PAST OUTERMOST CHAIR OR SUPPORT.
 4. A MINIMUM OF 3 SUPPORT BARS AND 3 INDIVIDUAL HIGH CHAIRS FOR EACH SUPPORT BAR SHALL BE PROVIDED FOR TOP REINFORCING.
 5. ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.
 6. PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 2" MINIMUM CLEARANCE IS MAINTAINED.
- E. STRUCTURAL STEEL
1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES:
 - a. ALL WF, ANGLE BASE PLATES, CONN. PLATES (UON) -- ASTM A36 (FY=36 KSI)
 - b. STRUCTURAL TUBE -----ASTM A500, GRADE B (FY=48 KSI)
 - c. STEEL PIPE-----ASTM A53, GRADE B (FY=36 KSI)
 - d. ANCHOR BOLTS (U.O.N.)-----ASTM A307
 2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, CORROSION PROTECTED & ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, LATEST EDITION, EXCEPT AS MODIFIED IN THESE NOTES. PROVIDE IN SHOP ONE COAT OF RUST INHIBITING PAINT FOR ALL EXPOSED STRUCTURAL STEEL.
 3. ALL EXTERIOR COLUMNS, BASE & CAP PLATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
 4. ALL ANCHOR BOLTS, HEADED STUDS SHALL BE HOT DIPPED GALVANIZED EXCEPT THAT EXPANSION BOLTS FOR REAR EXTERIOR COLUMNS SHALL BE TYPE 304 STAINLESS STEEL AS MANUFACTURED BY RAMSTEADHEAD.
 5. CONNECTIONS SHALL BE BOLTED/WELDED AS SHOWN ON PLANS. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF CONNECTIONS NOT SHOWN ON THE DRAWINGS. GENERALLY, CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED.
 6. UNLESS OTHERWISE NOTED OR SHOWN ON PLANS, CONNECTIONS AT BEAM/COLUMN AND BEAM/WALL SHALL BE DESIGNED FOR TWO-THIRDS OF THE ALLOWABLE LOAD ON THE MEMBER, AS DEFINED IN THE AISC TABLE FOR ALLOWABLE LOADS ON BEAMS.
 7. GROUT FOR COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT SUCH AS MASTER FLOW 713, AS MANUFACTURED BY MASTER BUILDERS OR APPROVED EQUAL (5000 PSI MINIMUM)
 8. ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. TOUCH-UP IN FIELD AT WELDS AS REQUIRED.

- F. WELDING ALL WELDING TO BE DONE BY CERTIFIED WELDERS. WELDING SHALL BE MADE WITH E70XX MASONRY
1. CONCRETE MASONRY UNITS SHALL COMPLY WITH THE PROVISIONS OF THE STANDARD SPECIFICATION FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY, NCMA TR-75B AND ACI 530.1.
 2. HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C-90, TYPE-1, "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS"
 3. MORTAR SHALL CONFORM TO ASTM-C270, TYPE 'M' WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSL
 4. HORIZONTAL JOINT REINFORCING SHALL BE STANDARD NO. 9 LADDER TYPE FOR 8" THICK MASONRY UNITS, AS MANUFACTURED BY "DUR-O-WAL", HOT DIPPED GALVANIZED, OR ENGINEER APPROVED EQUAL PLACED AT EVERY 2ND BLOCK COURSE (16" VERTICALLY) FOR ALL INTERIOR AND EXTERIOR WALLS. THE JOINT REINFORCING SHALL EXTEND 8" INTO ADJACENT COLUMNS.
 5. WHEN COLUMNS ARE CONSTRUCTED FIRST, BLOCK AND COLUMN SHALL BE TIED THRU 20 GAUGE GALVANIZED CORRUGATED DOVETAIL SLOTS AND 1" X 5" X 16 GA. GALVANIZED CORRUGATED DOVETAIL ANCHORS AT THE SAME LOCATION AND SPACING AS THE HORIZONTAL JOINT REINFORCING LED IN
 6. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, TWO CELLS AT THE SETTING LOCATION SHALL BE FILLED WITH CONCRETE.
 7. MAXIMUM POUR LIFT FOR MASONRY UNITS AND GROUT POUR HEIGHT SHALL BE 4'-0".
 8. SLUMP 9" ± 1" FOR GROUT
 9. REFER TO ADDITIONAL REINFORCING NOTES ON FLOOR PLANS.
 10. COMPRESSIVE STRENGTH OF UNIT MASONRY SHALL BE MIN. OF 1900 PSI RESULTING IN FM = 1500 PSI
 11. COMPRESSIVE STRENGTH OF GROUT SHALL BE 3,000 PSI @ 28 DAYS
- H. NO/SPECIALTY ENGINEER
1. ALL PRE-ENGINEERED, PRE-MANUFACTURED ITEMS REQUIRE MIAMI-DADE NOTICE OF APPROVAL (NOA). CERTAIN ENGINEERED ITEMS REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS TO BE PROVIDED BY THE CONTRACTOR/SPECIALTY ENGINEER(S) REGISTERED TO PRACTICE IN THE STATE OF FLORIDA. THE SPECIALTY ENGINEER'S SERVICE MAY ALSO BE REQUIRED WHEN REQUESTED BY THE ENGINEER OF RECORD (EOR). THESE ITEMS INCLUDE, BUT NOT LIMITED TO:
 2. FOR ITEMS THAT REQUIRE ANALYSIS, DESIGNS, DRAWINGS & DETAILS BY THE SPECIALTY ENGINEER, THE CONTRACTOR SHALL PROVIDE ALL SUCH SERVICES THRU HIS SPECIALTY ENGINEER(S) AT NO ADDITIONAL COST TO THE OWNER OR TO THE ARCHITECT/ENGINEER. ALL SUCH CALCULATIONS AND DRAWINGS SHALL BE DULY SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER(S).
 2. SHOP DRAWINGS PRIOR TO FABRICATION, SUBMIT TO THE STRUCTURAL ENGINEER FOR REVIEW, FOUR SETS OF SHOP DRAWINGS FOR ALL REINFORCING & STRUCTURAL STEEL (CERTIFIED MILL TESTS ARE ALSO REQUIRED PRIOR TO ERECTION). FOR COMPONENTS OUTLINED IN NOTES 'J', SUBMIT FOUR SETS OF SHOP DRAWINGS & DESIGN CALCULATIONS SIGNED & SEALED BY FABRICATORS SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA.
- L. SHORING
1. FORMS AND SHORING FOR CONCRETE SLABS AND BEAMS SHALL BE DESIGNED TO WITHSTAND THE DEAD LOAD OF CONCRETE AND THE ANTICIPATED CONSTRUCTION LOADS.
 2. WHEN CASTING A SLAB, THERE SHALL BE SHORING BELOW IT CONTINUOUS TO THE GROUND.
 3. IN NO CASE SHALL SLAB AND BOTTOM BEAM FORMS BE STRIPPED EARLIER THAN 21 DAYS AFTER PLACEMENT AND UNTIL THE COMPRESSIVE STRENGTH OF 3,200 P.S.I. (FOR 4,000 P.S.I.) AND 4,000 P.S.I. (FOR 5,000 P.S.I.) HAS BEEN ATTAINED.
 4. THE SYSTEM OF SHORING SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR'S SPECIALTY ENGINEER PRIOR TO INSPECTION OF BY THE THRESHOLD/SPECIAL INSPECTOR.
 5. DESIGN AND CONSTRUCTION OF FORMWORK AND SHORING SHALL COMPLY WITH THE A.C.I. 318 BUILDING CODE (LATEST EDITION) AND BE ENTIRELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 6. SHORING DRAWINGS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND SHALL BE DESIGNED, SIGNED AND SEALED BY THE CONTRACTOR'S SPECIALTY ENGINEER REGISTERED TO PRACTICE IN THE STATE OF FLORIDA.
- M. CORROSION PROTECTION
1. FOR ALL CONCRETE, BALCONIES & EXPOSED CONCRETE PROVIDE WATER BASE SEALER EQUAL TO ENVIROSEAL 40 BY HYDROZO.



1 PARTIAL FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- PLAN KEY NOTES
1. INTERIOR PARTITION
 - A. INTERIOR PARTITION, NOT TO BE DISTURBED. REFER TO ARCHITECTURAL DRAWINGS.
 2. WOOD JOISTS AND FLOOR
 - A. ALL NEW JOISTS SHALL BE PRESSURE TREATED, SOUTHERN PINE #1.
 - B. BRIDGING SHALL BE 2 X 6 P.T., STAGGERED AND NAILED TO TO JOISTS. SEE DETAIL
 - C. EXISTING CONCRETE GRADE BELOW, NOT TO BE DISTURBED
 - D. EXISTING FLOOR SHEATHING, NOT TO BE DISTURBED. CONTRACTOR SHALL PROVIDE SHORING PRIOR TO REMOVAL OF EXISTING WOOD JOISTS
 - E. ALL NEW PLYWOOD SHEATHING SHALL BE 3/4" THICK, CDX TYPE, GLUED AND NAILED TO JOIST. SEE DETAIL



2 DETAIL
SCALE: 3/4" = 1'-0"