

# **CITY OF OPA-LOCKA**

*The City of Bright Opportunities*



## **HISTORIC ENVIRONMENTAL PRESERVATION BOARD Agenda**

**Monday, July 31, 2023  
7:00 PM**

*Commission Chamber  
780 Fisherman Street, 3rd Floor  
Opa-locka, FL 33054*

### **Opa-locka Historic Environmental Preservation Board**

**Mykeshia A. Fenn, Chairwoman**

**Zamarr Brown, Board Member**

**Romer Ferguson, Board Member**

**Frances Dolly MacIntyre, Board Member**

**Nikitta Nixon, Board Member**

*William Robert Smith III, Board Member*

**George Suarez, Board Member**

**Alexander Van Mecl, Board Member**

**Nikisha Williams, Board Member**

## **PROCEDURES FOR PUBLIC PARTICIPATION**

### **FLORIDA STATUTES, CHAPTER 285.0105**

“If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

### **PROCEDURES FOR PUBLIC PARTICIPATION**

**How to watch the meeting:** Members of the public can watch public meetings and public hearings at <https://www.youtube.com/user/CityofOpaLocka>

Historic Environmental Preservation Board Meetings are held in-person while allowing virtual participation. Members of the public wishing to address the Commission may do so in person or virtually.

**To participate virtually**, please register by the meeting start time on the scheduled meeting date via the City of Opa-locka website at [www.opalockafl.gov](http://www.opalockafl.gov).

**Kinshannta Hall  
Historic Environmental Preservation Clerk**

**CITY OF OPA-LOCKA**  
*“The City of Bright Opportunities”*

---

**AGENDA**  
**HISTORIC ENVIRONMENTAL PRESERVATION BOARD**  
**July 31, 2023**  
**7:00 PM**

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **MOMENT OF SILENCE:**
4. **PLEDGE OF ALLEGIANCE:**
5. **ADD-ON ITEM(S)**
6. **APPROVAL OF MINUTES:**
7. **PUBLIC COMMENTS:**  
Agenda Items Only
8. **RESOLUTIONS:**
  1. **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE COMPLETE INTERIOR RENOVATION OF THE EXISTING STRUCTURE AT 1011 SHARAR AVENUE TO STRIP EXTERIOR WALLS OF CONCRETE MASONRY UNIT; RECONFIGURE AND REPLACE KITCHEN AND ALL BATHROOM PLUMBING FIXTURES; REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS WITH IMPACT WINDOWS AND DOORS, PER CODE; REMOVE AND REPLACE EXISTING FLOOR JOISTS, AS NEEDED; REPAIR CEILING RAFTERS, AS NEEDED; REPAIR AND REPAINT EXTERIOR STUCCO, AS NEEDED; RAISE WEST ELEVATION WINDOWS TO THEIR ORIGINAL HEIGHT OF 3 FEET ABOVE FINISHED FLOOR, ON THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**
9. **BOARD COMMENTS:**
10. **ADJOURNMENT:**

**All interested persons are invited to attend this meeting. For additional information, please contact the Opa-locka Historic Environmental Preservation Board @ 305.953.2868 ext. 1504**

**In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in the proceeding should contact the Office of the City Clerk at 305.953.2800 for assistance no later than seventy-two (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at 1.800.955.8771 (TTY), 1.800.955.8770 (Voice), 1.877.955.8773 (Spanish) or 1.877.955.8707 (Creole).**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING THE RECOMMENDATION OF THE HISTORIC ENVIRONMENTAL PRESERVATION BOARD TO ISSUE A SPECIAL CERTIFICATE OF APPROPRIATENESS FOR THE COMPLETE INTERIOR RENOVATION OF THE EXISTING STRUCTURE AT 1011 SHARAR AVENUE TO STRIP EXTERIOR WALLS OF CONCRETE MASONRY UNIT; RECONFIGURE AND REPLACE KITCHEN AND ALL BATHROOM PLUMBING FIXTURES; REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS WITH IMPACT WINDOWS AND DOORS, PER CODE; REMOVE AND REPLACE EXISTING FLOOR JOISTS, AS NEEDED; REPAIR CEILING RAFTERS, AS NEEDED; REPAIR AND REPAINT EXTERIOR STUCCO, AS NEEDED; RAISE WEST ELEVATION WINDOWS TO THEIR ORIGINAL HEIGHT OF 3 FEET ABOVE FINISHED FLOOR, ON THIS REGISTERED HISTORIC PROPERTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Opa-locka, Florida, has established a Historic Preservation Ordinance, and established the Historic Environmental Tree Preservation Board by Ordinance 16-13 in order to preserve and protect the City's historic and cultural heritage and to foster civic pride; and

**WHEREAS**, the Historic Environmental Preservation Board also established to protect the green environment especially, the preservation of trees in the City in order to support Arbor Day principles; and

**WHEREAS**, the City is required to have a fully functional process as required by Miami-Dade County in order to maintain our separate, independent Historic Preservation Ordinance, the City has adopted Ordinance 2022-02 to establish minimum

standards for municipal historic preservation programs as set forth in the Miami-Dade County Historic Preservation Ordinance Section 16A-3.1; and

**WHEREAS**, the Historic Preservation Ordinance permits issuance of a Special Certificate of Appropriateness for a building permit to allow for the following improvements, the complete interior renovation of the existing structure and strip exterior walls to CMU, the kitchen and all bathroom plumbing fixtures to be reconfigured and replaced; all exterior windows and doors to be removed and replaced with impact windows and doors to code; remove and replace existing floor joists as needed; repair ceiling rafters as needed; repair exterior stucco as needed and repaint; raise west elevation windows to their original height of 3' above finished floor on the structure at 1011 Sharar Avenue after an approval recommendation by the Historic Environmental Preservation Board, and review and approval by the City Commission in accordance with Ordinance 2022-02.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AS FOLLOWS:**

**Section 1.** The recitals to the preamble herein are incorporated by reference.

**Section 2.** The City Commission Hereby accepts the recommendation of the Historic Environmental Preservation Board to issue a Special Certificate of Appropriateness for the structure at 1011 Sharar Avenue to allow for the following improvements, the complete interior renovation of the existing structure and strip exterior walls to CMU, the kitchen and all bathroom plumbing fixtures to be reconfigured and replaced; all exterior windows and doors to be removed and replaced with impact windows and doors to code; remove and replace existing floor joists as needed; repair ceiling rafters as needed; repair exterior stucco as needed and repaint;

raise west elevation windows to their original height of 3' above finished floor on the structure at 1011 Sharar Avenue on this registered historic property.

**Section 3.** If any clause, section, or other part or application of this Resolution is held by any court of competent jurisdiction to be unconditional or invalid, in part or in application, it shall not affect the validity of the remaining portions or application of this Resolution.

**Section 4.** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
John Taylor, Mayor

**ATTEST:**

\_\_\_\_\_  
Joanna Flores, City Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

\_\_\_\_\_  
Burnadette Norris-Weeks, P.A.  
City Attorney

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

VOTE:

Commissioner Williams (Yes) \_\_\_\_\_ (No) \_\_\_\_\_

Commissioner Kelley (Yes) \_\_\_\_\_ (No) \_\_\_\_\_

Commissioner Bass (Yes) \_\_\_\_\_ (No) \_\_\_\_\_

Vice-Mayor Ervin (Yes) \_\_\_\_\_ (No) \_\_\_\_\_

Mayor Taylor (Yes) \_\_\_\_\_ (No) \_\_\_\_\_

## City of Opa-locka Historic and Environmental Preservation – Certificate of Appropriateness

### Sec. XX. - Certificates of appropriateness.

The procedure for application for a certificate of appropriateness by an owner or lessee of a designated individual site or property in a district shall conform to the **City of Opa-locka Historic Preservation Ordinance (91-1 and 91-2)**, and the **Miami Dade County Historical Preservation Ordinance (81-13)** section II and the following guidelines.

(A) An owner or lessee of a property shall file a complete application for either a regular or special certificate of appropriateness with the Historical and Environmental Preservation Board by presenting it to the clerk of the board, who will note the date and time received on the face of the document and present it directly to the board for consideration at their first meeting following the date of receipt of the application. Applications for both regular and special certificates of appropriateness must be presented as noted above.

(B) All applications for a certificate of appropriateness will be considered complete when the information requested on the application form has been provided, all required supplementary material is provided and the application has been signed by the applicant.

(C) Once the completed application for a certificate of appropriateness has been filed, staff will determine, according to subsection (D) below, if the application will be considered either a regular or special certificate of appropriateness.

(D) Applications for a certificate of appropriateness shall be considered applications for a regular certificate of appropriateness for all proposed alterations to individual sites and properties in a district that are classified on the application as maintenance or repair and all projects classified as minor restorations or rehabilitations. Note that minor restorations or rehabilitations constitute changes of color and specific landscape or architectural features that will change the exterior appearance of the designated property, but will not involve a change of the entire character or feeling of the property. All considerations for regular certificates of appropriateness shall comply with Section II, Part IV of the Miami Dade Historic Preservation Ordinance.

(E) Any application for a certificate of appropriateness that is not considered a regular certificate of appropriateness shall be considered to be a special certificate of appropriateness and comply with Section II of the Metro Historic Preservation Ordinance.

### Sec. XX. - Application for a certificate of appropriateness.

(A) *Data.*

- (1) Name of the property.
- (2) Address and location (lot, block, township and range).
- (3) Owner of property.
- (4) Name of applicant and relationship to owner.
- (5) Date of designation and type of designation (district, individual site).
- (6) Present use and condition.

## City of Opa-locka Historic and Environmental Preservation – Certificate of Appropriateness

(7) Legal description.

(B) *Application.*

(1) Type of certificate.

(a) Regular.

(b) Special.

(2) Classification.

(a) Maintenance or repair.

(b) Restoration.

(c) Rehabilitation.

(d) Excavation.

(e) Demolition.

(f) New construction.

(g) Relocation.

(3) Description of proposed project. Explain what changes and how they will be accomplished.

(a) Environment features.

1. Environment.

2. Building site.

(b) Buildings or structures.

1. Structural system.

2. Roofs and roofing.

3. Windows and doors.

4. Masonry.

5. Wood.

6. Architectural metals.

7. Porches, porte cocheres, and steps.

8. Paints and finishes.

(4) Impact of change. If the use of the property will change as a result of the proposed work, the impact, if any, of this change shall be explained.

(C) *Supplementary material.*

## City of Opa-locka Historic and Environmental Preservation – Certificate of Appropriateness

(1) For all applications for a certificate of appropriateness the applicant shall include one or two recent photographs (3" × 5") of the designated property as seen from a public right-of-way or a photograph that clearly depicts the designated property. Any additional photographs may be supplied by the applicant provided these photos are relevant to the application.

(2) For all applications for a regular certificate of appropriateness, samples of materials proposed in the application may be required of the owner as supplementary information before the application can be considered complete.

(3) For all applications for a certificate of appropriateness classified as a restoration, the applicant shall supply elevations of the designated property with the proposed changes. If the project involves the alteration of the landscape features, a site plan and landscape plan of the property shall be included as supplementary material. Furthermore, the applicant shall submit a brief (not more than 300 words) statement, with bibliography, justifying the proposed changes to the property as a bona fide restoration. The applicant is also encouraged to submit any additional information, samples of material, photographs, or reports that may support his case.

(4) For all applications for a certificate of appropriateness classified as rehabilitation, the applicant shall supply elevations of the designated property with the proposed changes. If the project involves the alteration of landscape features, a site plan and landscape plan of the property should be included as supplementary material. The applicant is also encouraged to submit any additional information, samples of material, photographs, or reports that may support his case.

(5) For all applications for a certificate of appropriateness classified as demolition, the applicant shall include a report (not more than 300 words) explaining why the designated property should be demolished as supplementary material. If the applicant is seeking demolition of the designated property for reasons of economic hardship, the applicant shall include as supplementary material all pertinent data pertaining to the cost of preservation, demolition, and new construction. The owner is encouraged to include any reports, economic analysis, structural surveys, plans, or photographs that may support his case.

(6) For all certificates of appropriateness classified as new construction in a district the applicant shall supply a site plan, elevations, floor plan, and landscape plan as supplementary material.

(7) For all applications for a certificate of appropriateness classified as relocation, the applicant shall include a report (not more than 300 words) justifying the relocation of the building. This report shall clearly indicate that efforts have been made to preserve the building in situ and that other alternative means of preservation would not be feasible. The report shall also include justification for the proposed relocation site, as well as photographs and a site plan.

(D) *Accuracy.* Signature and statement attesting to the truthfulness and accuracy of the information supplied by the applicant.

### **Sec. XX. - Standards for evaluating certificates of appropriateness.**

(A) Certificates of appropriateness shall be classified according to the following categories.

## City of Opa-locka Historic and Environmental Preservation – Certificate of Appropriateness

(1) *Maintenance or repair.* The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair of the property.

(2) *Restoration.* The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(3) *Rehabilitation.* The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

(4) *Excavation.* The process of performing an archeological dig to recover artifacts, historical material, or other archeological features.

(5) *Demolition.* The process of destroying or tearing down a building or structure or the process of removing or destroying an archeological site.

(6) *New construction.* The process of constructing a building or structure that has never before existed at that location.

(7) *Relocation.* The process of moving a building or structure from its current foundation or location to another site.

(B)

The following are the recommended objectives for all preservation projects in Miami Dade County.

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure or site and its environment or to use a property for its originally intended purpose.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes which may have taken place in the course of time and evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples or skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material

## City of Opa-locka Historic and Environmental Preservation – Certificate of Appropriateness

being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

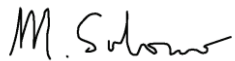
(8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

# PRIZM

City of Opa-Locka  
Historic and Environmental Board  
780 Fisherman Street  
Opa-locka, FL 33054

This document grants permission on behalf of Prizm Projects, Inc. to Mikhaile Solomon, its Executive Director, to conduct the proposed project on the owner's property at 1011 Sharar Ave. Opa-Locka, FL 33054. The owner, Prizm Projects, is in concurrence with this the application for Certificate of Appropriateness through the City of Opa-Locka.

With Kind Regards,



Mikhaile Solomon  
Executive Director  
Prizm Projects  
[mikhaile@prizmprojects.org](mailto:mikhaile@prizmprojects.org)  
954.372.6241

# PRIZM

## SOLOMON RESIDENCE

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

- (1) Cravero House
- (2) 1011 Sharar Ave. Opa-Locka, FL 33054  
Township: 52W Range: 41W Section: 21  
Block 38, Lot 19
- (3) Prizm Projects, Inc. | Mikhaile Solomon
- (4) Mikhaile Solomon  
Executive Director of Prizm Projects
- (5) Date of designation: August, 17, 1987  
National Register of Historic Places.
- (6) The Cravero House is currently unoccupied and in need of restoration. The application is classified as a (b) restoration. The scope of work is outlined in the images and brief summaries below.



### INTERIOR RE-MODELING



Mold Mitigation



Existing feature Arabesque Windows to be outfitted with Custom Windows to the shape of fenestration opening.



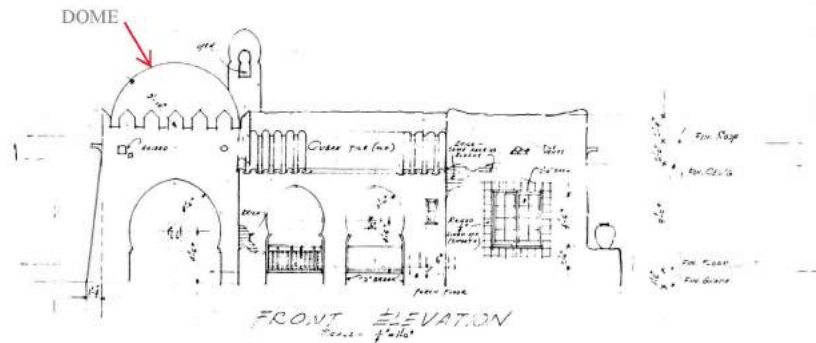
Replacing Damaged floor joists and roof rafters affected by termites

### STRUCTURE



There are areas of the structure that have sustained differential settlement which is causing severe cracking in the house's masonry wall.

The current roof structure is composed of Dade Pine, the original decking that was installed when the house was built in 1926. The roof structure is currently hidden by a drywall drop ceiling. Our intent is to demolish the existing drywall drop ceiling to expose the building's ceiling structure.



The original House has a dome above the Port Cochere. Our intent is to reinstall the Dome that was removed. Our intent is to also install a Wood Carved Moroccan Ceiling in the Port Cochere beneath the proposed Dome.

### LANDSCAPE



1.



2.

1. The demolished Driveway will be replaced by a cast-in-place concrete driveway stamped with Moroccan pattern relief as seen in the uploaded materials

2. The demolished promenade beginning from the rear of the Port Cochere to the backyard will be replaced by a Moroccan Tiled Promenade set in cast concrete.

JUL -6 1987

# NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

## 1 NAME

HISTORIC

Cravero House

AND/OR COMMON

Lewis House

## 2 LOCATION

STREET & NUMBER

1011 Sharar Avenue

CITY, TOWN

Opa-Locka

\_\_\_ VICINITY OF

STATE

Florida

COUNTY

Dade

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

## 4 OWNER OF PROPERTY

NAME

Elroy S. Lewis

STREET & NUMBER

1011 Sharar Avenue

CITY, TOWN

Opa Locka

\_\_\_ VICINITY OF

STATE

Florida

ZIP CODE

33054

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

73 West Flagler Street

CITY, TOWN

Miami

STATE

Florida

ZIP CODE

33131

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Dade County Historic Survey

DATE

1981

\_\_\_ FEDERAL \_\_\_ STATE  COUNTY \_\_\_ LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Division of Historical Resources

CITY, TOWN

Tallahassee

STATE

Florida

NRHP - STATE HISTORIC PRESERVATION OFFICER - DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT  
FLORIDA DEPARTMENT OF STATE - THE CAPITOL - TALLAHASSEE, FLORIDA, 32301 (904) 487-333

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED. DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

### CRAVERO HOUSE (OLTR #15)

#### ORIGINAL PHYSICAL APPEARANCE

The front elevation of the Cravero House was divided into three bays, consisting of a porte cochere, an entrance, and a double window lending a view from one of the main rooms. The entrance featured double horseshoe arches with wooden railings. The outer jambs of the arches were ornamented by a distressed brick pattern on the carport side and a small window on the outer wall of the opposite arch. The arches were visually set apart from the rest of the facade by an overhang of antique Cuban tiles. The porte cochere was bounded on its three free sides by larger arches which repeated the shape of those found at the entrance. A stucco panel formed the car stall of the side of the porte cochere. The dome surmounting the porte cochere was surrounded by a crenelated parapet of pointed dentils. The opposite end of the house featured a pair of casement windows surrounded by a raised brickwork pattern. Its wall was decorated by a distressed brick pattern, as well as tile vents placed over the windows at the roof line. Contrasting with the crenelated parapet of the porte cochere, the remaining roof line of the facade employed a raised flat parapet over the entrance and a waving line over the west room of the facade, which bowed up slightly at the corners. The west wall of the facade terminated in a straight line that curved to meet a square plinth for a vase, while the wall line of the east end of the facade was formed by a slanted buttress springing from the ground and terminating at the crenelated screen. A chimney cap ornamented with a keyhole-shaped opening completed the profile of the superstructure. At the side of the house, the pointed crenelations over the porte cochere were repeated over the middle of the wall, and the raised brickwork frame of the casement windows on the front of the building was repeated behind the plinth and vase.

#### PRESENT PHYSICAL APPEARANCE

Modern changes to the building include replacement of the arches and tiled roof at the entrance, painting over the distressed brick patterns, and removal of the dome.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES      1926                                      BUILDER/ARCHITECT      Unknown/B. E. Muller

## SIGNIFICANCE

The Cravero House at 1011 Sharar Avenue was designed by Bernhardt E. Muller in September, 1926, for George Cravero. No information is available on the Cravero family. The building was sold in March, 1927, to Harold W. and Hilda Schiorring. Mr. Schiorring was general manager of the Opa-locka Lumber and Hardware that year. In 1928, he became a town councilman and secretary-treasurer of the Opa-locka Growers' Association, an organization founded by Glenn Curtis to encourage the development of gardening and farming in Opa-locka. The Schiorrings owned the house until April, 1933.

**9 BIBLIOGRAPHICAL REFERENCES**

See Bibliographical Continuation Sheet

**10 GEOGRAPHICAL DATA**

Site Size (Approx. Acreage of Property):

.15 acre

UTM Coordinates:

17 | 57,49,8,0 | 2,86,55,2,0  
ZONE EASTING NORTHING

Township	Range	Section
52 W	41 W	21

LOCATION SKETCH OR MAP N

VERBAL BOUNDARY DESCRIPTION

Block 38, Lot 19

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
N/A			

**11 FORM PREPARED BY**

NAME / TITLE

Michael Maxwell, AICP

ORGANIZATION

Michael Maxwell Associates

DATE

February, 1987

STREET & NUMBER

Post Office Box 140906

TELEPHONE

(305) 446-2206

CITY OR TOWN

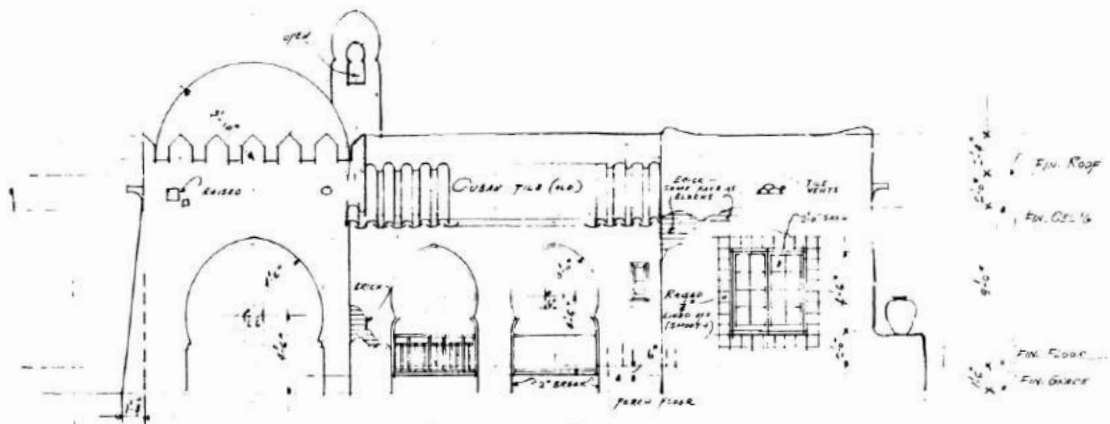
Coral Gables

STATE

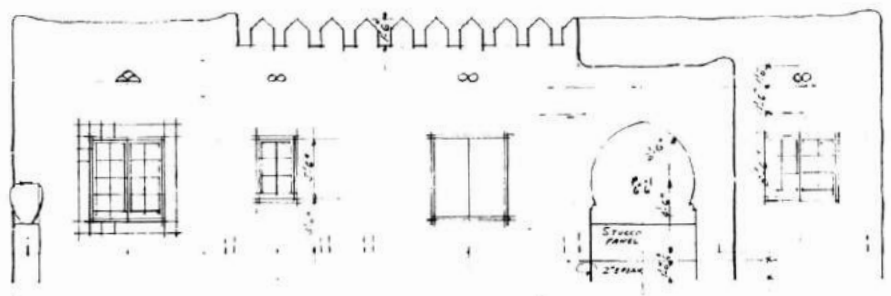
Florida

ZIP CODE

33146



FRONT ELEVATION  
Scale - 1/4" = 1'-0"



SIDE ELEVATION

RESIDENCE			
MR. GEO. CAVECO	LOT 19	Block 38	
SPAN LOMA P.A.			
S.E. MULLER ARCHTCT	187	187	187
BY C.A.V.	187	187	2

1. Plans for Residence for Mr. George Cravero
2. 1011 Sharar Avenue, Opa-locka, Fl (Dade County)
3. B.E. Muller
4. 1926
5. B.E. Muller Collection, Richter Library, Univ. of Miami, Miami, Fl
6. Front and side elevations
7. Photo no. | of 2

1011 SHARAR AVENUE  
OPA-LOCKA, FL  
1926

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Multiple Resource Area  
Thematic Group

Name Opa-Locka TR (Cover II)  
State Dade County, FLORIDA

Nomination/Type of Review

		Date/Signature
Cover	<del>Substantive Review</del>	<u>A. Schlager 8/17/87</u> Keeper _____ Attest _____
1. Baird House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
2. Bush Apartments	<del>Substantive Review</del>	Keeper <u>Project 8/17/87</u> Attest _____
3. Cravero House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
4. Crouse House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
5. Etheredge House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
6. Griffiths House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
7. Haislip	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
8. Helm Stores and Apartments	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
9. Helms House	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____
10. Higgins Duplex	<del>Entered in the National Register</del>	<u>for</u> Keeper <u>Delores Byers 8/17/87</u> Attest _____

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Cravero House (Opa-Locka TR)  
Dade County  
FLORIDA

JUL - 6 1987

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/2/88  
Date Due: 8/6/87 - 8/20/87  
Action:  ACCEPT 8-17-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national    \_\_\_\_ state    \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

GPO 918-450

*Comments for any item may be continued on an attached sheet*



1. George Cravero House
2. 1011 Sharar Avenue, Opa-locka, Fl  
(Dade County)
3. Michael Maxwell
4. 1986
5. B.E. Muller Collection, Richter Library,  
Univ. of Miami, Miami, Fl
6. Front facade (south)
7. Photo no. 2 of 2

1011 Sharar

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000117



**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

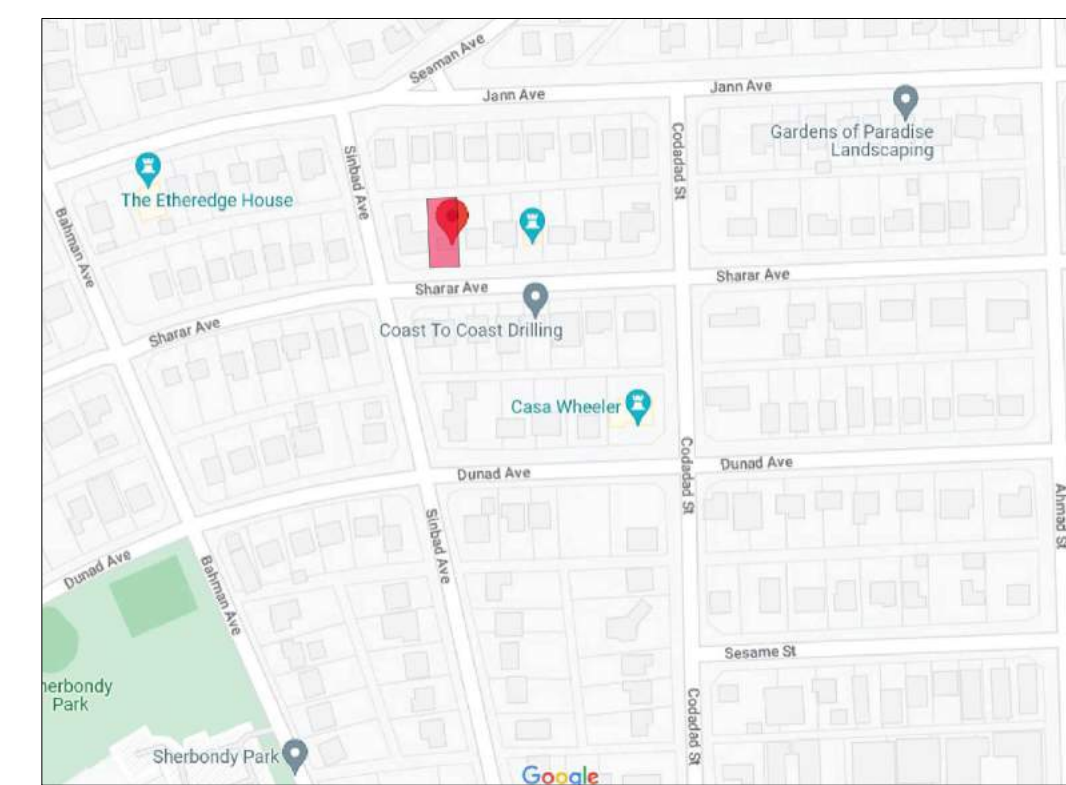
PROJECT NOTES & LOCATION PLAN

**SHEET NUMBER COVER**

**AREA ARIAL**



**LOCATION PLAN**



**PROJECT DIRECTORY**  
OWNER: MIKHAILE SOLOMON  
Prizm Projects, Inc.  
1011 Sharar Ave  
OPA-LOCKA, FL 33054  
PH: 954.372.6241  
CONTACT: Mikhaile Solomon

**ARCHITECT:**  
DESIGN2FORM  
2001 Tyler Street, Suite #2  
Hollywood, FL 33020  
305-808-6303  
CONTACT: ZAMARR BROWN

**STRUCTURAL ENGINEER**  
PRESIDENT  
8249 NW 36th STREET, SUITE 107  
DORAL, FL 33166  
ymantilla@jrsengineeringconsultants.com  
PH: (305)-609-1181

**MEP ENGINEER**  
CONTRACTOR  
OWNER PERMIT  
  
**GENERAL CONTRACTOR**  
ZIA CONSTRUCTION  
250 NE 61st Street, Bay 2,  
Miami, FL 33137  
PH: 305.520.9427  
CONTACT: JEAN LONGCHAMPS

**LEGAL DESCRIPTION**  
21 52 41  
FOLIO NUMBER: 08-2121-002-5720  
OPA LOCKA PLAT NO 1 PB 25-44  
LOT 19 OF BLK 38  
LOT SIZE 51,710 X 124  
OR 11030-2380 0381 1

**ZONING INFORMATION**  
SETBACKS  
FRONT  
SIDE  
SIDE

**PROJECT DATA**  
TYPE: RESIDENTIAL RENOVATION  
SINGLE FAMILY - R3  
LOT SIZE: 6,389 SQ.FT.  
EXISTING 1ST FLOOR INTERIOR: 1,080 SQ.FT.  
PROPOSED 1ST FLOOR INTERIOR: 1,080 SQ.FT.

**ALTERATION LEVEL:**  
THE LEVEL OF ALTERATION AS PER FLORIDA BUILDING CODE EXISTING IS.....  
IN ACCORDANCE WITH COA SET FORTH BY OPA-LOCKA HISTORIC PRESERVATION BOARD.....

PERCENTAGE OF HOUSE ARE RENOVATED = 100%

**SCOPE OF WORK**  
THIS PROJECT INCLUDES THE FOLLOWING:

THE COMPLETE INTERIOR RENOVATION OF THE EXISTING STRUCTURE, REMOVE ALL INTERIOR WALLS AND STRIP EXTERIOR WALLS TO CMU, KITCHEN AND ALL BATHROOM PLUMBING FIXTURES TO BE RECONFIGURED AND REPLACED. ALL EXTERIOR AND DOORS TO BE REMOVED AND REPLACED WITH IMPACT WINDOWS AND DOORS TO CODE. ALL ELECTRICAL WIRING AND PLUMBING PIPES TO BE REMOVED AND REPLACED. ELECTRICAL SWITCH GEAR TO BE REPLACED. PROVIDE UNDERGROUND ELECTRICAL. SHORING TO PROVIDED AS NEEDED. REMOVE AND REPLACE EXISTING FLOOR JOISTS AS NEEDED. REPAIR OTHERS IF POSSIBLE. REPAIR CEILING RAFTERS AS NEEDED. REPAIR EXTERIOR STUCCO AS NEEDED AND REPAIR. REPLACEMENT OF DRIVEWAY (DEMOLITION OF EXISTING DRIVEWAY ON SEPARATE PERMIT). RAISE WEST ELEVATION WINDOWS TO THEIR ORIGINAL HEIGHT OF 3' ABOVE FINISHED FLOOR.

**LIST OF DRAWINGS**

- ARCHITECTURE**  
COVER  
COVER 2  
AE-1 EXISTING CONDITION PLANS  
AE-2 EXISTING EXTERIOR ELEVATIONS  
AE-3 EXISTING BUILDING SECTIONS & FRAMING PLANS  
AD-1 DEMOLITION FLOOR PLANS, ELEVATIONS & SECTIONS  
AD-2 DEMOLITION EXTERIOR & ELEVATIONS  
A-1 PROPOSED FLOOR PLANS  
A-2 PROPOSED EXTERIOR ELEVATIONS  
A-3.1 PROPOSED BUILDING SECTIONS  
A-3.2 PROPOSED BUILDING SECTIONS CONT'D  
A-4 DETAIL WALL SECTIONS  
A-5 DETAIL INTERIOR PLANS & ELEVATIONS  
A-6 SCHEDULES & DETAILS  
A-LS 1 LANDSCAPE PLAN  
A-LS 2 TREE PROTECTION AND LANDSCAPE SCHEDULE

- STRUCTURAL**  
S-1 FOUNDATION PLAN  
S-1.1 SECTIONS & DETAILS  
S-2 FIRST FLOOR FRAMING  
S-3 SECTIONS  
S-4 GENERAL NOTES  
S-5 ELEVATIONS

- M.E.P.**  
ELECTRICAL  
E-1 ELECTRICAL SITE PLAN  
E-2 ELECTRICAL LIGHTING PLAN  
E-3 ELECTRICAL POWER PLAN  
E-4 ELECTRICAL PANEL, RISER

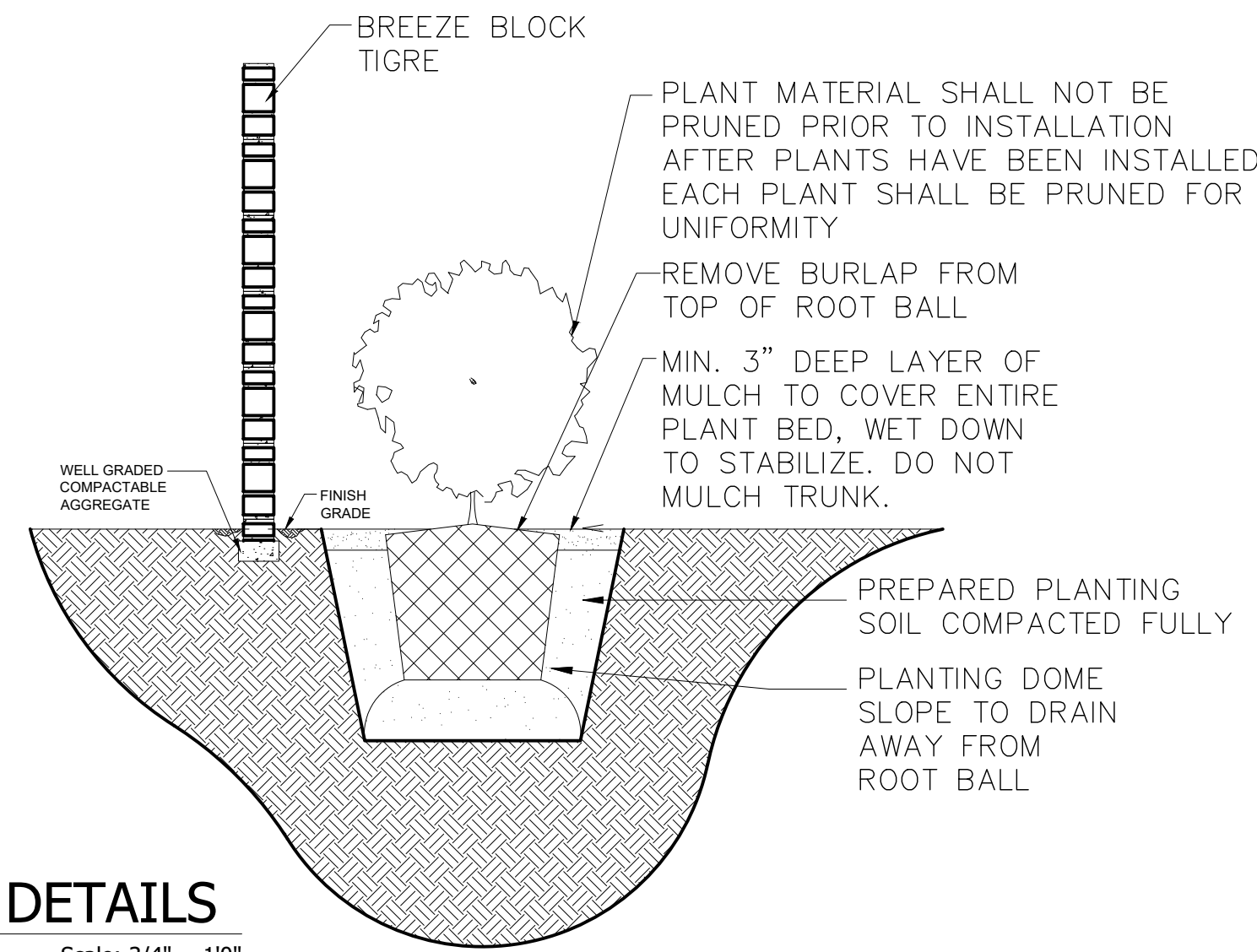
- MECHANICAL**  
M-1 HVAC PLANS  
M-2 HVAC SCHEDULES, NOTES & DETAILS

- PLUMBING**  
P-1 PLUMBING SITE PLAN  
P-2 PLUMBING SANITARY PLAN  
P-3 PLUMBING WATER PLAN

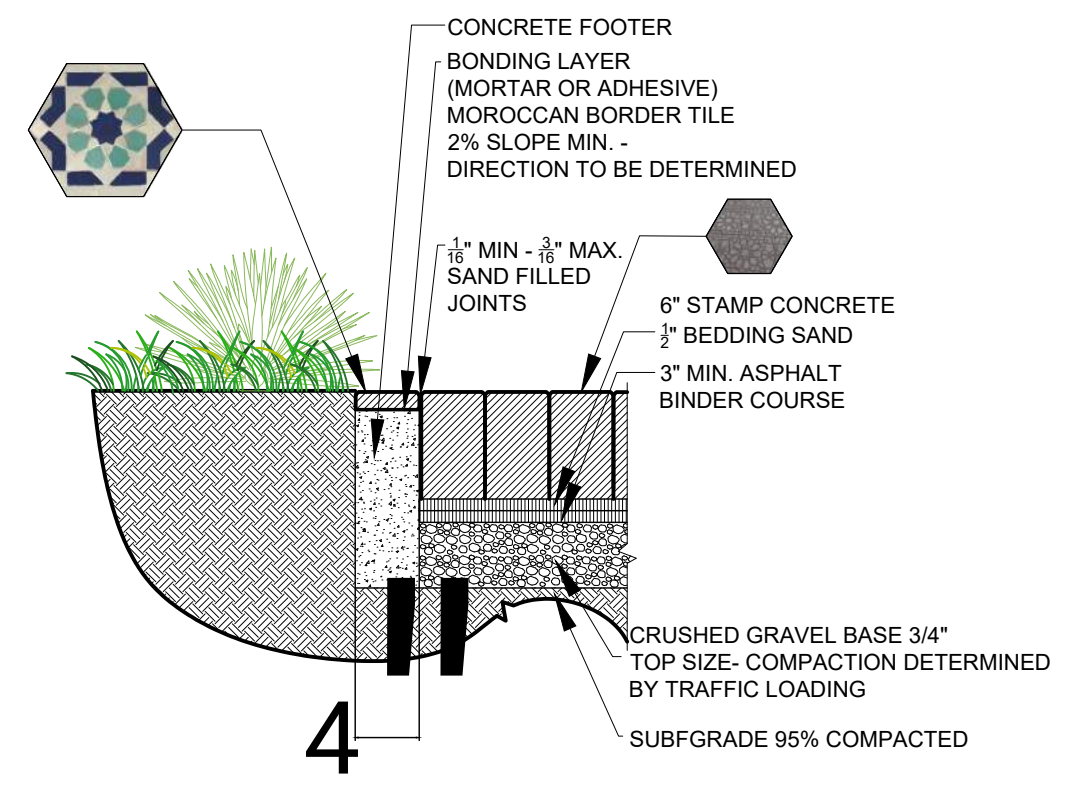
**MATERIAL LEGEND**

- TILE
- STEEL
- EARTH
- PLYWOOD
- RIGID INSULATION
- BATT INSULATION
- GYPSUM BOARD
- EXISTING 12" C.M.U. WALL
- NEW 8" C.M.U. WALL
- WALL TO BE REMOVED
- WINDOW
- FENCING
- BREEZE BLOCK TIGRE

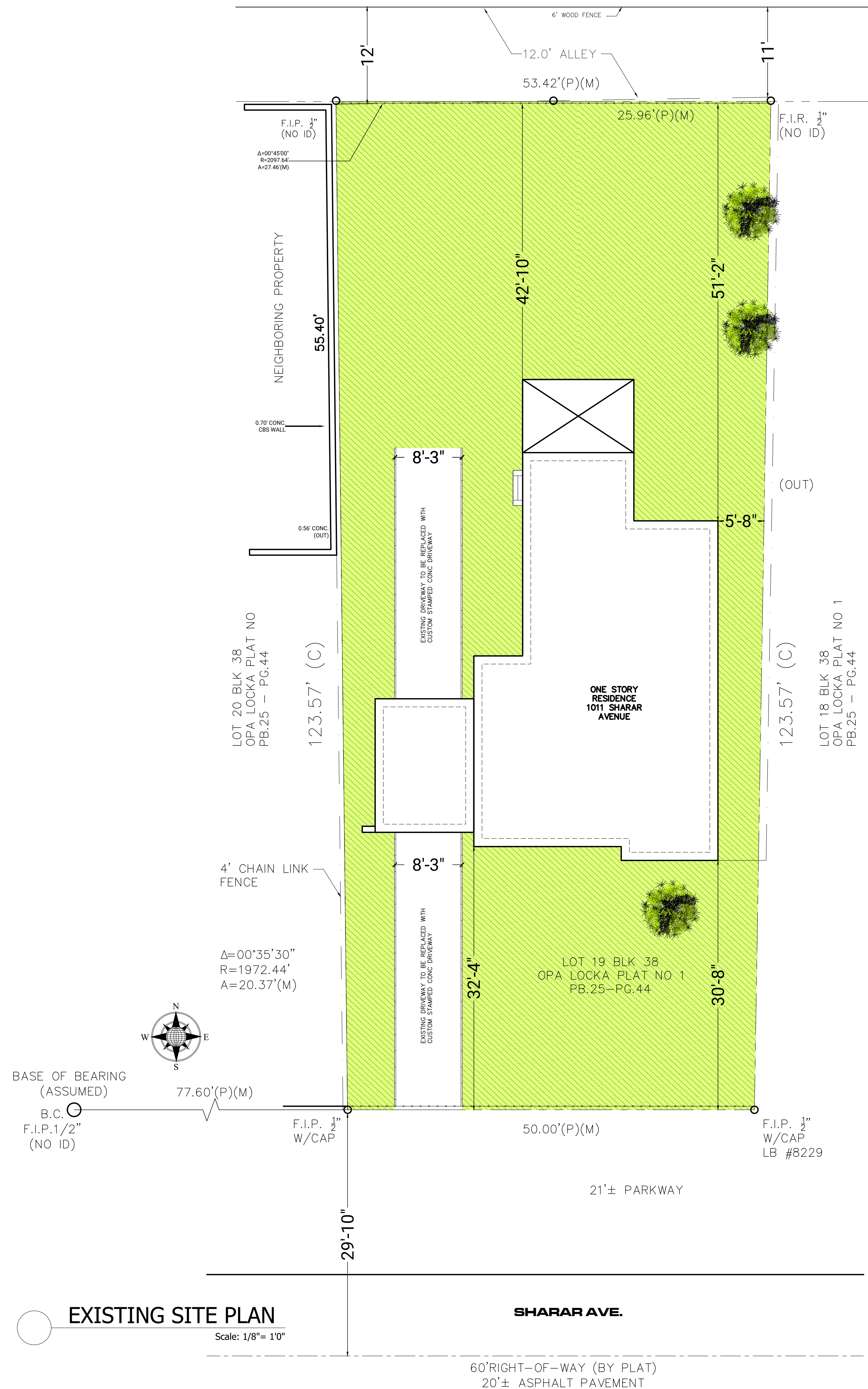
**1 FENCE DETAILS**  
Scale: 3/4" = 1'0"



**2 DRIVEWAY DETAILS**  
Scale: 1" = 1'0"



Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.



### LANDSCAPE LEGEND

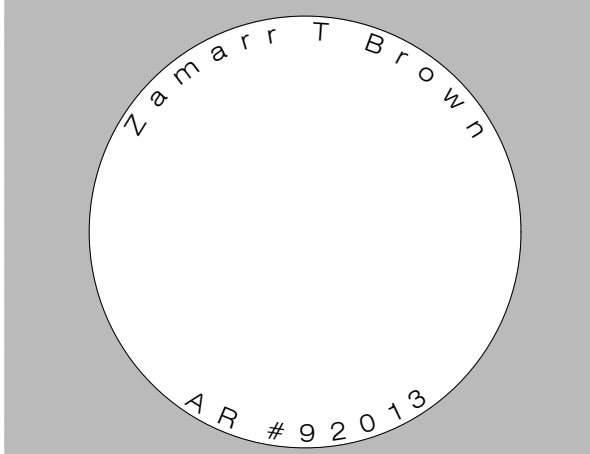
ZONING DISTRICT	REQUIRED / ALLOWED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN. LOT AREA = 6389 SQ. FT. X ____ % = ____ SQ. FT.		
B. SQUARE FEET OF PARKING OPEN SPACE REQUIRED BY ARTICLE 9 AS INDICATED ON SITE PLAN. NUMBER OF PARKING SPACES 2 X 10 SQ. FT. PER SPACE		
C. TOTAL AREA OF LANDSCAPE REQUIRED A + B =		
LAWN AREA CALCULATION		
A. SQUARE FEET OF LANDSCAPE OPEN SPACE		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 20% X 1 520 SQ. FT.		
TREES	EXISTING	REQUIRED
A. NUMBER OF TREES REQUIRED PER NET LOT. LESS THE EXISTING TREES MEETING THE MINIMUM REQUIREMENTS 3 TREES NET LOT - 3 EXISTING TREES		
B. % PALMS ALLOWED: NUMBER OF TREES PROVIDED X 30%		
C. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%		
D. % DROUGHT TOLERANT & LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20%		
E. STREET TREES (MAX. AVERAGE SPACING OF 30 FT. O.C. % PALMS PERMITTED TO COUNT AS STREET TREES AT 25 FT. O.C.		
F. STREET TREES LOCATED UNDER POWER LINES.	EXISTING	REQUIRED
SHRUBS	1-STORY	
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10 =		
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS REQUIRED X 30% 30 X .3 =		
C. % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%		

- ABBREVIATIONS:**
- AD Area Drain
  - AFF Above Finished Floor
  - ALUM Aluminum
  - CHNL Channel
  - CJ Control Joint
  - CL Center Line
  - CLG Ceiling
  - CLR Clear
  - CMU Concrete Masonry Unit
  - COL Column
  - CONC Concrete
  - CONT Continuous
  - CT Ceramic Tile
  - DBL Double
  - DEMO Demolish or Demolition
  - DIA Diameter
  - DIM Dimension
  - DR Door
  - DWG Drawing
  - EJ Expansion Joint
  - ELEC Electrical
  - ELEV Elevator or Elevation
  - EPDM Ethylene Propylene Diene M-Class (Roofing)
  - EXIST Existing
  - EXT Exterior
  - FD Floor Drain or Fire Department
  - FEC Fire Extinguisher Cabinet
  - FF Finished Face or Finished Floor
  - FIXT Fixture
  - FLR Floor
  - FM Filled Metal
  - FND Foundation
  - GWB Gypsum Wall Board
  - HVAC Heating, Ventilating, and Air Conditioning
  - INSUL Insulated or Insulation
  - INT Interior
  - MECH Mechanical
  - MIN Minimum
  - MRGWB Moisture-Resistant Gypsum Wall Board
  - MTL Metal
  - OC On Center
  - OH Overhang or Opposite Hand
  - OPP Opposite or Opposite Hand
  - PLUMB Plumbing
  - PLYD Plywood
  - PT Pressure Treated
  - PNT Paint or Painted
  - RCP Reflected Ceiling Plan
  - RD Roof Drain
  - REQD Required
  - RM Room
  - SD Smoke Detector
  - SPEC Specified OR Specification
  - SPK Sprinkler or Speaker
  - SSTL Stainless Steel
  - STC Sound Transmission Coefficient
  - STL Steel
  - STRUCT Structure or Structural
  - T&G Tongue And Groove
  - TELE Telephone
  - TLT Toilet
  - TME To Match Existing
  - TO Top Of
  - TOC Top Of Concrete
  - TOS Top Of Steel
  - TPD Toilet Paper Dispenser
  - T/D Telephone/Data
  - TYP Typical
  - UNO Unless Noted Otherwise
  - U/S Underside
  - VIF Verify In Field
  - VP Vision Panel
  - W/ With
  - WD Wood



**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St. Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

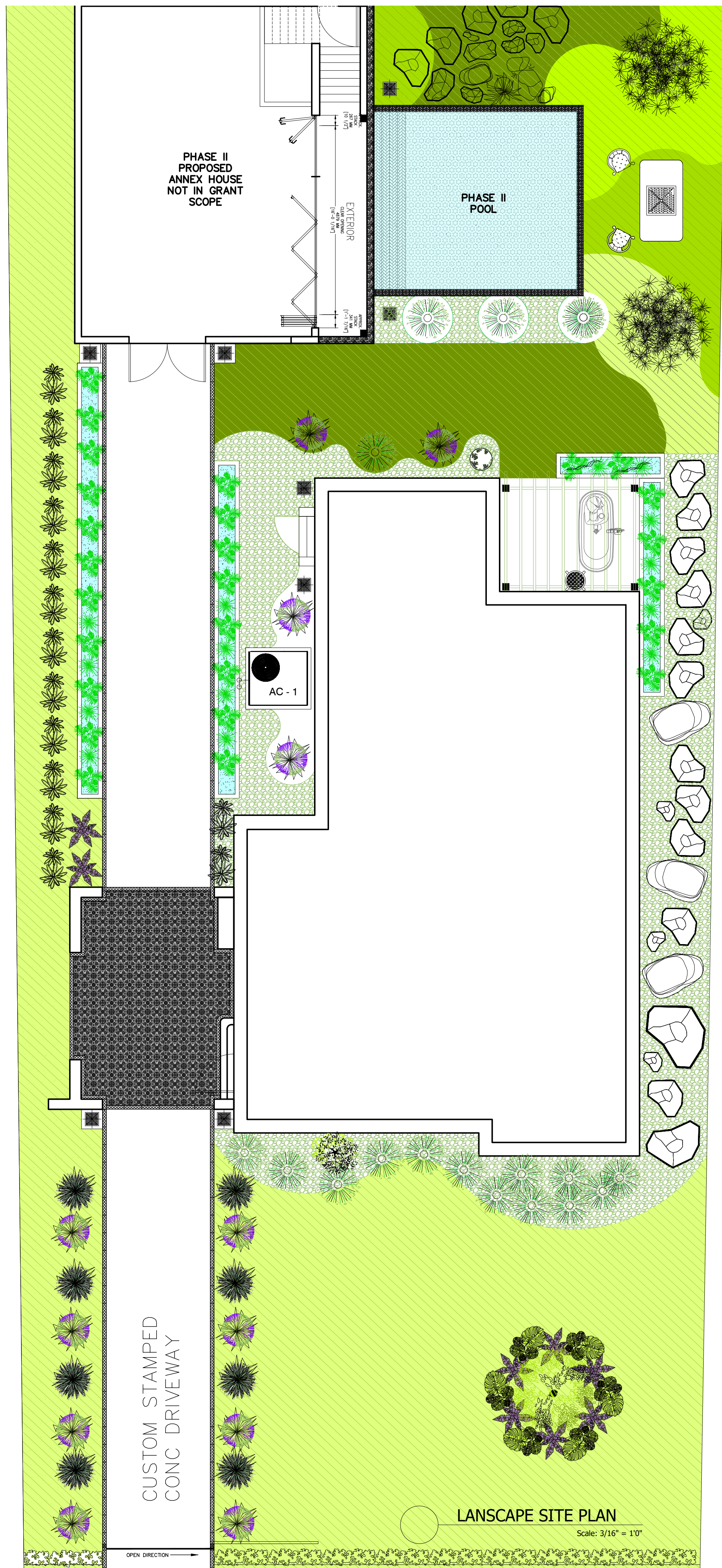
PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

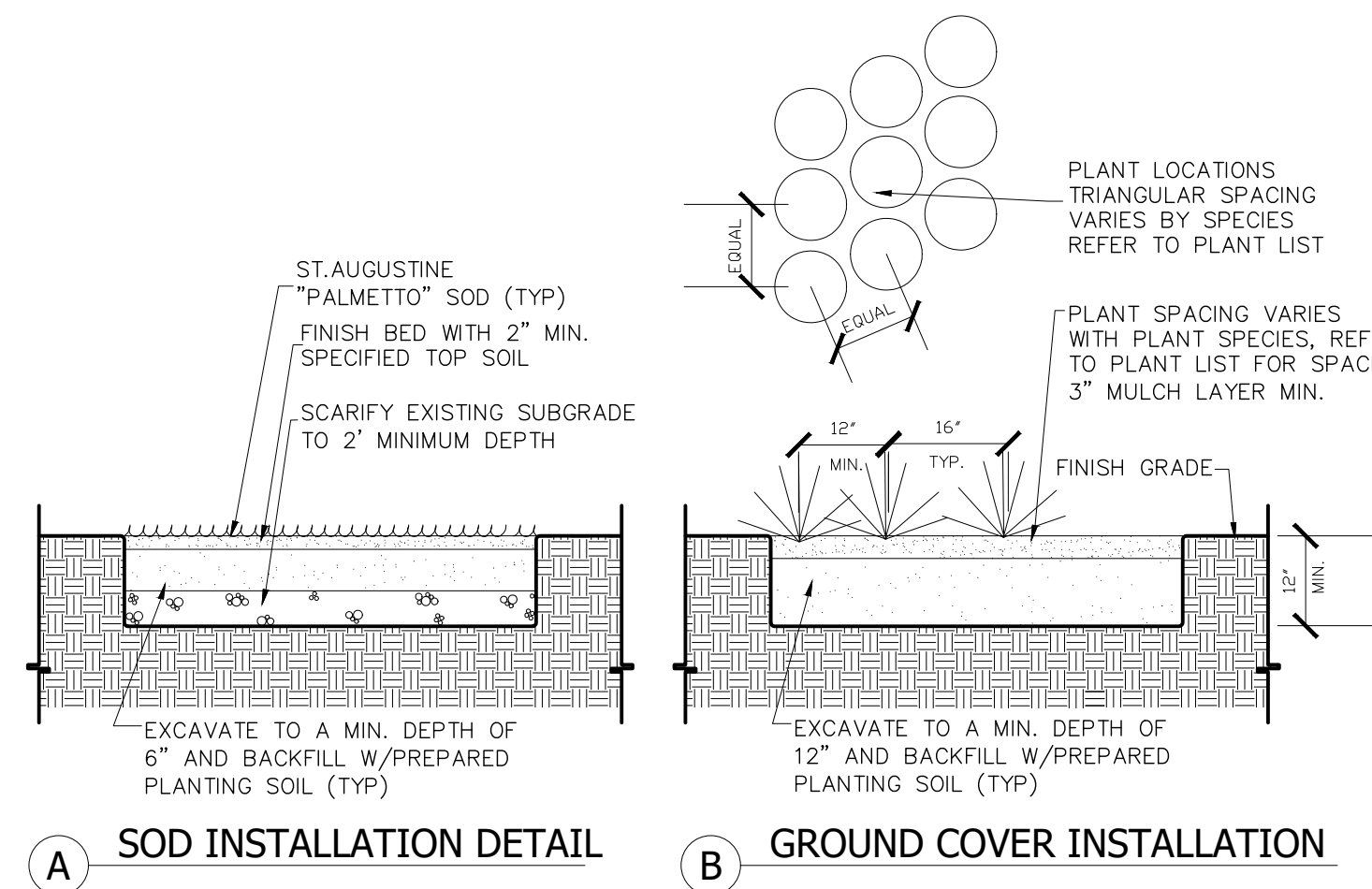
ABBREVIATIONS  
ZONING &  
LANDSCAPE  
LEGENDS

**SHEET NUMBER**  
COVER 2

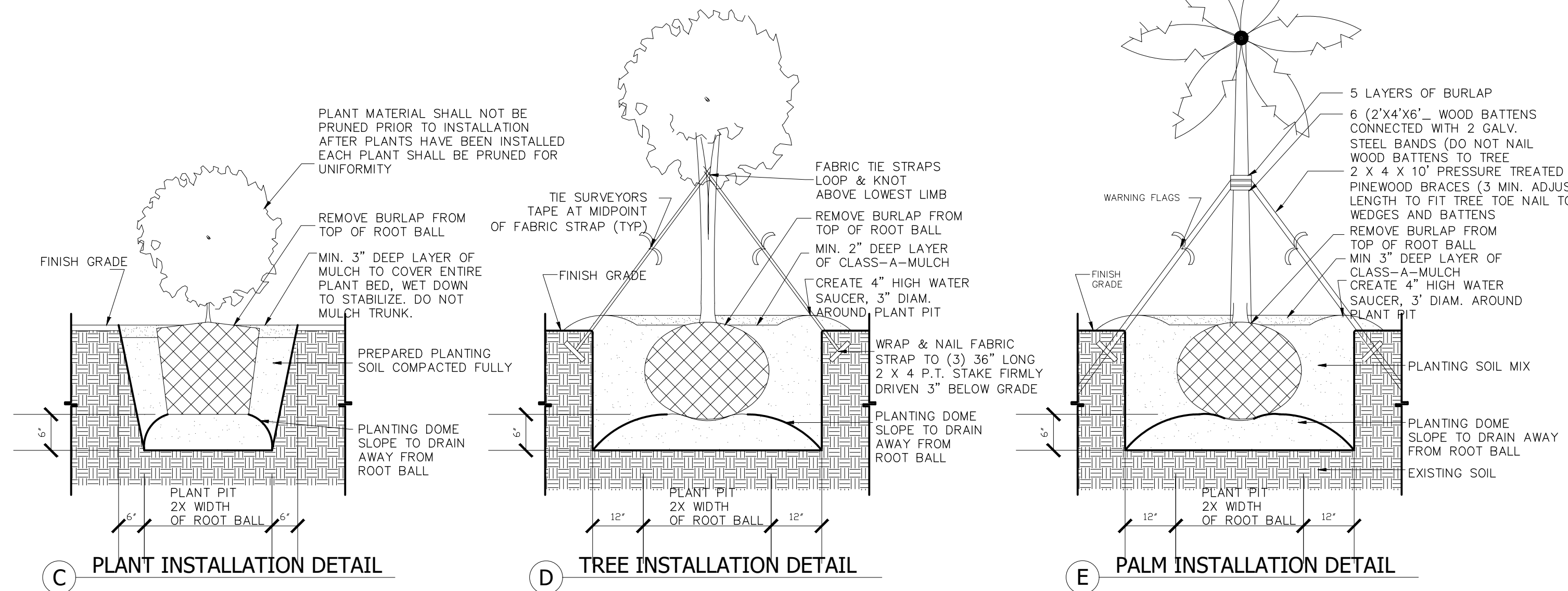
Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.



PLANT SCHEDULE											
CODE/SYMBOL	QUANTITY	NEW	EXISTING	PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT	SPREAD	REMARKS
				SCIENTIFIC	COMMON	YES	NO				
	6	X		GIANT MONSTERA DELICIOSA, CUTLEAF PHILODENDRON	SWISS CHEESE PLANT		X		3'-0"	3'-0"	TO BE PLANTED
	8	X		ALOE BARBADENSIS MILLER	ALOE VERA		X		2'-0"	2'-0"	TO BE PLANTED
	7	X		BOUGAINVILLEA GLABRA	BOUGAINVILLEA	X			10'-0"	10'	TO BE PLANTED
	13	X		CESTRUM NOCTURNUM	NIGHT BLOOMING JASMINE	X			2'-0"	4'-0"	TO BE PLANTED
	17	X		PERENNIAL MUHLENBERGIA CAPILLARIS	PINK MUHLY	X			2'-0"	2'-0"	TO BE PLANTED
	1	X		CRASSULA OVATA	POTTED SUCCULENTS		X		2'-0"	1'-0"	TO BE PLANTED
	1	X		CARABAO MANGO	MANGO TREE		X		15'-0"	15'-0"	TO BE PLANTED
	12	X		CLUSIA ROSEA	CLUSIA (VARIAGATED)	X			5'-0"	5'-0"	TO BE PLANTED
	14	X		MUSA ACUMINATA	BANANA PALM		X		5'-0"	5'-0"	TO BE PLANTED
	12	X		LAVANDULA ANGUSTIFOLIA	LAVENDER		X		3'-0"	2'-0"	TO BE PLANTED
	8	X		COLOCASIA ESCULENTA	BLACK MAGIC ELEPHANT EAR PLANT		X		3'-0"	2'-0"	TO BE PLANTED
	2		X	QUERCUS ALBA	OAK	X			15'-0"	15'-0"	TO REMAIN



HARDSCAPE SCHEDULE					
CODE/SYMBOL	QUANTITY	HARDSCAPE MATERIAL	SQ. FT.	LINEAR FEET	REMARKS
	100	MOROCCAN TILE	161		MOROCCAN TILE FOR PORT COCHERE
	100	MOROCCAN BORDER TILE 27	203	170 FT.	BORDER TILE FOR DRIVEWAY
	21	FLAGSTONE			VARIED SIZES
		GARDEN ROCKS PER LANDSCAPE RECOMMENDATION	381		WHITE RIVER ROCK
		GRASS/SOD	4949		SOD THROUGHOUT YARD
		STAMPED CONCRETE DRIVEWAY	572		DRIVEWAY TREATMENT

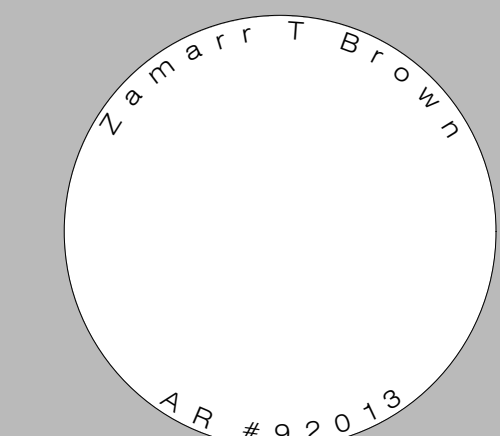


1 LANDSCAPE DETAILS Scale: 1/2" = 1'0"

**D2F**

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO. 0000  
DRAWN BY  
CHECKED BY ZBROWN

**LANDSCAPE PLAN**

**SHEET TITLE**

**ALS SHEET NUMBER**



EXISTING NORTH ELEVATION



EAST NORTH ELEVATION



EXISTING SOUTH ELEVATION



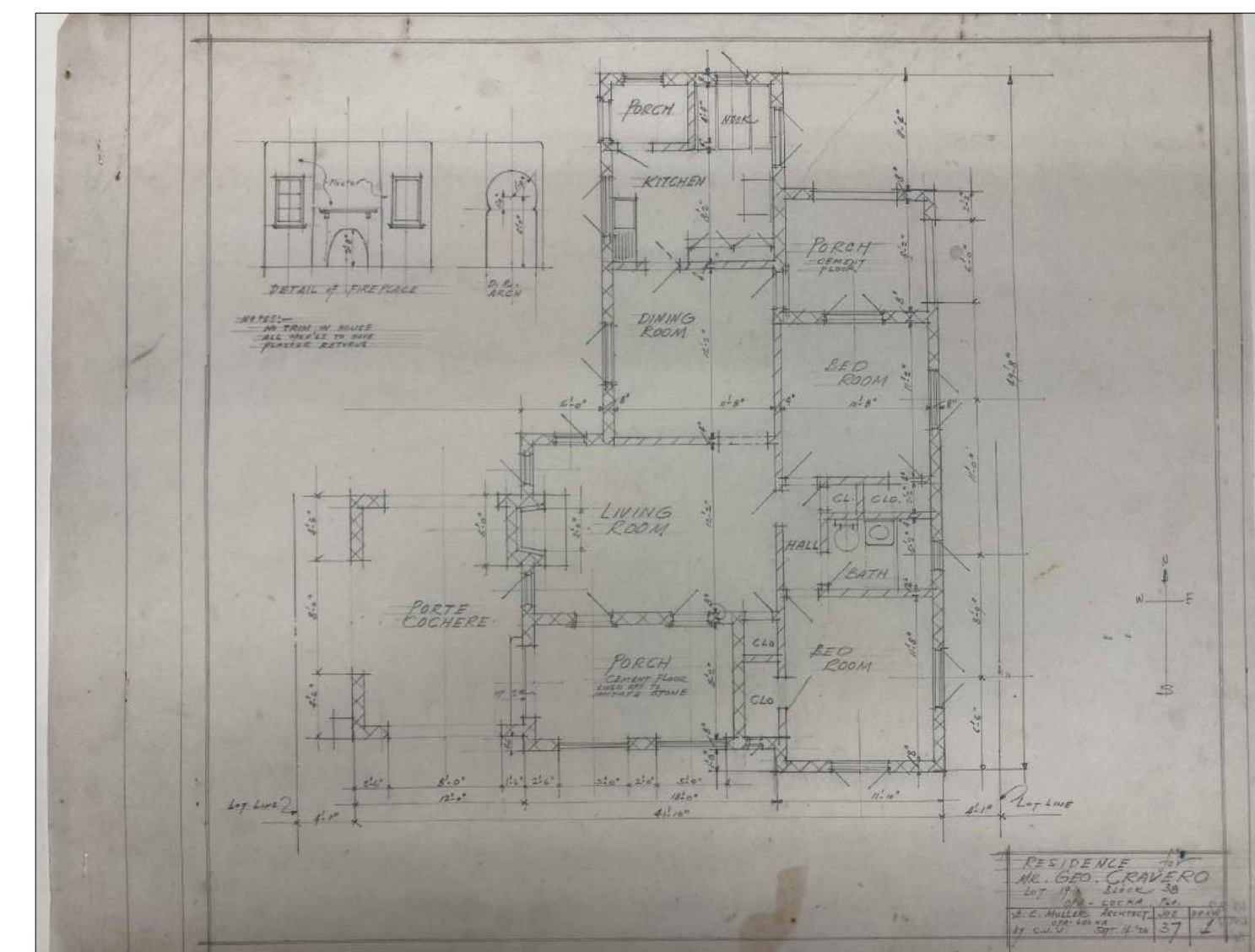
ROOF DETAIL



ROOF DETAIL



HISTORIC PLANS AND ELEVATIONS



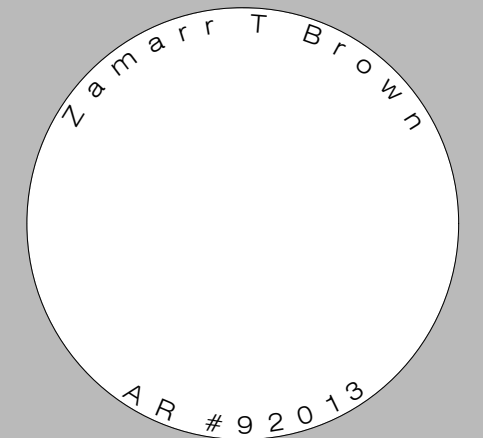
EXISTING CONDITIONS/PHOTOS

**D2F**

**Design2Form**

Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON  
RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT: EXISTING  
DRAWN BY: CONDITIONS  
CHECKED BY: PHOTOS  
Z. BROWN

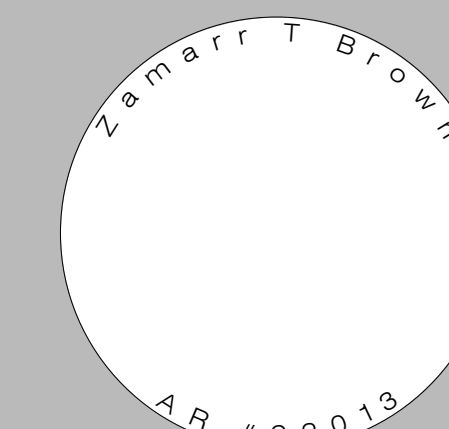
**SHEET TITLE**

**AE.0**

**SHEET NUMBER**

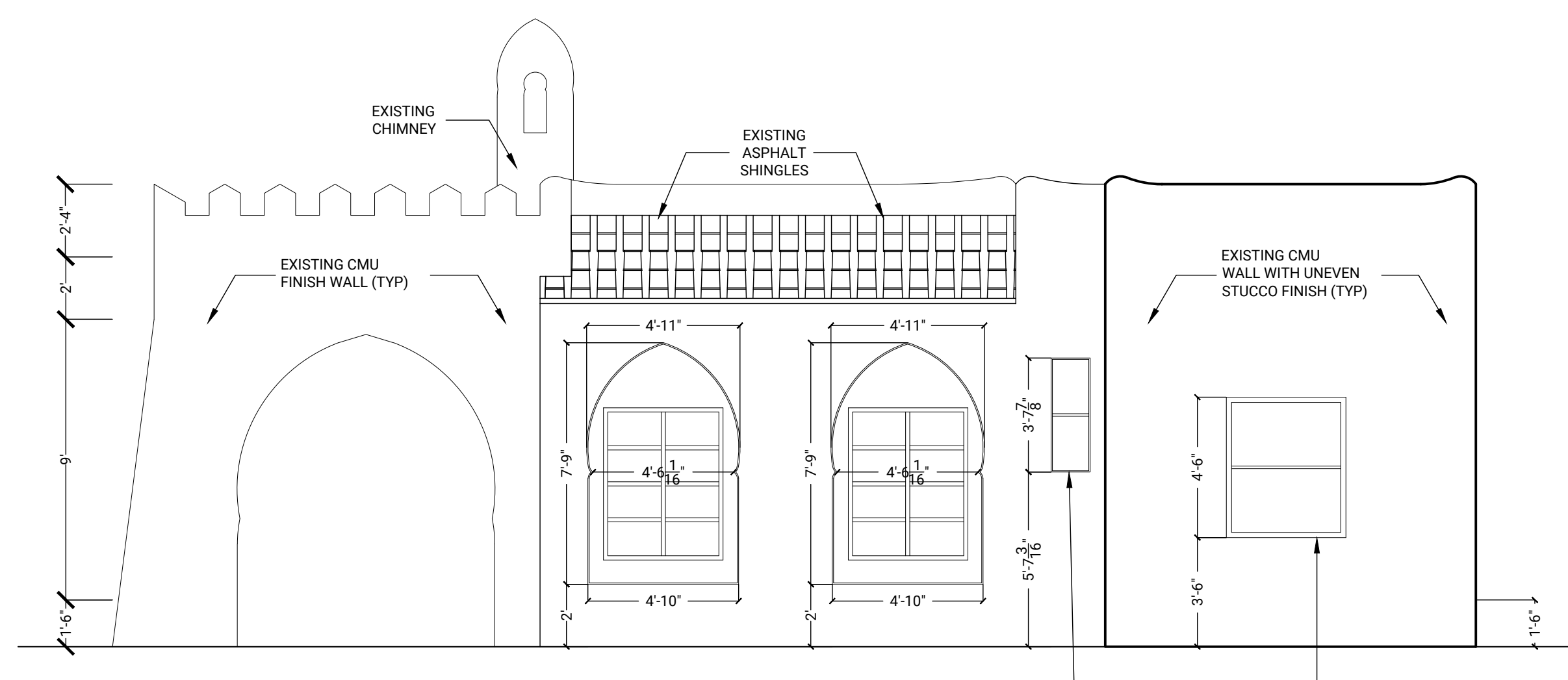
Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether they were created for or used in any form or manner without the expressed written permission of Design2Form.



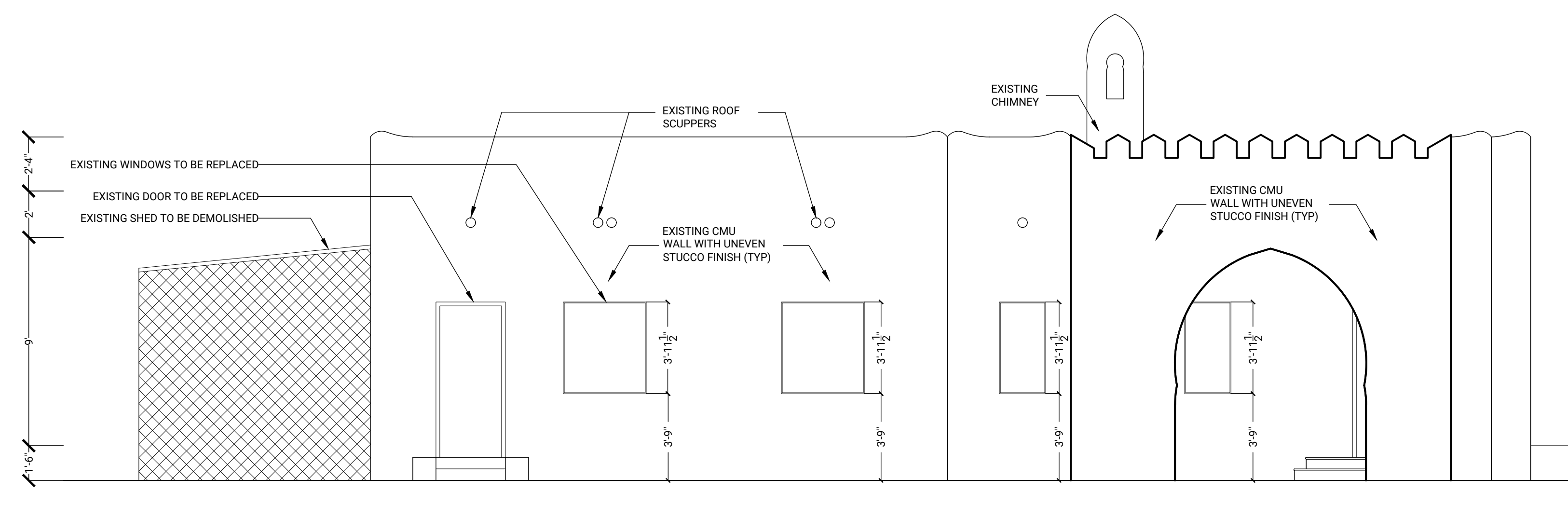


MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

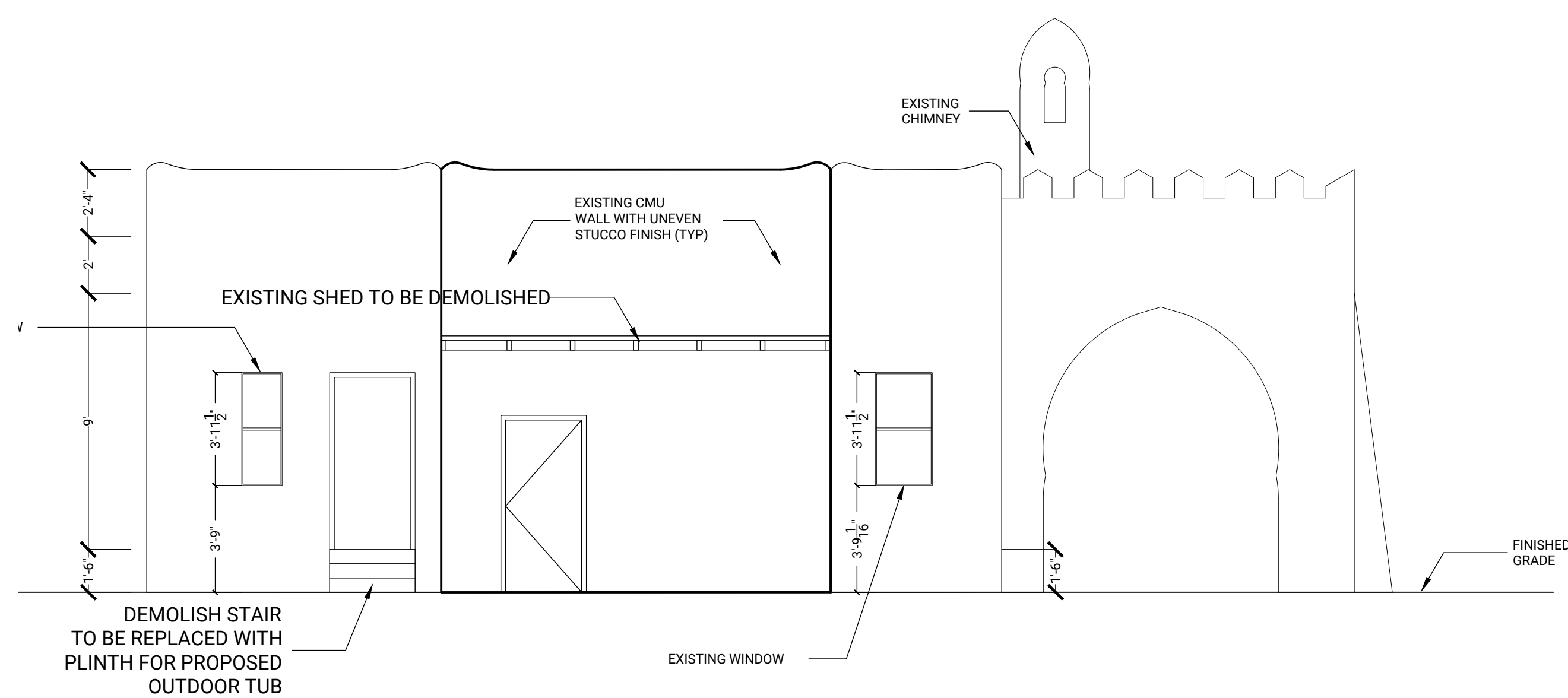
PROJECT NO:	00000
DRAWN BY:	
CHECKED BY:	Z. BROWN



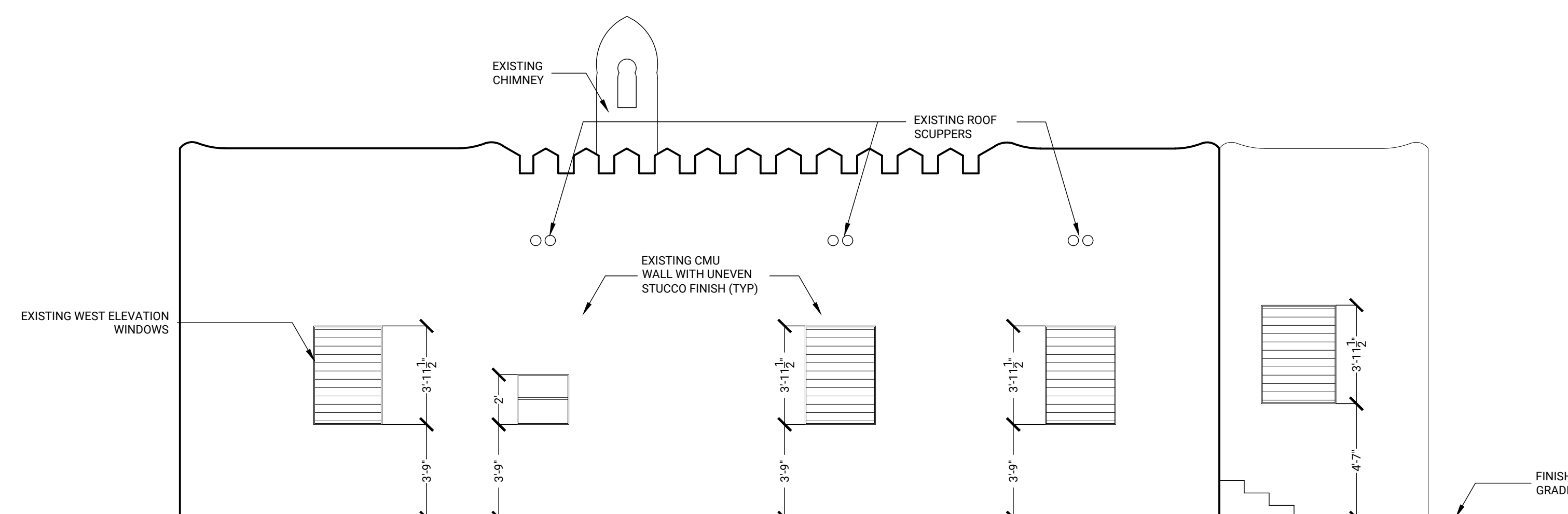
**1** EXISTING SOUTH (FRONT) ELEVATION  
Scale: 1'0" = 1/4"



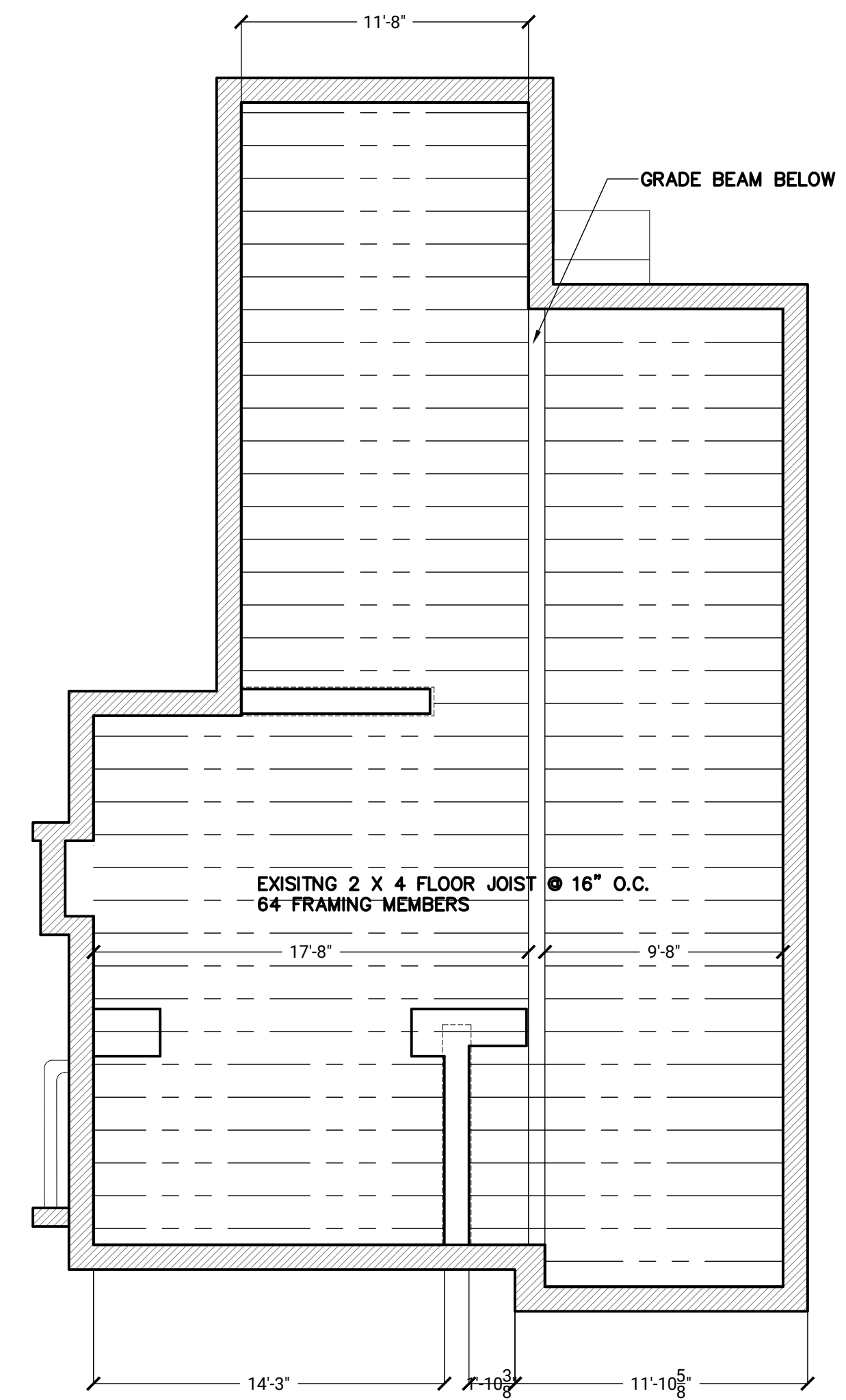
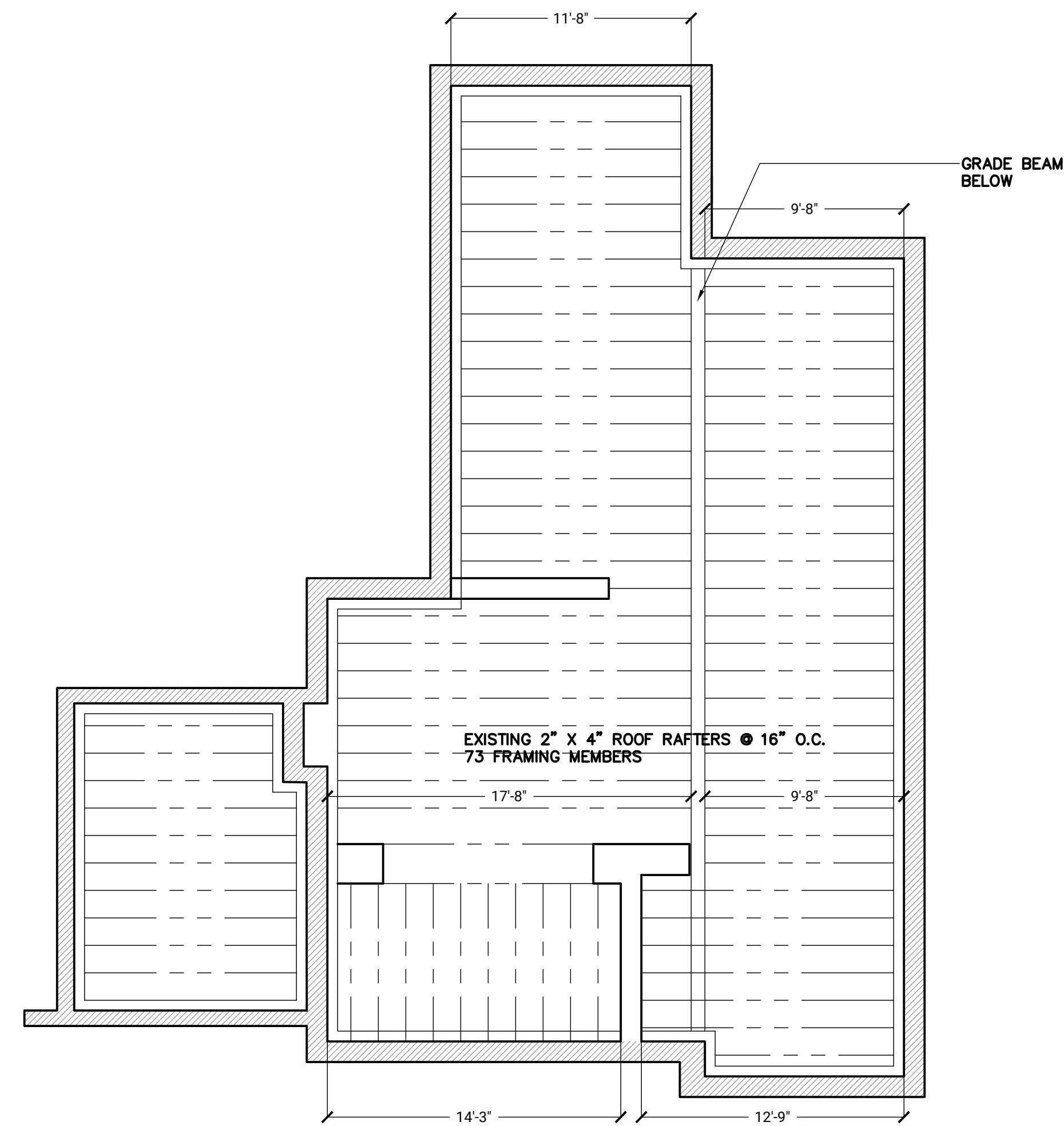
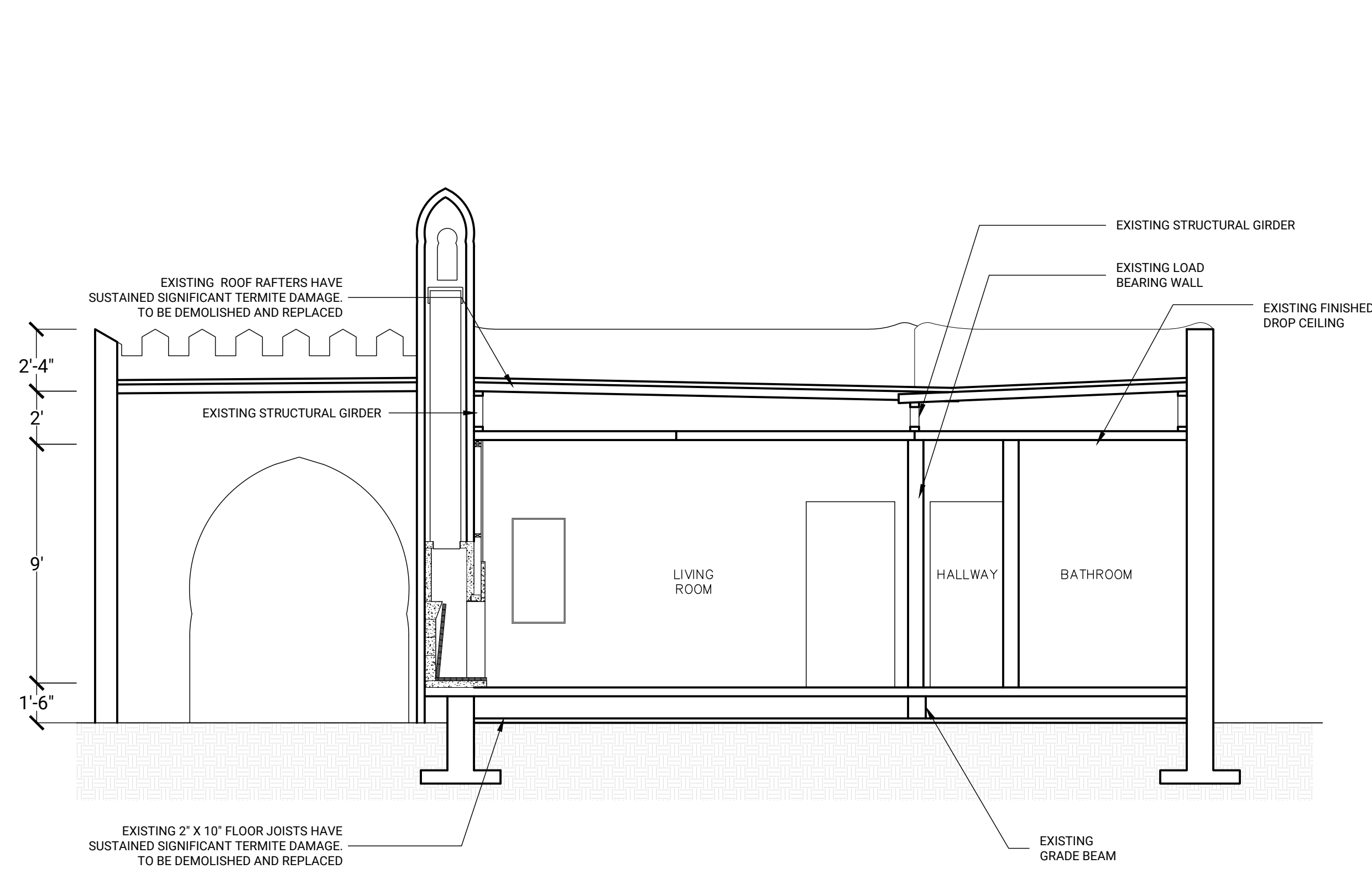
**2** EXISTING WEST ELEVATION  
Scale: 1'0" = 1/4"



**3** EXISTING NORTH ELEVATION  
Scale: 1'0" = 1/4"

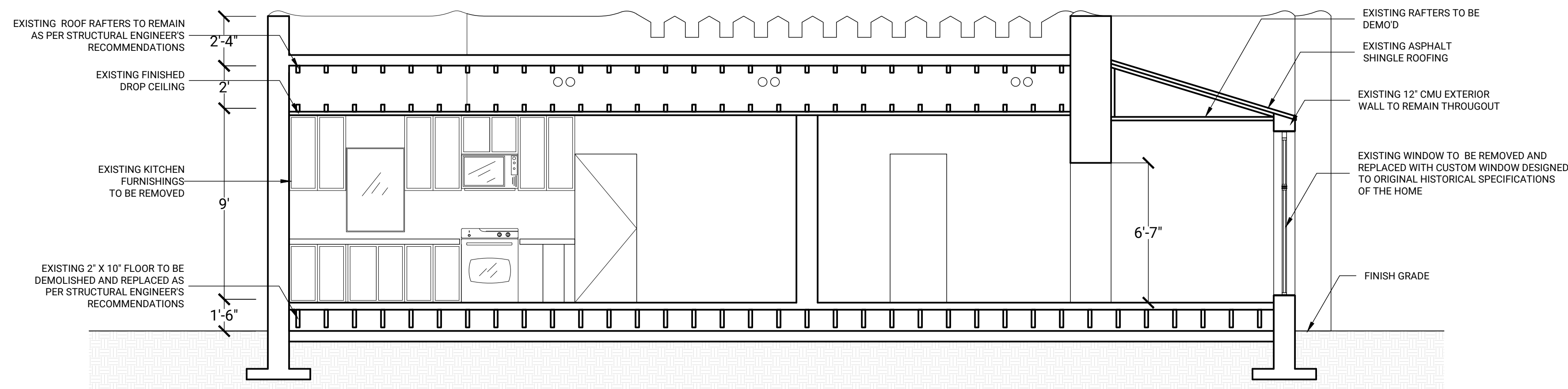


**4** EXISTING EAST ELEVATION  
Scale: 1'0" = 1/4"

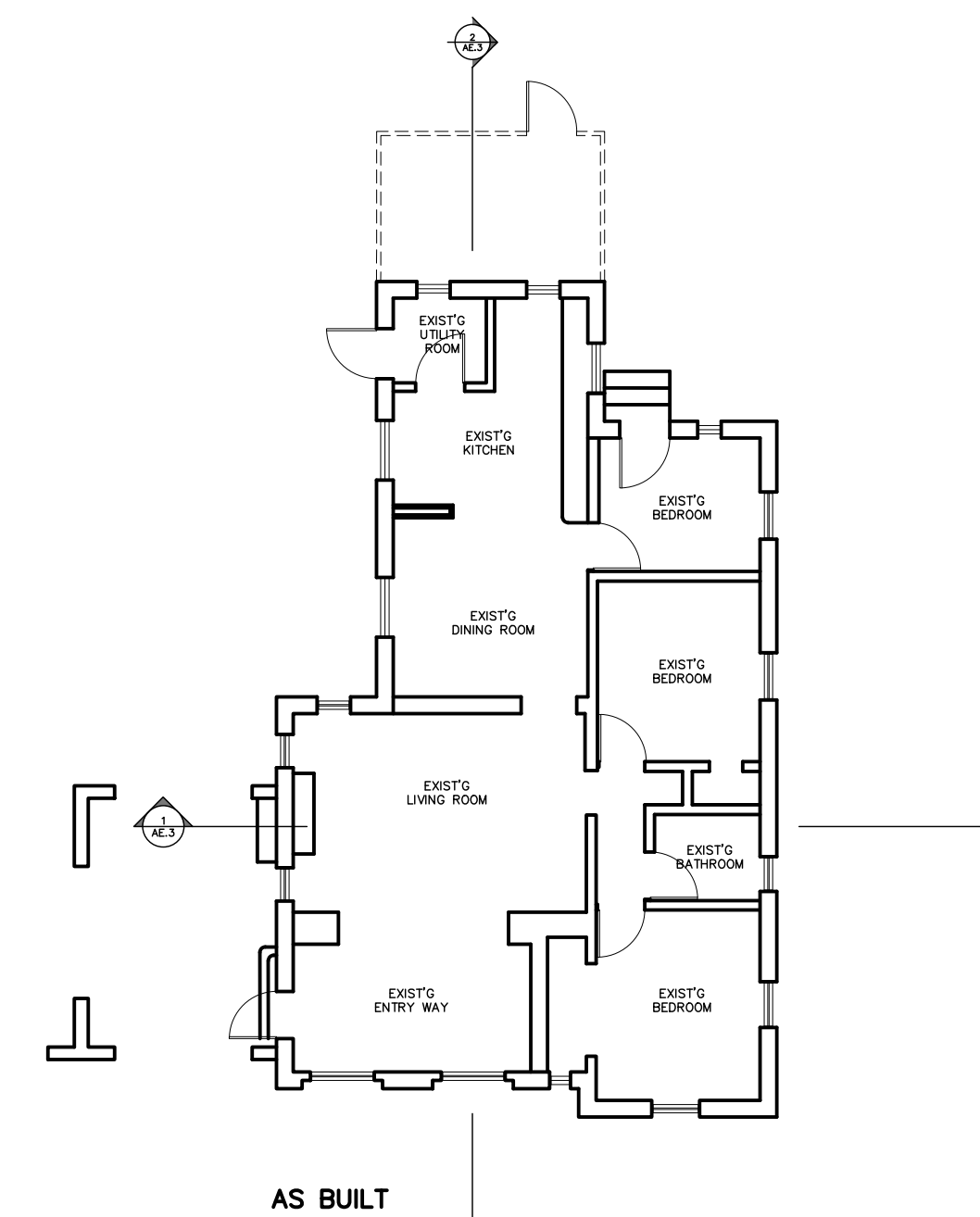


**1** EXISTING NORTH-SOUTH BLDG SECTIONS  
Scale: 1/4" = 1'0"

**3** EXISTING FRAMING PLANS  
Scale: 3/16" = 1'0"



**2** EXISTING EAST-WEST BLDG SECTIONS  
Scale: 1/4" = 1'0"

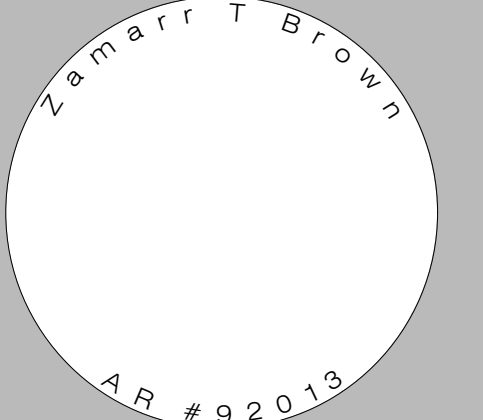


**4** SECTION KEY  
Scale: 3/32" = 1'0"

**D2F**

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

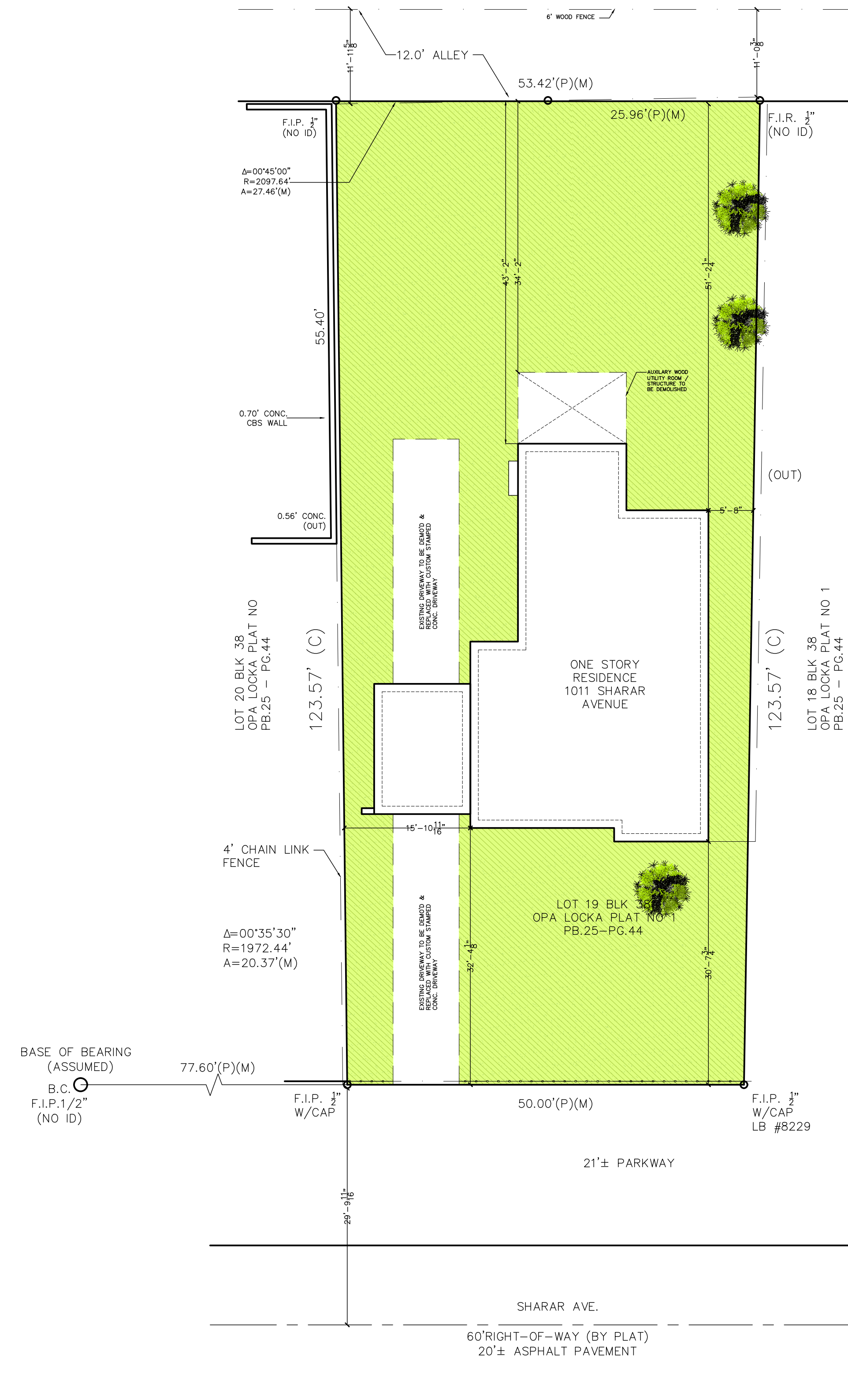
EXISTING BUILDING SECTIONS & FRAMING

**SHEET NUMBER**

AE.3

**DEMOLITION NOTES**

- ALL DEMOLITION WORK SHALL COMPLY WITH THE STANDARDS SET IN THE 2017 FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE LOCAL, STATE OR FEDERAL REGULATIONS.
- CONTRACTOR SHALL VERIFY WITH ALL UTILITIES COMPANIES (GAS, ELECTRICAL, PHONE, CABLE, WATER, AND SEWER, ETC) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING WITH THE EXCAVATION WORK. THE OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENTS OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM ALL THE AGENCIES HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE PROTECTION FROM DAMAGE TO EXISTING EXTERIOR AND INTERIOR AREAS TO REMAIN DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION
- DISCONNECT ELECTRIC CIRCUITS AT MAIN PANEL(S) SERVING AREAS TO BE DEMOLISHED. REMOVE ALL INTERIOR & EXTERIOR ELECTRIC FIXTURES, SWITCHES, RECEPTACLES AND ALL WIRE RUNS AND CONDUITS WHERE EXPOSED AT ALL FLOORS THROUGHOUT BUILDING AREAS TO BE DEMOLISHED.
- DEMOLISH AND REMOVE FINISH FLOORING & CEILING, INTERIOR CONSTRUCTION PARTITIONS, DOORS, & FRAMES INCLUDING FINISH FLOORING AT AREAS TO BE RENOVATED.
- REMOVE ALL PLUMBING FIXTURES, WASTE AND WATER SUPPLY PIPING. CAP ALL PIPING BELOW FLOOR LEVEL.
- DEMOLITION CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN DEMOLISHING OR REMOVING ITEMS IN BUILDING TO REMAIN AS TO CAUSE THE LEAST AMOUNT OF PATCHWORK AND REPAIR.
- EXISTING FINISHES AND OTHER MATERIALS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING DEMOLITION AND REMOVAL PROCESS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE ANY ROTTED WOOD, OXIDIZED METAL, OR SPOILED CONCRETE THAT MAY BE ENCOUNTERED. REPLACE AS DIRECTED OR REQUIRED. BY CONDITION OF THE BUILDING INTERIOR.
- CONDUCT DEMOLITION ACTIVITIES TO MAINTAIN THE "DRY-IN"
- CONTRACTOR TO ENSURE WATER SUPPLY DURING DEMOLITION AND TO TAKE APPROPRIATE ACTIONS TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.
- CONTRACTOR TO DISPOSE OF ALL DEMOLITION MATERIAL IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



1

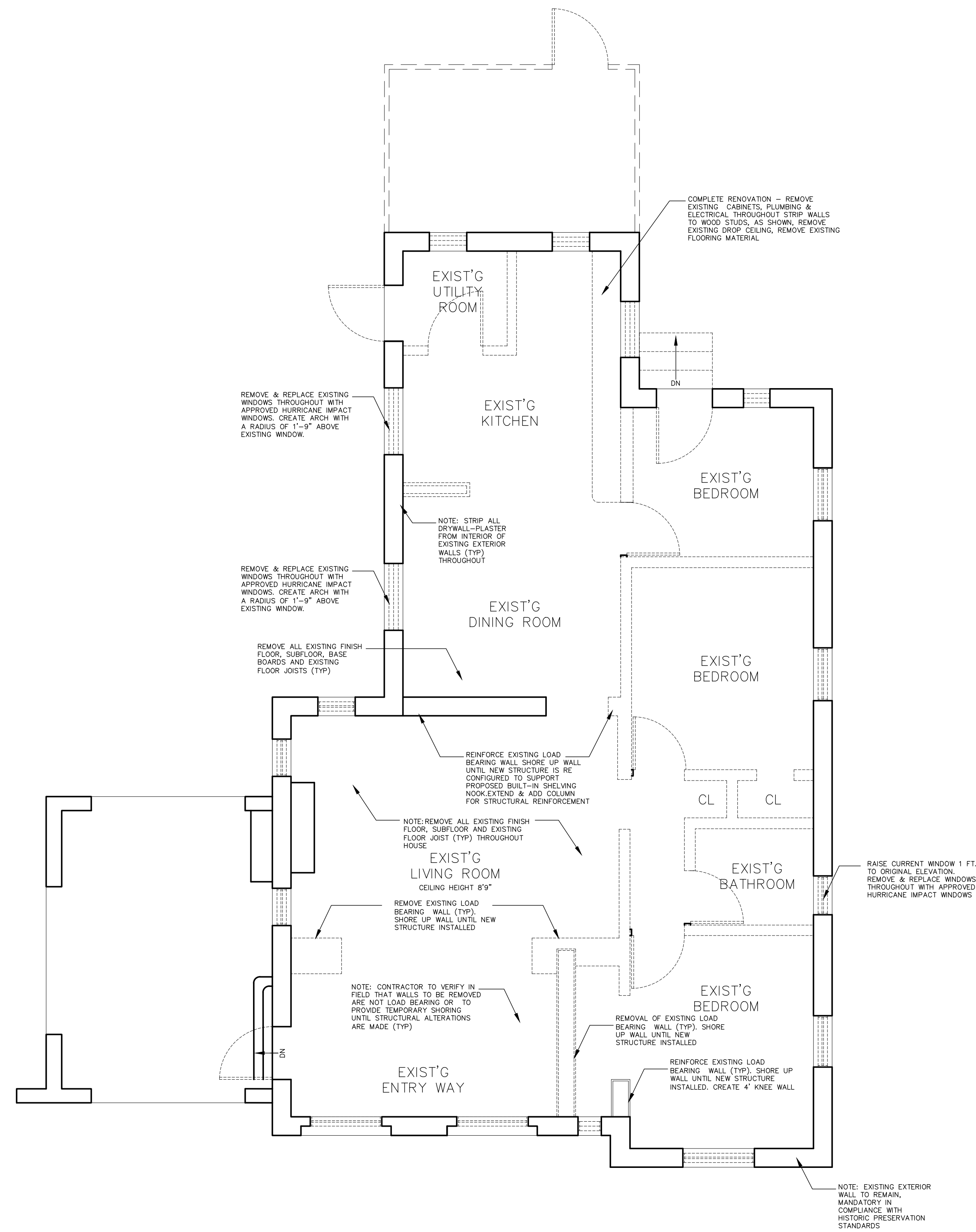
**DEMOLITION SITE/ROOF PLAN**

Scale: 1'0" = 3/32"

2

**DEMOLITION FLOOR PLAN**

Scale: 1'0" = 1/4"

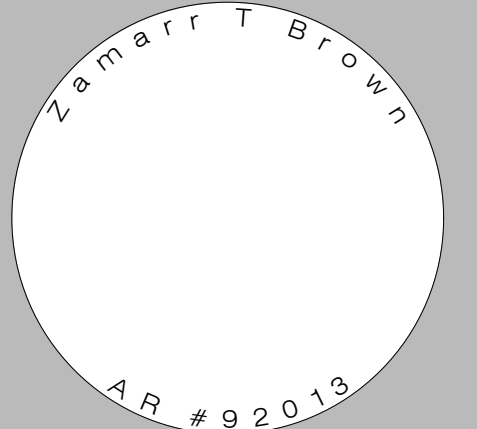


GENERAL NOTE:  
DEMOLITION CONTRACTOR TO SECURE/ENCLOSE ALL TEMPORARY OPENINGS WITH PLYWOOD SHEATHING UNTIL FINAL WALLS BUILT OR FINAL DOORS AND WINDOWS INSTALLED. TYPICAL ALL LOCATIONS.

**D2F**

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

**1011 SHARAR AVE.  
OPA-LOCKA, FL 33054**

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

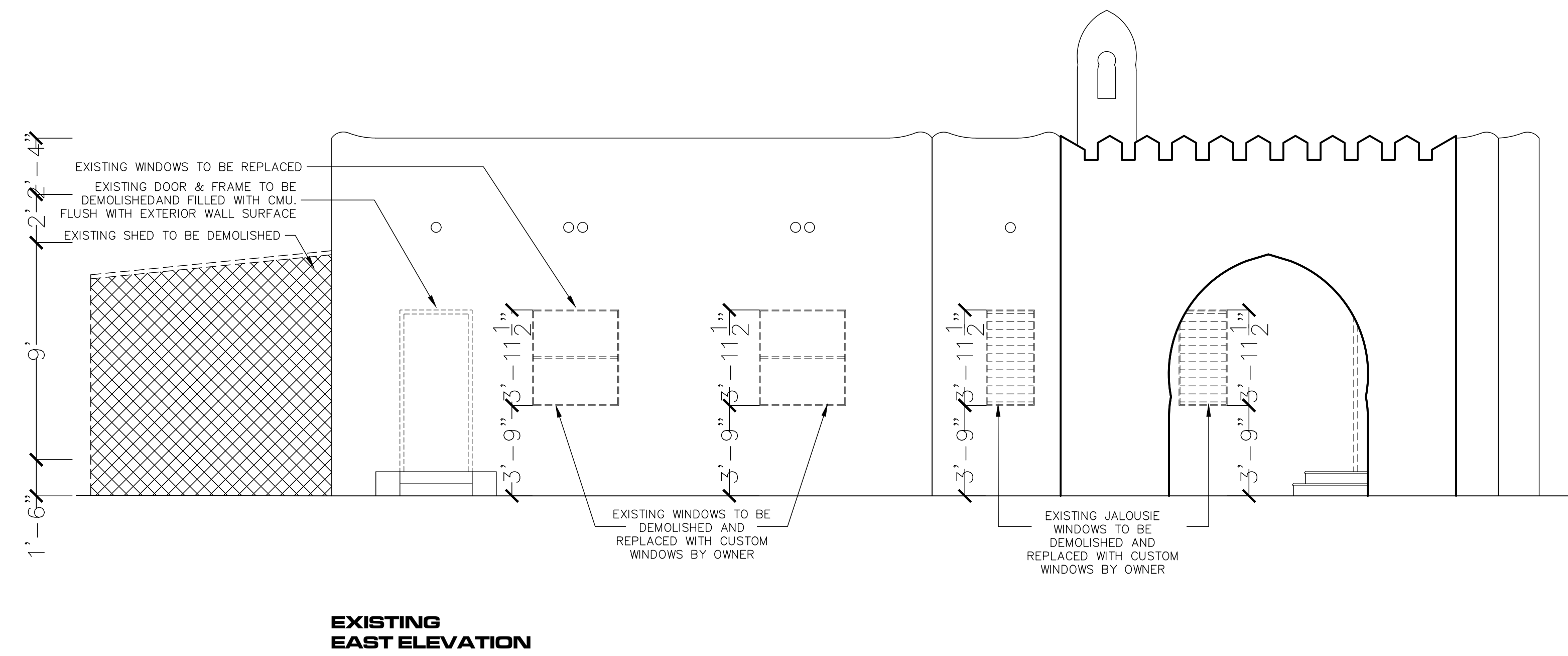
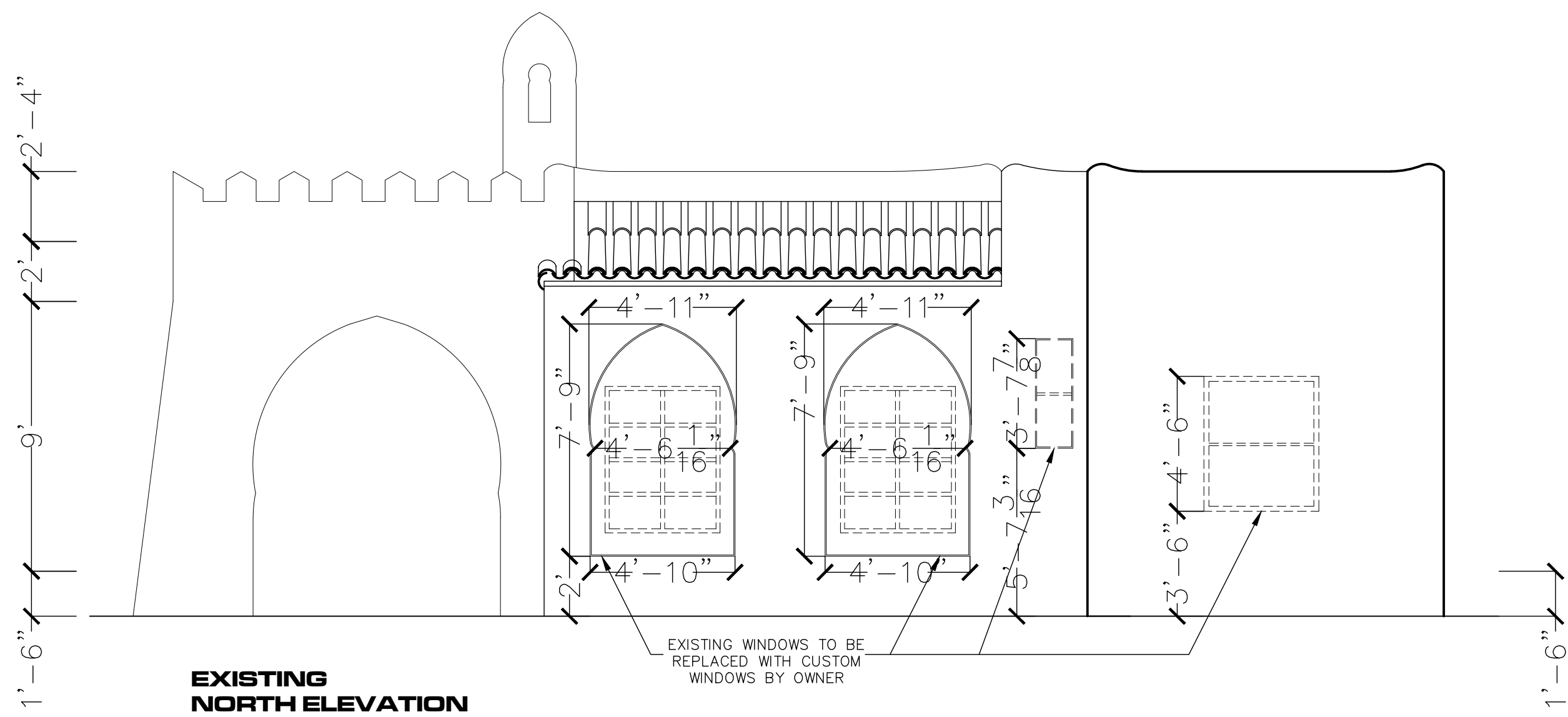
PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

DEMOLITION PLANS

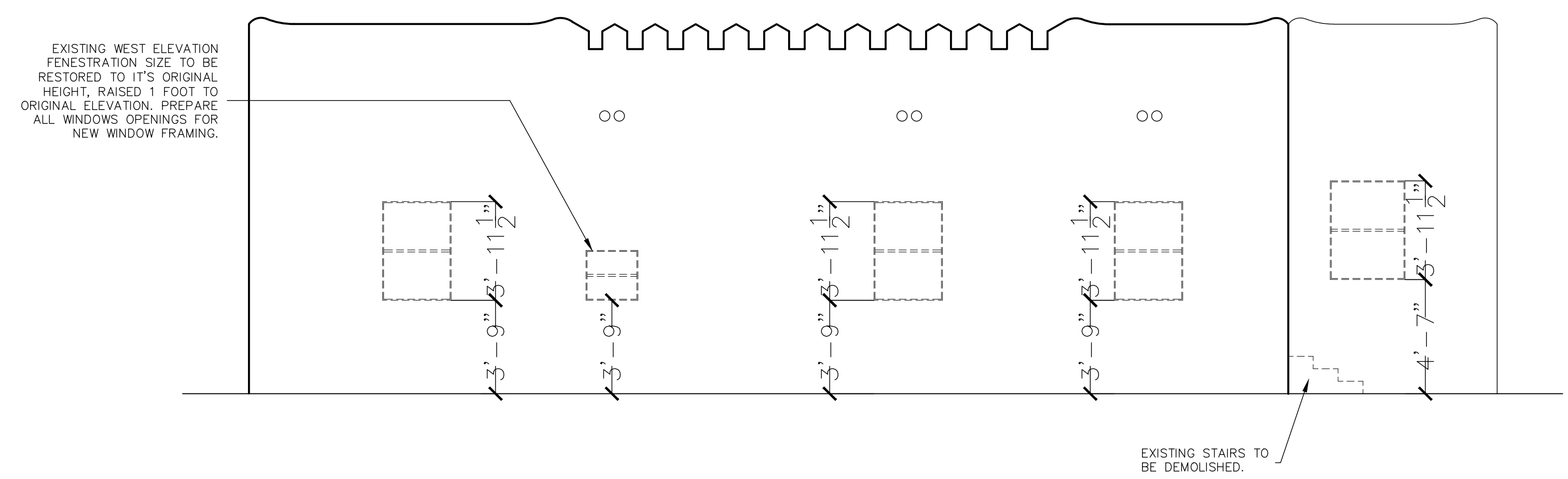
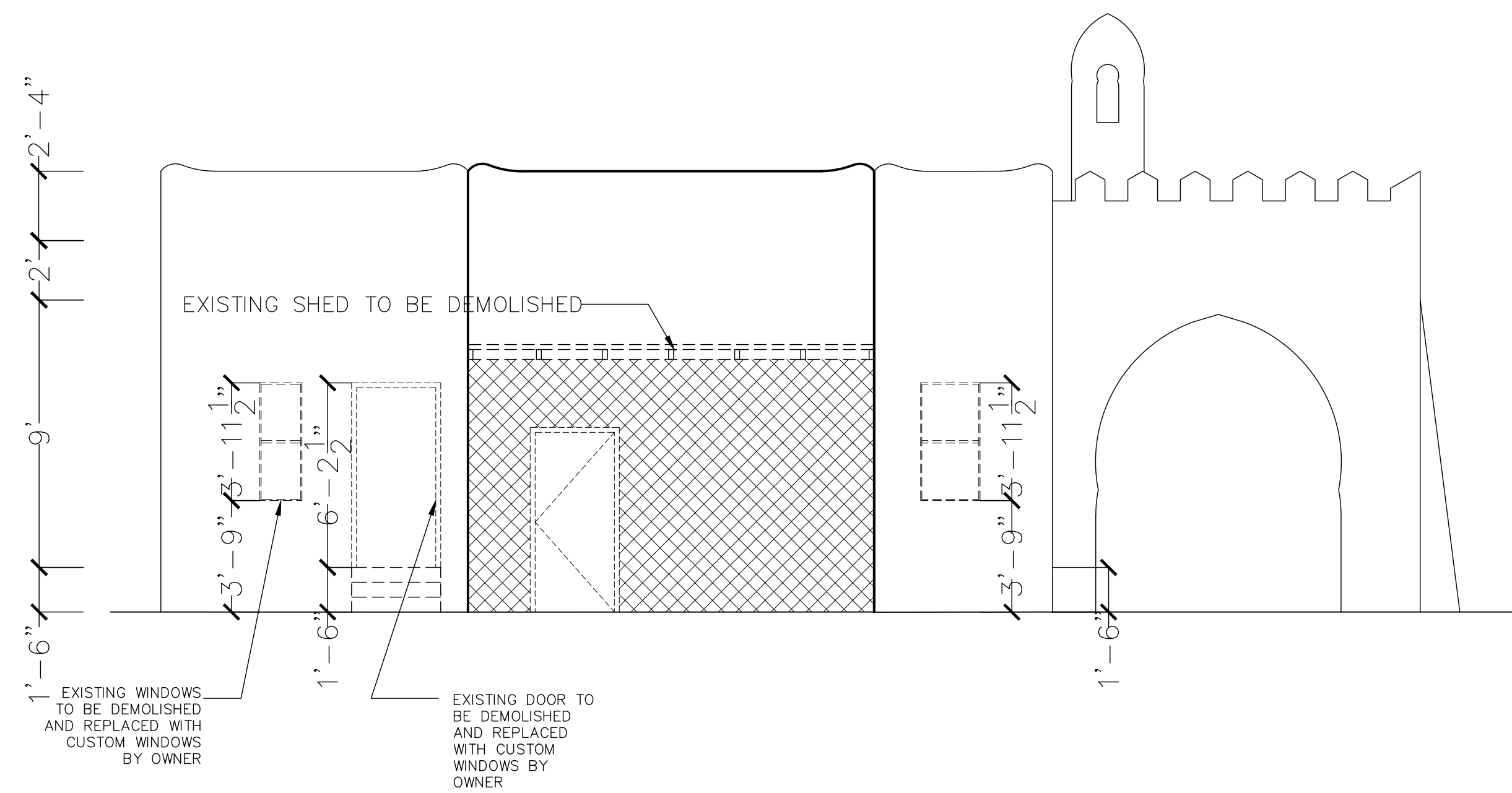
**SHEET NUMBER**

AD.1



**1 DEMOLITION SOUTH (FRONT) ELEVATION**  
Scale: 1/4" = 1'0"

**2 DEMOLITION EAST ELEVATION**  
Scale: 1/4" = 1'0"



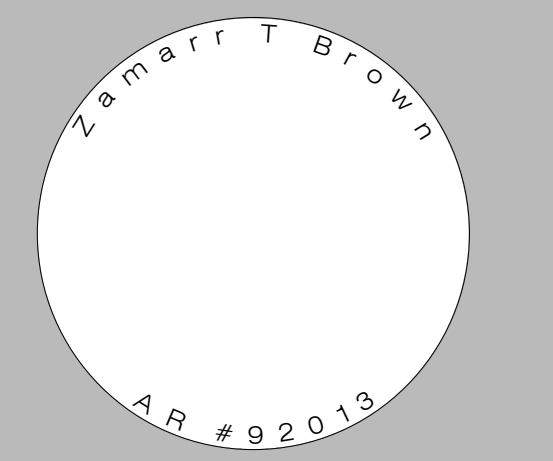
**3 DEMOLITION NORTH ELEVATION**  
Scale: 1/4" = 1'0"

**4 DEMOLITION WEST ELEVATION**  
Scale: 1/4" = 1'0"

**D2F**

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

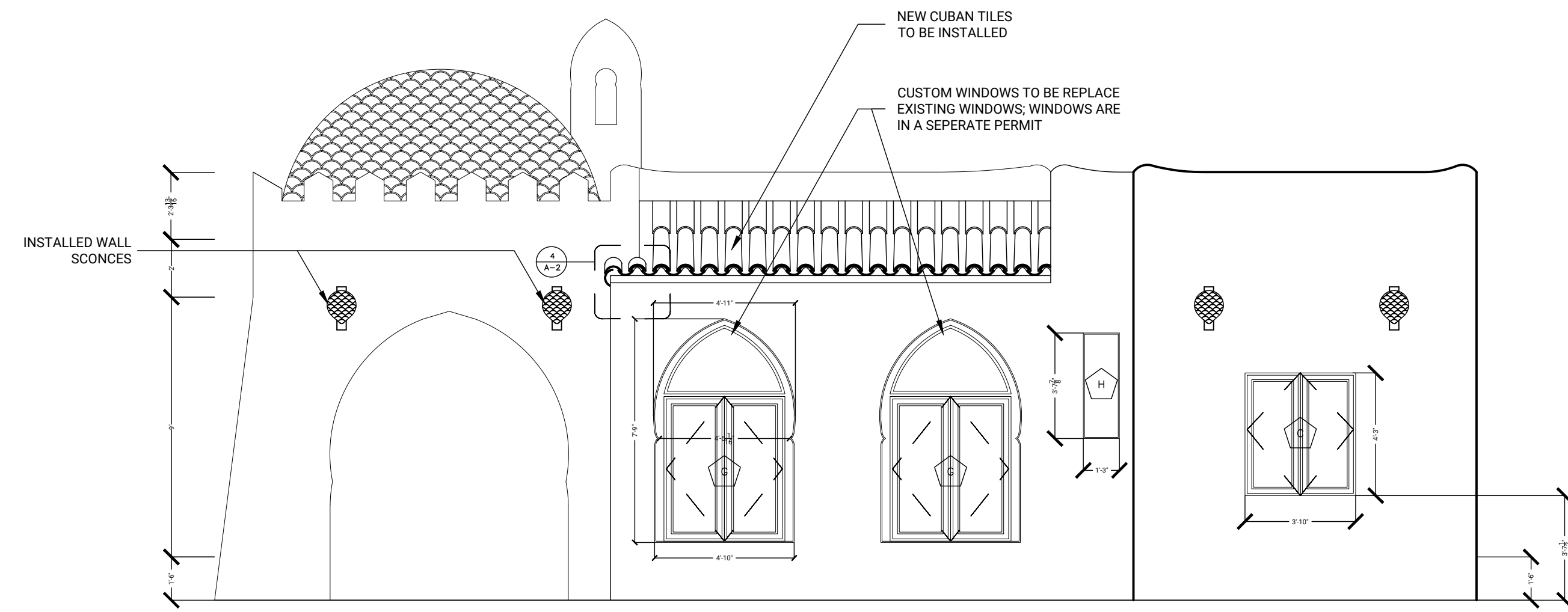
DEMOLITION  
EXTERIOR  
ELEVATIONS

**SHEET NUMBER**

AD.2

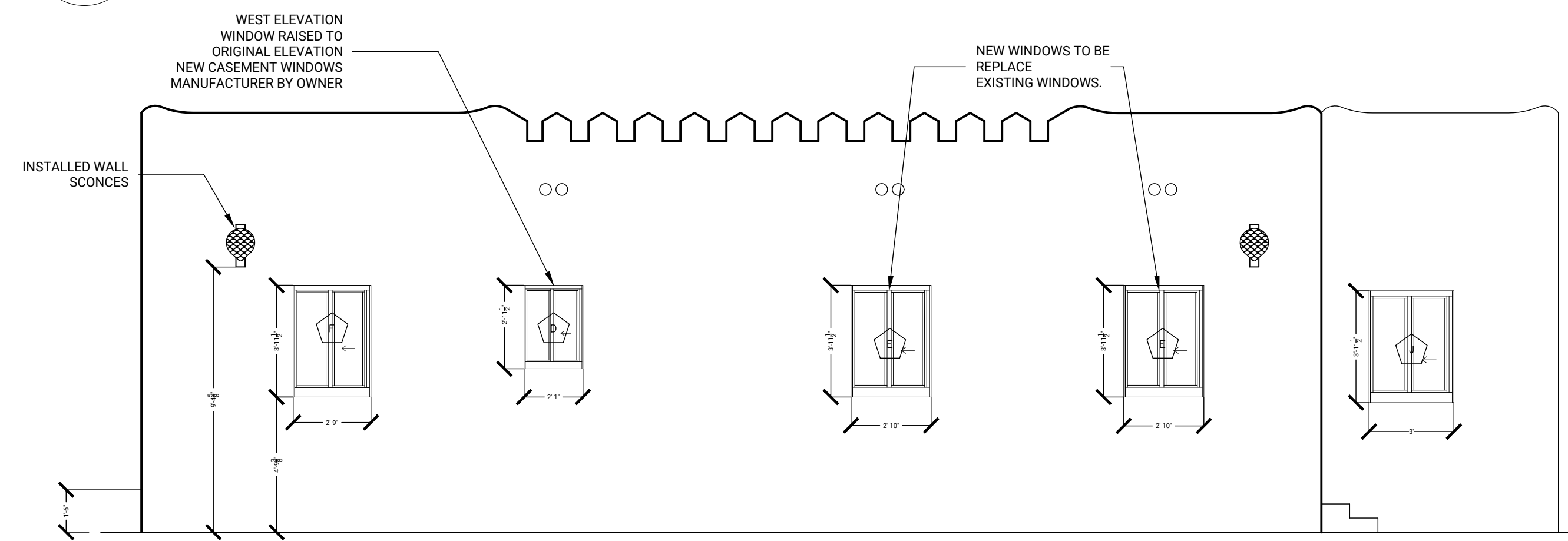
Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.





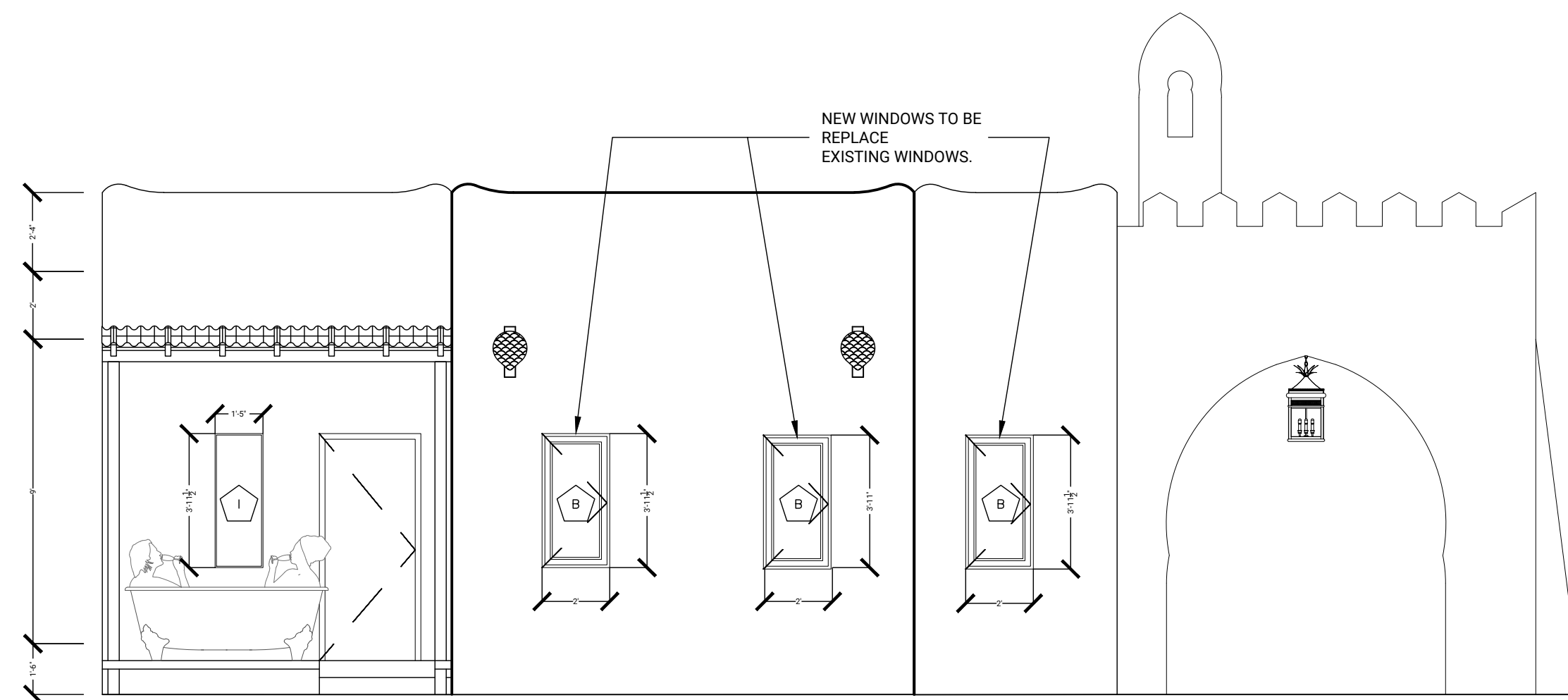
**1** PROPOSED NORTH (FRONT) ELEVATION

Scale: 1/4" = 1'0"



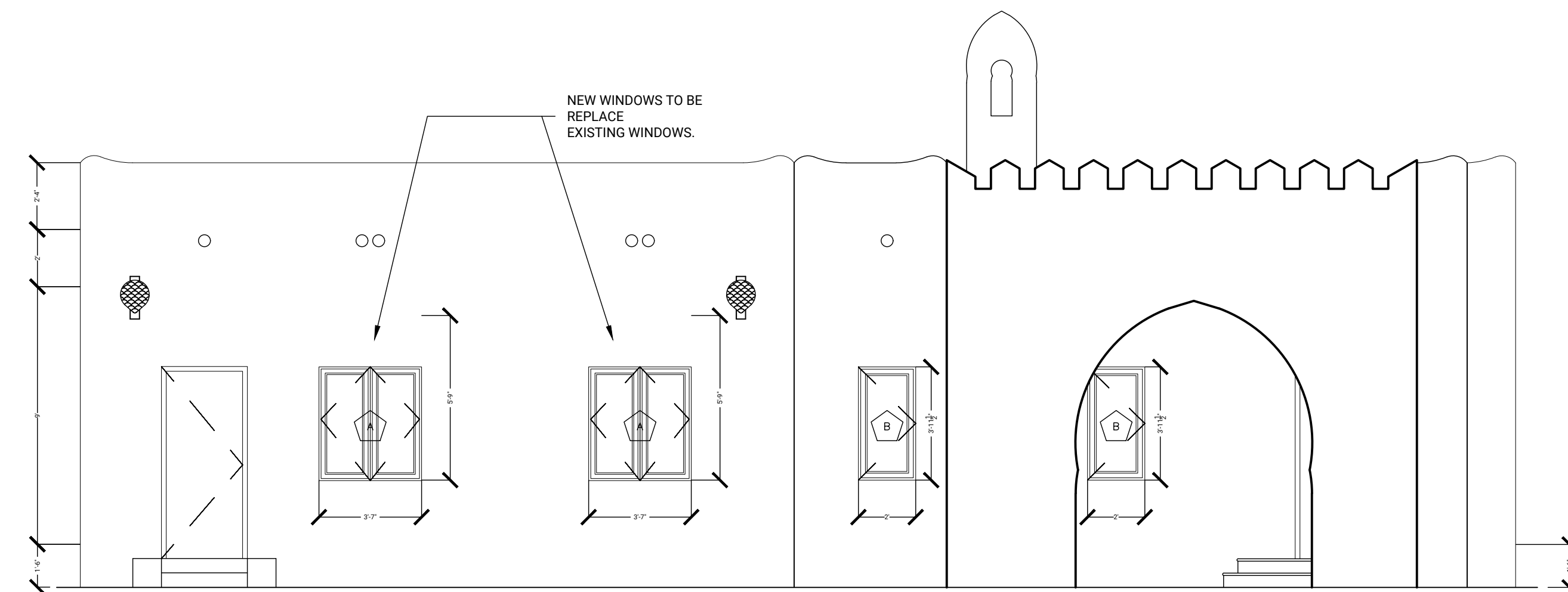
**2** PROPOSED WEST ELEVATION

Scale: 1/4" = 1'0"



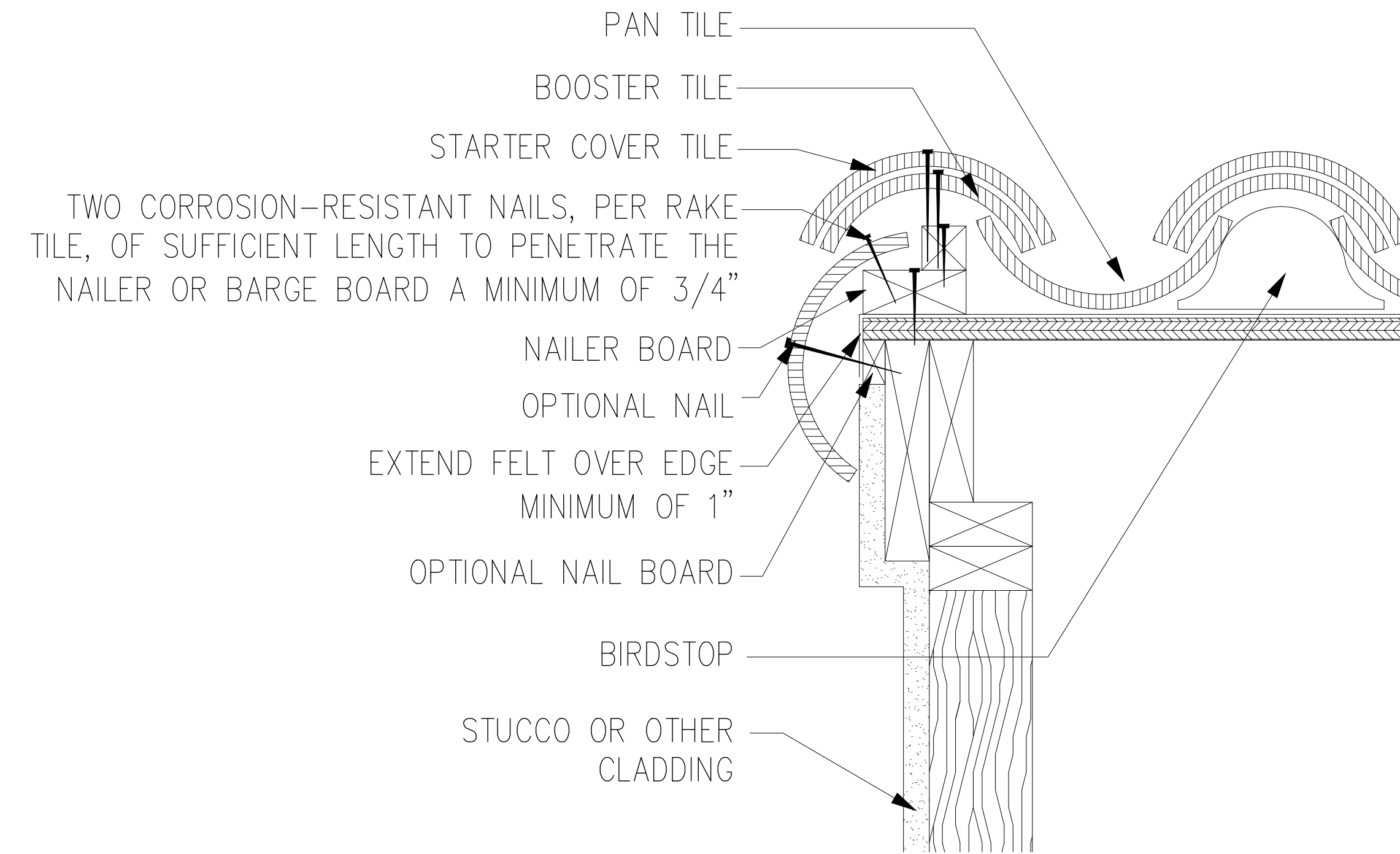
**3** PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'0"



**4** PROPOSED EAST ELEVATION

Scale: 1/4" = 1'0"



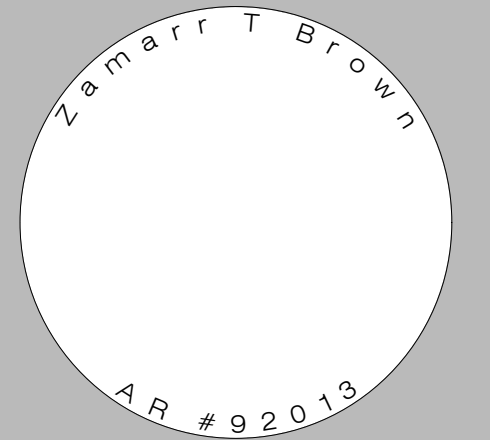
**4** NORTH ELEVATION ROOF EDGE DETAIL

Scale: 3" = 1'0"

**D2F**

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St. Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON  
RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

PROPOSED  
EXTERIOR  
ELEVATIONS

**SHEET NUMBER**

A.2

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

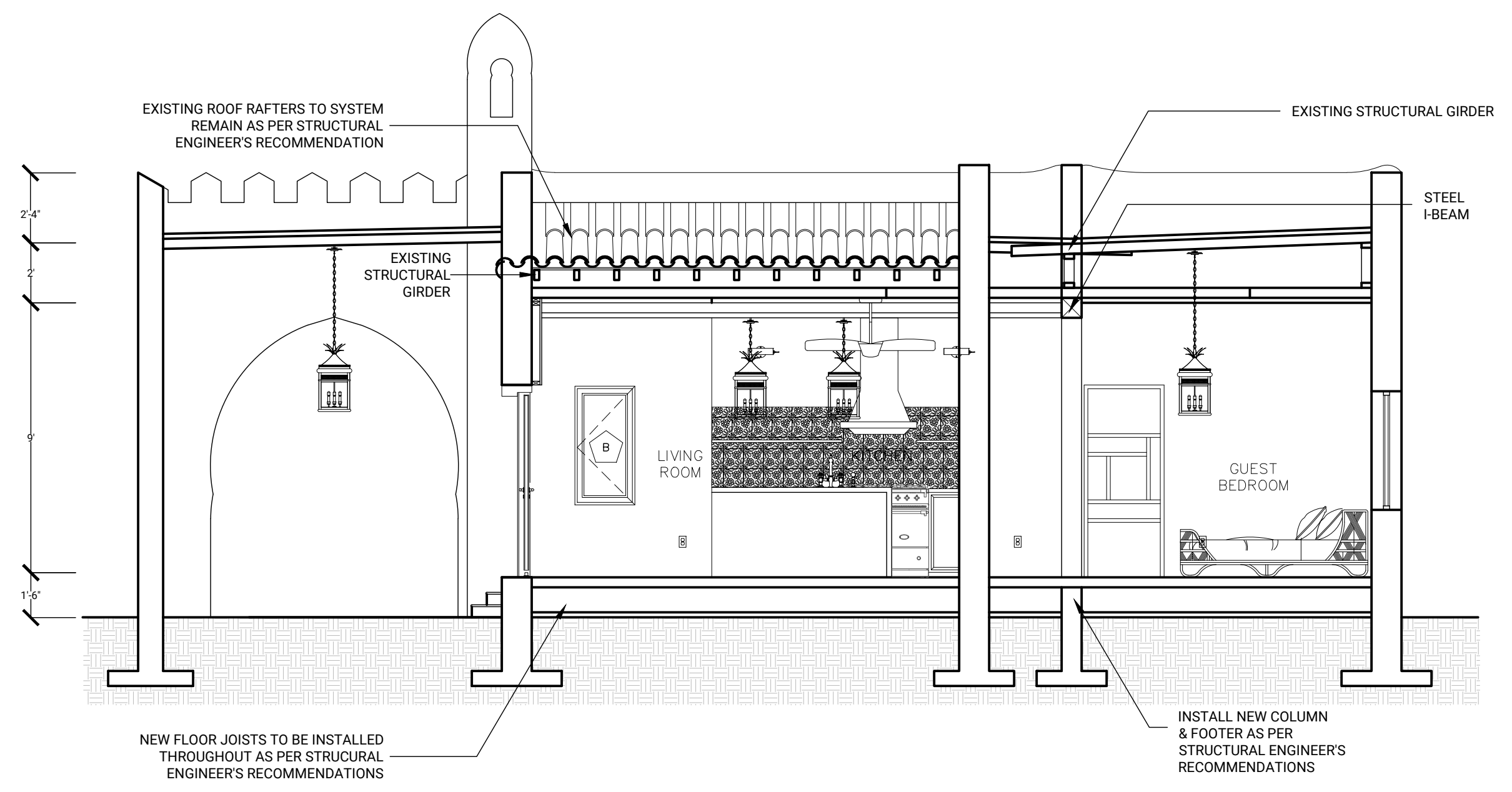
PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z. BROWN

### SHEET TITLE

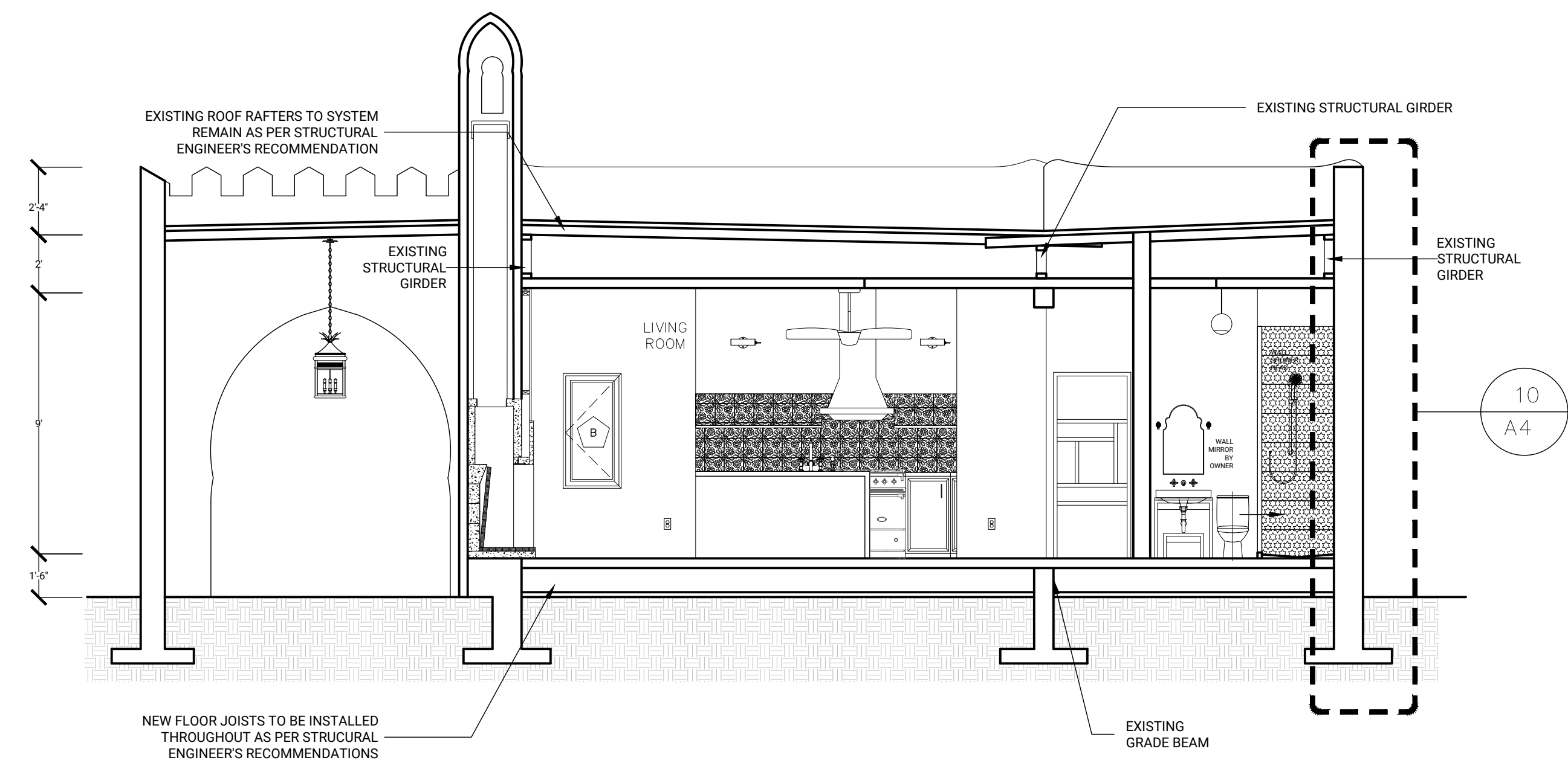
PROPOSED  
BUILDING  
SECTIONS  
&  
FRAMING

### SHEET NUMBER

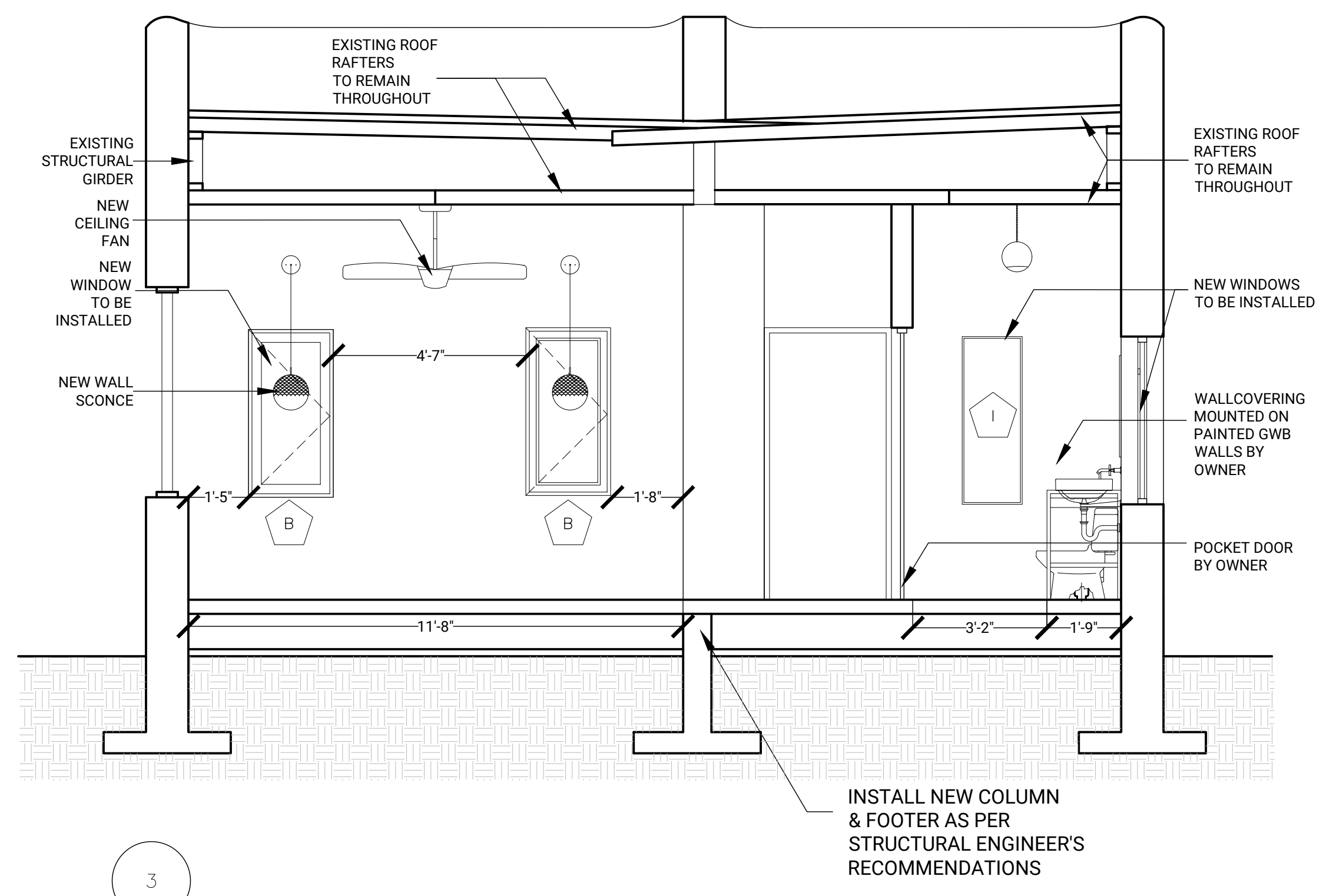
A.3



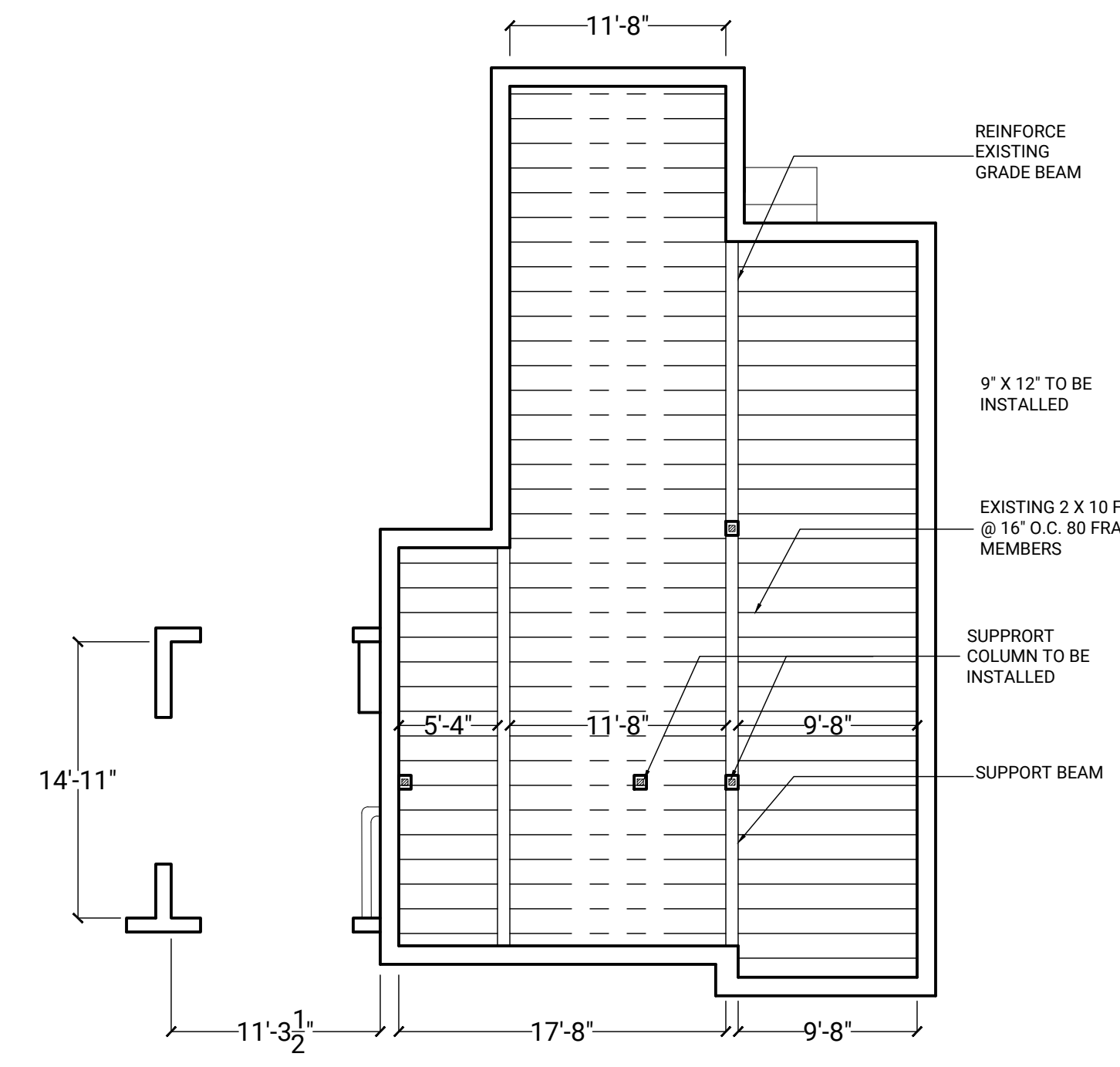
1



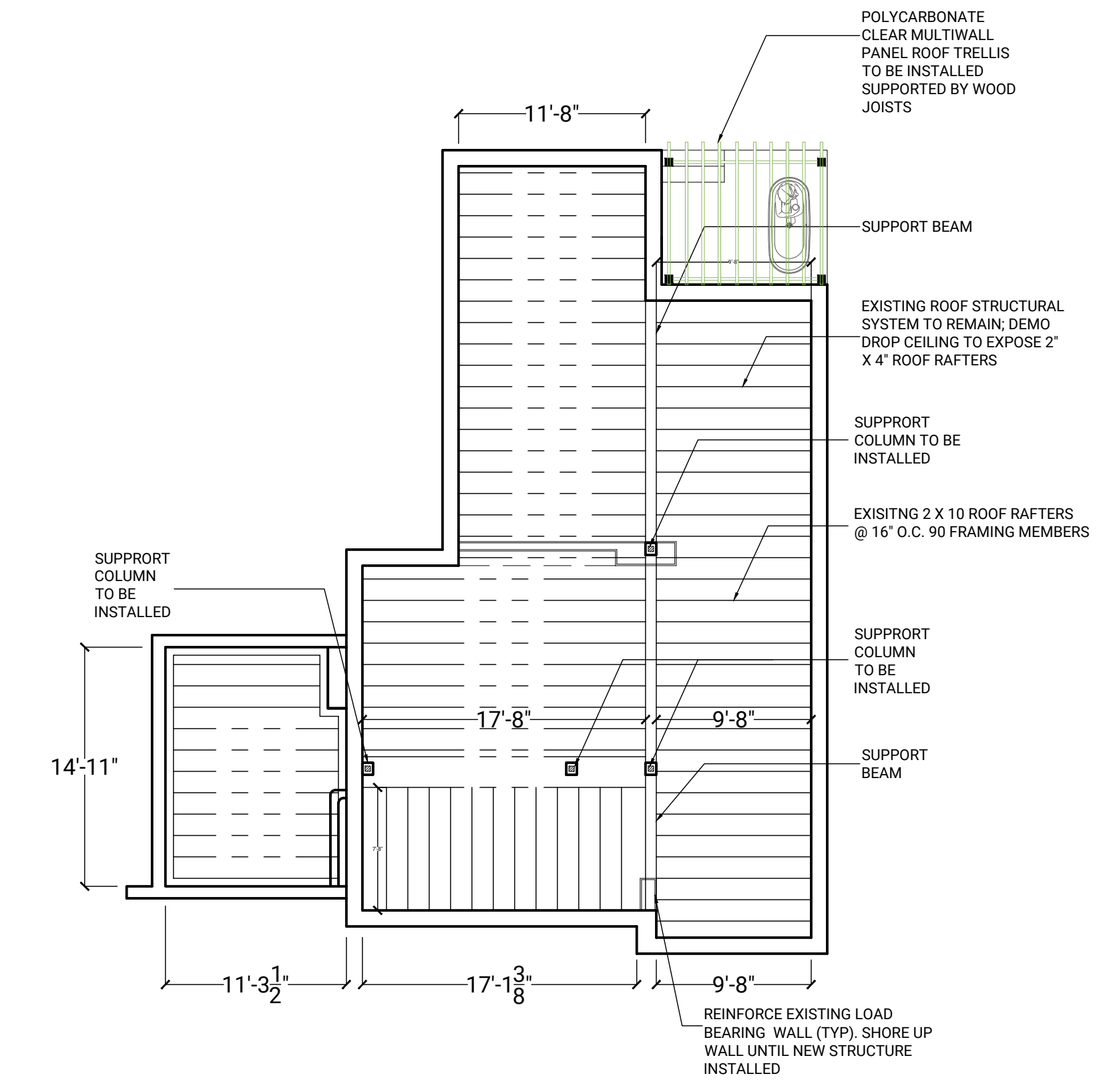
2



3



2

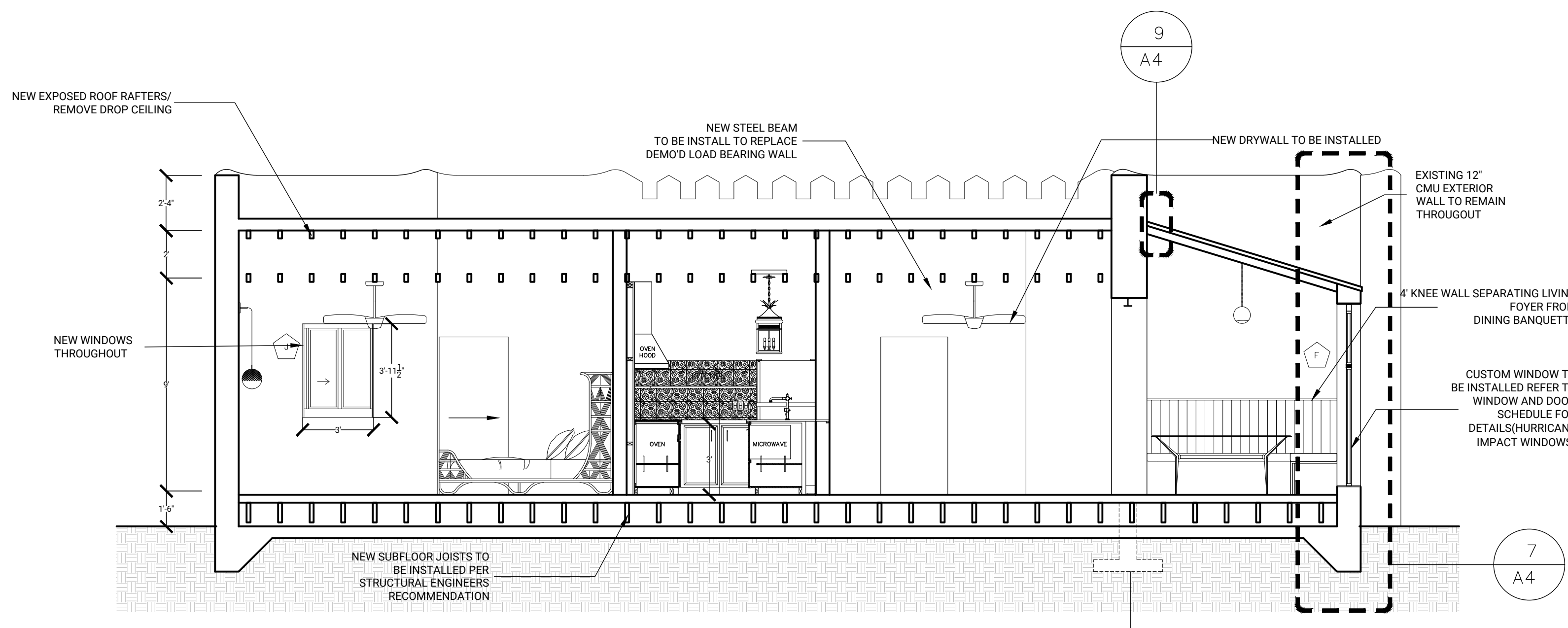


## PROPOSED SECTIONS

Scale: 1'0" = 3/8"

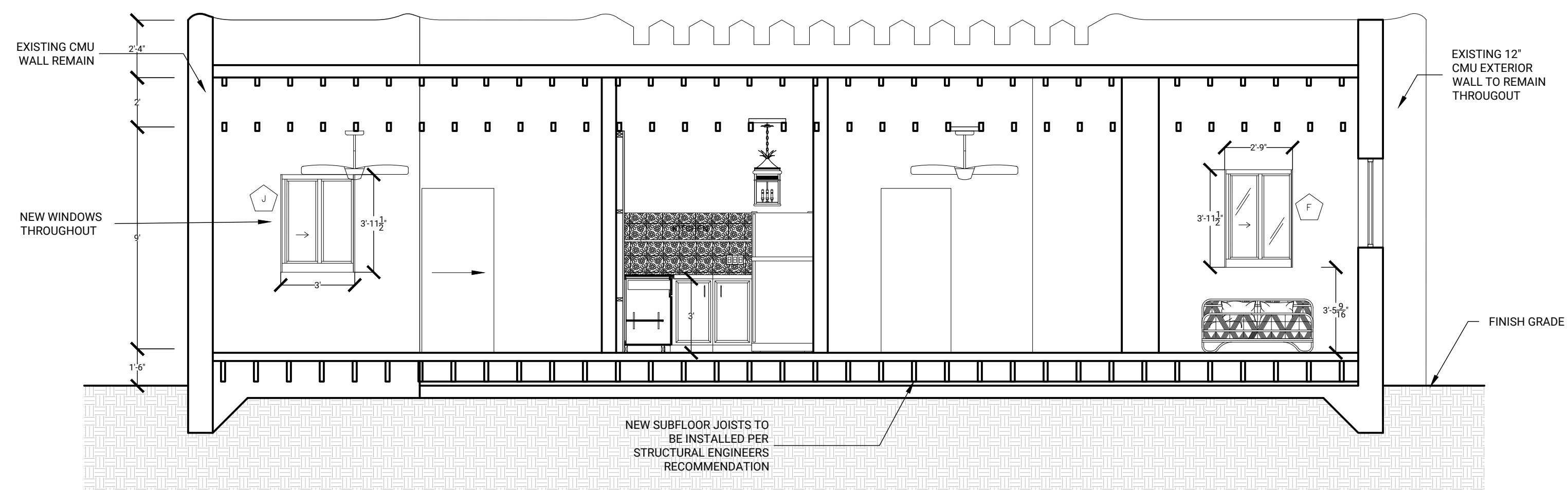
## PROPOSED FRAMING PLANS

Scale: 1'0" = 1/8"



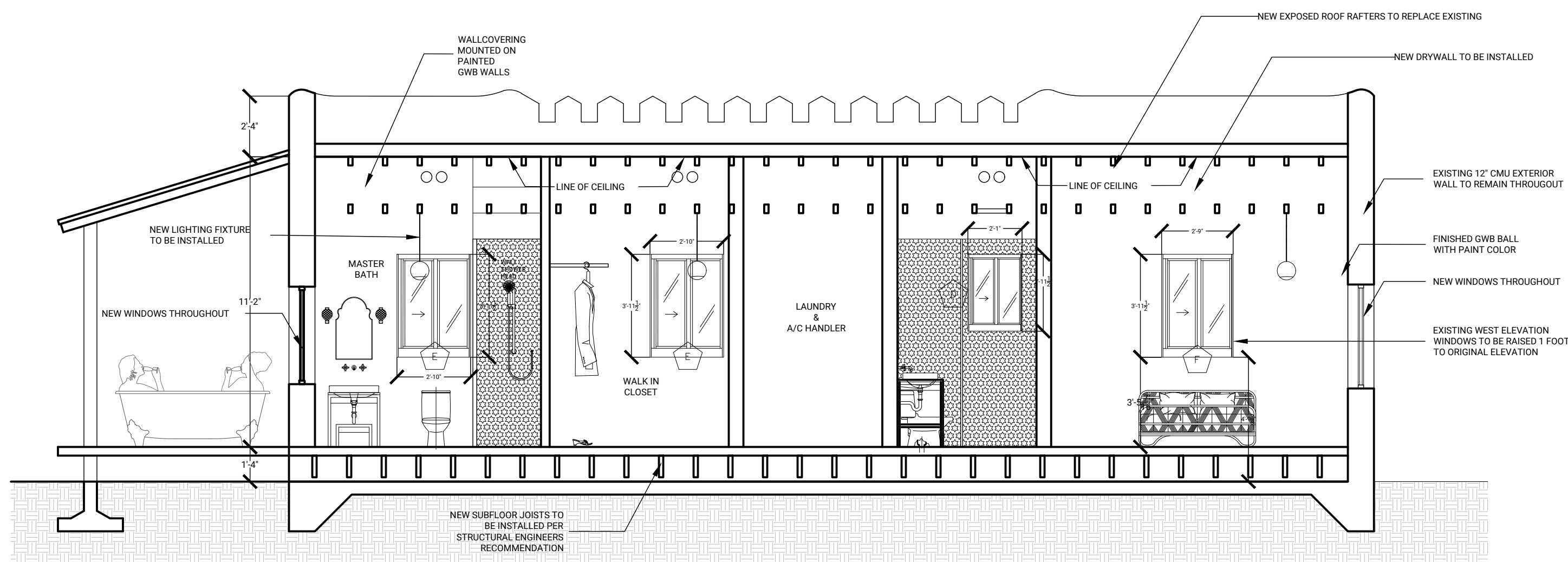
4 PROPOSED SECTIONS

Scale: 1/4" = 1/4"



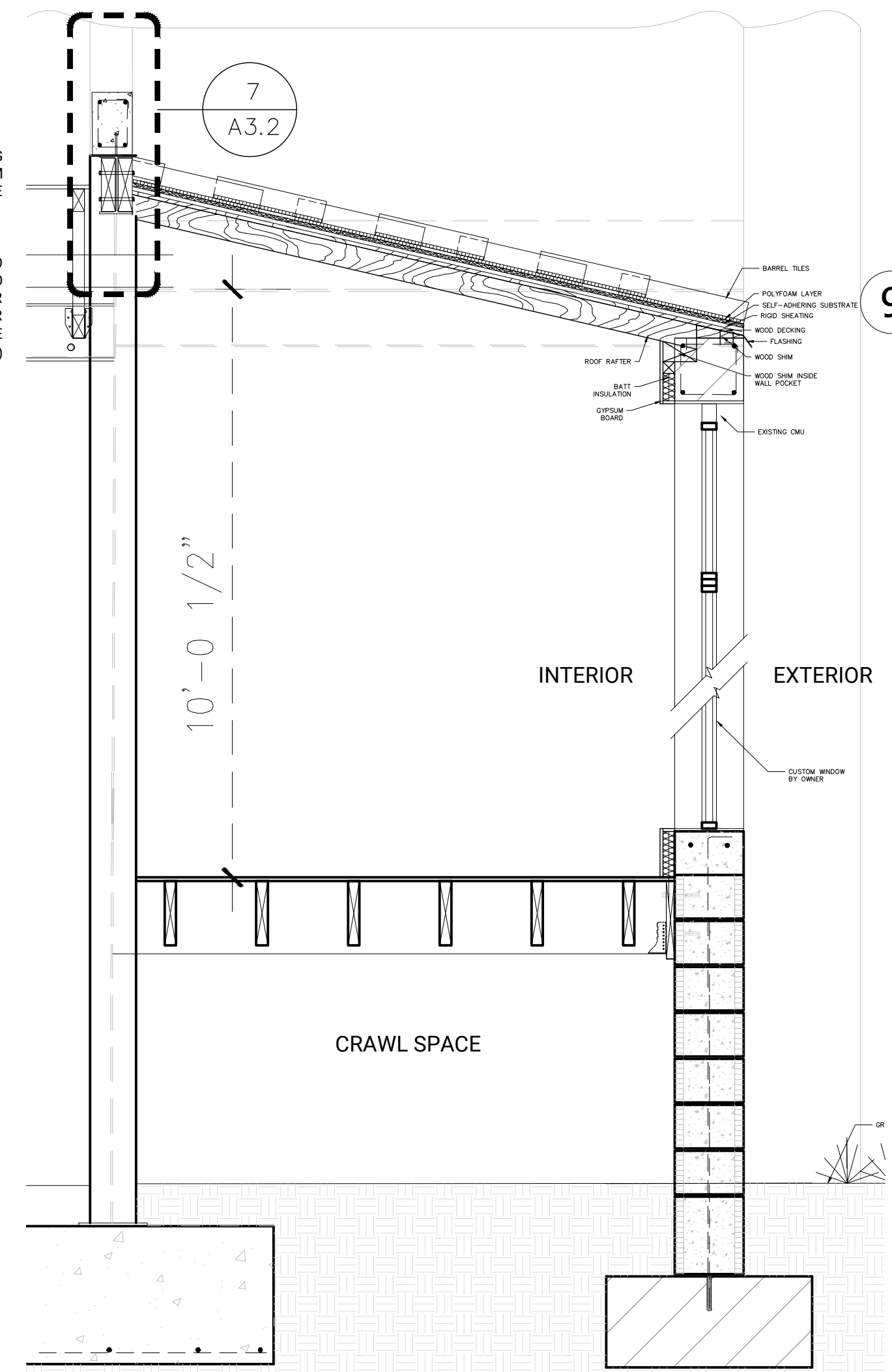
5 PROPOSED SECTIONS

Scale: 1/4" = 1/4"



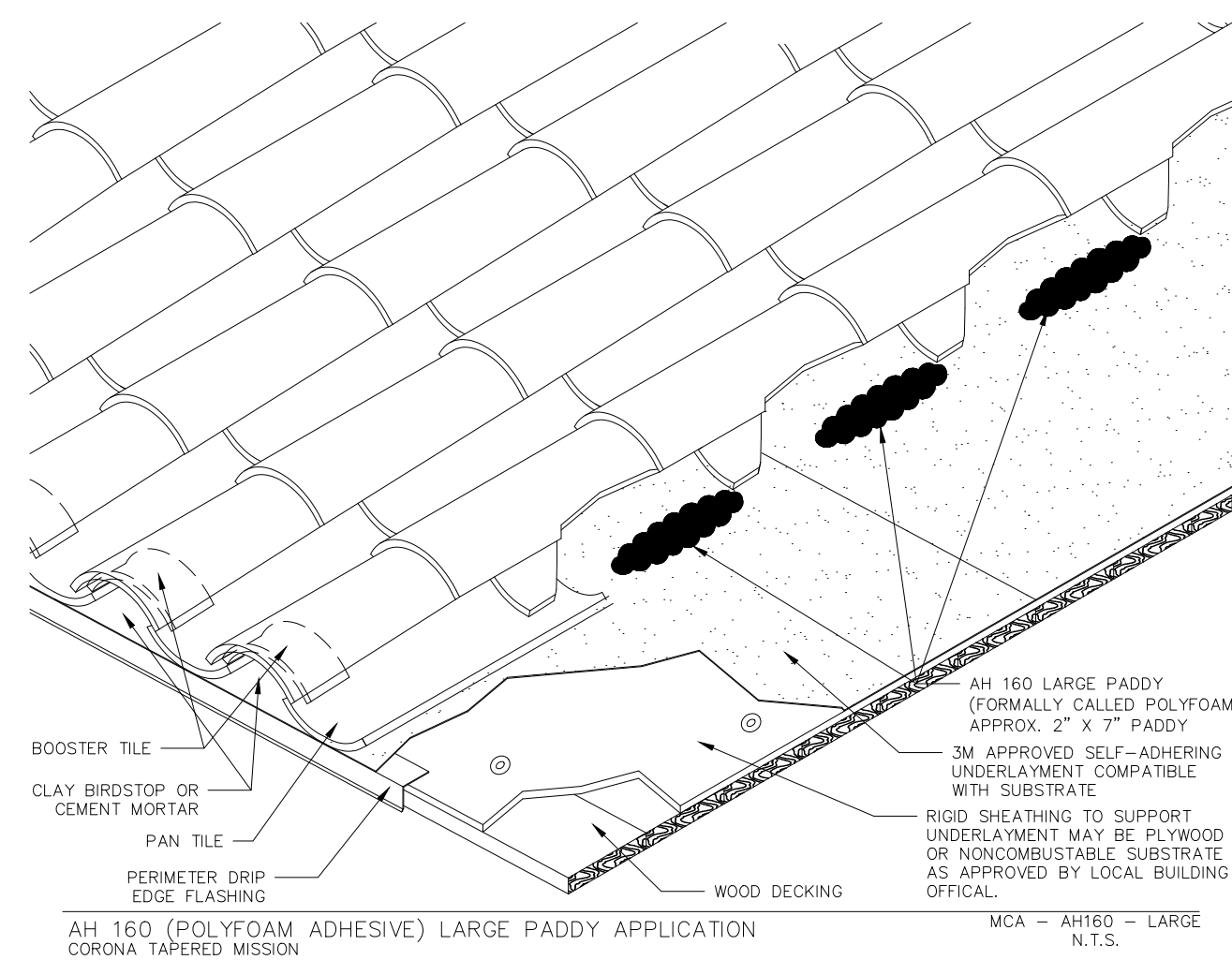
6 PROPOSED SECTIONS

Scale: 1/4" = 1/4"



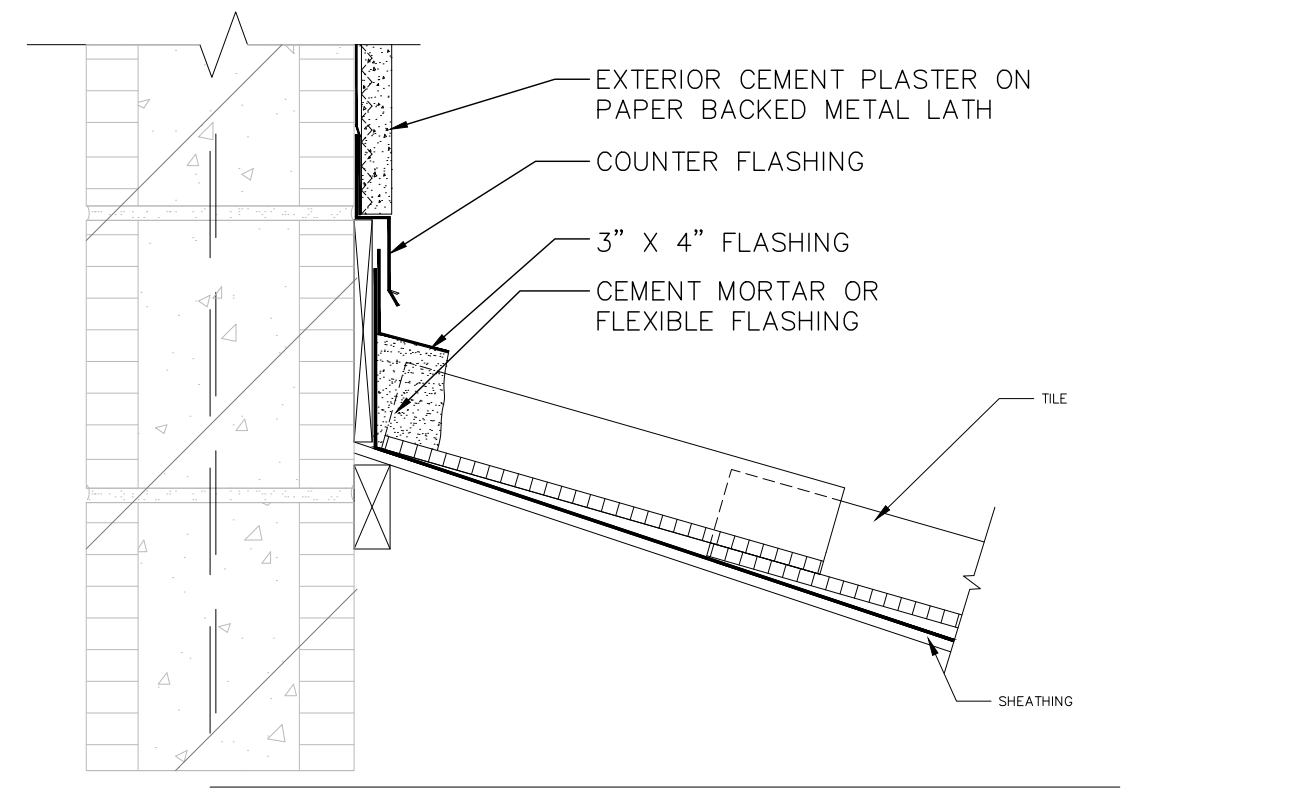
7 DETAIL BUILDING SECTION @ FRONT FACADE

Scale: 1/4" = 1/4"



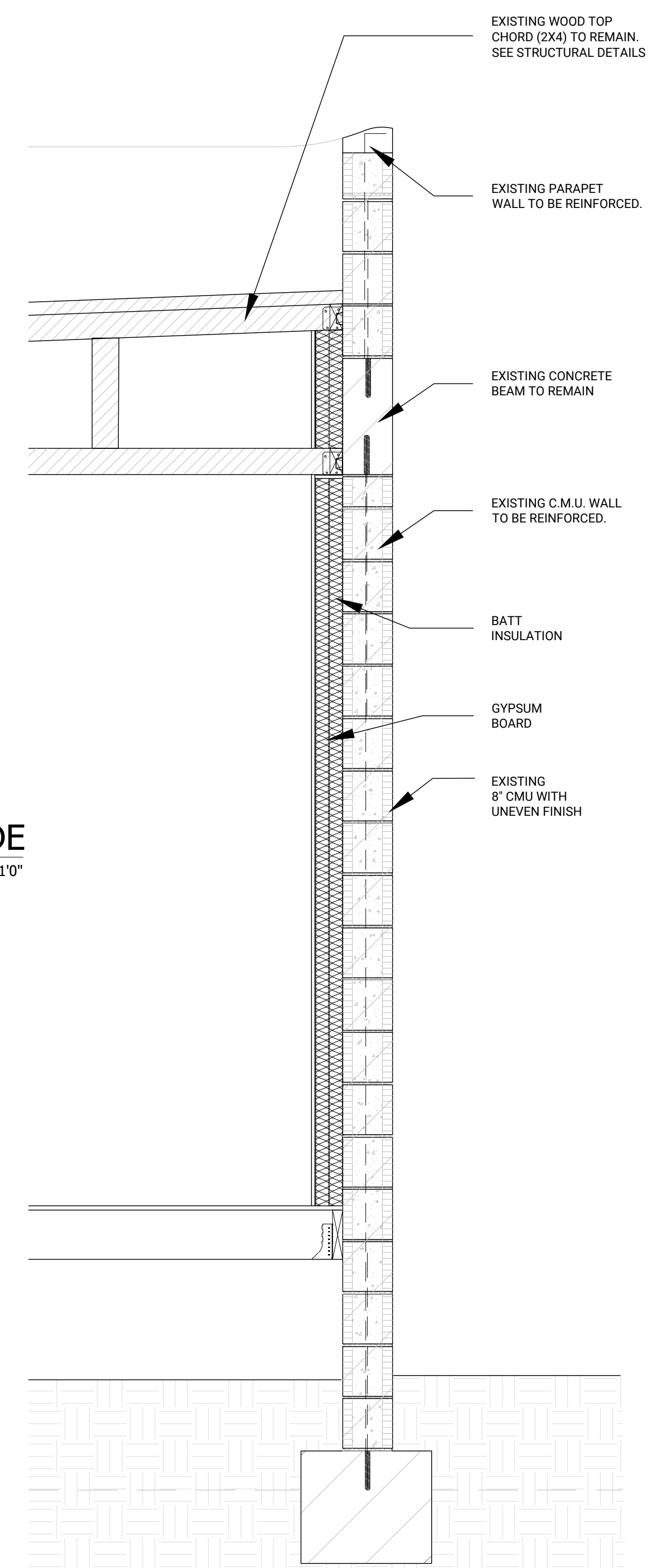
8 TILE ROOF CONSTRUCTION AXONOMETRIC

NTS



9 WALL DETAIL AT TILE ROOF AND PARAPET

Scale: 1/4" = 1/4"



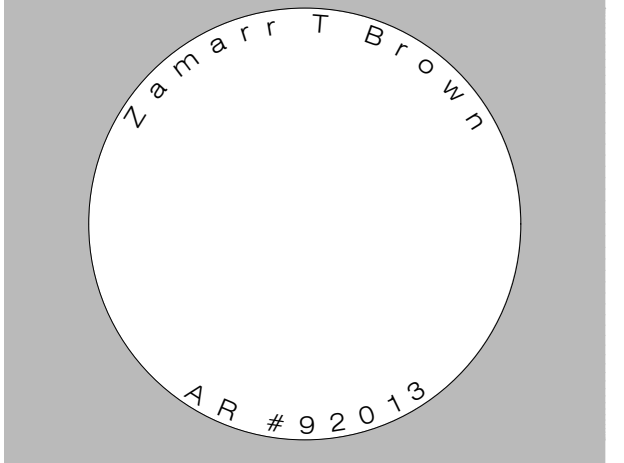
10 TYPICAL WALL SECTION

Scale: 1/2" = 1/4"



Design2Form  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



CONSULTANTS

SOLOMON  
RESIDENCE

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

ISSUE

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

SHEET TITLE

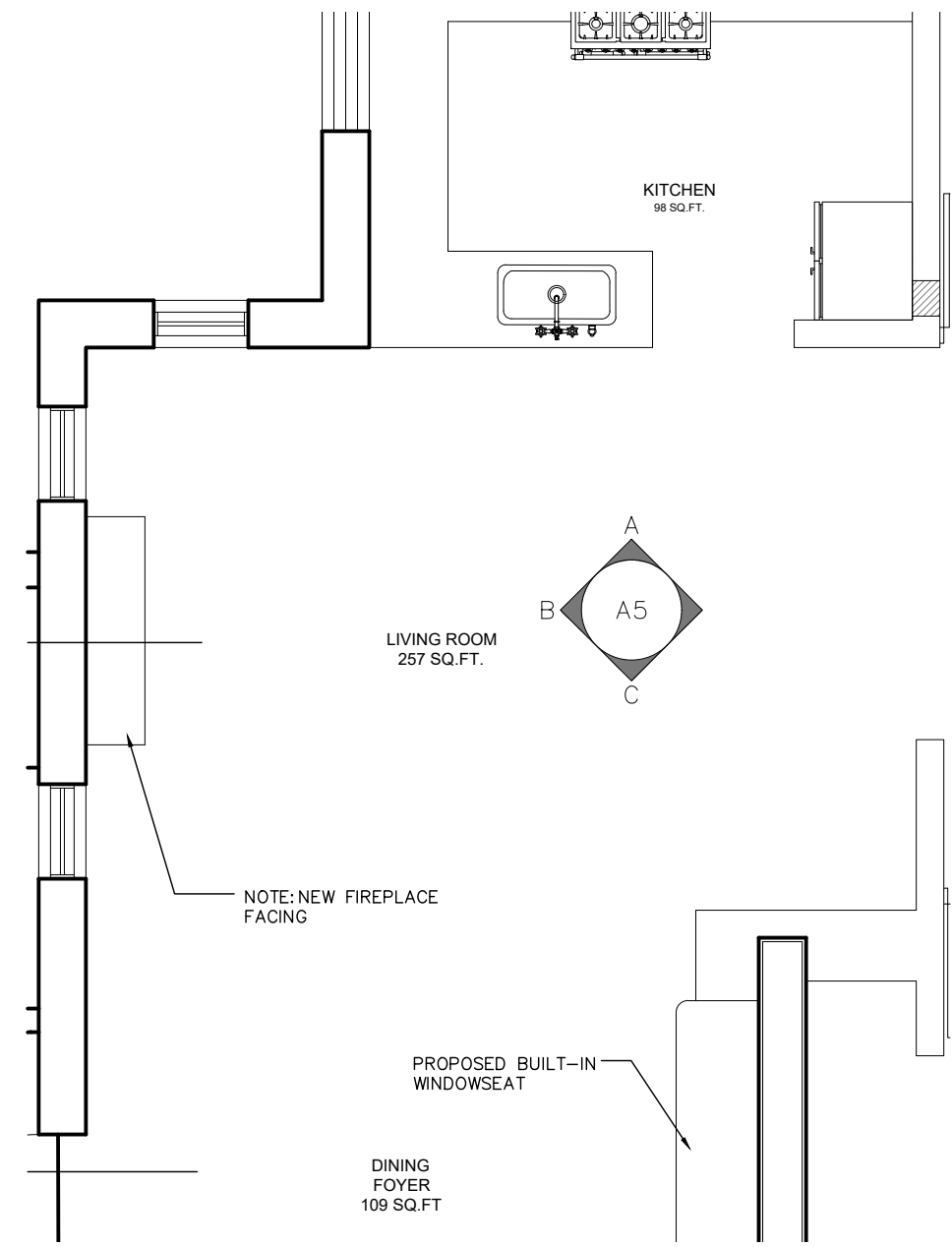
PROPOSED  
BUILDING  
SECTIONS  
&  
FRAMING

SHEET NUMBER

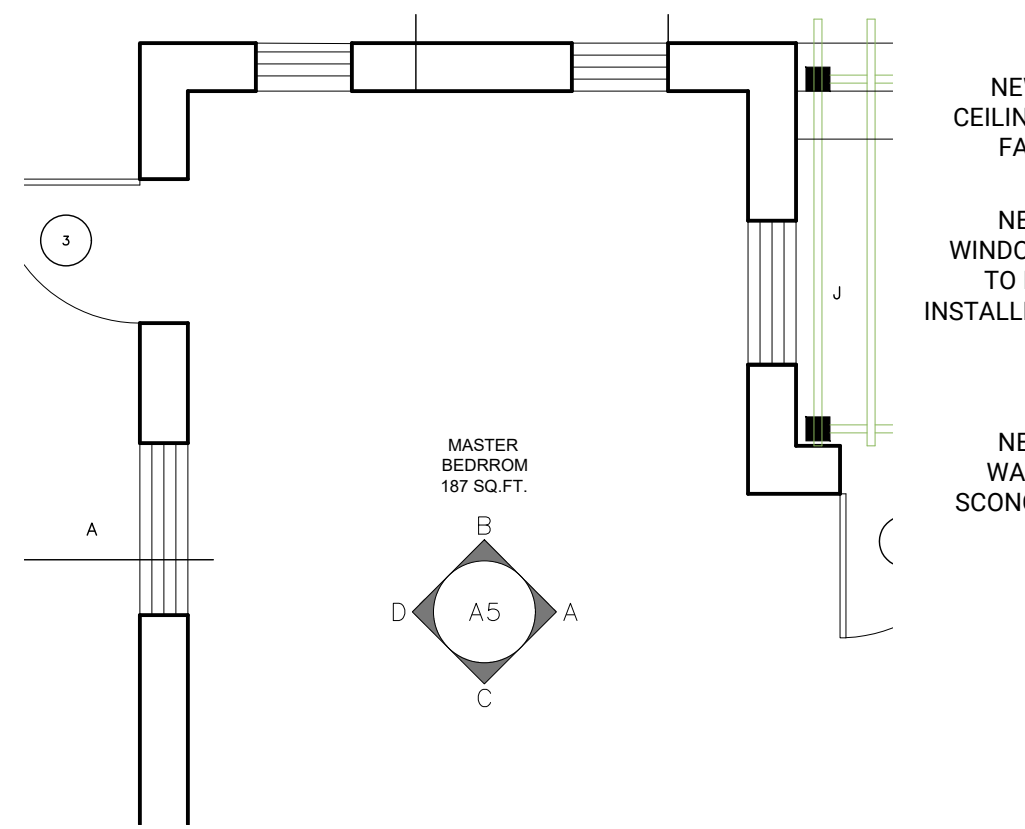
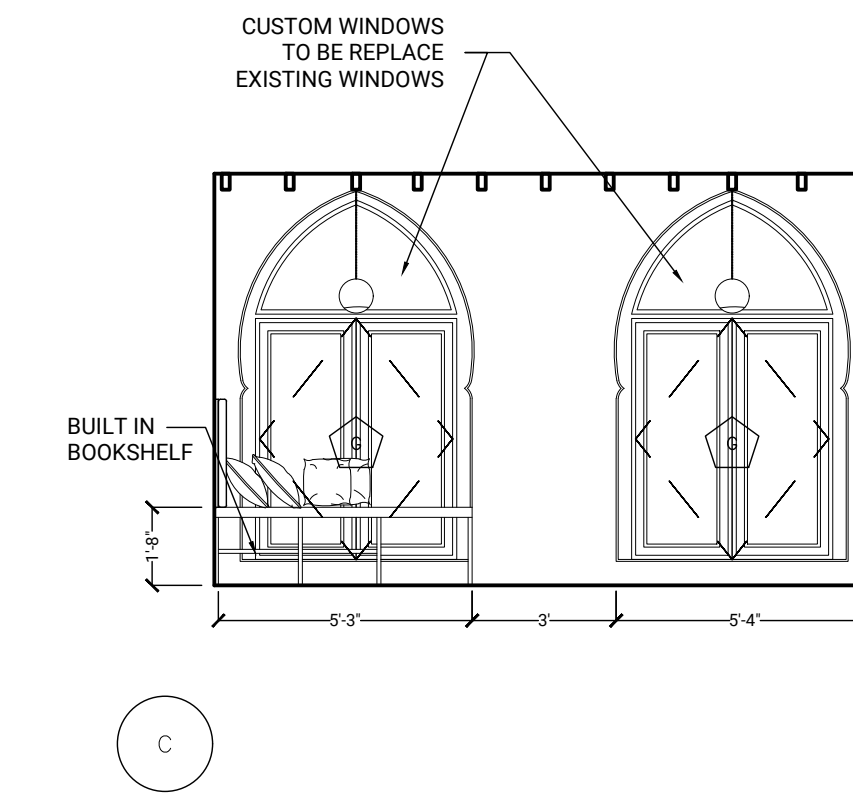
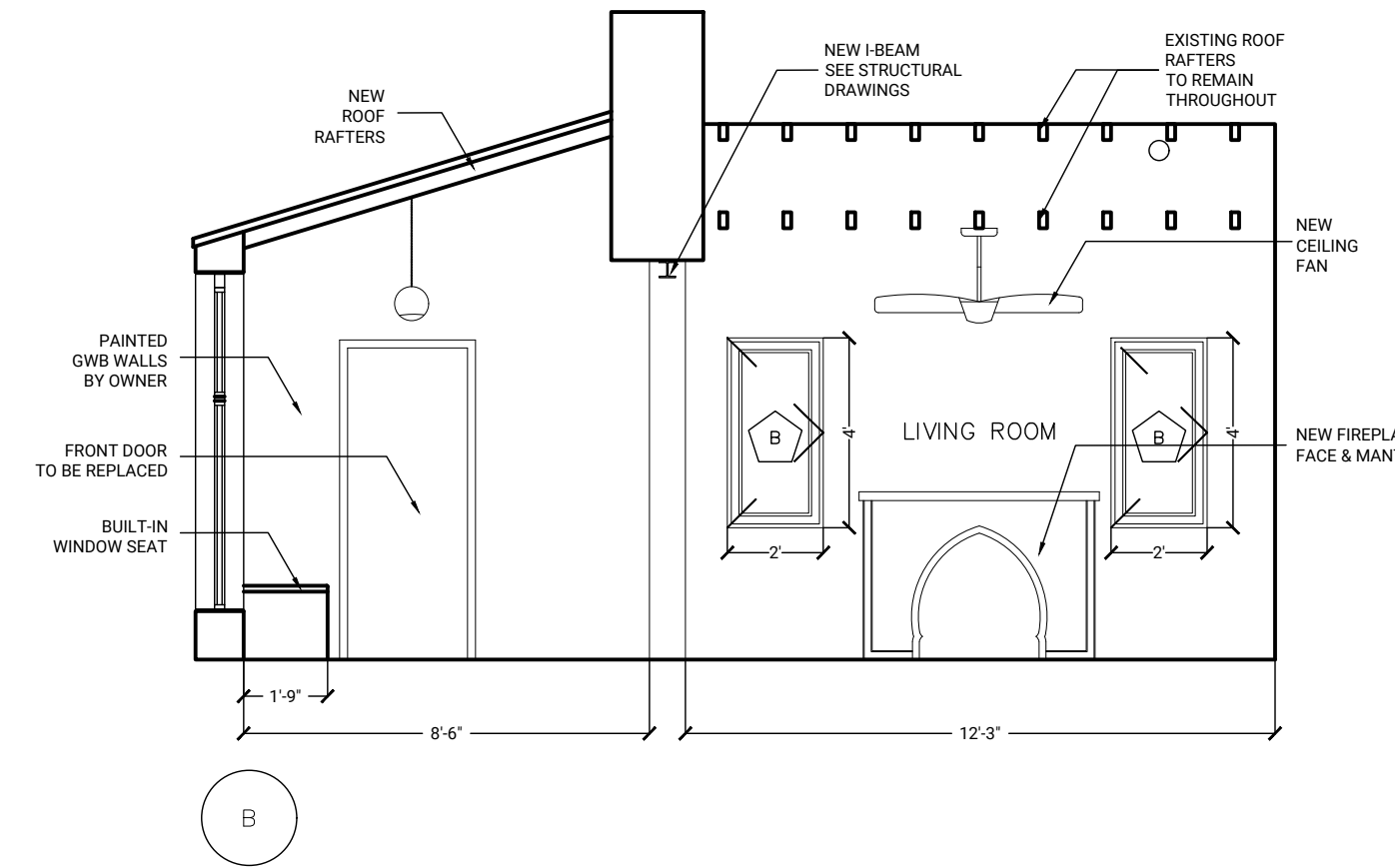
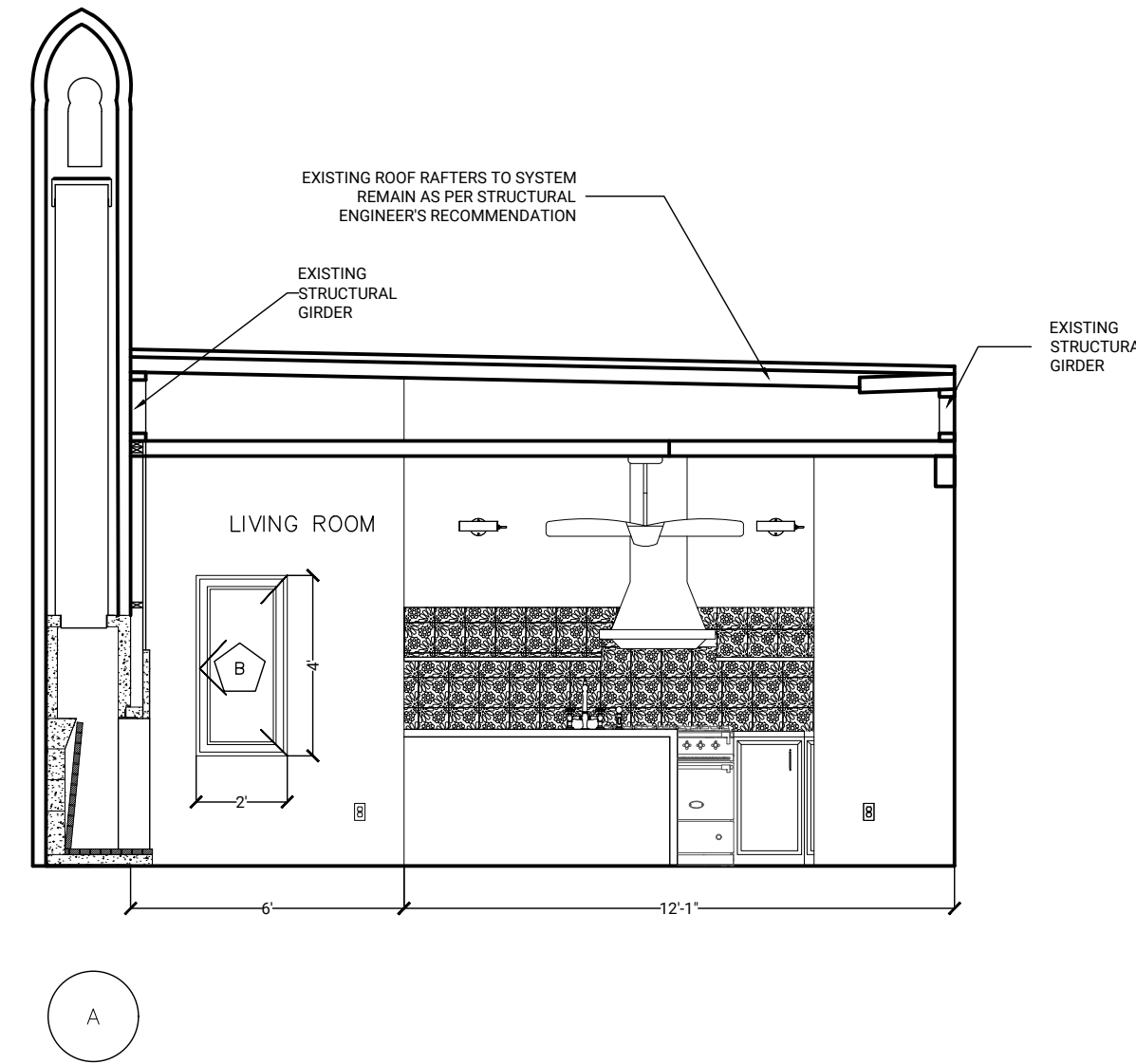
A.4

The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether they were created for or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.

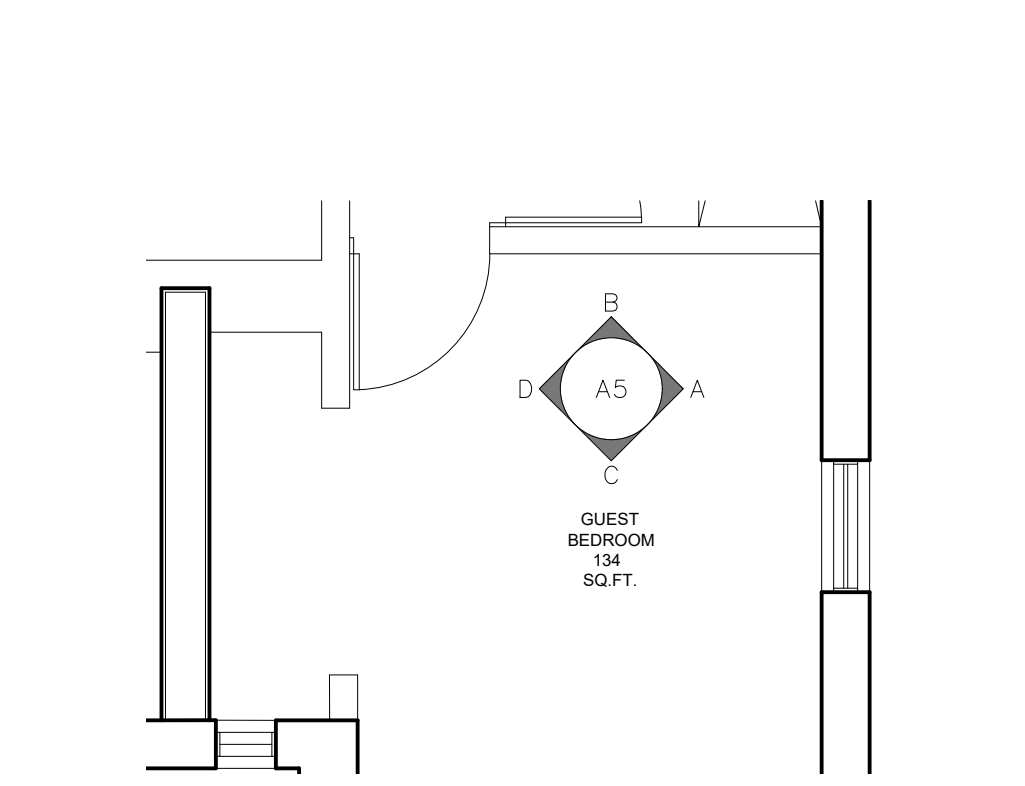
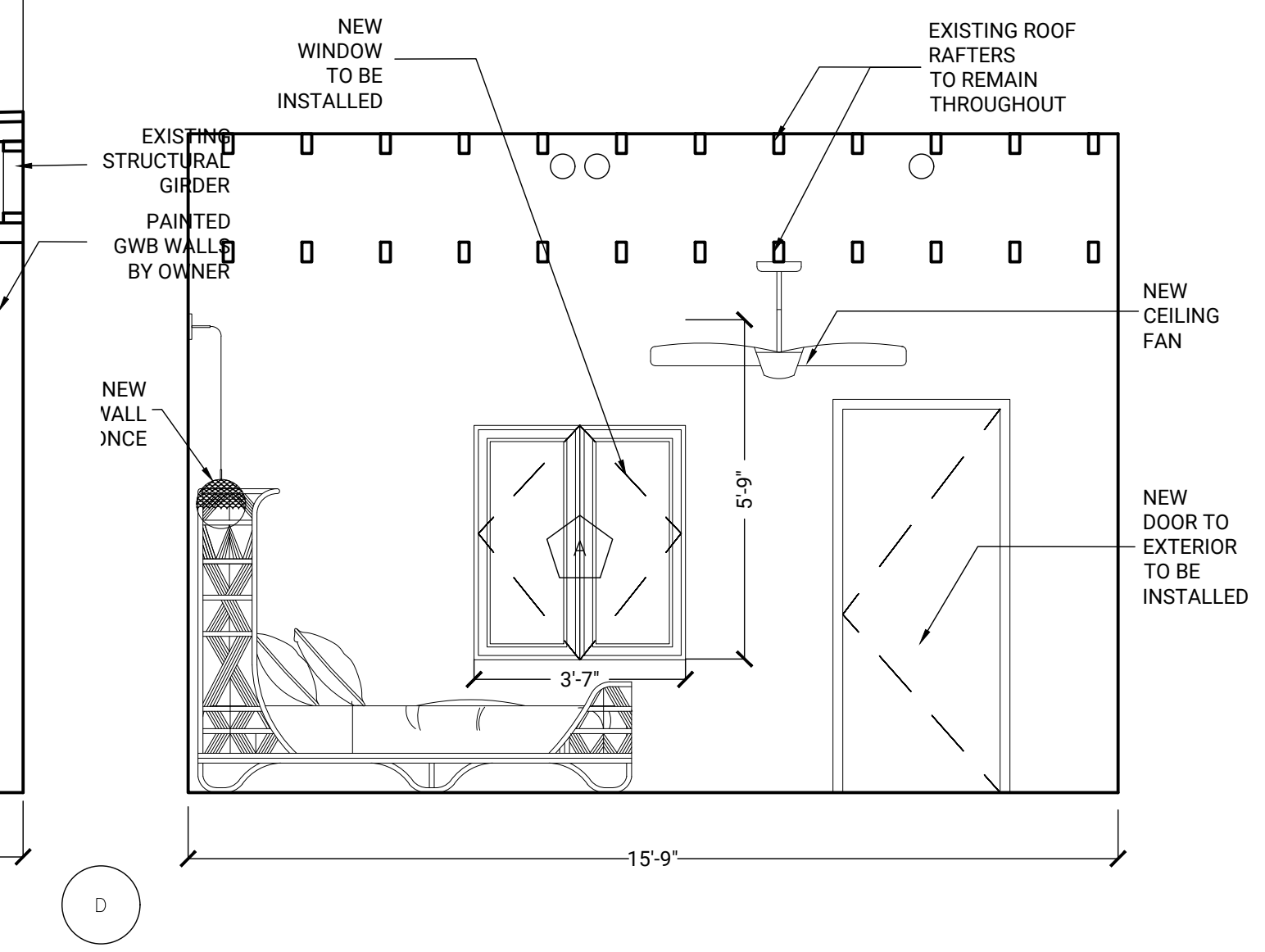
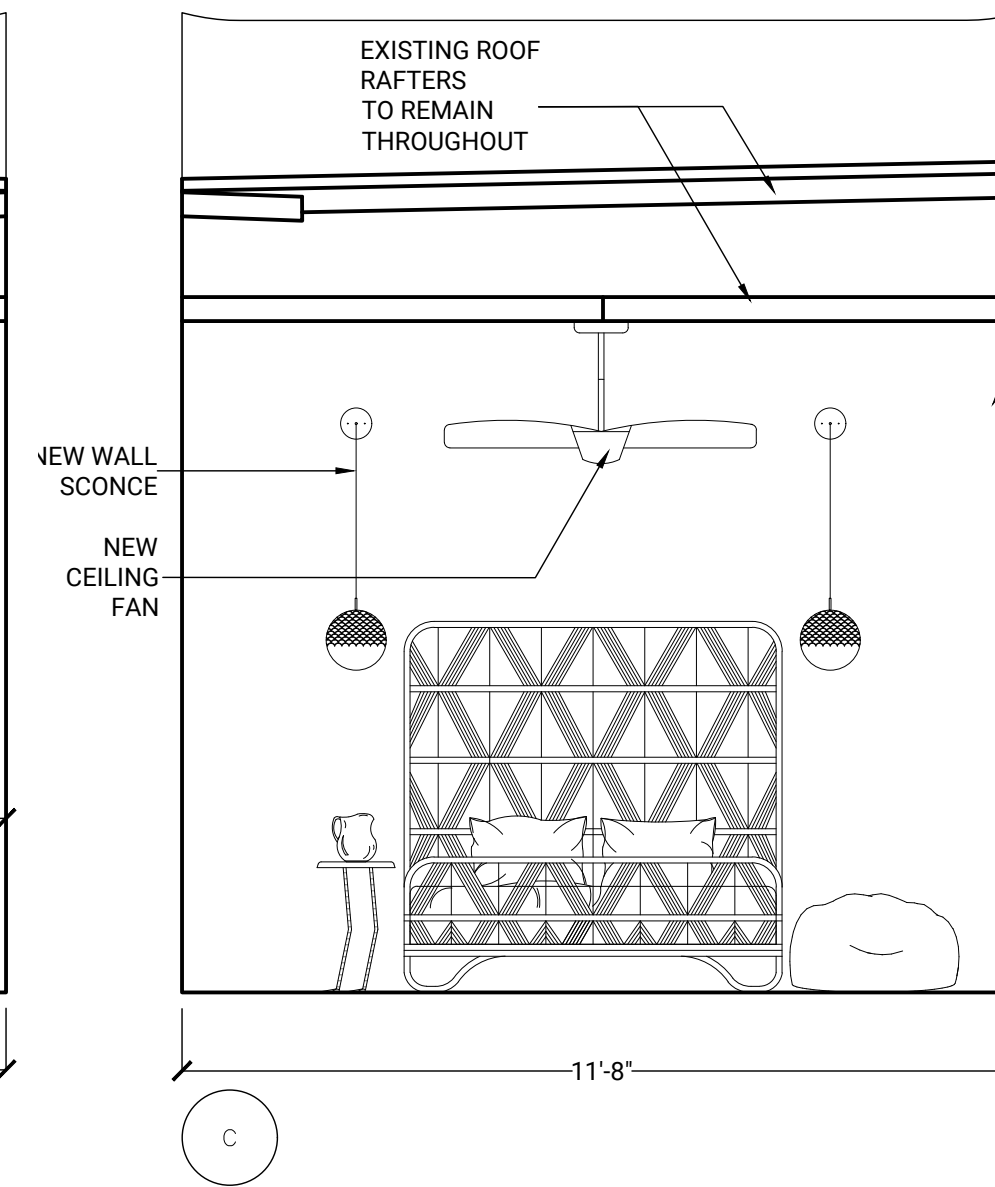
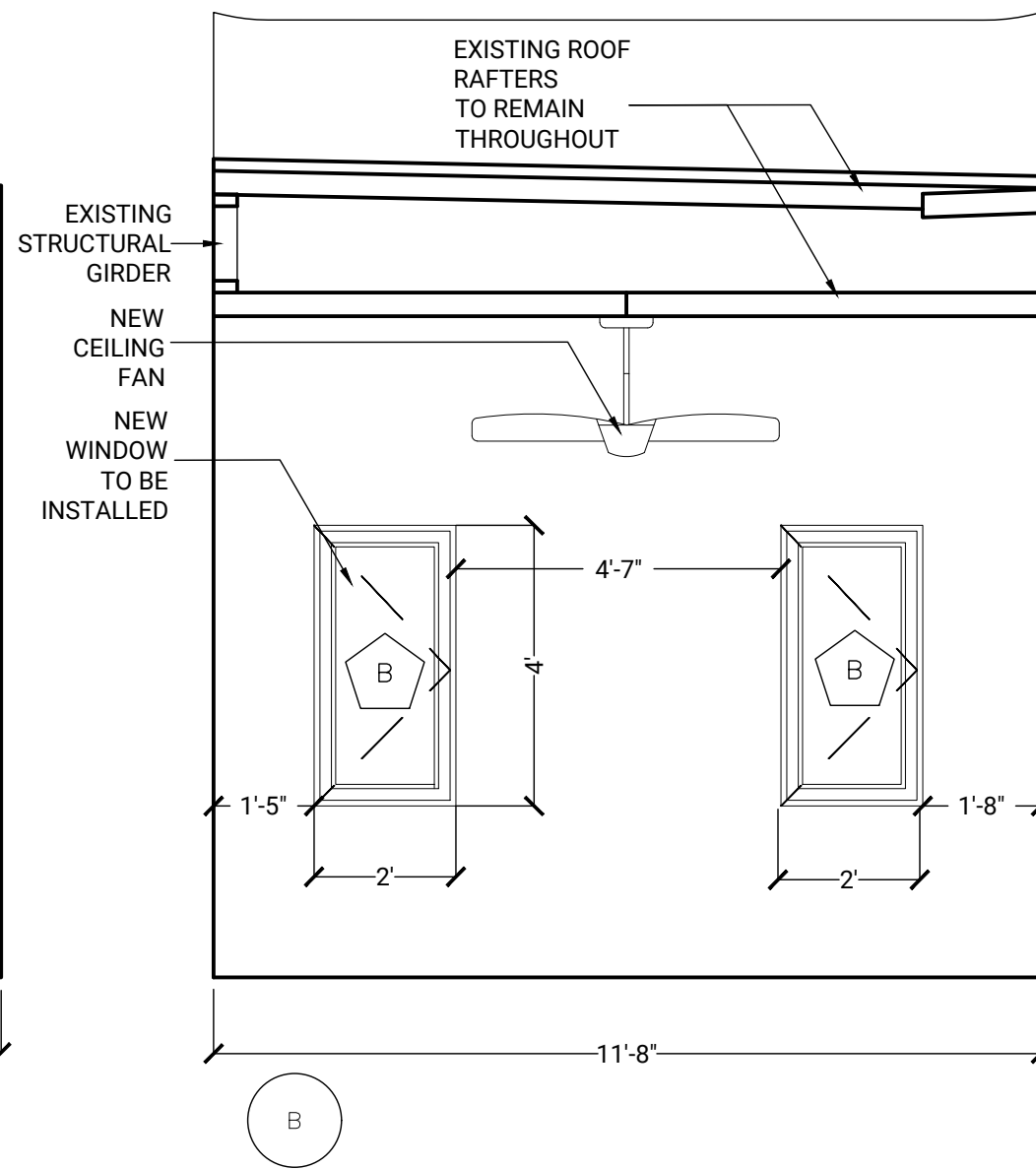
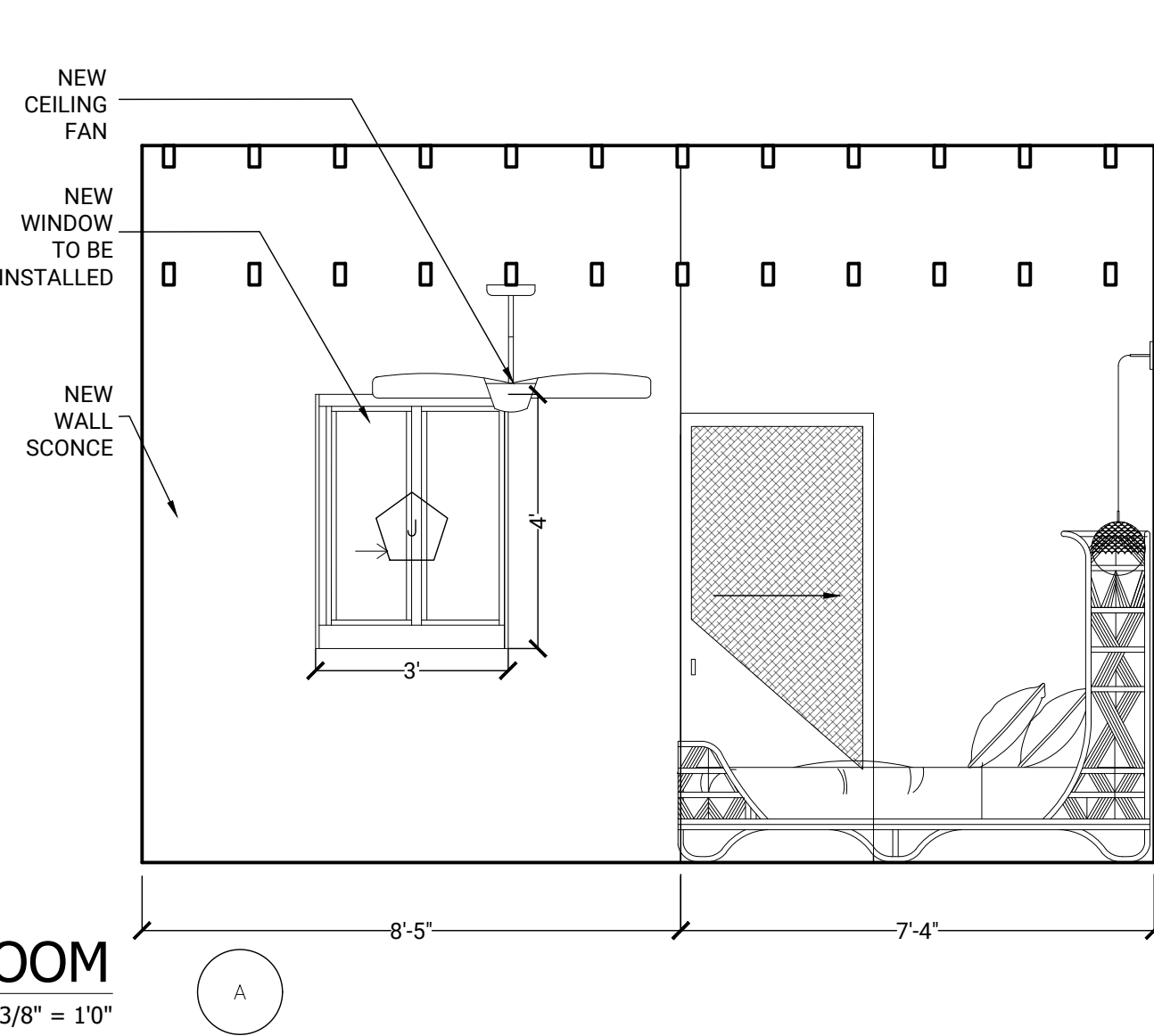




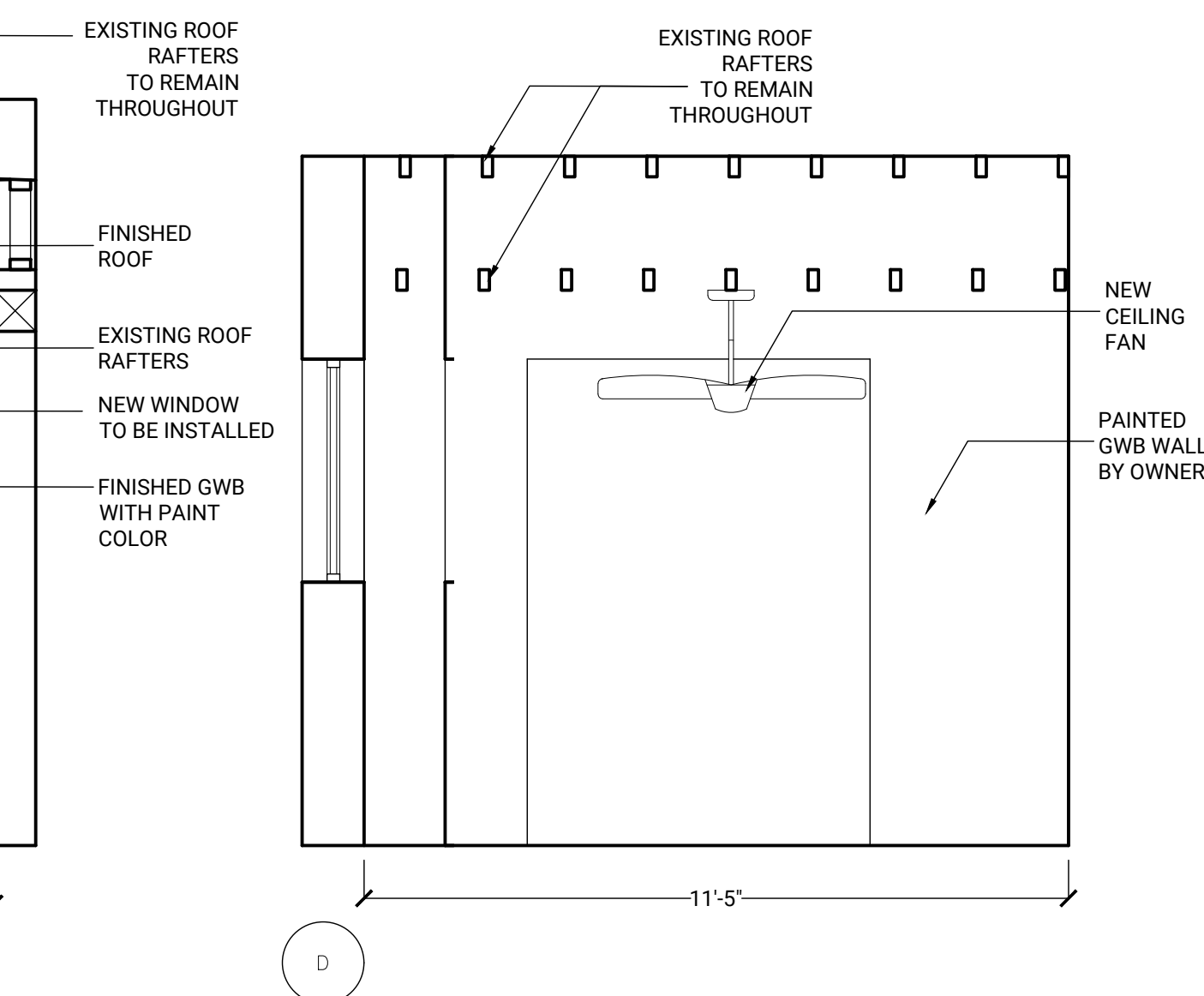
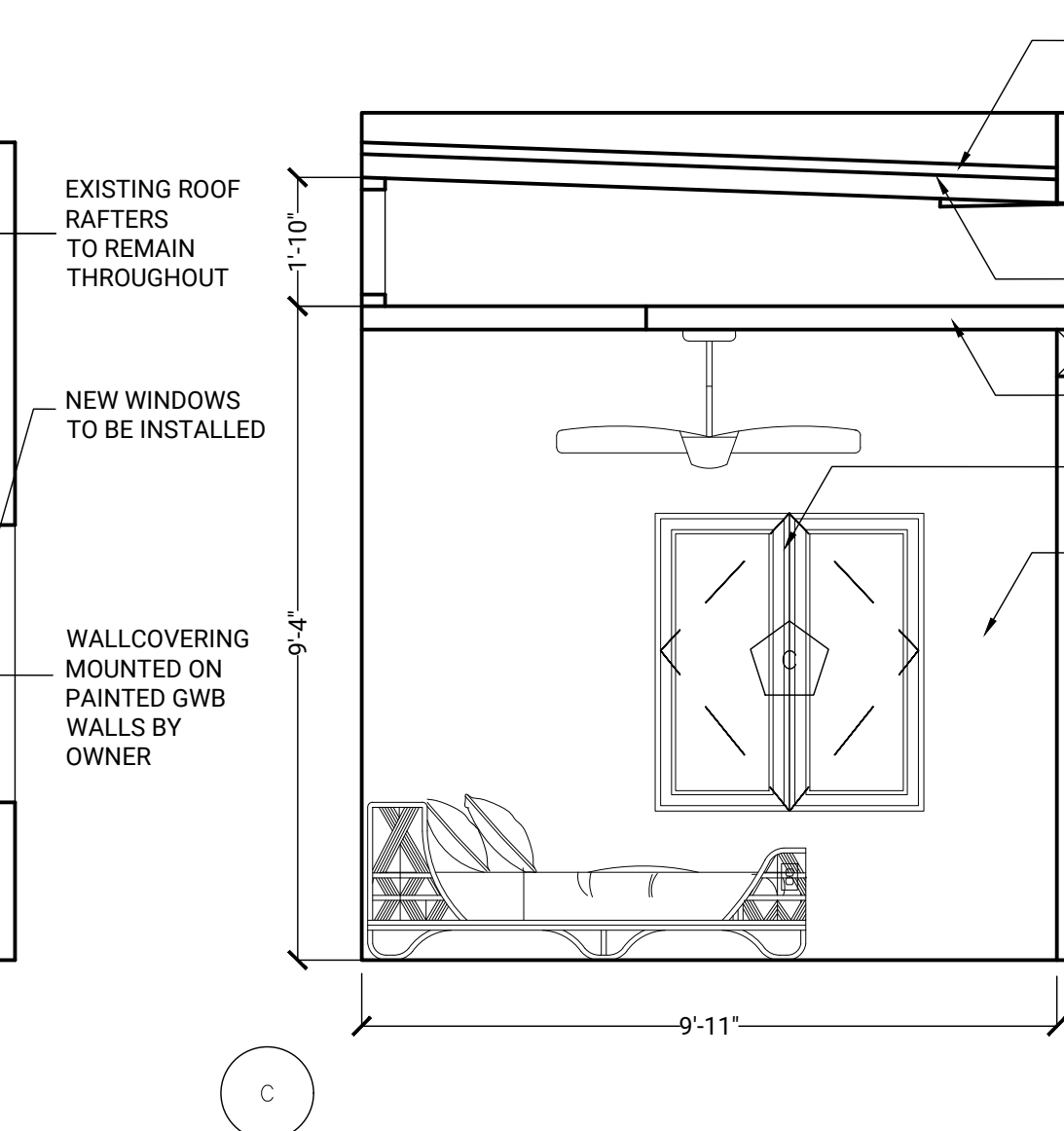
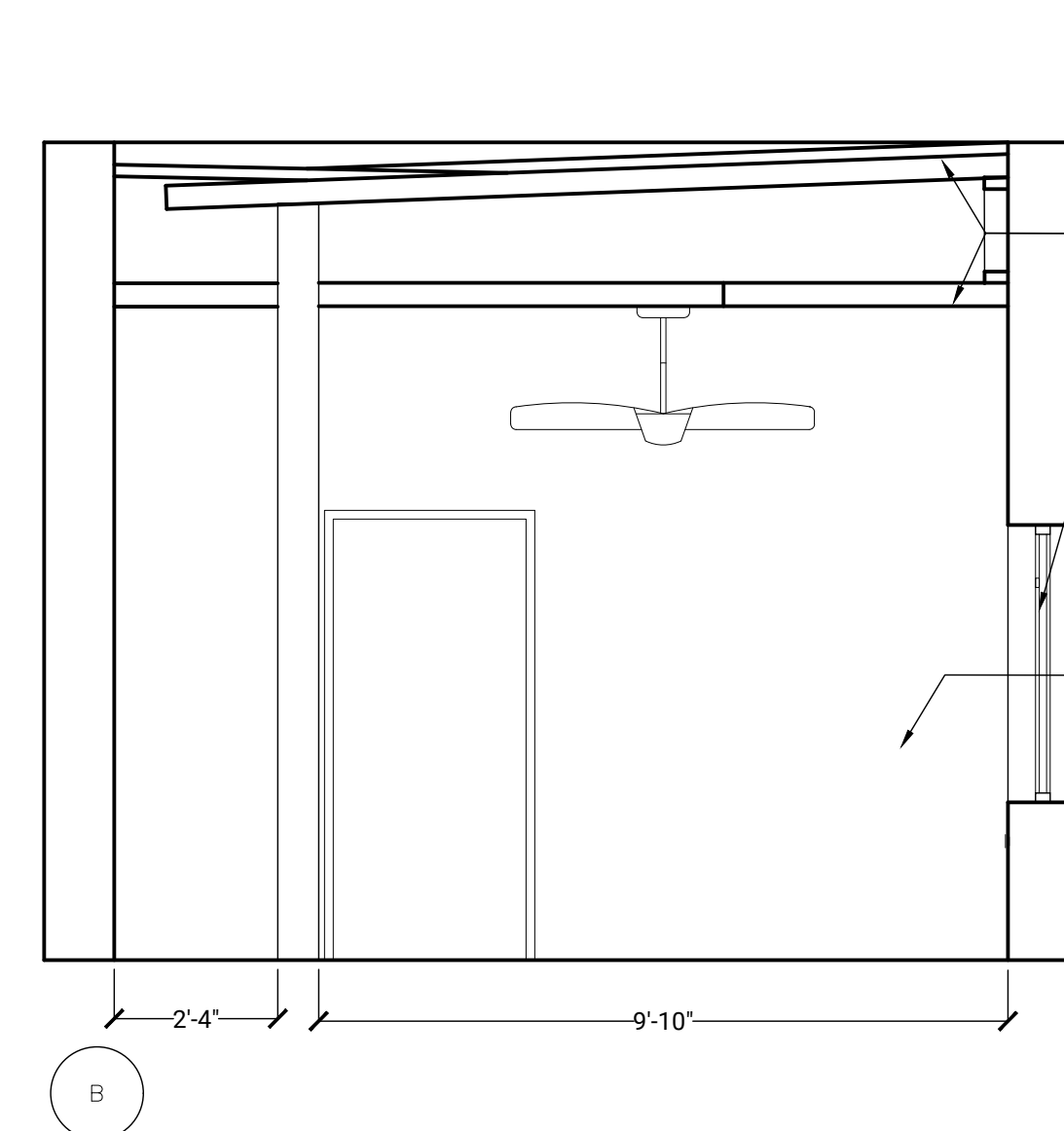
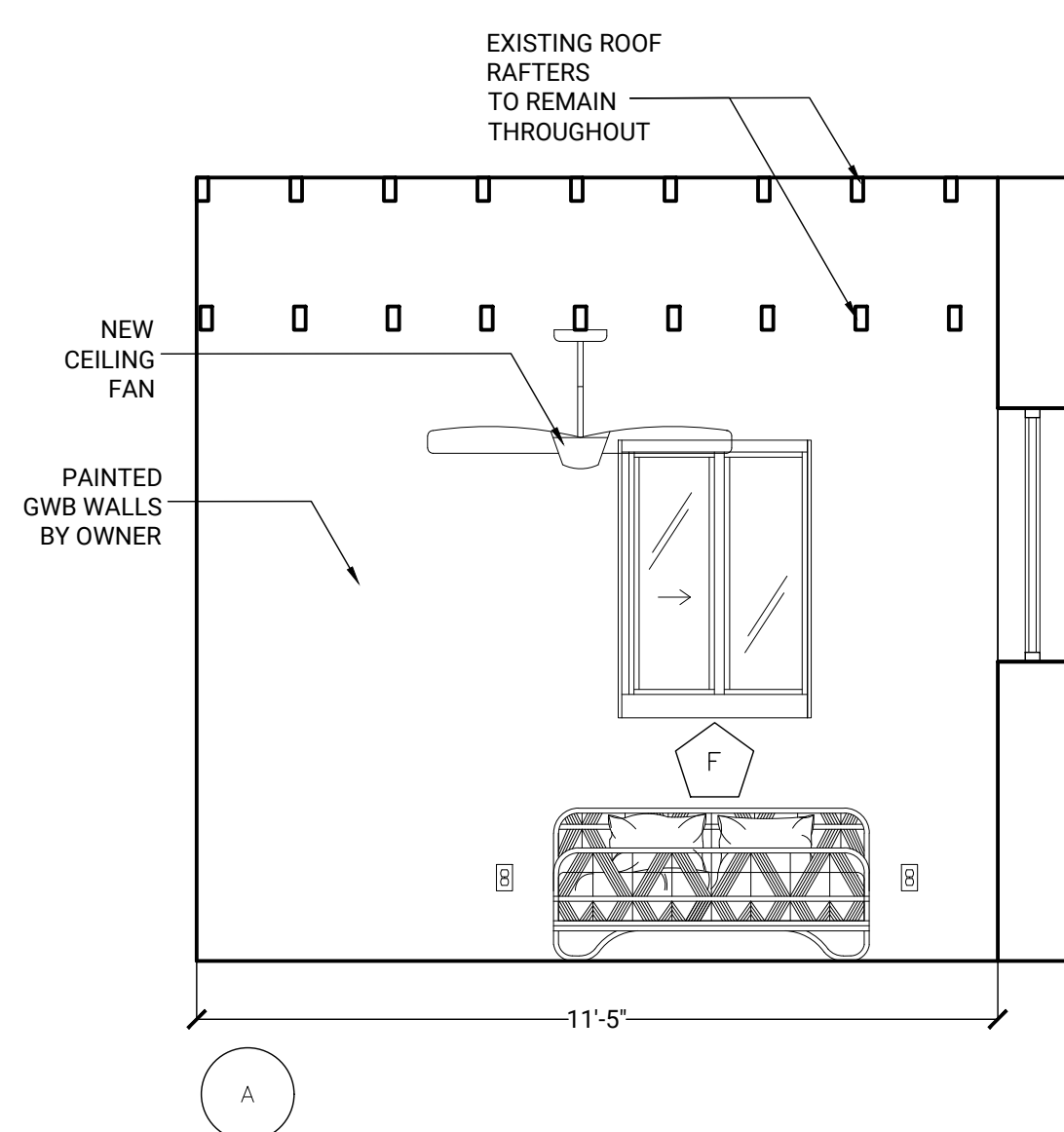
**6 ENLARGED LIVING ROOM**  
Scale: 1/4" = 1'0"



**4 ENLARGED MASTER BEDROOM**  
Scale: 3/8" = 1'0"



**5 ENLARGED GUEST BEDROOM**  
Scale: 3/8" = 1'0"

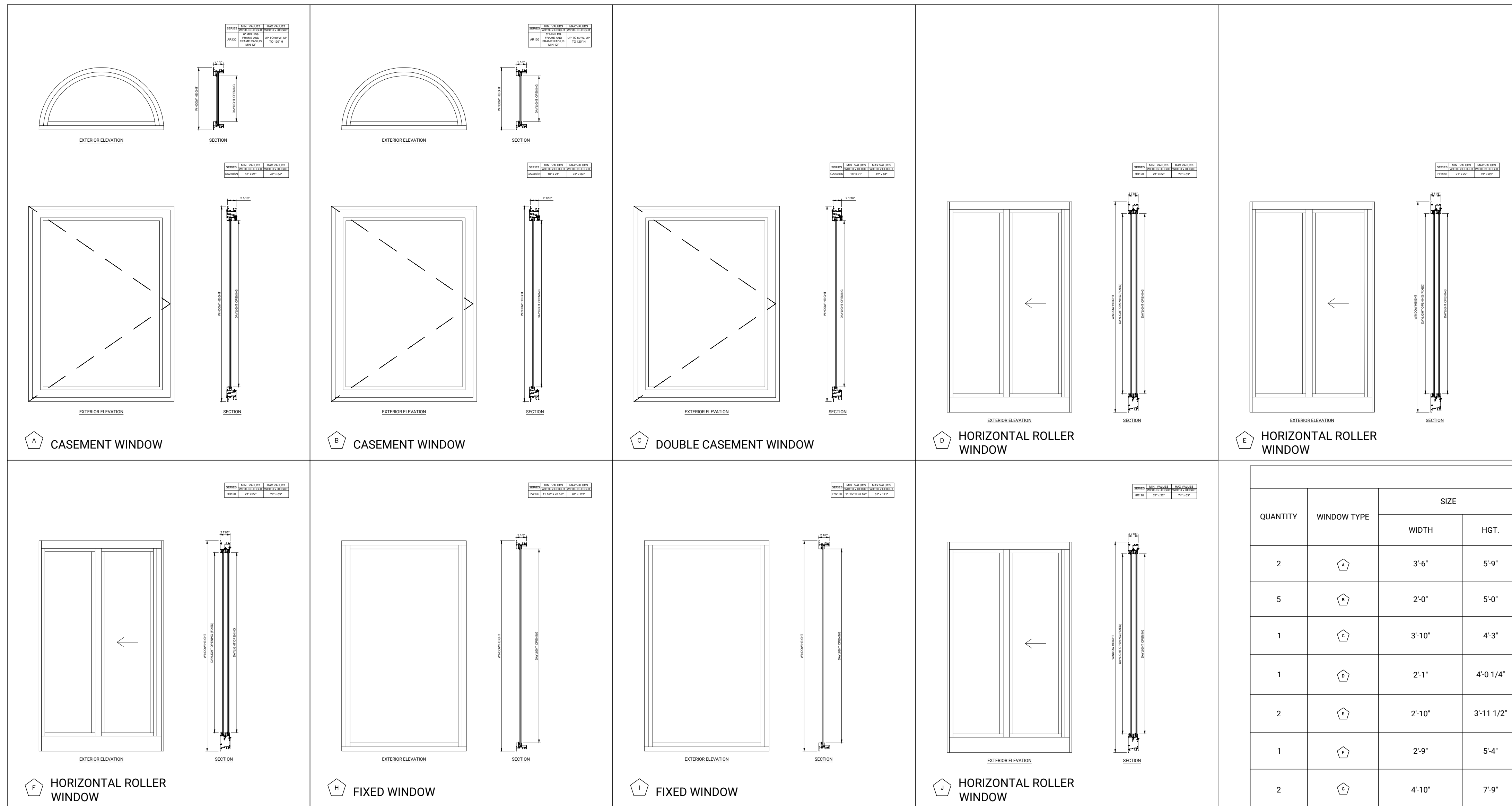


MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**  
DETAIL  
INTERIOR  
PLANS &  
ELEVATIONS

**SHEET NUMBER**  
A.6

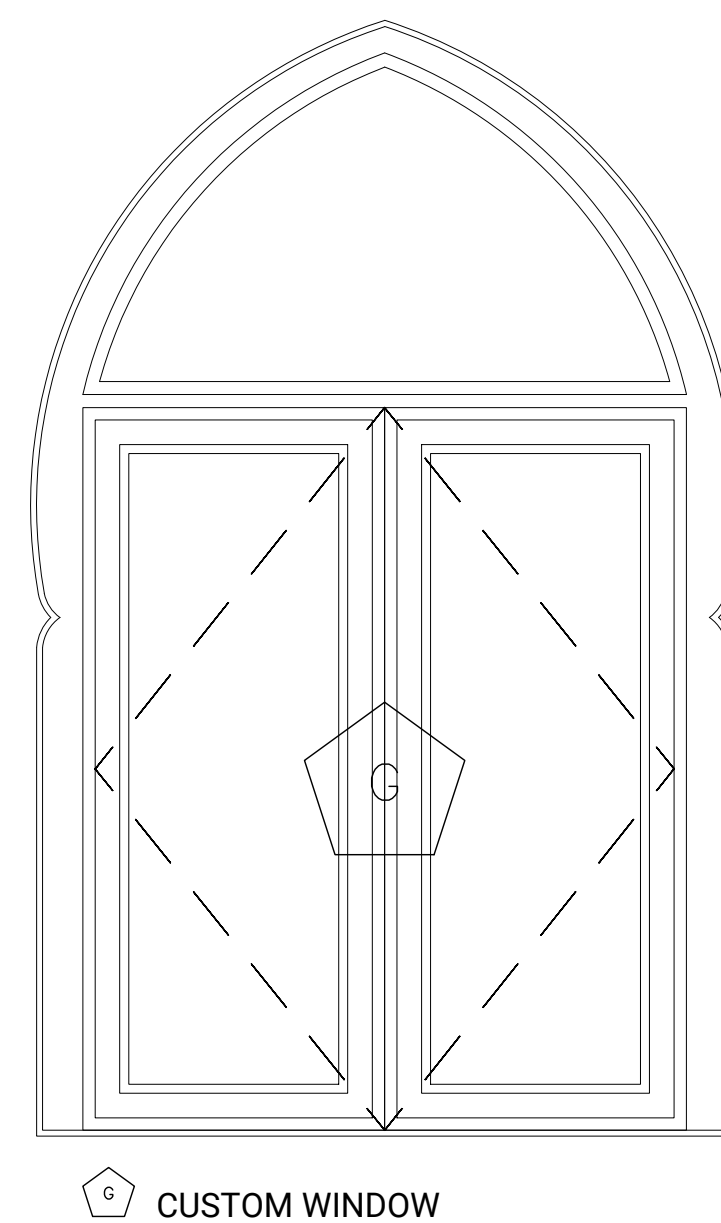


PLUMBING FIXTURE / FITTINGS SCHEDULE								
QUANTITY	ID NUMBER	TYPE	MANUFACTURER	SIZE			FINISH / COLOR	REMARKS
				WIDTH	DEPTH	HEIGHT		
1	BY OWNER	KITCHEN SINK						
1	BUY OWNER	MASTER LAVATORY						
1	BUY OWNER	GUEST LAVATORY						
1	BUY OWNER	WATER CLOSET						
1	BUY OWNER	WATER HEATER						

WINDOW TYPE SCHEDULE										
QUANTITY	WINDOW TYPE	SIZE		WINDOW MATERIAL	FINISH	JAMB HEAD	SILL	MANUFACTURER/NUMBER		REMARKS
		WIDTH	HGT.					CGI	SENTINEL	
2	A	3'-6"	5'-9"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
5	A	2'-0"	5'-0"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	3'-10"	4'-3"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	2'-1"	4'-0 1/4"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
2	A	2'-10"	3'-11 1/2"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	2'-9"	5'-4"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
2	A	4'-10"	7'-9"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	1'-3"	3'-7 7/8"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	1'-5"	3'-11 1/2"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	
1	A	3'-0"	3'-11 1/2"	ALUMINUM	COLOR FINISH BY OWNER			CGI	SENTINEL	

LAYER													
QUANTITY	DOOR TYPE	SIZE			DOOR MATERIAL	FINISH	JAMB HEAD	SILL	FRAME		THRESHOLD	FIRE LABEL	REMARKS
		WIDTH	HGT.	THICK					TYPE	MAT'L			
1	1	2'-10"	6'-8"	0'-1 3/8"	WOOD	WOOD STAIN							CUSTOM SLIDING DOOR
1	1	2'-10"	6'-8"	0'-2"	ALUMINUM	ALUMINUM							EXTERIOR ENTRANCE DOORS
1	2	3'-0"	6'-8"	1 3/8"	ALUMINUM	ALUMINUM							EXTERIOR REAR DOORS
5	3	2'-11"	6'-8"	1 3/8"	WOOD	WOOD							POCKET DOOR
1	1	2'-6"	6'-8"	0'-2"	WOOD	WOOD							CUSTOM PANTRY DOOR
1	1	2'-8"	6'-8"	0'-2"	WOOD	WOOD							BH-FOLD DOOR

APPLIANCE								
QUANTITY	ID NUMBER	TYPE	MANUFACTURER	SIZE			FINISH / COLOR	REMARKS
				BY OWNER	WIDTH	DEPTH		
1	ITEM #1598640 MODEL #CZ425R-4W2	REFRIGERATOR	Cafe Smart Smart French Door Refrigerator with Ice Maker	BY OWNER	35.625'	36.75'	69.875'	-
1	ITEM #4969200 MODEL #HSP6888WT	RANGE	HALLMAN 36-IN DEEP RECESSED 5 BURNERS CONVECTION OVEN (PREESTANDING DUAL FUEL RANGE	BY OWNER	36"	21"	37"	-
1	ITEM #5041584 MODEL #66548NZ-48-CB	EXHAUST HOOD	ZLINE KITCHEN WALL MOUNTED RANGE HOOD	BY OWNER	48"	23.75"	51.50"	-
1	ITEM #5261635 MODEL #MWDZ-30-G	MICROWAVE	ZLINE KITCHEN MICROWAVE DRAWER	BY OWNER	29.5"	15.9"	24.2"	-
1	ITEM #5037246 MODEL #DWVZ-WM-24-CB	DISHWASHER	ZLINE KITCHEN & BATH Autograph Edition Top Control 24-in Built-in Dishwasher	BY OWNER	24"	22.5"	35.9"	-
1	SAWADREW0001	WASHER/DRYER	Stacked Washer & Dryer Set with Front Load Washer and Electric Dryer in White	BY OWNER	27"	31.3"	38.7"	-

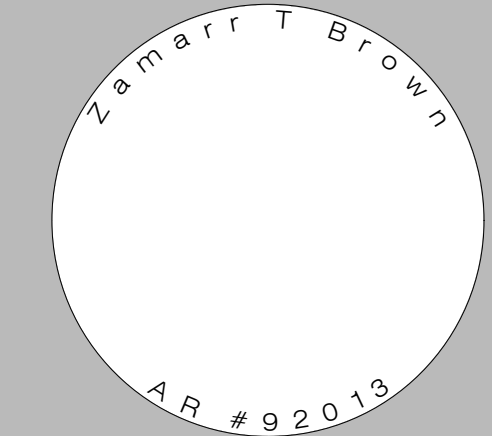


ROOM FINISH SCHEDULE									
ROOM NUMBER / ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL FINISH				CEILING		
			N	S	E	W	MATERIAL	FINISH	HT
ENTRY	TILE	WOOD	N/A	GWB	N/A	GWB	WOOD	WOOD STAIN	
LIVING ROOM	TILE	WOOD	GWB	N/A	GWB	N/A	WOOD	WOOD STAIN	
KITCHEN	TILE	WOOD	GWB	N/A	N/A	N/A	WOOD	WOOD STAIN	
DINING ROOM	TILE	WOOD	GWB	GWB	N/A	GWB	WOOD	WOOD STAIN	
GUEST BATHROOM	TILE	WOOD	TILE	GWB / WALLCOVERING	TILE / GWB / WALLCOVERING	TILE / GWB / WALLCOVERING	WOOD	WOOD STAIN	
GUEST BEDROOM	TILE	WOOD	GWB	GWB	GWB	GWB	WOOD	WOOD STAIN	
MASTER BATH	TILE	WOOD	TILE / GWB / WALLCOVERING	TILE	TILE / GWB / WALLCOVERING	TILE / GWB / WALLCOVERING	WOOD	WOOD STAIN	
MASTER BEDROOM	TILE	WOOD	GWB	GWB	GWB	GWB	WOOD	WOOD STAIN	

# D2F

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z. BROWN

**SHEET TITLE**

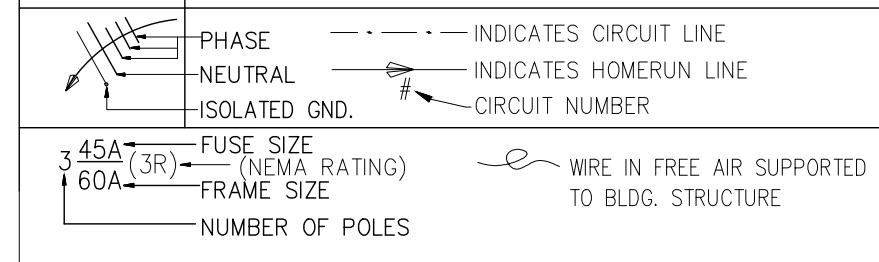
SCHEDULES & DETAILS

**SHEET NUMBER**

A.6

**POWER LEGEND**

□	RECEPTACLE (20A, +18"O.C. FROM A.F.F. U.N.D) W/ GROUND FAULT CIRCUIT INTERRUPTER PROTECTION
⊕	DUPLEX RECEPT. (20A, +18"O.C. FROM A.F.F. U.N.D)
⊕	DUPLEX RECEPTACLE INSTALLED ABOVE COUNTER W/ GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (20A, +6"O.C., ABOVE COUNTER, U.N.D)
⊕	QUAD RECEPTACLE INSTALLED ABOVE COUNTER W/ GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (20A, +6"O.C., ABOVE COUNTER, U.N.D)
⊕	FLOOR MTD. DUPLEX (20A, U.N.D)
⊕	CEILING MTD. DUPLEX (20A, U.N.D)
⊕	SWITCH DUPLEX (15A, +18"O.C. FROM A.F.F. U.N.D)
⊕	240 V. RECEPT. (50A, +18"O.C. FROM A.F.F. U.N.D)
⊕	SPECIAL PURPOSE RECEPT. (30A, +18"O.C. A.F.F. U.N.D)
⊕	JUNCTION BOX (4X4" GALVANIZED STEEL, 18" U.N.D)
⊕	LV ETHERNET OUTLET (+18"O.C. A.F.F. U.N.D) DATA / SMART BOX
⊕	TV, CABLE BOX, SATELLITE BOX CONNECTION OUTLET
⊕	COMBINATION POWER-TV-MEDIA BOX
⊕	HP RATED DISCONNECT (+60"O.C. A.F.F. U.N.D) NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR.
⊕	PANELBOARD (+60" A.F.F. O.C. OF PNL, U.N.D)
⊕	DOOR BELL PUSH BUTTON CHIME



**LIGHT FIXTURE LEGEND**

---	STRIP LED UNDER CABINET LIGHT, 12/24V, MAX. 2.5W/FT TO BE SELECTED BY ARCHITECT/OWNER
TX	LOW VOLTAGE TRANSFORMER COORDINATE WITH LED STRIP LIGHT MANUFACTURER, 120-12/24VDC 20A 200W
○	LED RECESSED DOWNLIGHT 120V, 60Hz, 18W TO BE SELECTED BY OWNER
○ VP	BATHROOM RECESSED LIGHT TO BE SELECTED BY OWNER 120V, 60Hz, 18W, RATED FOR WET LOCATION, VAPOR PROOF
---	HORIZONTAL VANITY LIGHT, 120V, 60Hz, MAX. 60W TO BE SELECTED BY ARCHITECT/OWNER
⊕	WALL SCONCE, 120V, 60Hz, 11W, TO BE SELECTED BY ARCHITECT/OWNER
---	SURFACE LINEAR LED STRIP, 120V, 60Hz, 30W, GARAGE LIGHT, TO BE SELECTED BY ARCHITECT/OWNER
⊕	PENDANT LIGHT FIXTURE / FAN, 120V, 60Hz, 30W, TO BE SELECTED BY ARCHITECT/OWNER
⊕	SECURITY LED FLOOD LIGHT, 120V, 60Hz, 30W, WEATHER PROOF RATED, MOTION SENSOR ACTIVATED TO BE SELECTED BY ARCHITECT/OWNER
⊕	LIGHT SWITCH (+48" A.F.F. TO TOP, U.N.D)
⊕	3 WAY LIGHT SWITCH (+48" A.F.F. TO TOP, U.N.D)
⊕	2 POLE SWITCH, 20A, HP RATED (+48" A.F.F. TO TOP, U.N.D)
⊕	DIGITAL COUNTDOWN TIMER (+48" A.F.F. TO TOP, U.N.D) FOR BATHROOM FAN CONNECTION
⊕	DIMMER SWITCH (+48" A.F.F. TO TOP, U.N.D) COORDINATE DIMMER WITH LIGHT DRIVER TYPE BEFORE BID
⊕	COUNTERTOP PUSH BUTTON SWITCH, LISTED FOR THE USE FOR SINK DISPOSAL CONTROL
⊕	COMBO SMOKE ALARM / CARBON MONOXIDE ALARM SMOKE ALARM
⊕	EXHAUST FAN (SEE MECHANICAL PLANS FOR SPECS)
⊕	WALL LIGHT
⊕	LIGHT POINT - PENDANT HOLDER (6 INCH)
⊕	LINED SOLAR BRICK LIGHT

**NOTES**  
 1. NOT ALL SYMBOLS MAY APPEAR ON PLANS  
 2. IF THERE IS NO DESIGNATION NEXT TO FIXTURE, THEN ASSUME IT IS A NEW FIXTURE. IF NOT EXISTING, LOCATE IT AS SHOWN ON PLANS

DESIGNATION	DESCRIPTION
+84"	DENOTES HEIGHT ABOVE FINISHED FLOOR
AFCI	ARC FAULT CIRCUIT INTERRUPT
GFCI	GROUND FAULT CIRCUIT INTERRUPT
WP	WEATHER PROOF ENCLOSURE
IG	ISOLATED GROUND
N	NEW FIXTURE
R	RELOCATED FIXTURE
EX	INDICATES AN EXISTING OUTLET TO REMAIN
TR	TAMPER RESISTANT
UNO	UNLESS NOTED DIFFERENTLY
VP	VAPOR PROOF TYPE FIXTURE
T/S	TIME SWITCH
PC	PHOTO CELL
LC	LIGHTING CONTACTOR
MWC	MINIMUM WORK CLEARANCE
OCP	OVER CURRENT PROTECTION
OC	ON CENTER
EN	EXISTING LOCATION WITH NEW DEVICE
T/L	TWIST LOCK

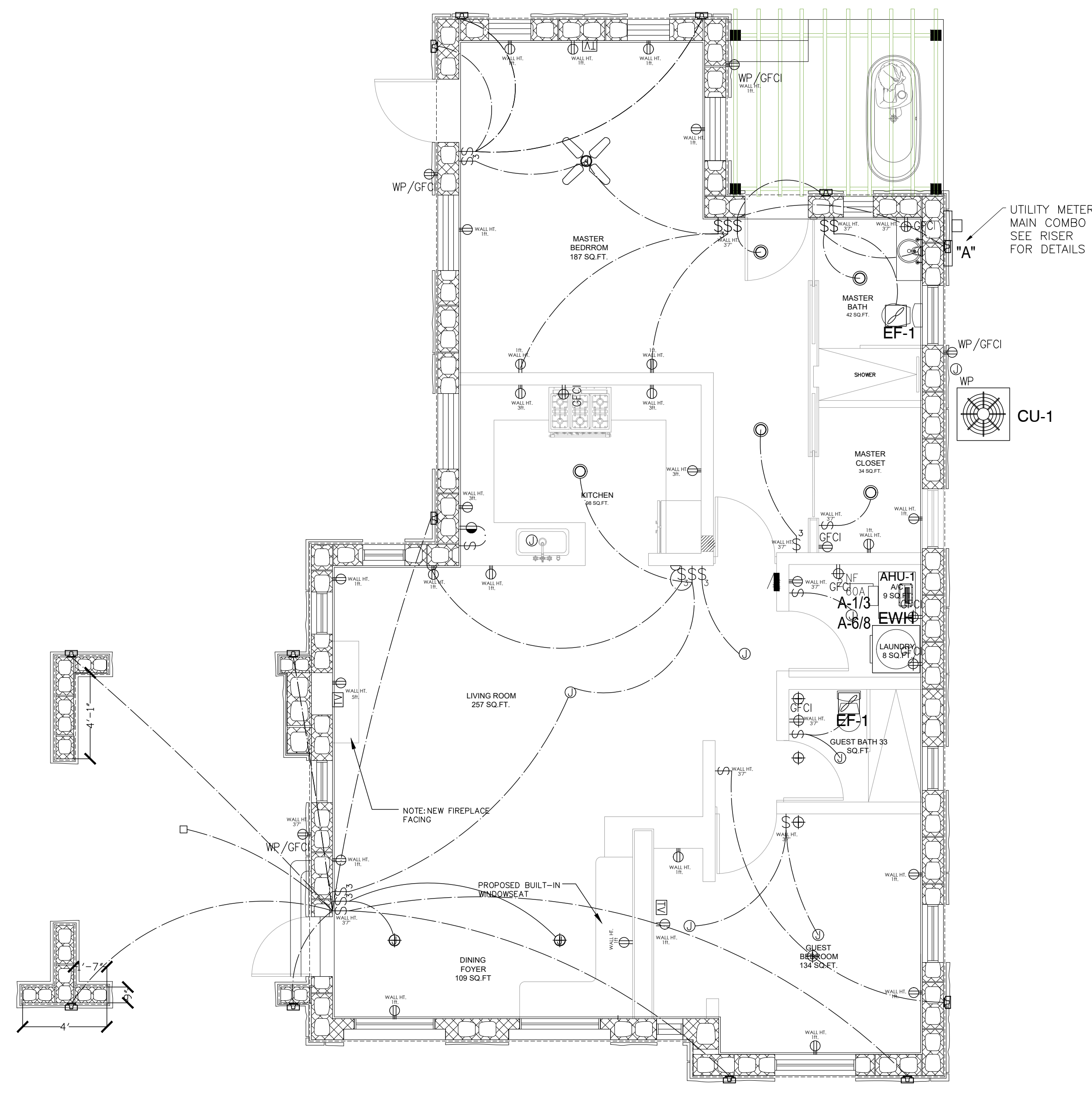
**GENERAL ELECTRICAL NOTES:**  
 1. ALL BRANCH CIRCUITS THAT SUPPLY 120V, 10, 15AMP & 20AMP OUTLETS SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 2017 210-12(A).  
 2. ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2017 406.12). REPLACE ALL EXISTING RECEPTACLES WITH LISTED TAMPER RESISTANT TYPE, IN THE SAME LOCATION. PLATES TO BE SELECTED BY OWNER.  
 3. OUTLET SPACING IN DWELLING UNIT SHALL COMPLY WITH (2017 NEC 210.52).  
 4. LIGHTING SWITCHES SHALL COMPLY WITH NEC 2017 404.2  
 5. RECEPTACLES SHALL COMPLY WITH NEC 2017 406.11

**LIGHTING FIXTURES NOTES:**  
 1. MIN. 90% OF THE LAMPS SHALL BE HIGH EFFICIENCY AS PER FBC 2020 RE404.1  
 2. ALL RECESSED LIGHTS SHALL BE IC RATED, SEALED TO PREVENT LEAKAGE FROM THE CONDITIONED TO THE UNCONDITIONED AREA.  
 3. LUMINARIES INSTALLED IN WET OR DAMP LOCATION SHALL BE SUITABLE FOR WET AND DAMP LOCATION AND SHALL BE MARKED. 410.10(A)

**STAIRWAYS LIGHTING NOTE:**  
 TREADS AND LANDINGS ILLUMINATION LEVEL SHALL BE MIN. 1FC (11LUX). COMPLY WITH FBC R303.7  
**RANGES AND CLOTHES DRYERS NOTE:**  
 FRAMES OF ELECTRIC RANGES AND CLOTHES DRYERS SHALL BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR. COMPLY WITH NEC 250.140

COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ALL RECEPTACLES WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.

**KEY NOTES:**  
 1. SINGLE STATION 110V SMOKE DETECTORS WITH A SOUNDER BASE AND BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE ALARMS WITHIN THE DWELLING UNIT. CONNECT TO AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS.  
 2. LOCATE UNDER SINK FOR DISHWASHER AND DISPOSAL CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH IN.  
 3. MOUNTED NOT MORE THAN 12" BELOW THE COUNTERTOP. THE RECEPTACLE SHALL BE LISTED FOR THE APPLICATION.  
 4. FOR MICROWAVE CONNECTION. COORDINATE EXACT LOCATION WITH EQUIPMENT MANUFACTURER INSTALLATION INSTRUCTIONS PRIOR TO ROUGH IN.  
 5. FOR TANK WATER HEATER CONNECTION. FIELD COORDINATE EXACT LOCATION PRIOR TO ROUGH IN. PROVIDE LOCKABLE CIRCUIT BREAKER TO CORRESPONDING BRANCH CIRCUIT IN ELECTRICAL PANEL.



**1 ELECTRICAL PLAN**  
 Scale: 1/4" = 1'0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAN PIENARU ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**AMERICAN UNITED Engineers Inc.**  
 Dedicated to Excellence

**AUE**  
 CA # 29803

1833 S Ocean Drive #10  
 Hallandale Beach, FL 33024  
 Tel: (354) 471-8657  
 don@amenengineers.net

project no. 2144.00

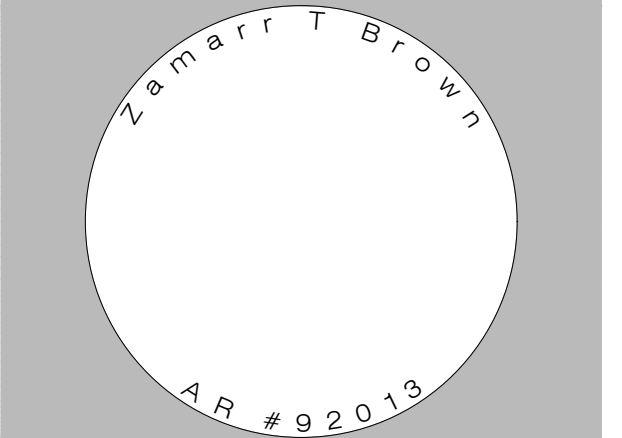
**DAN PIENARU, PE**  
 LICENSE No. 73022  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

08.16.21  
 date



**Design2Form**  
 Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
 Hollywood, FL 33020  
 Tel: 954.885.7885 • Fax: 877.867.9424  
 www.design2form.com  
 AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
 OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
 DRAWN BY:  
 CHECKED BY: Z.BROWN

**SHEET TITLE**

PROPOSED ELECTRICAL FLOOR PLAN

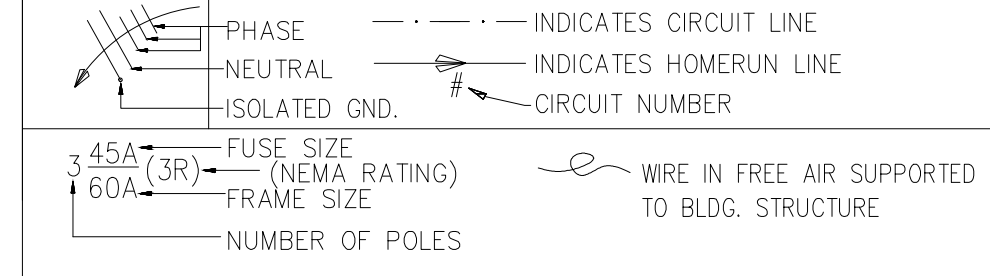
**SHEET NUMBER**

E.1

Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.

# POWER LEGEND

	RECEPTACLE (20A, +18"O.C. FROM A.F.F, U.N.D) W/ GROUND FAULT CIRCUIT INTERRUPTER PROTECTION
	DUPLEX RECEPT. (20A, +18"O.C. FROM A.F.F, U.N.D)
	DUPLEX RECEPTACLE INSTALLED ABOVE COUNTER W/ GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (20A, +6"O.C., ABOVE COUNTER, U.N.D)
	QUAD RECEPTACLE INSTALLED ABOVE COUNTER W/ GROUND FAULT CIRCUIT INTERRUPTER (GFCI) (20A, +6"O.C., ABOVE COUNTER, U.N.D)
	FLOOR MTD. DUPLEX (20A, U.N.D)
	CEILING MTD. DUPLEX (20A, U.N.D)
	SWITCH DUPLEX (15A, +18"O.C. FROM A.F.F, U.N.D)
	240 V. RECEPT. (50A, +18"O.C. FROM A.F.F, U.N.D)
	SPECIAL PURPOSE RECEPT. (30A,+18"O.C. A.F.F, U.N.D)
	JUNCTION BOX (4X4" GALVANIZED STEEL, 18",U.N.D)
	LV ETHERNET OUTLET (+18"O.C. A.F.F, U.N.D)
	DATA / SMART BOX
	TV, CABLE BOX, SATELLITE BOX CONNECTION OUTLET
	COMBINATION POWER-TV-MEDIA BOX
	HP RATED DISCONNECT (+60"O.C. A.F.F, U.N.D) NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR.
	PANELBOARD (+60" A.F.F O.C OF PNL, U.N.D)
	DOOR BELL PUSH BUTTON
	CHIME



# LIGHT FIXTURE LEGEND

	STRIP LED UNDER CABINET LIGHT, 12/24V, MAX. 2.5W/FT TO BE SELECTED BY ARCHITECT/OWNER LOW VOLTAGE TRANSFORMER COORDINATE WITH LED STRIP LIGHT MANUFACTURER, 120-12/24VDC 20A 200W
	LED RECESSED DOWNLIGHT 120V, 60Hz, 18W TO BE SELECTED BY OWNER
	BATHROOM RECESSED LIGHT TO BE SELECTED BY OWNER 120V, 60Hz, 18W, RATED FOR WET LOCATION, VAPOR PROOF
	HORIZONTAL VANITY LIGHT, 120V, 60Hz, MAX. 60W TO BE SELECTED BY ARCHITECT/OWNER
	WALL SCONCE, 120V, 60Hz, 11W, TO BE SELECTED BY ARCHITECT/OWNER
	SURFACE LINEAR LED STRIP, 120V, 60Hz, 30W, GARAGE LIGHT, TO BE SELECTED BY ARCHITECT/OWNER
	PENDANT LIGHT FIXTURE / FAN, 120V, 60Hz, 30W, TO BE SELECTED BY ARCHITECT/OWNER
	SECURITY LED FLOOD LIGHT, 120V, 60Hz, 30W, WEATHER PROOF RATED, MOTION SENSOR ACTIVATED TO BE SELECTED BY ARCHITECT/OWNER
	LIGHT SWITCH (+48" A.F.F, TO TOP, U.N.D)
	3 WAY LIGHT SWITCH (+48" A.F.F, TO TOP, U.N.D)
	2 POLE SWITCH, 20A, HP RATED (+48" A.F.F, TO TOP, U.N.D)
	DIGITAL COUNTDOWN TIMER (+48" A.F.F, TO TOP, U.N.D) FOR BATHROOM FAN CONNECTION
	DIMMER SWITCH (+48" A.F.F, TO TOP, U.N.D) COORDINATE DIMMER WITH LIGHT DRIVER TYPE BEFORE BID
	COUNTERTOP PUSH BUTTON SWITCH, LISTED FOR THE USE FOR SINK DISPOSAL CONTROL
	COMBO SMOKE ALARM / CARBON MONOXIDE ALARM SMOKE ALARM
	EXHAUST FAN (SEE MECHANICAL PLANS FOR SPECS)
	WALL LIGHT
	LIGHT POINT - PENDANT HOLDER (6 INCH)
	LINED SOLAR BRICK LIGHT

**NOTES**  
 1. NOT ALL SYMBOLS MAY APPEAR ON PLANS  
 2. IF THERE IS NO DESIGNATION NEXT TO FIXTURE, THEN ASSUME IT IS A NEW FIXTURE. IF NOT EXISTING, LOCATE IT AS SHOWN ON PLANS

DESIGNATION / DESCRIPTION	TR	UND	VP	T/S	PC	LC	MWC	OC	EN	T/L
+84"	TR	UND	VP	T/S	PC	LC	MWC	OC	EN	T/L
AFCI	ARC FAULT CIRCUIT INTERRUPT	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPT	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
WP	WEATHER PROOF ENCLOSURE	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
IG	ISOLATED GROUND	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
N	NEW FIXTURE	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
R	RELOCATED FIXTURE	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR
EX	INDICATES AN EXISTING OUTLET TO REMAIN	UND	VP	VAPOR PROOF TYPE FIXTURE	T/S	TIME SWITCH	PC	PHOTO CELL	LC	LIGHTING CONTACTOR

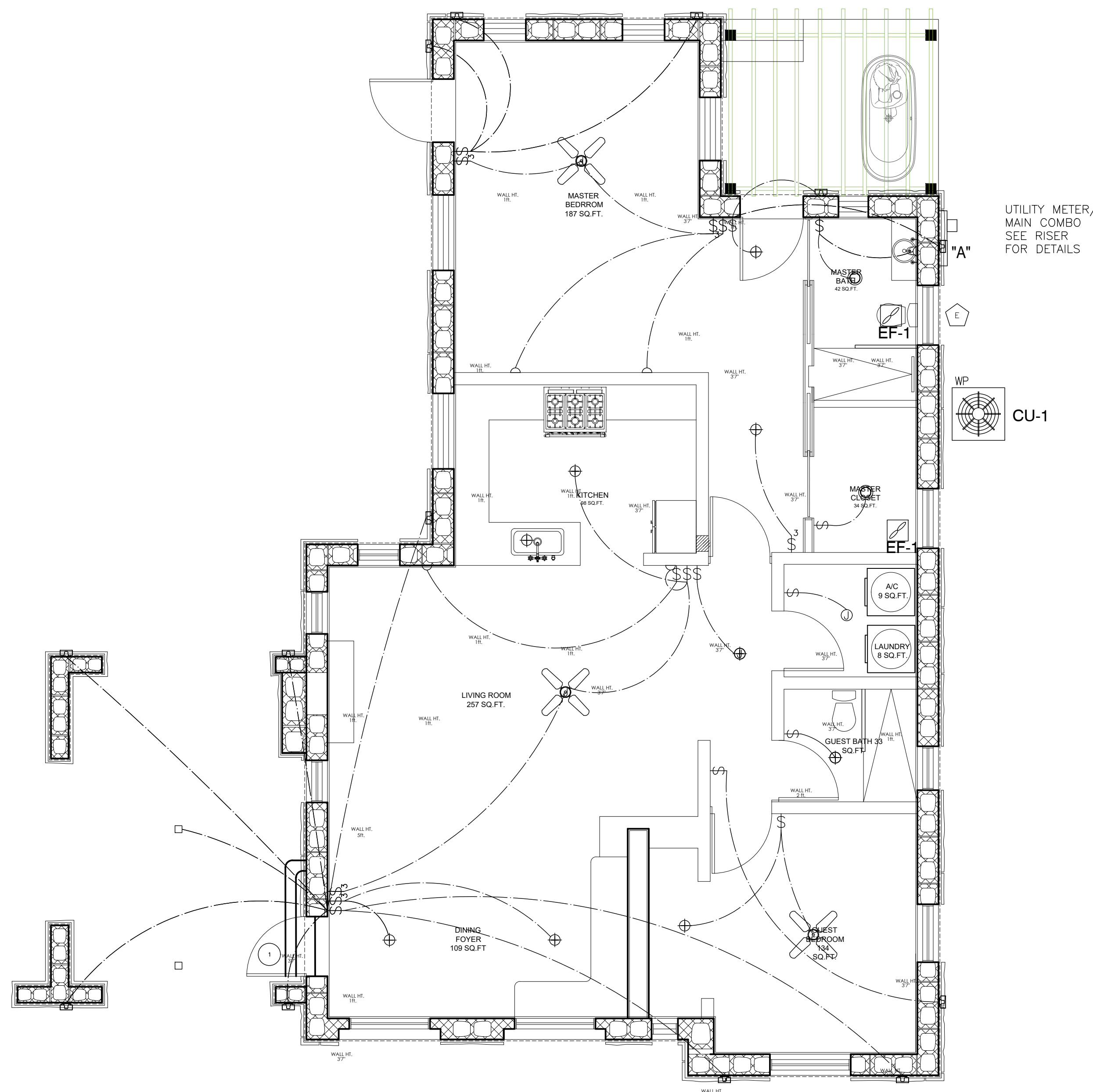
**GENERAL ELECTRICAL NOTES:**  
 1. ALL BRANCH CIRCUITS THAT SUPPLY 120V, 1Ø, 15AMP & 20AMP OUTLETS SHALL BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC 2017 210-12(A).  
 2. ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2017 406.12). REPLACE ALL EXISTING RECEPTACLES WITH LISTED TAMPER RESISTANT TYPE, IN THE SAME LOCATION. PLATES TO BE SELECTED BY OWNER.  
 3. OUTLET SPACING IN DWELLING UNIT SHALL COMPLY WITH (2017 NEC 210.52).  
 4. LIGHTING SWITCHES SHALL COMPLY WITH NEC 2017 404.2  
 5. RECEPTACLES SHALL COMPLY WITH NEC 2017 406.11

**LIGHTING FIXTURES NOTES :**  
 1. MIN. 90% OF THE LAMPS SHALL BE HIGH EFFICIENCY AS PER FBC 2020 RE404.1  
 2. ALL RECESSED LIGHTS SHALL BE IC RATED, SEALED TO PREVENT LEAKAGE FROM THE CONDITIONED TO THE UNCONDITIONED AREA.  
 3. LUMINARIES INSTALLED IN WET OR DAMP LOCATION SHALL BE SUITABLE FOR WET AND DAMP LOCATION AND SHALL BE MARKED. 410.10(A)

**STAIRWAYS LIGHTING NOTE:**  
 TREADS AND LANDINGS ILLUMINATION LEVEL SHALL BE MIN. 1FC (11LUX). COMPLY WITH FBC R303.7  
**RANGES AND CLOTHES DRYERS NOTE:**  
 FRAMES OF ELECTRIC RANGES AND CLOTHES DRYERS SHALL BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR. COMPLY WITH NEC 250.140

COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ALL RECEPTACLES WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.

**KEY NOTES: (#)**  
 1. SINGLE STATION 110V SMOKE DETECTORS WITH A SOUNDER BASE AND BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE ALARMS WITHIN THE DWELLING UNIT. CONNECT TO AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS.  
 2. LOCATE UNDER SINK FOR DISHWASHER AND DISPOSAL CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH IN.  
 3. MOUNTED NOT MORE THAN 12" BELOW THE COUNTERTOP. THE RECEPTACLE SHALL BE LISTED FOR THE APPLICATION.  
 4. FOR MICROWAVE CONNECTION. COORDINATE EXACT LOCATION WITH EQUIPMENT MANUFACTURER INSTALLATION INSTRUCTIONS PRIOR TO ROUGH IN.  
 5. FOR TANK WATER HEATER CONNECTION. FIELD COORDINATE EXACT LOCATION PRIOR TO ROUGH IN. PROVIDE LOCKABLE CIRCUIT BREAKER TO CORRESPONDING BRANCH CIRCUIT IN ELECTRICAL PANEL.



# 1 LIGHTING PLAN

Scale: 1/4" = 1'0"

THIS ITEM HAS BEEN ORIGINALLY SIGNED AND SEALED BY DAN PENARU ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**AMERICAN UNITED Engineers Inc.**  
 Dedicated to Excellence

**AUE**  
 CA # 29803

1833 S. Ocean Drive #1038  
 Hollywood Beach, FL 33008  
 Tel: (954) 471-8657  
 don@amengineers.net

project no. 2144.00

**DAN PENARU**  
 LICENSE No. 73022  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 Dan Penaru, PE  
 LICENSE No. 73022  
 STATE OF FLORIDA  
 08.16.21  
 date

**D2F**  
**Design2Form**  
 Architecture • Interiors • Project Management

2001 Tyler St, Suite #2  
 Hollywood, FL 33020  
 Tel: 954.885.7885 • Fax: 877.867.9424  
 www.design2form.com  
 AA26002666 • IB26001476

Zamarr T Brown  
 AR # 92013

**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
 OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
 DRAWN BY:  
 CHECKED BY: Z.BROWN

**SHEET TITLE**  
 PROPOSED LIGHTING PLAN

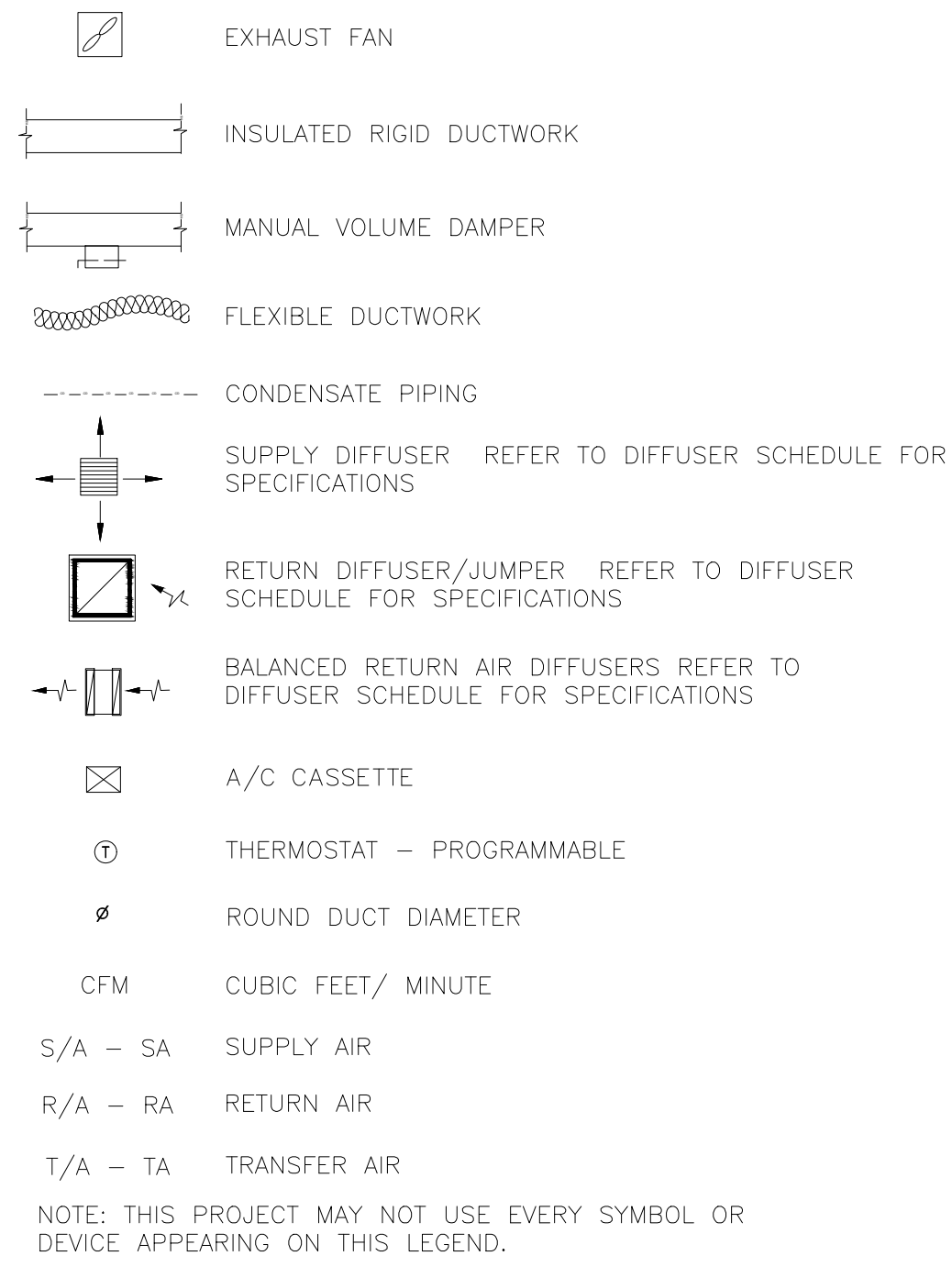
**SHEET NUMBER**  
 E.2

Design2Form. All rights reserved. The logos and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.

## MECHANICAL SCOPE OF WORK

1. PROVIDE NEW 3TON AC UNIT FOR NEW HOUSE REMODELING.
2. PROVIDE BATHROOM EXHAUST FANS, REGISTERS AND GRILLES FOR A COMPLETE HVAC SYSTEM.

## MECHANICAL SYMBOLS



## MECHANICAL PLAN NOTES

1. PROVIDE NEW HP UNITS: PROVIDE FLEXIBLE CONNECTORS ON SUPPLY AND DUCT CONNECTION, TRANSITION TO DUCT SIZES SHOWN. PROVIDE DUCTWORK AND AIR DISTRIBUTION DEVICES AS INDICATED ON THE PLAN. REFER TO HEAT PUMP SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. MAINLINE DUCTS WILL BE FIBERBOARD, BRANCH LINES MAY BE FLEX DUCT. ALL DUCTS TO BE MANUFACTURED AND INSTALLED ACCORDING TO ASHRAE AND SMACNA DUCT CONSTRUCTION STANDARD, LATEST EDITION. ALL MATERIALS WILL CONFORM TO NFPA 90A.
3. THERMOSTATS SHALL BE 7-DAY PROGRAMMABLE TYPE. MOUNT THERMOSTAT 48" A.F.F. COORDINATE LOCATION OF THERMOSTAT.
4. ALL SUPPLY AIR DUCTS WITH INSULATION SHALL HAVE A MINIMUM OF R-6.
5. ALL SEAMS, JOINTS, ETC WILL BE SEALED TO MAKE AIR DUCT AIRTIGHT. PRESSURE SENSITIVE MATERIALS AND OTHERS APPROVED BY LATEST SMACNA SEALING MATERIALS WILL BE USED.
6. ALL EVAPORATOR UNITS SHALL HAVE A FLOAT SWITCH TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE A/C SYSTEM. THE DEVICE SHALL BE ATTACHED TO THE SECONDARY DRAIN OUTLET ON THE UNIT.
7. ALL A/C CONDENSATE DRAINS WILL BE 3/4" AND WILL TERMINATE IN LANDSCAPING OUTSIDE.
8. ALL EQUIPMENT AND MATERIALS WILL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO THE BEST PRACTICE.
9. TESTING AND BALANCING WILL BE DONE TO INSURE THAT THE AIR FLOWS WILL BE WITHIN 10% OF THE DESIGN VALUES.
10. HANGER ATTACHMENTS TO THE STEEL STRUCTURE WILL BE RATED POWDER ACTUATED FASTENERS, "C" CLAMPS, WELDED STUDS, CLAMP HANGERS, JOIST CLAMPS OR OTHER METHODS RECOMMENDED BY SMACNA'S "METAL AND FLEXIBLE STANDARDS", CHAPTER 4, AND WILL HAVE A MINIMUM SAFETY MARGIN OF 4:1.
11. PROVIDE CEILING MOUNTED BATHROOM EXHAUST FANS. TRANSITION FROM FAN DISCHARGE TO DUCT SIZE IS SHOWN, AND EXTEND THE DUCT UP THROUGH ROOF. PROVIDE A ROOF JACK, STORM COLLAR, AND ALL-WEATHER CAP. REFER TO EXHAUST FAN SCHEDULE FOR ADDITIONAL REQUIREMENTS.
12. ALL HVAC CONTROLS AND CONTROL WIRING SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR.

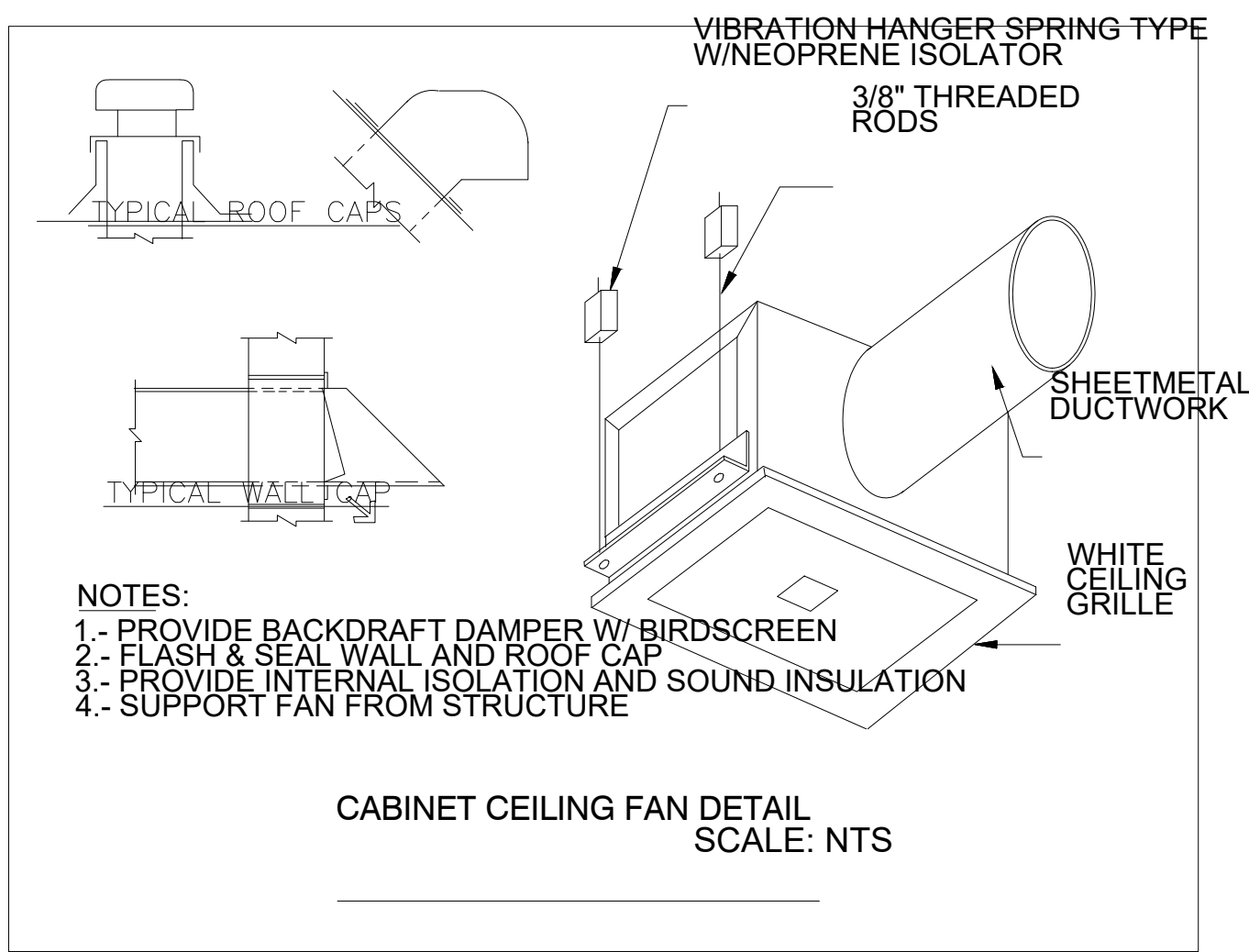
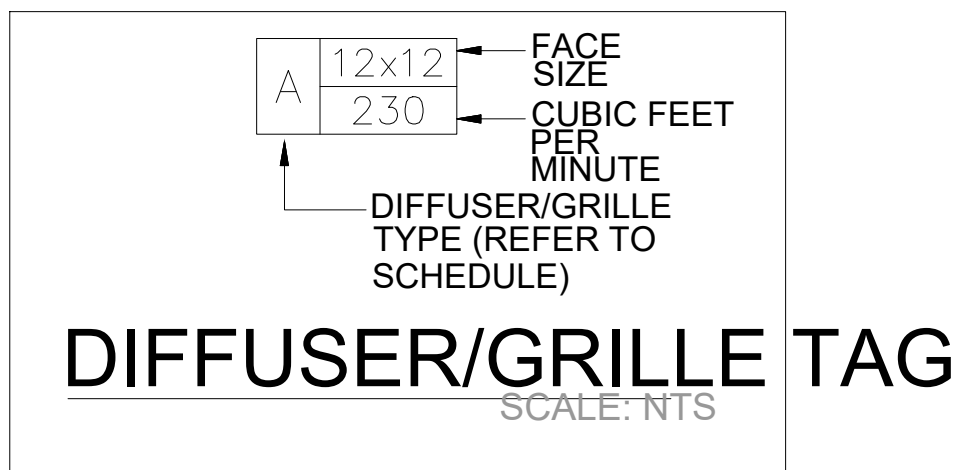
## GENERAL NOTES

1. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
2. DRAWINGS/DETAILS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, AND CHECK/COORDINATE DRAWINGS OF ALL TRADES.
3. COORDINATE WITH THE WORK OF OTHERS SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE DUCT RISES AND DRIPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
4. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
5. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
6. USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN THE RETURN AIR PLENUM. MATERIALS USED IN THE PLENUM SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25, AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL EXPOSED WIRING IN THE PLENUM SHALL BE PLENUM RATED.
7. VERIFY LOCATION OF PERMISSIBLE NEW STRUCTURAL ROOF PENETRATIONS AND ADAPT THE REQUIRED DUCTS ACCORDINGLY. CALL THE ARCHITECT'S OFFICE IN CASE OF UNEXPECTED DIFFICULTIES.
8. REQUIRED INSURANCE SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
9. CONSTRUCTION "AS BUILT" DRAWINGS AND DOCUMENTS SHALL BE PROVIDED TO THE OWNER WITHIN 30 DAYS AFTER THE DATE OF ACCEPTANCE.
10. OPERATION MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE OWNER.

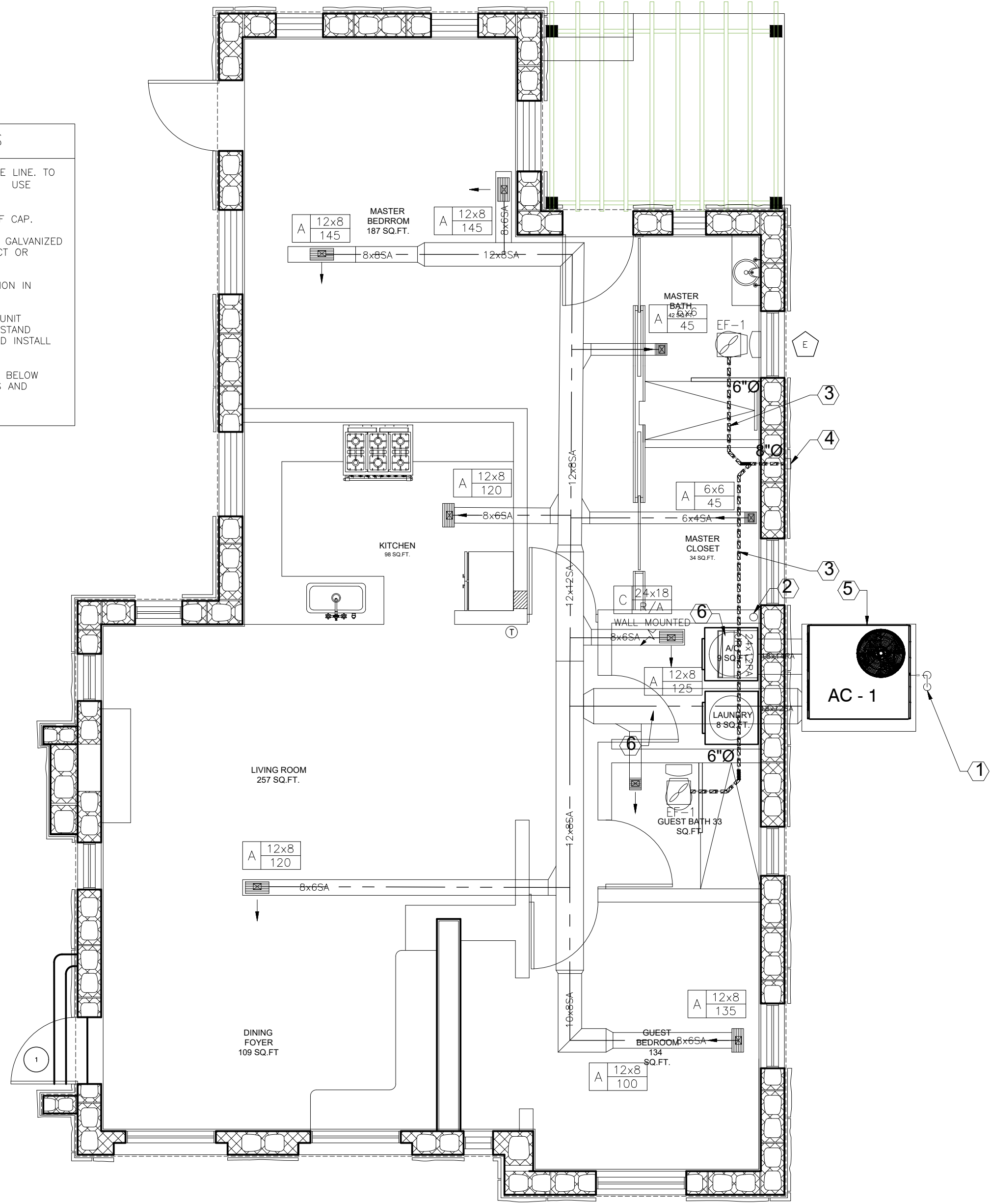
AIR CONDITIONER SCHEDULE	
AC-1	
STATUS	NEW
MANUFACTURER	RHEEM
MODEL	RACA15036BJT
COOLING CAPACITY	3 TON
TOTAL BTU'S/HR	36,100
SENSIBLE BTU'S/HR	26,500
SEER	15.00
CFM	1100
ELECTRIC HEAT (KW)	10
FAN HP	-
VOLTAGE	230/1/60
MCA	56.0
MOCP	60.0
DIMENSIONS	53"Wx48"Dx36"H
WIEGHT	411
AHRI #	205724823

FAN SCHEDULE	
DESIGNATION	EF-1
QUANTITY	2
STATUS	NEW
LOCATION	BATHROOM
MANUFACTURER	PANASONIC
MODEL	FV-0511VK1
CFM	80
AMPS	0.1
DUCT DIA	4"
SONES	0.3
VOLTAGE	120/1/60
CONTROLLER	SWITCH
WEIGHT (LBS)	9

DIFFUSER SCHEDULE			
DESIGNATION	"A"	"C"	
USE	SUPPLY	RETURN	
MANUFACTURER	METAL AIRE	METAL AIRE	
MODEL	LM-1	RH-1	
TYPE	CEILING	CEILING	
FACE SIZE	AS SHOWN	AS SHOWN	
FRAME TYPE	BORDER	BORDER	
FINISH	WHITE	WHITE	
NOISE CRITERIA	< 20	< 20	
ACCESSORIES	OBD DAMPER	-	



- ### MECHANICAL KEYNOTES
1. PROVIDE NEW 3/4" CONCEALED CONDENSATE LINE, TO TERMINATE IN GRASS 12" MIN. FROM WALL. USE PUMP IF NECESSARY.
  2. DRYER VENT 4" RIGID METAL DUCT TO ROOF CAP.
  3. BATHROOM EXHAUST DUCT, DUCT SHALL BE GALVANIZED METAL DUCT 26 GAGE. USE GAF METAL DUCT OR EQUAL.
  4. PROVIDE WALL CAP FOR EXHAUST TERMINATION IN COMPLIANT WITH FB5-MECHANICAL 561.3.1.
  5. PROVIDE CONCRETE PAD FOR CONDENSING UNIT SUPPORT. PROVIDE TIE DOWN CLIP TO WITHSTAND HURRICANE WINDS. USE MIAMI TECH INC AND INSTALL PER FL APPROVED PRODUCT FL#19731.2.
  6. ALL SUPPLY AND RETURN DUCTWORK RUNS BELOW FLOOR. COORDINATE FLOOR JOIST OPENINGS AND PENETRATION WITH STRUCTURE.



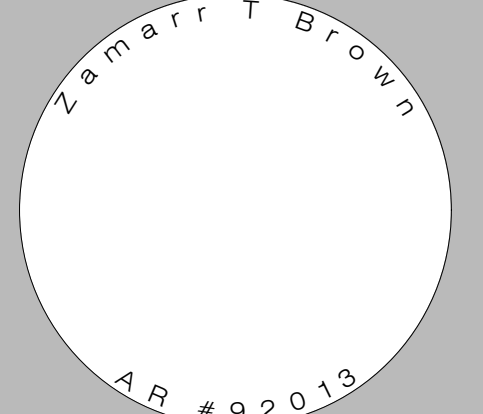
# 1 MECHANICAL PLAN

Scale: 1/4" = 1'0"

# D2F

**Design2Form**  
Architecture • Interiors • Project Management

2001 Tyler St. Suite #2  
Hollywood, FL 33020  
Tel: 954.885.7885 • Fax: 877.867.9424  
www.design2form.com  
AA26002666 • IB26001476



**CONSULTANTS**

**SOLOMON RESIDENCE**

1011 SHARAR AVE.  
OPA-LOCKA, FL 33054

**ISSUE**

MARK	DATE	DESCRIPTION
	04/05/21	AS-BUILT

PROJECT NO: 00000  
DRAWN BY:  
CHECKED BY: Z.BROWN

**SHEET TITLE**

PROPOSED  
MECHANICAL  
PLAN

**SHEET NUMBER**

E.1

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAN PIENARU ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**AMERICAN UNITED Engineers Inc.**  
Dedicated to Excellence

**AUE**  
CA # 29803

1833 S Ocean Drive #1001  
Hollywood Beach, FL 33008  
Tel: (954) 471-8657  
dan@amengineers.net

project no. 2144.00

DATE: 08.16.21

Design2Form. All rights reserved. The ideas and designs represented or indicated in these drawings and specifications are the sole property of Design2Form, whether the project for which they were created for is executed or not. They may not be reproduced, altered, distributed or used in any form or manner without the expressed written permission of Design2Form.

**PLUMBING SCOPE OF WORK**

1. PROVIDE SANITARY AND WATER LINES FOR HOUSE RENOVATION AND CONNECT TO EXISTING UTILITIES.
2. ALL NEW PLUMBING FIXTURES TO BE FURNISHED BY OWNER AND INSTALLED BY PLUMBING CONTRACTOR.

**PLUMBING NOTES**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH 2020 FLORIDA BUILDING CODE 7TH EDITION AND FLORIDA FIRE PREVENTION CODE 6TH EDITION, LOCAL AUTHORITIES RULES AND ORDINANCES.
2. ALL MATERIALS SHALL BE NEW.
3. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ALL EXCAVATION AND BACK FILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
4. REQUIRED INSURANCE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
5. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS. PLUMBING CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. PLUMBING CONTRACTOR MUST BE PRESENT FOR ALL INSPECTIONS OF HIS WORK BY REGULATORY AUTHORITIES. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT, PRIOR TO BEGINNING CONSTRUCTION.
8. VERIFY LOCATION, SIZE, DIRECTION OF FLOW AND INVERTS OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. ADVISE ARCHITECT OF ANY DISCREPANCIES.
9. WATER PIPING SHALL BE TYPE "L" COPPER. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "L" COPPER ENCASED IN BLACK POLY PIPE.
10. SOIL, WASTE, VENT AND RAINWATER PIPING SHALL BE PER TABLE P300.2.1 F.B.C. RESIDENTIAL.
11. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
12. FURNISH AND INSTALL WATER HAMMER ARRESTORS AT EACH PLUMBING FIXTURE GROUP AS PER CODE AND WITH GOOD ENGINEERING PRACTICE.
13. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS; EXCEPT AT WATER HEATER AS PER CODE.
14. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD.
15. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, TO ACHIEVE THE SAME RATING AS WALLS OR FLOORS AS PART OF THE PLUMBER'S WORK.
16. PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY IS ISSUED. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE WITHIN 72 HRS. OF NOTIFICATION AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
17. STUDOR MINI/MAXI AIR ADMITTANCE VALVES MAY BE USED AS AN ALTERNATE TO VENT PIPING THRU ROOF WHERE ACCEPTABLE BY THE PLUMBING OFFICIAL AND LOCAL CODES. INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
18. PROVIDE COVER PLATE AND CLEAN OUT PLUG OR ACCESS PANEL FOR ALL WALL CLEAN OUTS.
19. NO COMBUSTIBLE MATERIAL TO BE USED IN MECHANICAL ROOMS OR IN CEILING SPACES WHERE USED AS RETURN AIR PLENUMS.
20. HOT WATER PIPING INSULATION SHALL BE 1.5" THICK ARMAFLEX INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR ALL HOT WATER PIPING.
21. CONDENSATE DRAIN LINES TO BE RUN UNDER SLAB IN PVC SCH40 PIPE AND STUBBED OUT OF WALL TO UNIT. TIE IN OF A/C TO BE BY OTHERS. PVC PIPING WITH 1/2" THICK ARMAFLEX INSULATION MAY BE USED IN LOCATIONS WHERE ALLOWED BY LOCAL CODES. SEE PLUMBING DRAWINGS FOR SIZE AND LOCATION OF PIPING. PVC WILL BE MIN. SCHEDULE 40.
22. PROVIDE ANGLE STOPS ON ALL WATER SERVICE LINES TO FIXTURES FOR INDIVIDUAL SHUT-OFF.
23. NO JOINTS UNDERGROUND FOR COPPER.
24. PLUMBING FIXTURES SHALL COMPLY WITH F.B.C. 604.
25. WATER HAMMER ARRESTORS AS PER F.B.C. P-604.9.
26. PLUMBING CONTRACTOR TO PROVIDE ANTI-SCALDING VALVE FOR TUBS AND SHOWERS.
27. PLUMBING CONTRACTOR SHALL REVIEW ALL BID DOCUMENTATION.
28. PLUMBING CONTRACTOR SHALL REVIEW WALL FINISHES @ LOCATION REQUIRING BARRIER FREE COMPLIANCE (EXAMPLE : CENTER LINE TO TOILET)

**PLUMBING LEGEND**

	SANITARY SEWER PIPING
	VENT PIPING
	DOMESTIC COLD WATER PIPING
	HOT WATER PIPING (110°)
	HOT WATER RECIRCULATION
	GAS PIPING
	TEMP & PRESS RELIEF
	CAPPED END OF PIPE
	CLEAN OUT
	P-TRAP
	SHUT-OFF VALVE
	GARBAGE DISPOSAL
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	HOSE BIBB
	GATE VALVE
	AIR ADMITTANCE VALVE
	GAS COCK
	CHECK VALVE

**PLUMBING FIXTURE CONNECTION SCHEDULE**

FIXTURE TYPE	DESCRIPTION	DRAIN SIZE MIN.	FIXT. UNITS VALUE	WATER SUPPLY PIPE SIZE MIN.		REMARKS	MAXIMUM FLOW RATE@
				COLD	HOT		
WC	WATER CLOSET	3"	3	3/8"	3/8"	FLUSH TANK.	1.28 GPF
LAV	LAVATORY	1-1/4"	1	3/8"	3/8"	--	1.5 GPM @60 PSI
SH	SHOWER	1-1/2"	2	1/2"	1/2"	PROVIDE ANTI-SCALD VALVE.	1.5 GPM @80 PSI
WSB	WASHER SUPPLY BOX	2"	2	1/2"	1/2"	PROVIDE RECESSED BOX, GUY GREY T200 OR EQUAL AS SELECTED BY OWNER	--
DW	DISHWASHER	1-1/2"	2	1/2"	1/2"	PROVIDE INDIRECT WASTE W/ AN AIR BREAKER, AS SELECTED BY OWNER	6.5 GAL PER CYCLE
HB	HOSE BIBB	--	--	1/2"	--	SOV. & VAC. BREAKER	--
KS	KITCHEN SINK	1-1/2"	2	1/2"	1/2"	SELECTED BY OWNER	1.5 GPM @60 PSI
REF	REFRIGERATOR	--	--	3/8"	--	--	--
BT	BATHTUB	1-1/2"	2	1/2"	1/2"	--	1.5 GPM @60 PSI

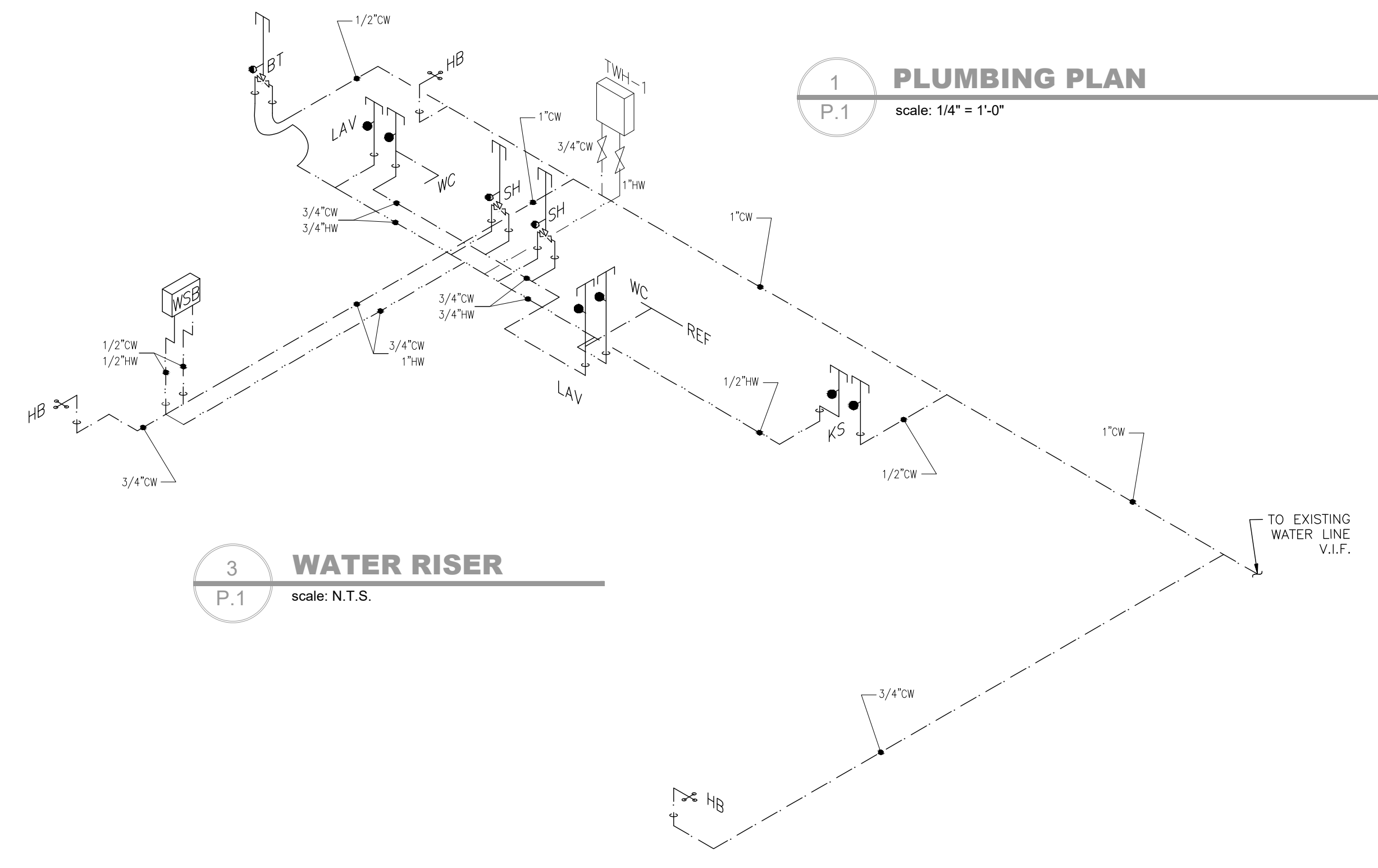
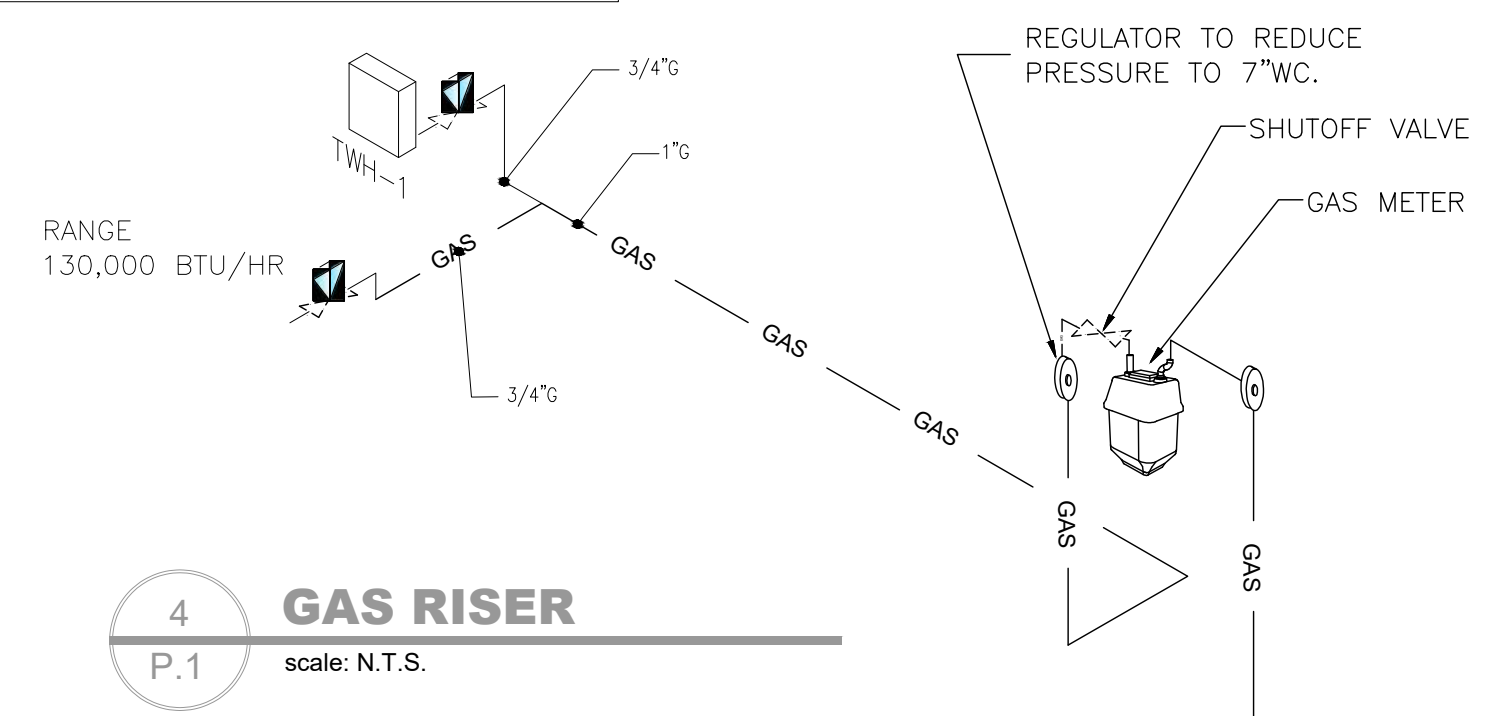
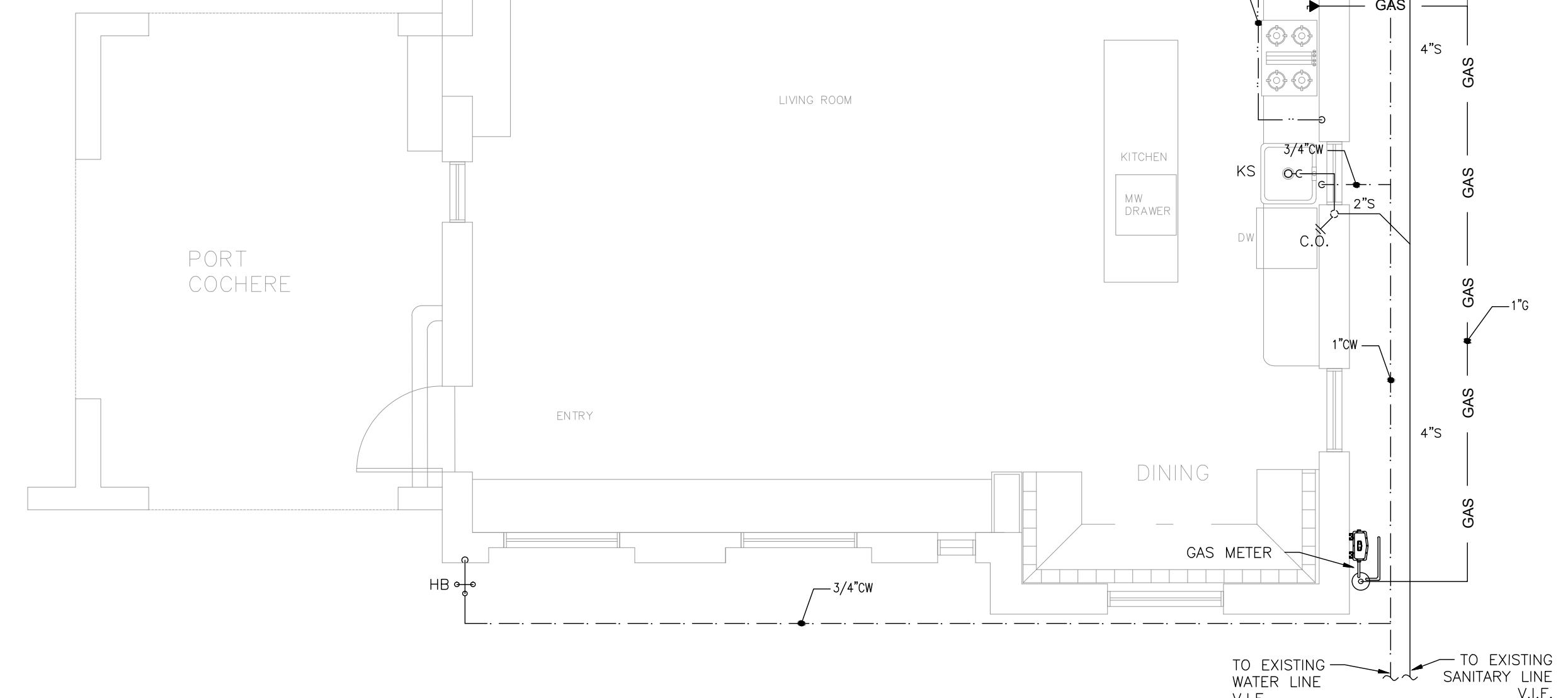
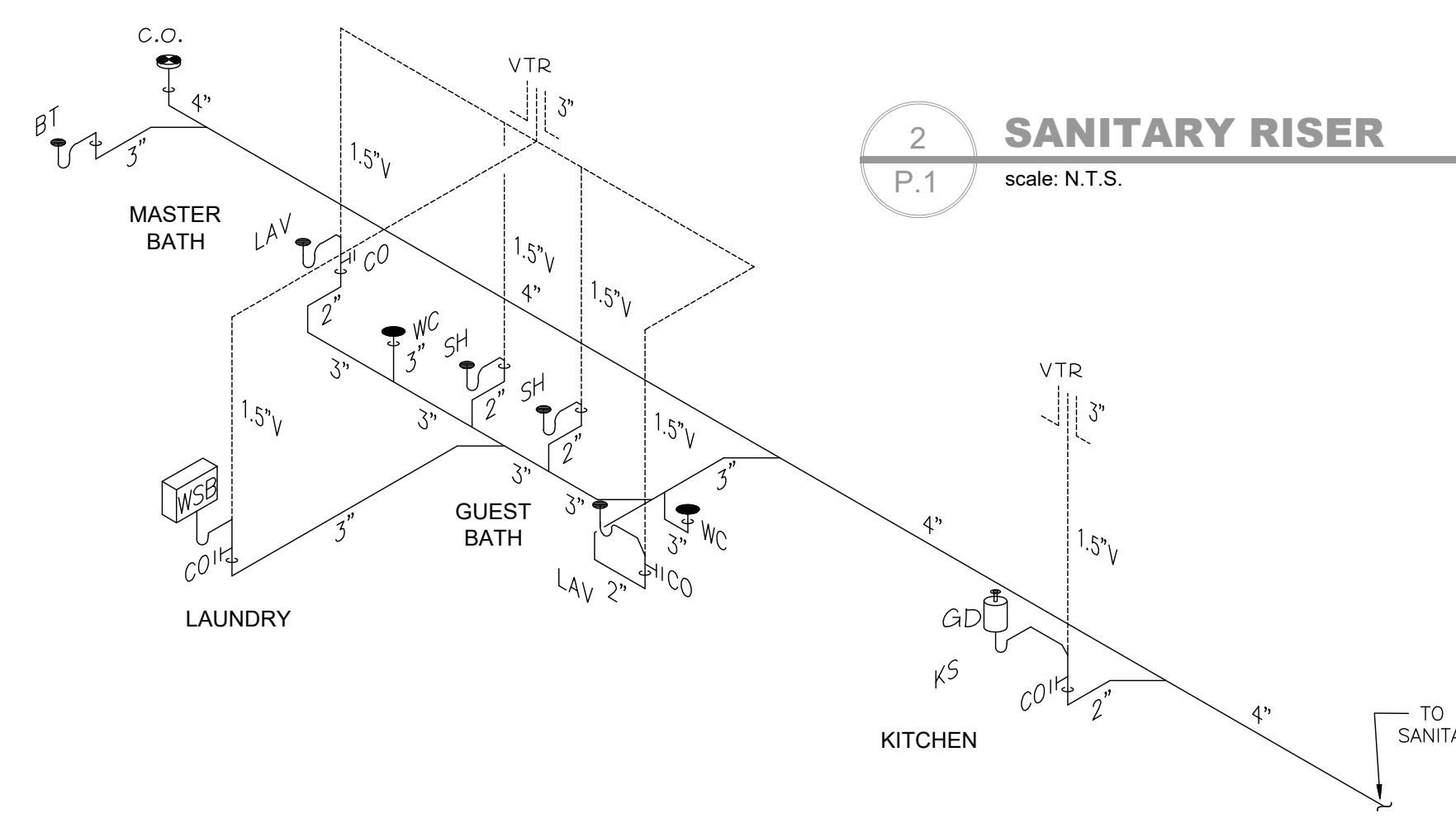
NOTES:  
 1. ALL FIXTURES SHALL BE HIGH EFFICIENCY.  
 2. ALL FIXTURES TO BE SELECTED BY ARCHITECT/OWNER. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.

**WATER HEATER SCHEDULE**

DESIGNATION	TWH-1
MANUFACTURER	RINNAI
MODEL	RUR199IP
STATUS	NEW
CAPACITY	TANKLESS
FUEL	GAS
BTU/HR	199,000
FLOW RATE	11 GPM*
ENERGY FACTOR	0.95
VOLTAGE	120/1/60
AMPERAGE	4
WEIGHT (EMPTY)	61 LBS.

\* @ 50° F TEMPERATURE RISE

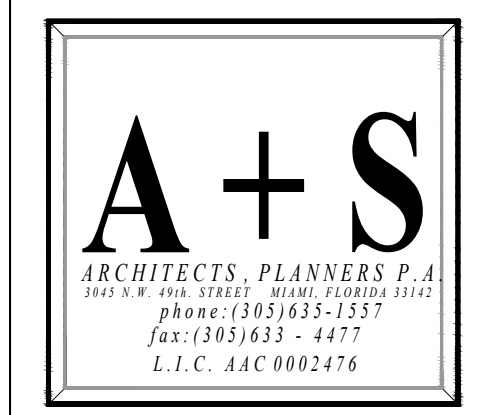
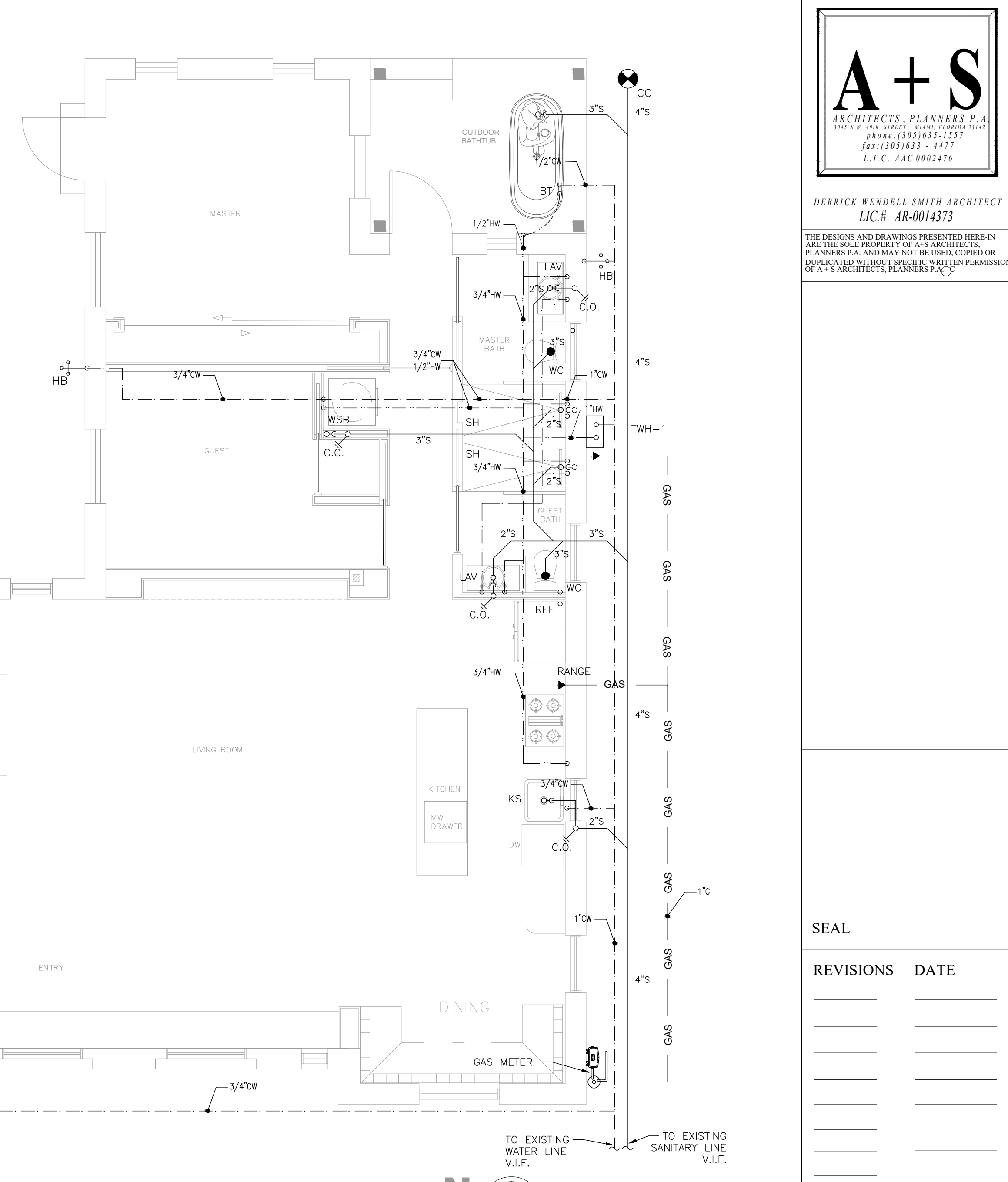
- NOTES:  
 1. WATER HEATER WITH BUILT-IN RECIRCULATION TECHNOLOGY.  
 2. PROVIDE CONCENTRIC VENTILATION OPTION.  
 3. PROVIDE WITH CONTROLLER MC-195T-US.  
 4. PAT RELIEF AND CONDENSATE DRAIN TO THE EXTERIOR OF THE BUILDING.



**NATURAL GAS PIPING SYSTEM**  
 PROVIDE A COMPLETE GAS PIPING SYSTEM TO SERVE GAS EQUIPMENT FURNISHED BY OTHERS, AS NOTED ON THE DRAWINGS. PROVIDE EITHER THREADED STEEL OR MALLEABLE IRON PIPE WITH MALLEABLE FITTINGS OR WELDED STEEL. PROVIDE ALL UNIONS, SHUT-OFF VALVES AND DIRT LEES REQUIRED BY NFPA-54 AND GOVERNING LOCAL CODES AND AT EACH GAS APPLIANCE CONNECTION. PROVIDE ALL TESTS, METERS, INSPECTIONS, HANGERS AND EQUIPMENT CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.

1. GAS PIPING TO BE SCHEDULE 40 METALLIC PIPE WITH ANTI-CORROSION PROTECTIVE COATING PER 404.11. POLYETHYLENE PLASTIC PIPE IS AN ACCEPTABLE ALTERNATE.
2. GAS SYSTEM TO BE INSTALLED BY QUALIFIED LICENSED CONTRACTOR.
3. VERIFY ALL EQUIPMENT BTU'S PRIOR TO INSTALLATION. ADJUST PIPE SIZE ACCORDING 2020 FBC FUEL GAS TABLE 402.4

GAS PIPE SIZING PER TABLE 402.4(2) FBC - FUEL GAS EQUIVALENT LENGTH OF PIPE= 50 FEET



DERRICK WENDELL SMITH ARCHITECT  
 LIC.# AR-0014373  
 THE DESIGNS AND DRAWINGS PRESENTED HEREIN ARE THE SOLE PROPERTY OF A+S ARCHITECTS, PLANNERS P.A. AND MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT SPECIFIC WRITTEN PERMISSION OF A+S ARCHITECTS, PLANNERS P.A.C.

SEAL

REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
 1011 SHARAR AVENUE  
 OpaLocka, Florida 33054

Project No: 02112  
 Scale: AS NOTED  
 Date: 4-5-21  
 Drawn: M. Solomon  
 Checked: D.W. SMITH  
 CADD File:

Drawing Title:  
**PROPOSED PLUMBING FLOOR PLAN**

Sheet No:  
**P.1**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAN PIENARU ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**AMERICAN UNITED Engineers Inc.**  
 Dedicated to Excellence

**AUE**  
 CA # 29803  
 1833 S Ocean Drive #100  
 Hallandale Beach, FL 33009  
 Tel: (954) 471-8657  
 dan@amengineers.net

date: 08.16.21  
 project no. 2144.00

GENERAL STRUCTURAL NOTES

- 2020 FLORIDA BUILDING CODE, SEVENTH EDITION, HAS BEEN USED AS THE GOVERNING CODE FOR THIS PROJECT. TO THE BEST KNOWLEDGE OF THE ENGINEER, STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT COMPLY WITH FLORIDA BUILDING CODE AND REGULATIONS.
- ANY CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE'S REQUIREMENTS AS WELL AS WITH ASCE7-16 AND ALL LOCAL CODES, STANDARDS, AND REGULATIONS.
- DIMENSIONS AND QUANTITIES SHOWN IN THE PLANS ARE BASED ON THE ARCHITECTURAL DRAWINGS. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR THIS PROJECT. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN IN THIS PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION. GENERAL CONTRACTOR REVIEW AND ENSURE STRUCTURAL AND ARCHITECTURAL DRAWINGS ARE COORDINATED.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND COMPARE DRAWINGS FROM ALL DISCIPLINES AND NOTIFY THE ARCHITECT OR ENGINEER IN CASE OF ANY DISCREPANCIES. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, NOTIFY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION. THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED. (UNLESS NOTICED OTHERWISE).
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATION RELATING TO EXISTING CONDITIONS BY MAKING FIELD SURVEYS AND MEASUREMENTS PRIOR COMMENCING ANY CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ALWAYS PROTECT ABUTTING PROPERTIES AND PUBLIC FROM HARM DURING CONSTRUCTION. THE GENERAL CONTRACTOR IS ADVISED TO CONSIDER PERFORMING PHOTOGRAPHIC SURVEYS AND OTHER DOCUMENTATION OF THE CONDITION OF THE EXISTING ADJACENT PROPERTIES AND STRUCTURES BEFORE THE CONSTRUCTION STARTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AS WELL AS FOR ENSURING JOBSITE SAFETY INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS APPLICABLE FOR THE JOB. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION METHODS USED FOR THIS JOB, WILL NOT CAUSE DAMAGE TO ADJACENT BUILDINGS, UTILITIES AND OTHER PROPERTIES.
- DETAILS LABELED "TYPICAL" OR "TYP." SHALL APPLY TO ALL CASES WITH THE SAME OR SIMILAR CONDITION.
- DELEGATED ENGINEER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE STATEMENT ON RESPONSIBILITIES OF PROFESSIONAL ENGINEERS, ISSUED BY FLORIDA BOARD OF ENGINEERS, PURSUANT TO CHAPTERS 61G15-30 AND 61G15-31 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SHALL APPLY FOR ALL COMPONENTS OF THE STRUCTURE THAT REQUIRE A DELEGATED ENGINEER.
- STABILITY OF THE STRUCTURE AND TEMPORARY BRACING, INCLUDING BUT NOT LIMITED TO MASONRY WALLS, IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ENSURE THAT THE BRACING SYSTEM USED IS THE ADEQUATE FOR THE JOB. THE CONTRACTOR CAN ALSO RETAIN A LICENSED FLORIDA ENGINEER TO DESIGN AND INSPECT THE BRACING SYSTEM REQUIRED TO BE USED FOR THE JOB.
- STRUCTURE FOR THIS PROJECT HAS BEEN DESIGNED TO BE STRUCTURALLY SOUNDED. DESIGN CRITERIA
  - DESIGN LOADS USED FOR THIS PROJECT ARE BASED ON FBC 2020 AND ASCE7-16.
    - SUPER IMPOSED GRAVITY LOADS:**

ROOF :	Dead Load (DL): 20 PSF	Live Load (Lr): 30 PSF
FLOOR:	Dead Load (DL): 20 PSF	Live Load (LL): 40 PSF
    - LATERAL LOADS:**
      - WIND LOADS (Design criteria per ASCE 7-16.)
 

PROJECT LOCATION: MIAMI BEACH, FL  
WIND SPEED, Vult : 175 MPH (Vasd : =135 MPH)  
RISK CATEGORY: II  
BUILDING ENCLOSURE: Enclosed  
EXPOSURE: C  
MEAN ROOF HEIGHT: 13'-0"

EARTHWORK-EXCAVATION, BACKFILL AND DEWATERING.

- EXCAVATIONS SHALL NOT REDUCE VERTICAL OR THE LATERAL SUPPORT PROVIDED BY ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENTS, OR BOTH.
  - PROTECTION OF ADJACENT PROPERTY, REQUIRES ADJOINING PUBLIC AND PRIVATE PROPERTY INCLUDING FOOTINGS, FOUNDATIONS, AND PARTY WALLS TO BE ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION, RENOVATIONS AND DEMOLITIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE PROPER PRE CONSTRUCTION INVESTIGATION AND MONITORING PROCEDURES PRIOR COMMENCING CONSTRUCTION.
  - THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OR ORGANIC MATERIALS, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH CLSM. IN CASE OF NO SOIL REPORT FOR BACKFILL RECOMMENDATIONS, THE BACKFILL SHOULD BE PLACED IN MAXIMUM 6" LAYERS, FREE FROM ROCKS OR COBBLES LARGER THAN 4" AND COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY. (Modified Proctor Test per ASTM D1557). CLSM DOES NOT NEED TO BE COMPACTED.
- SHALLOW FOUNDATION
- SHALLOW FOUNDATION SHALL BE BUILT ON UNDISTURBED SOIL, COMPACTED FILL MATERIAL, OR CONTROLLED LOW STRENGTH MATERIAL. PLACEMENT OF COMPACTED MATERIAL SHALL BE IN ACCORDANCE WITH FBC, SECTION 1804.5. REFER TO FBC, SECTION 1804.6 FOR PLACEMENT OF CLSM.
  - TOP SURFACE OF FOOTINGS SHALL BE LEVEL.
  - BOTTOM SURFACE OF FOOTING SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL.
  - THE MINIMUM DEPTH OF FOOTINGS BELOW UNDISTURBED SOIL SHALL BE 12 INCHES.

SOIL STATEMENT

SOIL CONDITIONS OBSERVED AT THE SITE LOCATED AT 1011 SHARAR AVENUE OPALOCKA, FLORIDA 33054 CONSIST OF UNDISTURBED SAND. THE PRESUME BEARING CAPACITY OF THE SOIL IS 2,000 PSF. PER FBC, SEVENTH EDITION, TABLE 1806.2. ENGINEER OF RECORD WILL VERIFY IF SOIL CONDITIONS DIFFER DURING EXCAVATION. A SIGNED AND SEALED LETTER WILL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION SUBSTANTIATING SOIL ASSUMPTIONS.

TERMITE STATEMENT

STRUCTURE SHALL BE PRE TREATED AGAINST SUBTERRANEAN TERMITES PRIOR CONSTRUCTION. IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, FOR THE PRE CONSTRUCTION SOIL TREATMENT AGAINST SUBTERRANEAN TERMITES. A LICENSE PEST CONTROL COMPANY, CERTIFIED IN SUBTERRANEAN TERMITES TREATMENT, SHALL PROVIDE A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT PRIOR ANY CONSTRUCTION WORK.

REINFORCED CONCRETE

- STRUCTURAL DESIGN AND CONSTRUCTION SHALL COMPLY THE LATEST EDITION OF WITH ACI 318 AND ACI 301.
- PROVIDE STRUCTURAL CONCRETE WITH MINIMUM ULTIMATE COMPRESSIVE DESIGN STRENGTH AND MODULUS OF ELASTICITY IN 28 DAYS AS FOLLOWS U.O.N. :

ELEMENT	STRENGTH
FOUNDATIONS	5,000 PSI
POURED WALLS COLUMNS	6,000 PSI
COLUMNS	5,000 PSI
CONVENTIONAL REINFORCED SLABS	6,000 PSI
SLABS ON GRADE	5,000 PSI

CONCRETE STRENGTH	MODULUS OF ELASTICITY
4000 PSI	3605 KSI
5000 PSI	4030 KSI
6000 PSI	4415 KSI
7000 PSI	4769 KSI

- NORMAL WEIGHT CONCRETE SHALL BE USED FOR ALL CONCRETE STRUCTURAL MEMBERS U.O.N.
  - CONCRETE CONSTRUCTION SHALL ALWAYS BE INSPECTED AS REQUIRED BY FBC 2020 AND ACI 318.
  - RECORD OF TESTS OF MATERIALS AND CONCRETE SHALL BE RETAINED FOR AT LEAST TWO YEARS AFTER JOB'S COMPLETION BY INSPECTOR. RECORD OF TESTS OF MATERIALS AND CONCRETE SHALL BE RETAINED FOR AT LEAST TWO YEARS AFTER JOB'S COMPLETION BY INSPECTOR. THE BUILDING OFFICIAL SHALL HAVE THE RIGHT TO REQUEST RECORD OF THESE TESTS AND/OR TO ORDER TESTING OF ANY MATERIAL TO DETERMINE IF IT MEETS THE SPECIFIED QUALITY.
  - CEMENTITIOUS MATERIALS SHALL BE PER ACI 318 AND CORRESPONDING ASTM.
  - CONCRETE REINFORCEMENT SHALL BE PER ASTM A615. PROVIDE ASTM A615 GRADE 60, FY = 60,000 PSI REINFORCING STEEL.
  - WELDED PLAIN WIRE REINFORCEMENT SHALL BE PER ASTM A185. SUPPLY WELDED PLAIN WIRE REINFORCEMENT, WHERE SPECIFIED IN PLANS, IN FLAT SHEETS WITH LAP SPACING TO CROSS WIRE THAT ALL CONSTRUCTION METHODS USED FOR THIS JOB, WILL NOT CAUSE DAMAGE TO ADJACENT BUILDINGS, UTILITIES AND OTHER PROPERTIES.
  - PROVIDE THE FOLLOWING TEMPERATURE REINFORCING FOR ONE WAY SLABS U.O.N.
- | SLAB THICKNESS   | REINFORCING   |
|------------------|---------------|
| 3 1/4" to 4 1/2" | #3 @ 12" O.C. |
| 4 1/2" to 6"     | #4 @ 12" O.C. |
| 6 1/2" to 9"     | #4 @ 12" O.C. |
- REINFORCEMENT SHALL BE FREE OF MATERIALS DELETERIOUS TO BOND WHEN CONCRETE IS PLACED.
  - IN ADDITION TO SPECIFIED REINFORCING, PROVIDE 10 TONS OF REINFORCING BARS TO BE DETAILED, FABRICATED, DELIVERED TO THE SITE AND PLACED AS DIRECTED BY ARCHITECT/ ENGINEER TO ACCOUNT FOR UNFORESEEABLE CONDITIONS.
  - REINFORCEMENT SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY FASTENED TO MAINTAIN ITS LOCATION DURING PLACEMENT OF CONCRETE, WITH APPROPRIATE BAR SUPPORTS AND SPACERS. LAP CONTINUOUS REINFORCING 48 TIMES DIAMETER OF THE BAR. TOLERANCES SPECIFIED IN ACI 117 SHALL NOT BE EXCEEDED BEFORE CONCRETE IS PLACED.
  - CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREE FAHRENHEIT AND IN A MOIST CONDITION FOR MINIMUM 7 DAYS, UNLESS IT IS HIGH -EARLY STRENGTH CONCRETE.
  - FORMS USED FOR CAST-IN PLACE STRUCTURAL ELEMENTS SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT MORTAR'S LEAKAGE. FORM MUST BE ADEQUATELY BRACED AND TIED TO MAINTAIN ITS POSITION IN PLACE OR THE SHAPE OF THE STRUCTURAL ELEMENT. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE FORMS USED FOR THE JOB ARE THE ADEQUATE. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE REMOVAL OF FORMS, SHORES, AND RE-SHORING IS DONE IN ACCORDANCE WITH ACI 318 SPECIFICATIONS.
  - UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MIGHT PASS THRU SLABS AND WALLS INDIVIDUALLY. U.O.N. FOR OPENINGS 24" OR LESS, CUT REINFORCING AND REPLACE ALONGSIDE OPENING WITH SPLICE BARS OF EQUIVALENT AREA WITH 48 DIAMETER OF THE BAR LAP SPLICE. PREPARE AND SUBMIT SHOP DRAWINGS FOR OPENINGS GREATER THAN 24" FOR RECTANGULAR OPENINGS 12" LONG OR LONGER, ADD (1) #5 X6" MID DEPTH AT ALL FOUR CORNERS, DIAGONAL CONDUITS, PIPES, SLEEVES PASSING THROUGH ANY STRUCTURAL ELEMENT SHALL BE APPROVED BY THE LICENSED DESIGN ENGINEER.
  - CONSTRUCTION JOINTS IN FLOORS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN OF THE SLABS, BEAMS, AND GIRDERS. FOR THE CASE OF GIRDERS, CONSTRUCTION JOINTS SHALL BE OFFSET A MINIMUM OF TWO TIMES. CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
  - BEAMS, GIRDERS, OR SLABS SUPPORTED BY COLUMNS OR WALLS SHALL NOT BE CAST UNTIL THE CONCRETE IN THE SUPPORTING MEMBER IS NO LONGER PLASTIC.
  - 3/4" CHAMFER SHALL BE PROVIDED FOR ALL EXPOSED CORNERS.
  - CONCRETE COVER OVER REINFORCEMENT SHALL BE AS LISTED BELOW:

ELEMENT	BOTTOM	TOP	SIDES
FOUNDATION/FOOTINGS(CONCRETE CAST DIRECTLY AGAINST SOIL)	3"	2"	3"
GRADE BEAMS	3"	3"	2"
BEAMS ABOVE GRADE	1 1/2"	1 1/2"	1 1/2"
COLUMNS	1 1/2"	1 1/2"	1 1/2"
SLABS ON GRADE	2"	1"	2"
SLABS ABOVE GRADE	2"	1"	1"
SLABS EXPOSED TO WEATHER	1 1/2"	1 1/2"	1 1/2"
WALLS RETAINING FILL			2"
WALLS EXPOSED TO WEATHER			1 1/2"
WALLS(OTHERS)			1 1/2"

IF GRADE BEAM SIDES ARE UNFORMED, EXCAVATE 2" WIDER (1" AT EACH SIDE) AND INCREASE COVER TO 3"

- WHERE SPLICE LENGTH ARE NOT SPECIFIED, USE 40 TIMES DIAMETER OF THE BAR IN CONCRETE.
- THE TERMINATION OF ALL CONTINUOUS REINFORCING BARS SHALL BE AN ACI STANDARD HOOK.
- SPLICES IN CONTINUOUS TOP BARS, WHEN REQUIRED, SHALL OCCUR OVER PARALLEL CMU WALLS OR AT THE CENTER OF THE OPENING SPAN. SPLICES IN CONTINUOUS BOTTOM BARS SHALL OCCUR OVER CMU WALLS OR CENTERED OVER COLUMNS. WELDED REINFORCING SPLICE ARE NOT PERMITTED.
- PROVIDE PENETRON ADMIXTURE AT ELEVATOR PITS.
- AGGREGATES TO BE CLEAN AND WELL GRADED WITH A MAXIMUM SIZE OF 1" @ 8" FOR COLUMNS AND SHEAR WALLS. CONCRETE SLUMP SHALL BE 3" MINIMUM TO 6" MAXIMUM. WHEN BACING DIRECTLY FROM THE TRUCK OR WITH BUCKETS, IF HIGHER SLUMPS ARE REQUIRED FOR PUMPING PURPOSES, CONTRACTOR MUST SUBMIT AND GET APPROVAL OF ADMIXTURES WITH ADDITIVES. VERTICAL CONCRETE DROP NOT TO EXCEED 8 FEET. USE OF PUMP HOSES INTO COLUMNS AND WALLS HIGHER THAN 8 FEET MUST BE USED TO AVOID CONCRETE DISGREGATION. PROVIDE SUPERPLASTICIZER FOR BOTTOM TWO FEET OF THE SHEAR WALL PILE CAP. ALSO PROVIDE SUPERPLASTICIZER IN SHEAR WALLS FOR THE FIRST FOUR FLOORS AND IN COLUMNS WHERE HIGH PERCENTAGE OF STEEL (MORE THAN 3.5 % WITHOUT SPLICES) IS FOUND. SUBMIT PROPOSED MIXES INCLUDING STATISTICAL BACK UP DATA AS PER LATEST EDITION OF ACI 318. MAXIMUM TIME ALLOWED FROM BATCHING TO PLACEMENT OF CONCRETE SHALL NOT EXCEED 1 1/2 HOURS. ALL SLABS SHALL BE CURED A DISSIPATING CURING COMPOUND CONFORMING TO ASTM C-309 TYPE 1 AND CONTAIN A FUGITIVE DYE. LIGHTWEIGHT INSULATING CONCRETE MINIMUM COMPRESSIVE STRENGTH SHALL BE 250 PSI. DENSITY SHALL BE BETWEEN 10 PCF TO 30 PCF.

CONCRETE MASONRY

- STRUCTURAL DESIGN AND CONSTRUCTION OF MASONRY SHALL CONFORM TO ACI 530/ASCE5, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND ACI 530/ASCE 6, "SPECIFICATIONS FOR MASONRY STRUCTURES".
- CONCRETE MASONRY ELEMENTS CONSISTS OF UNITS BEDDED IN MORTAR.
- UNLESS OTHERWISE NOTED IN THE PLANS, THE STRUCTURE IS SUPPORTED BY MASONRY BEARING WALLS. CONCRETE COLUMNS, BEAMS, AND SLABS SHALL BE CAST AFTER THE MASONRY WALLS ARE ERECTED.
- NOMINAL SIZES 12"x8"x16" AND 8"x8"x16" SHALL BE 50% SOLID AND SHALL CONFORM TO ASTM C90 STANDARDS FOR LOAD BEARING WALLS.
- STRUCTURAL DESIGN IS BASED ON MASONRY COMPRESSIVE STRENGTH f'm EQUAL TO 1900 PSI.
- TYPE "S" MORTAR SHALL BE USED TO COMPLY WITH ASTM C270.
- CONSTRUCT BED JOINTS AT STARTING COURSE AND OTHER SUPPORTING MEMBERS. BED JOINTS SHALL BE 1/2" MINIMUM AND MAXIMUM 3/4" FOR NON GROUTED OR PARTIALLY GROUTED UNITS. FOR FIRST COURSE OF MASONRY SOLID GROUTED AND SUPPORTED BY A CONCRETE FOUNDATION, BED JOINTS SHALL NOT BE MORE THAN 1 1/2" .
- GROUT SPACE SHALL BE CONSTRUCTED FREE OF DEBRIS, DROPPING MORTAR, LOOSE AGGREGATES, AND DELETERIOUS MATERIALS TO MASONRY GROUT.
- REINFORCEMENT AND TIES SHALL BE PLACED BEFORE GROUT IS POURED.
- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR THAT EXCEEDS 5 FT 4IN. CONSTRUCT CLEANOUTS WITH OPENINGS MINIMUM SIZE OF 3 IN. CLEANOUTS SHALL BE CLOSED WITH CLOSURE BRACED TO RESIST GROUT PRESSURE, AFTER CLEANING.
- UNLESS OTHERWISE SPECIFIED, LAY MASONRY IN RUNNING BOND.
- UNLESS OTHERWISE SPECIFIED, CONSTRUCT 3/8" THICK BED AND HEAD JOINTS.
- FOR EXPOSED AND BELOW GRADE MASONRY, ALL HOLES MUST BE FILLED WITH MORTAR.
- ALL MASONRY PROTRUSIONS EXTENDING 1/2" OR MORE INTO CELLS OR CAVITIES TO BE GROUTED, MUST BE REMOVED.
- VERTICAL CELLS TO BE GROUTED MUST BE ALIGNED, AND OPENINGS FOR GROUT SHALL BE UNOBSTRUCTED.
- MORTAR SHALL BE PLACED SO THAT BED AND HEAD JOINTS ARE FULLY MORTARED. DO NOT FILL HEAD JOINTS BY SLUSHING WITH MORTAR. HEAD JOINTS SHALL BE CONSTRUCTED BY SHOVMG MORTAR TIGHT AGAINST THE ADJOINING UNIT.
- USE ASTM A615 GRADE 60 REINFORCEMENT STEEL. ALL MASONRY WALLS SHALL BE REINFORCED AT INTERSECTIONS, EACH SIDE OF OPENINGS AND AT THE ENDS OF THE WALLS. FOR GROUT POUR EXCEEDING 10 FEET IN HEIGHT, USE BAR SPACERS AT 10" O.C.. MASONRY REINFORCEMENT MUST BE SUPPORTED DURING INSTALLATION TO PREVENT DISPLACEMENT CAUSED BY CONSTRUCTION LOADS OR BY PLACEMENT OF GROUT OR MORTAR, BEYOND THE ALLOWABLE TOLERANCES.
- MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS MUST BE MAINTAINED TO THE GREATER OF THE NOMINAL BAR SIZE AND 1 IN.
- USE STANDARD 9 GAUGE HORIZONTAL JOINT REINFORCEMENT IN EVERY OTHER COURSE. JOINT REINFORCING AND ANCHORS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH ASTM A153 CLASS B2.
- FOR INTERIOR WALLS, FOLLOW ASTM A641 STANDARD. PLACE JOINT REINFORCEMENT SO THAT THE LONGITUDINAL WIRES ARE EMBEDDED IN MORTAR WITH MINIMUM COVER OF 1/2" , OR 3/8" WHEN EXPOSED TO WEATHER OR EARTH.
- OVERLAPS FOR JOINT REINFORCEMENT SHALL BE MINIMUM 6 IN.
- JOINTS REINFORCEMENTS SHALL BE EXTENDED A MINIMUM OF 4" INTO THE COLUMNS.
- CLEAR DISTANCE BETWEEN REINFORCING BARS AT INTERIOR OF MASONRY UNIT SHALL BE MAINTAINED AT LEAST 1 1/4" FOR FINE GROUT AND 1 1/2" FOR COURSE GROUT. THIS EXCLUDES LOCATIONS WHERE CROSS WEBS OF HOLLOW UNITS ARE USED AS SUPPORTS FOR HORIZONTAL REINFORCEMENT.
- INSTALLED CONCRETE MASONRY SHALL BE COMPATIBLE WITH ALL APPLIED FINISHES, SUCH AS STUCCO OR PAINT. DO NOT SPONGE MASONRY WALL WITHOUT PROPER CLEANING FOR THE APPLICABLE FINISHES.
- MASONRY BOND BEAMS AND CONCRETE TIE BEAMS CAST ON MASONRY WALLS SHALL BE CONSTRUCTED AS TO KEY AND BOND INTO MASONRY BLOCK CELLS. BUILDING PAPER OR SHEET PLASTIC IS NOT PERMITTED TO CLOSE VOIDS BELOW BEAMS.
- MASONRY BLOCK LINTELS SHALL BE FORMED "U" SHAPED LINTEL OR LOW WEB LINTEL UNITS REINFORCED WITH STEEL BARS.
- MASONRY WALL CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY CONSTRUCTION EVERY 24' O.C U.O.N. HORIZONTAL JOINT REINFORCEMENT MUST BE INTERRUPTED AT EACH SIDE OF CONTROL JOINT. CONTROL JOINTS SHALL NOT BE PLACED OVER OPENINGS.
- WHENEVER ANCHOR BOLTS, WEDGE ANCHORS, AND ANY OTHER ANCHORS SET IN EPOXY ARE TO BE SET IN A MASONRY WALL, CELLS MUST BE FILLED WITH GROUT FOR BOLTED COURSE.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- USE FINE GROUT WITH A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 2500 PSI TO COMPLY WITH ASTM C476. AGGREGATE IN FINE GROUT SHALL BE PER ASTM C404 STANDARD. GROUT SHALL BE USED IN ALL CELLS WHERE REINFORCING BARS ARE PLACED. GROUT CAN BE POURED AFTER MORTAR IS CURED, USUALLY 24 HOURS.
- IN ACCORDANCE TO ACI 530.1/ASCE 6, REINFORCED MASONRY WALL CONSTRUCTION SHALL BE INSPECTED BY AN ENGINEER OR ARCHITECT.

SLAB ON GRADE

- CONSTRUCTION OF SLAB ON GRADE SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF ACI 318, ACI 360R, AND ACI 301.
- FOR SUBGRADE PREPARATION MORE THAN 12" BELOW THE BOTTOM OF THE CONCRETE SLAB, REFER TO GEOTECHNICAL REPORT FOR THE SITE.
- FOR COMPACTED MATERIAL 12" IN DEPTH OR LESS, THE IN PLACE DRY DENSITY OF THE FILL SHALL BE MINIMUM 90% OF THE MAXIMUM DRY DENSITY AT OMC, DETERMINED IN ACCORDANCE WITH ASTM D1557. (REF. FBC2020, SECTION 1804).
- FILL PLACEMENT AND COMPACTION SHALL BE MONITORED AND ACCEPTED BY THE TESTING AGENCY. TAKE A MINIMUM OF ONE FIELD DENSITY TEST FOR EVERY 2,500 SQUARE FEET OF EACH LAYER, PER ASTM D1556 OR D2922. THE TESTING AGENCY MUST SELECT THE TEST LOCATIONS RANDOMLY.
- CONCRETE SHALL BE PLACED IN LONG-STRIP CONSTRUCTION METHOD.
- CONTROL JOINT SHALL BE PROVIDED EVERY 15 FEET MAXIMUM TO PREVENT CRACKS ON CONCRETE. PROVIDE CONTROL JOINTS AT RE-ENTRANT CORNERS AS SHOWN IN PLANS.

ANCHORS

- POST INSTALLED ANCHORS: SHALL ONLY BE USED WHERE SPECIFIED IN THE STRUCTURAL DRAWINGS. EXTREMELY CARE SHALL BE GIVEN TO AVOID CONFLICT WITH EXISTING REINFORCING AT THE TIME OF DRILLING THE HOLE TO INSTALL THE NEW ANCHORS. FOLLOW MANUFACTURE'S INSTALLATION INSTRUCTION FOR THE INSTALLATION OF THE ANCHORS. HOLES SHALL BE DRILLED AND CLEANED PER MANUFACTURER'S INSTRUCTIONS. CONFIRM ABSENCE OF REINFORCING STEEL BY DRILLING 1" DIAMETER PILOT HOLE FOR EACH ANCHOR. STEEL REINFORCEMENT CANNOT BE CUT UNLESS AUTHORIZED BY EOR.
  - SPECIAL INSPECTION IS REQUIRED FOR INSTALLATION OF ANCHORS. INDEPENDENT ON SITE PROOF LOAD TESTING SHALL BE PERFORMED AND PROVIDED TO EOR.
  - EXPANSION ANCHORS: USE WEDGE TYPE EXPANSION ANCHORS SUCH AS KWIK BOLTXX BY HILTI, ITW RAMSET READ HEAD THRU-BOLT WEDGE, POWERS RAWL POWER STUD, SIMPSON STRONG TIE WEDGE OR EQUIVALENT. EMBEDMENT SPACING AND EDGE DISTANCE SHALL BE PER SPECIFICATION IN THE DRAWINGS.
- CHEMICAL ADHESIVE FOR REINFORCING BARS AND TREADED BARS
- USE EPOXY, ACRYLIC OR POLYESTER RESIN ADHESIVE SYSTEM SUCH AS HILTI-HIT-200 OR EQUIVALENT INJECTION SYSTEM AND FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
  - ANCHOR EMBEDMENT, SPACING, AND EDGE DISTANCE PER SPECIFICATIONS IN THE STRUCTURAL DRAWINGS.
  - THREADED RODS SHALL BE ASTM F1554, GRADE 55 WITH SUPPLEMENTARY REQUIREMENT S1, HOT-DIPPED, OR ANCHORS RODS SHALL BE A449, TYPE 1, THREADED WITH NUTS AND WASHERS.
- SHOP DRAWINGS AND SUBMITTALS.
- NO SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECTURE/ENGINEER REVIEW UNTIL AFTER THEY HAVE BEEN REVIEWED AND NOTED FOR CONSTRUCTION METHOD, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR, AND STAMPED WITH THE CONTRACTOR'S APPROVAL SEAL. ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS, AS A RESULT OF CHECKING AND REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY CONTRACTOR, IRRESPECTIVE OF RECEIPT, CHECKING OR REVIEW OF DRAWINGS BY ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH SHOP DRAWINGS.
  - REFER TO THE TABLE BELOW FOR ALL ITEMS REQUIRING SHOP DRAWINGS AND/PR SUBMITTALS TO THE EOR.

DELEGATED/SPECIALTY ENGINEER SUBMITTALS:

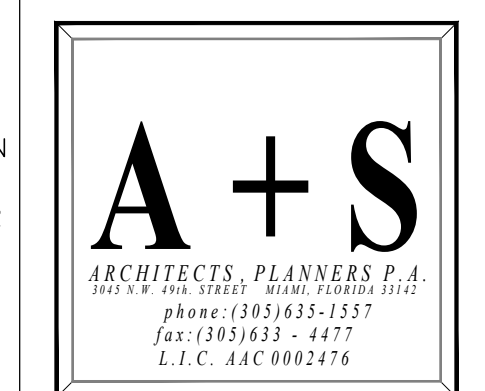
SUBMITTALS SHALL BE PREPARED IN ACCORDANCE WITH FBC 2020 AND THE FLORIDA STATUTES CHAPTER 61G15. ENGINEER'S NAME, LICENSE NUMBER AND BUSINESS ADDRESS SHALL BE LEGIBLY INDICATED ON ALL DOCUMENTS. SPECIALTY ENGINEER SHALL BE RESPONSIBLE FOR DIRECT CONTACT WITH THE BUILDING DEPARTMENT DEPARTMENT WHILE OBTAINING BUILDING DEPARTMENT'S APPROVA FOR HIS/HER PORTION OF WORK (INCLUDING PROVIDING RESPONSES TO REVIEW COMMENTS, SUPPLYING ADDITIONAL CALCULATIONS AND PLANS, ATTENDING MEETINGS, ETC. DESIGN AND DETAILING OF CONNECTIONS BETWEEN ENGINEERED ITEM AND THE STRUCTURE SHALL BE BASED ON INFORMATION OBTAINED FROM STRUCTURAL DRAWINGS AND BE PRECEDED BY SPECIALTY ENGINEER'S PRIOR REVIEW OF THE CAPACITY OF THE PORTION OF THE STRUCTURE TO WHICH THIS ITEM IS BEING FASTENED. MODIFICATIONS TO THE STRUCTURE RESULTING FROM REACTIONS IMPOSED AT THE CONNECTION POINTS (GROUTING OF MASONRY, ADDITIONAL BRACING OF STRUCTURAL MEMBERS, ADDITIONAL CONCRETE TIE COLUMNS WITHIN MASONRY WALLS, ETC) SHALL BE DESIGNED AND CLEARLY DETAILED BY DELEGATED ENGINEER ON THE SHOP DRAWINGS, AND SUBMITTED FOR REVIEW AS PART OF THE SHOP DRAWINGS. CONTRACTOR SHALL ASSUME ALL COSTS OF ADDITIONAL LABOR AND MATERIALS ASSOCIATED WITH IMPLEMENTATION OF SUCH MODIFICATIONS. IF MODIFICATIONS ARE NOT DETAILED BY DELEGATED ENGINEER ON HIS/HER DRAWINGS AND ARE TO BE PERFORMED BY E.O.R. , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL WORK PERFORMED BY E.O.R. ON AN HOURLY CHARGE BASIS.

SHOP DRAWINGS REQUIRING A SPECIALTY ENGINEER:

- A SPECIALTY ENGINEER IS A FLORIDA REGISTERED PROFESSIONAL ENGINEER, NOT THE E.O.R., WHO SPECIALIZES IN AND WHO UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT.
- THE SPECIALTY ENGINEER IS TO BE RETAINED BY THE SUPPLIER OF THE SPECIALTY ITEM OR MAY BE AN EMPLOYEE OF THE SUPPLIER. ALL COSTS CONNECTED WITH THE USE OF SPECIALTY ENGINEERS SHALL BE INCLUDED IN THE BID PRICE OF THE SUPPLIER FOR THE ITEM IN QUESTION.
- SHOP DRAWINGS REQUIRING SPECIALTY ENGINEERING INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: FORMING, SHORING & RESHORING, EXTERIOR WINDOWS AND DOORS, METAL FRAMING, AND ALL OTHER ELEMENTS LISTED ON THE TABLE. CALCULATIONS FOR THE METAL FRAMING ALONG ALL CONNECTIONS TO THE FOUNDATION, BEAMS, WALLS, BRACING AND ALL SUPPORTING ELEMENTS, DESIGN AND CONNECTIONS, ALL STRUCTURAL STEEL CONNECTIONS, AND EMBEDS.
- SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE SPECIALTY ENGINEER. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL CALCULATIONS, BUT THEY SHALL BE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE SPECIALTY ENGINEER AS AN INDICATION THAT HE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS.

- REFER TO THE TABLE BELOW FOR ALL ITEMS REQUIRING SHOP DRAWINGS AND/OR SUBMITTALS TO THE EOR.

ITEM	DWGS/MATERIAL SHEETS	NOA/PRODUCT APPROVAL	SIGNED & SEALED DWGS AND CALCS.
REINFORCEMENT	X		
MASONRY	X		
CONCRETE MIX	X		
CONCRETE ACCESSORIES	X		
EXPANSION, EPOXY, OR SCREW ANCHORS	X		X
SHORING AND RESHORING			X
RAILINGS			
DOORS/ WINDOWS	X	X	X
WOOD TRUSSES	X		X



DERRICK WENDALL SMITH ARCHITECT  
LIC.# AR-0014373

THE STRUCTURAL DESIGN AND DRAWINGS PRESENTED IN THIS SET, ARE THE SOLE PROPERTY OF JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING CONSULTANTS, INC.**  
STRUCTURAL ENGINEERS  
8249 NW 36th ST, SUITE 107  
MIAMI, FL 33166  
PH: (305) 490-1161  
EMAIL: ymanuil@jrsengineeringconsultants.com  
MISEL MARULLI, P.E.  
FLORIDA REGISTERED PROFESSIONAL ENGINEER  
Registry No.: 34676



SEAL

REVISIONS	DATE

Project Name:

**SOLOMON RESIDENCE**  
1011 SHARAR AVENUE  
OpaLocka, Florida 33054

Project No: 02112

Scale: AS NOTED

Date: 8-9-22

Drawn: M. Solomon

Checked: -

CADD File:

Drawing Title:

**GENERAL NOTES**

Sheet No:

**S0.0**

*WALL PRESSURES- WIND LOADS (PSF)				
TRIBUTARY AREA	FLAT ROOF ENCLOSED			
	ZONE 4		ZONE 5	
	<10 SF	(+) 36.66 (-) 35.03	(-) 39.71 (+) 38.09	(+) 36.66 (-) 35.03
20 SF	(+) 32.89 (-) 31.26	(-) 35.94 (+) 34.32	(+) 32.89 (-) 31.26	(-) 41.34 (+) 38.09
50 SF	(+) 29.64 (-) 27.49	(-) 32.69 (+) 30.55	(+) 29.64 (-) 27.49	(-) 34.84 (+) 30.55

\*ALL VALUES IN THE TABLE ARE ASD.

*WALL PRESSURES- WIND LOADS (PSF)				
TRIBUTARY AREA	MONOSLOPE ENCLOSED			
	ZONE 4		ZONE 5	
	<10 SF	(+) 40.18 (-) 38.38	(-) 43.56 (+) 41.76	(+) 40.18 (-) 38.38
20 SF	(+) 35.96 (-) 35.96	(-) 39.34 (+) 39.34	(+) 35.96 (-) 35.96	(-) 45.34 (+) 45.34
50 SF	(+) 34.18 (-) 34.18	(-) 37.56 (+) 37.56	(+) 34.18 (-) 34.18	(-) 41.76 (+) 41.76

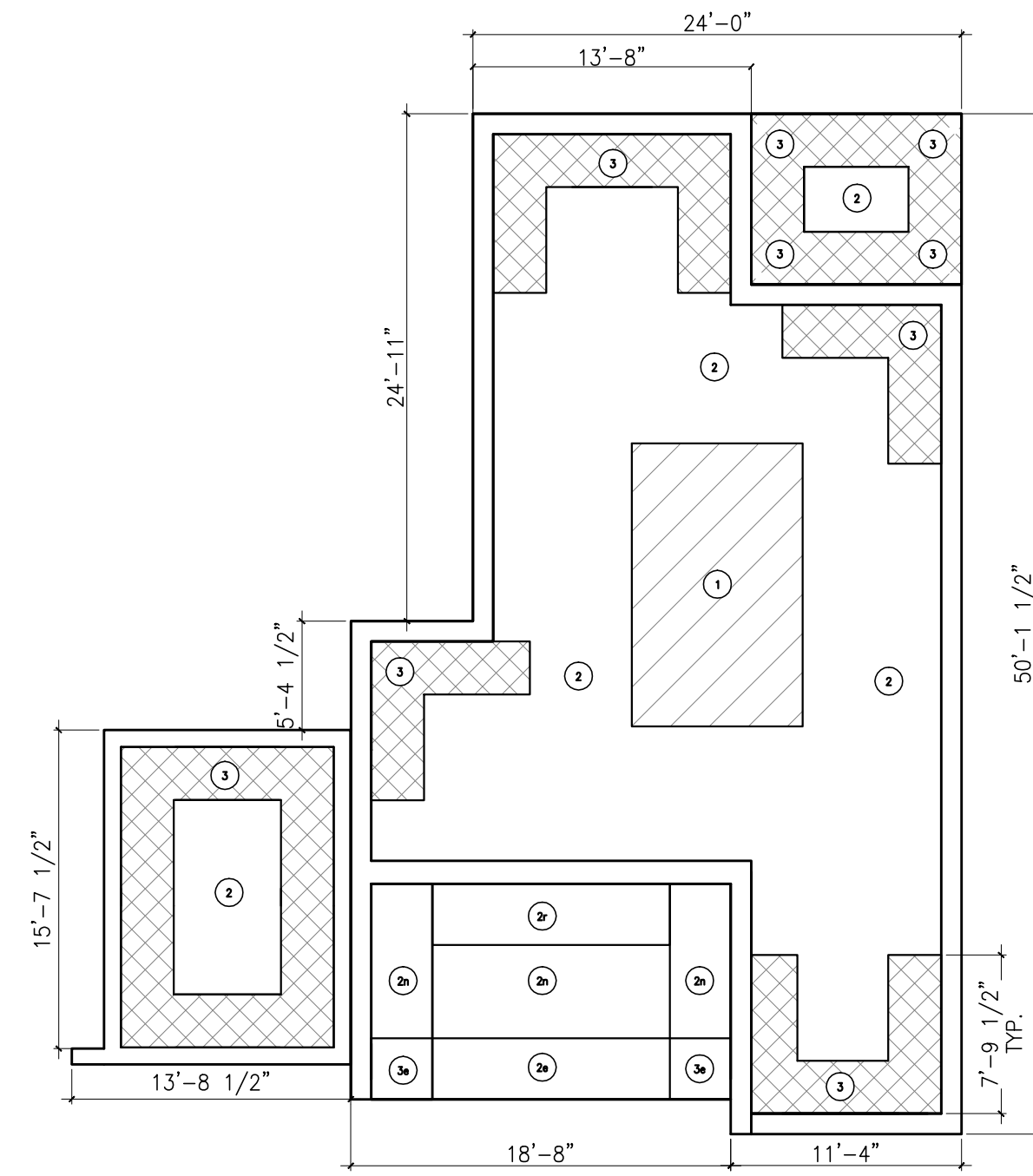
\*ALL VALUES IN THE TABLE ARE ASD.

TRIBUTARY AREA	* ROOF WIND PRESSURES (PSF)					
	MONOSLOPE ROOF					
	ZONE 1		ZONE 2		ZONE 3	
<10 SF	(+) 24.32 (-) 21.93	(-) 74.21 (+) 74.21	(+) 19.82 (-) 18.58	(-) 102.39 (+) 95.81	(+) 19.82 (-) 18.58	(-) 139.55 (+) 126.38
20 SF	(+) 18.74 (-) 16.33	(-) 45.14 (+) 23.14	(+) 16.93 (-) 15.69	(-) 87.11 (+) 73.94	(+) 16.93 (-) 15.69	(-) 108.98 (+) 82.64
50 SF	(+) 16.33 (-) 16.33	(-) 23.14 (+) 23.14	(+) 15.69 (-) 15.69	(-) 65.23 (+) 65.23	(+) 15.69 (-) 15.69	(-) 65.23 (+) 65.23

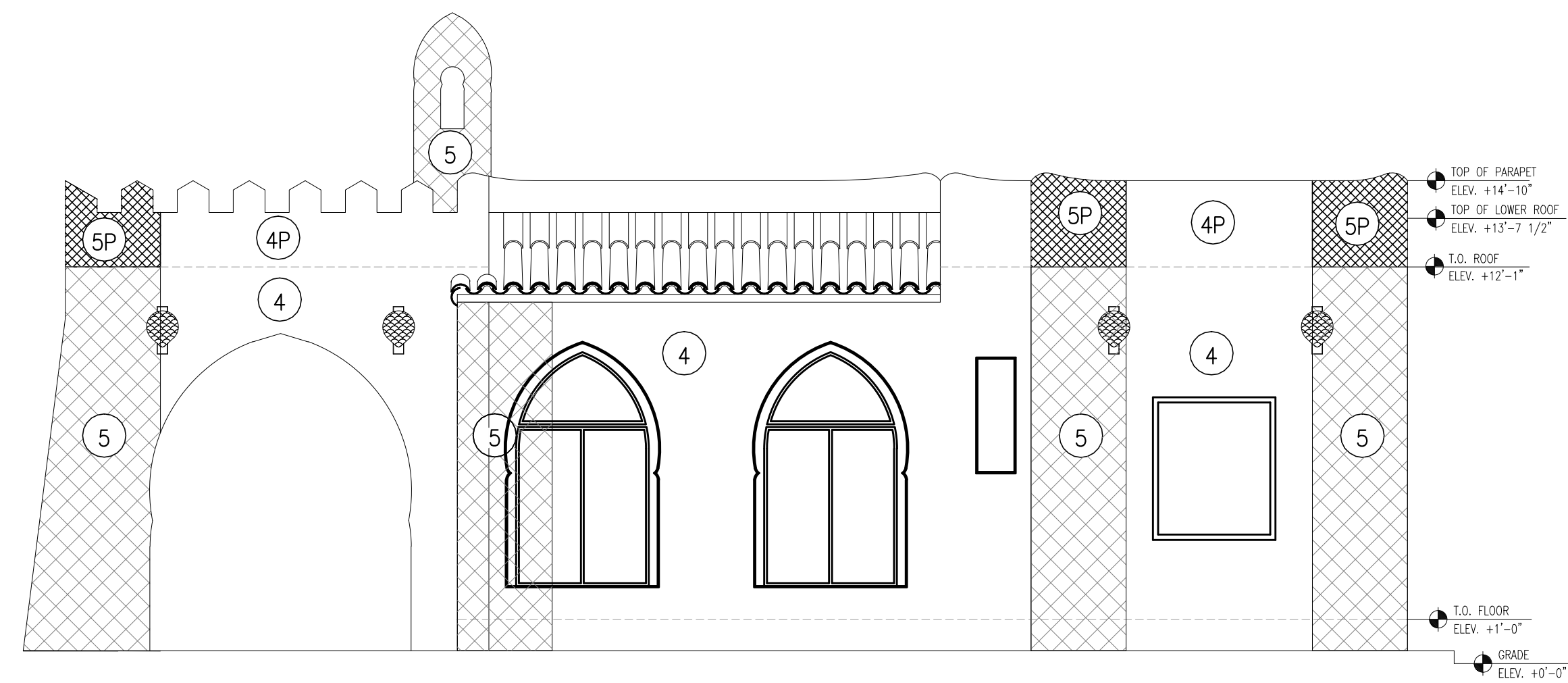
\* VALUES IN THE TABLE ARE ASD = (0.6\*ULTIMATE PRESSURE)

TRIBUTARY AREA	* ROOF WIND PRESSURES (PSF)					
	FLAT ROOF					
	ZONE 1		ZONE 2		ZONE 3	
<10 SF	(+) 16.29 (-) 15.27	(-) 63.81 (+) 59.60	(+) 16.29 (-) 15.27	(-) 84.18 (+) 78.76	(+) 16.29 (-) 15.27	(-) 114.72 (+) 103.90
20 SF	(+) 13.92 (-) 12.90	(-) 54.04 (+) 49.83	(+) 13.92 (-) 12.90	(-) 71.61 (+) 66.20	(+) 13.92 (-) 12.90	(-) 89.59 (+) 78.76
50 SF	(+) 12.90 (-) 12.90	(-) 40.05 (+) 40.05	(+) 12.90 (-) 12.90	(-) 53.63 (+) 53.63	(+) 12.90 (-) 12.90	(-) 53.63 (+) 53.63

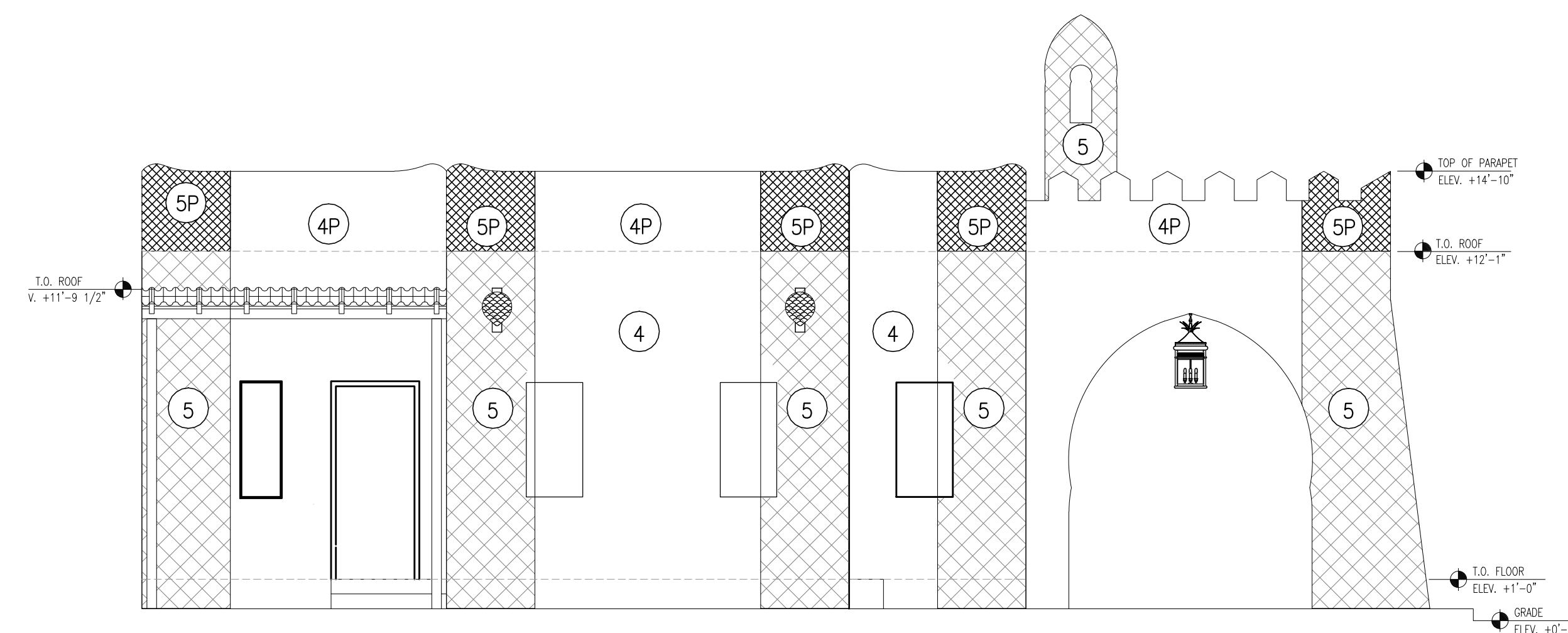
\* VALUES IN THE TABLE ARE ASD = (0.6\*ULTIMATE PRESSURE)



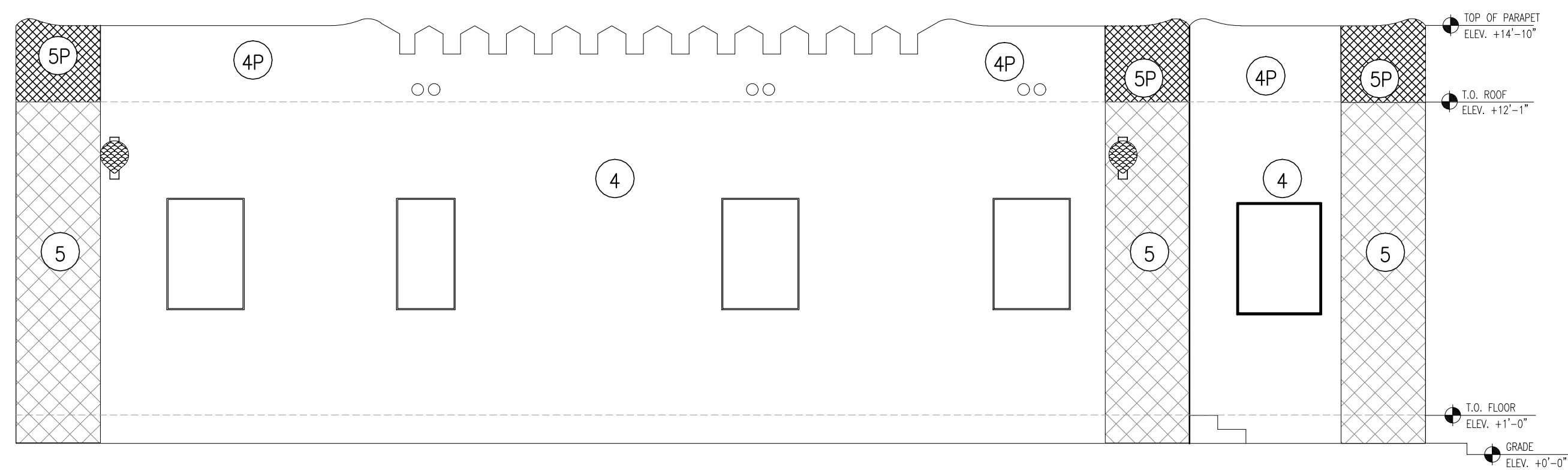
**ROOF WIND PRESSURE ZONES**  
SCALE: 1/8" = 1'-0"



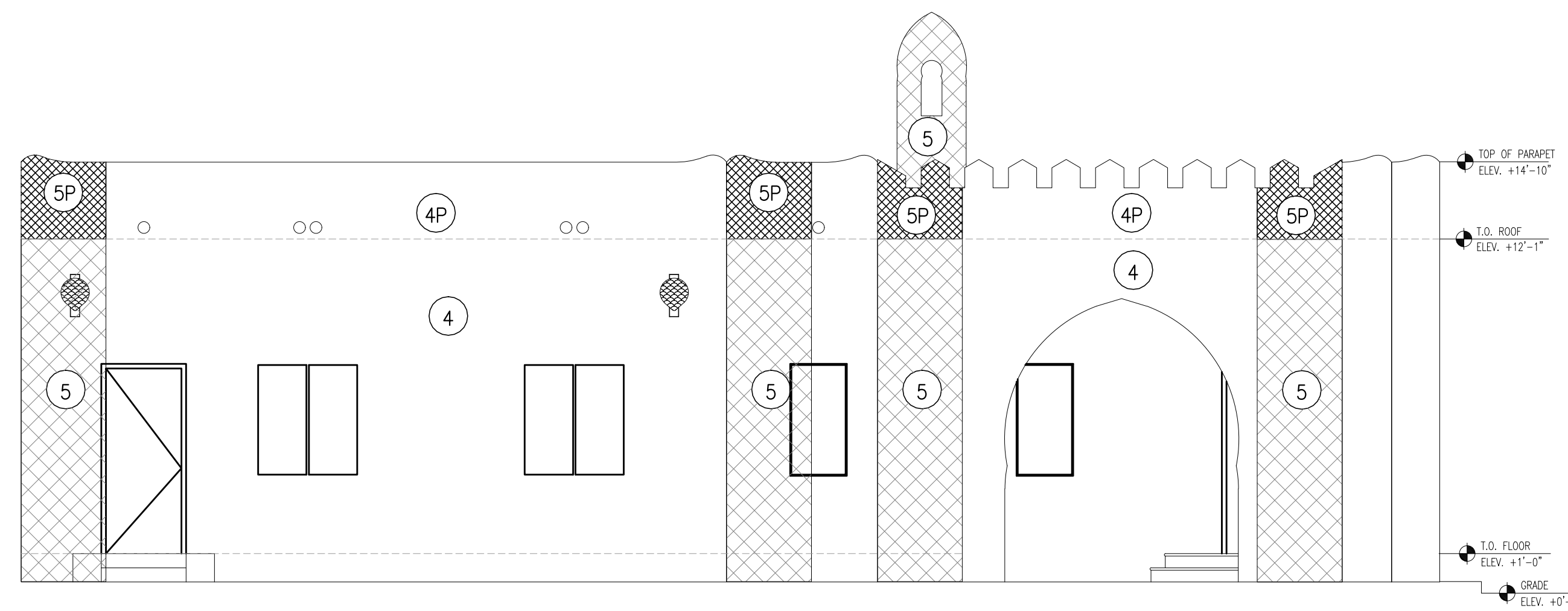
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**WEST ELEVATION**



**EAST ELEVATION**



DERRICK WENDELL SMITH ARCHITECT  
LIC# AR-0014373

THE STRUCTURAL DESIGN AND DRAWINGS PRESENTED IN THIS SET ARE THE SOLE PROPERTY OF JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE USED, COPIED OR REPLICATED WITHOUT WRITTEN AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING CONSULTANTS, INC.**  
STRUCTURAL ENGINEERS  
107  
DORAL, FLORIDA 33166  
PH: (305) 609-1181  
EMAIL: ymanilla@jrsengineeringconsultants.com  
YISEL MANILLA, P.E.  
Florida Lic. No.: 68475  
Registry No.: 34876

SEAL	
REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
1011 SHARAR AVENUE  
OpaLocka, Florida 33054

Project No: 02112  
Scale: AS NOTED  
Date: 8-9-22  
Drawn: M. Solomon  
Checked: -  
CADD File:

Drawing Title:  
**ELEVATIONS & WIND PRESSURES**

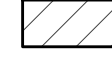

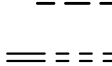


Sheet No:  
**S1.0**

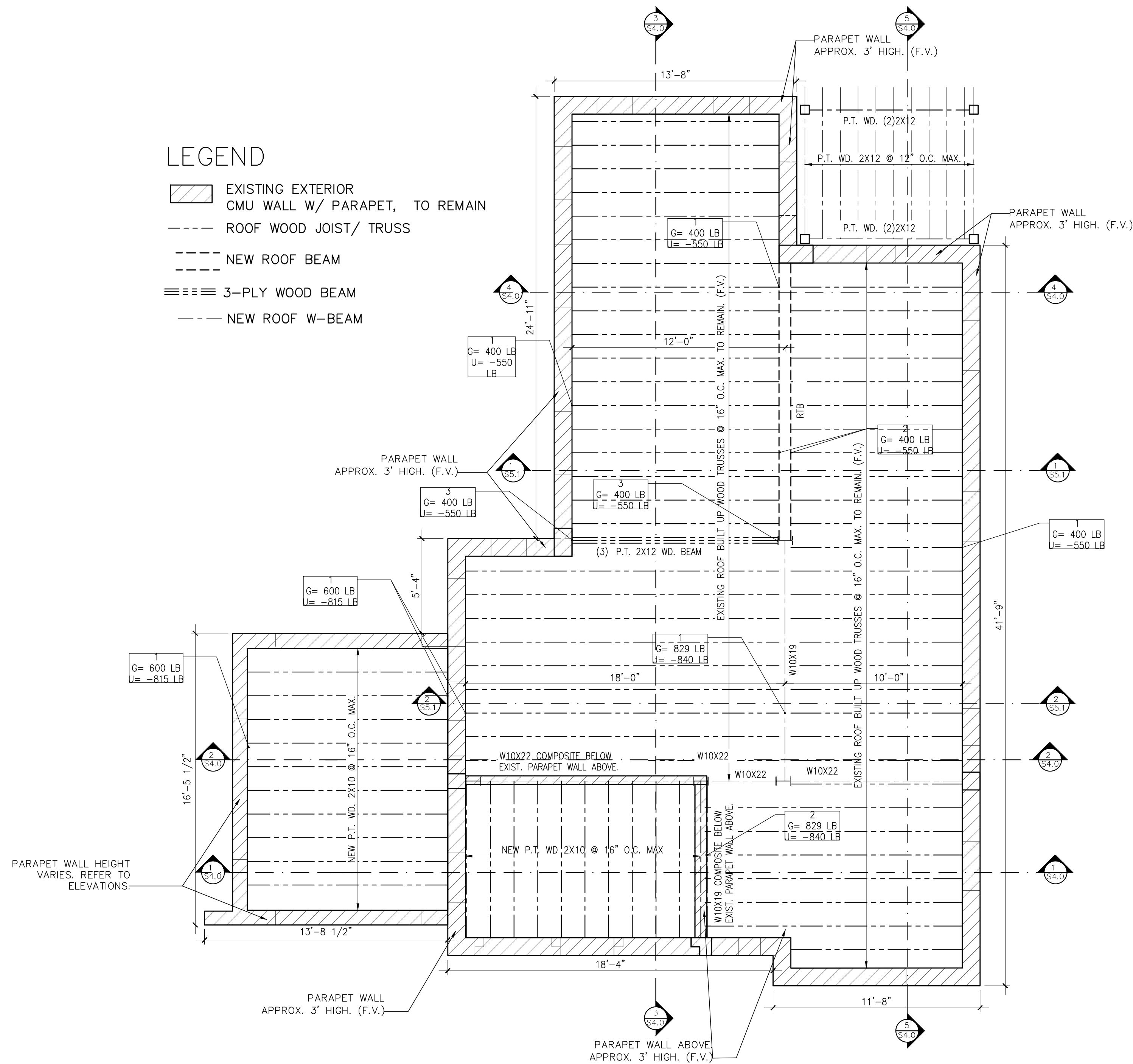


**SHEATHING NOTES:**  
 VERIFY CONDITION OF EXISTING SHEATHING.  
 IN CASE THE EXISTING SHEATHING IS  
 DAMAGED, PROVIDE  $\frac{3}{4}$ " PLYWOOD SHEATHING  
 OVER ALL P.T. WOOD ROOF  
 JOISTS/TRUSSES, SPACED AS SHOWN IN  
 THE PLANS. USE CLASSIFICATION "C" OR  
 BETTER FOR PLYWOOD, RATED FOR  
 EXTERIOR EXPOSURE.  
 PANELS STRENGTH DIRECTION SHALL BE  
 PERPENDICULAR TO TRUSSES/JOISTS.

**NAILING REQUIREMENTS FOR EXISTING AND NEW  
 SHEATHING:**  
 USE 16d RING SHANK NAILS SPACED @ 4" O.C  
 AT PANELS EDGES AND 6" O.C ELSEWHERE.

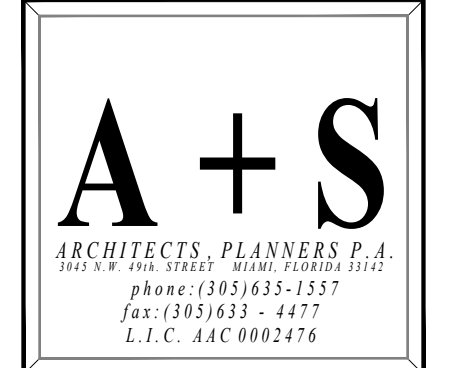
**LEGEND**

-  EXISTING EXTERIOR CMU WALL W/ PARAPET, TO REMAIN
-  ROOF WOOD JOIST/ TRUSS
-  NEW ROOF BEAM
-  3-PLY WOOD BEAM
-  NEW ROOF W-BEAM



**ROOF FRAMING PLAN**

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



DERRICK WENDALL SMITH ARCHITECT  
 L.I.C.# AR-0014373

THE STRUCTURAL DESIGNS AND DRAWINGS  
 PRESENTED IN THIS SET, ARE THE SOLE PROPERTY OF  
 JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE  
 USED, COPIED OR RE-PLATED WITHOUT WRITTEN  
 AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING  
 CONSULTANTS, INC.**  
 STRUCTURAL ENGINEERS  
 8249 NW 36th ST, SUITE 107  
 OPA LOCKA, FL 33054  
 PH: (305) 692-1161  
 EMAIL: ymanilla@jrsengineeringconsultants.com  
 WISEL MANTU, P.E.  
 F.L.C. No. 182475  
 Registry No.: 34676



SEAL

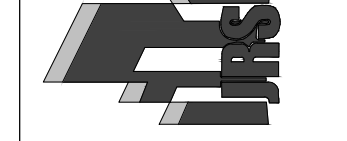
REVISIONS	DATE

Project Name:  
**SOLOMON  
 RESIDENCE**  
 1011 SHARAR AVENUE  
 OpaLocka, Florida 33054

Project No: 02112  
 Scale: AS NOTED  
 Date: 8-9-22  
 Drawn: M. Solomon  
 Checked: -  
 CADD File:

Drawing Title:  
**ROOF PLAN**

Sheet No:  
**S2.1**



SEAL

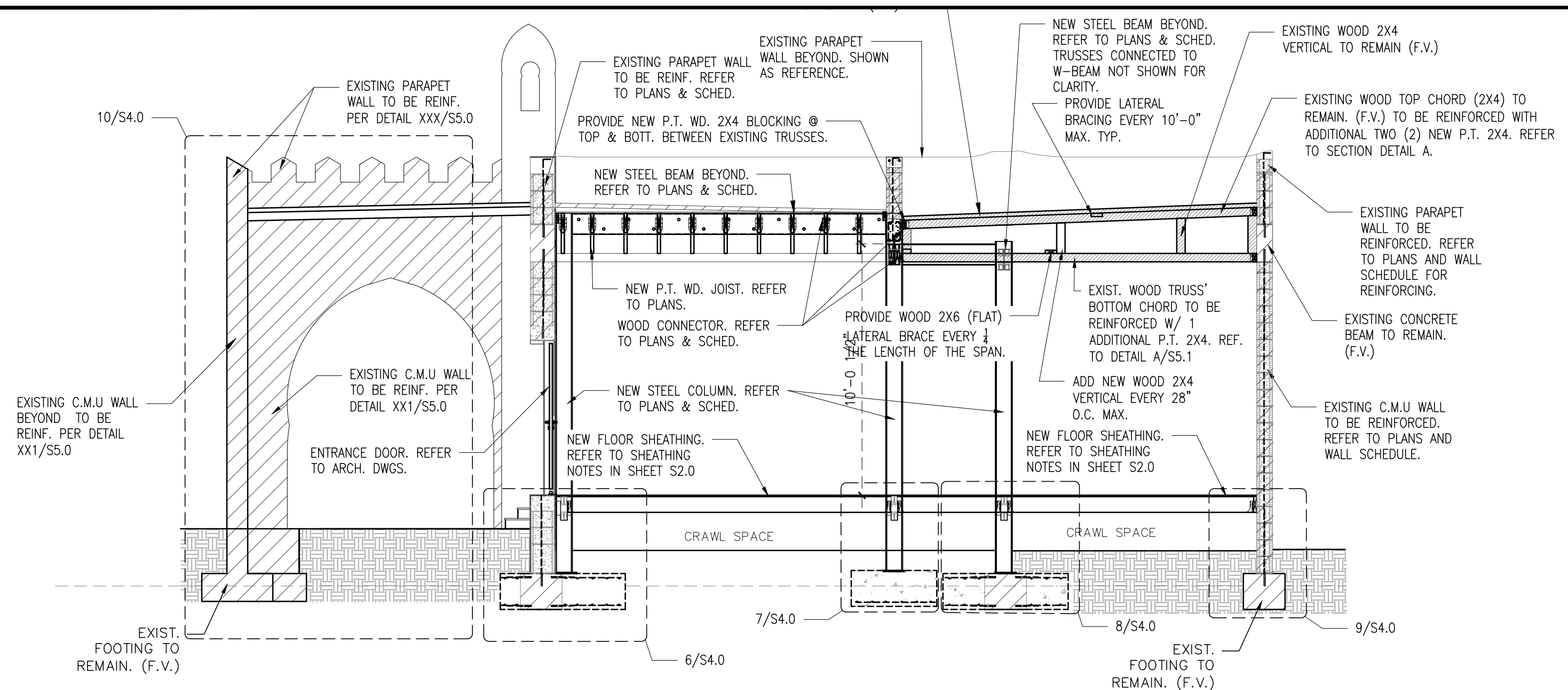
REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
 1011 SHARAR AVENUE  
 OpaLocka, Florida 33054

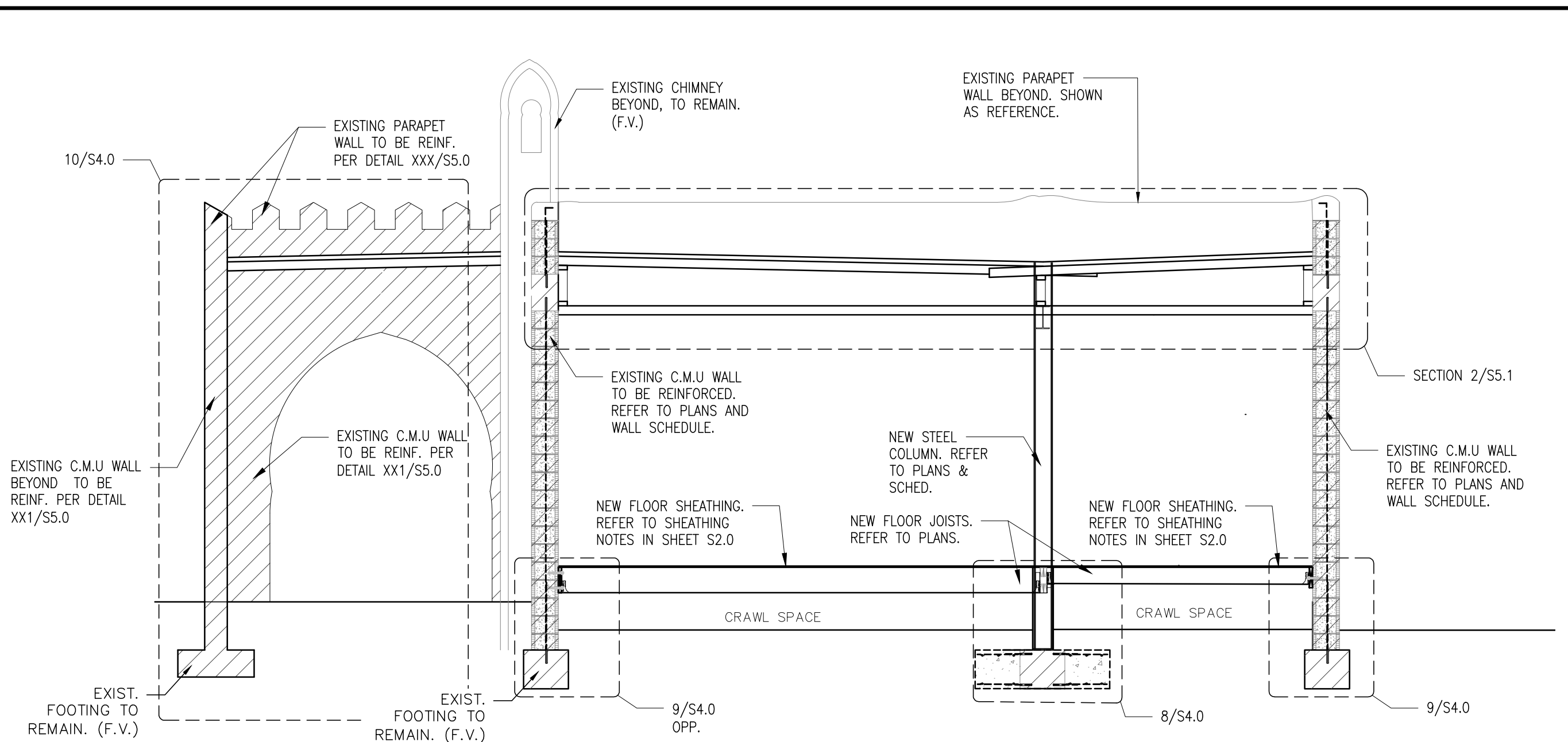
Project No: 02112  
 Scale: AS NOTED  
 Date: 8-9-22  
 Drawn: M. Solomon  
 Checked: -  
 CADD File:

Drawing Title:  
**SECTIONS**

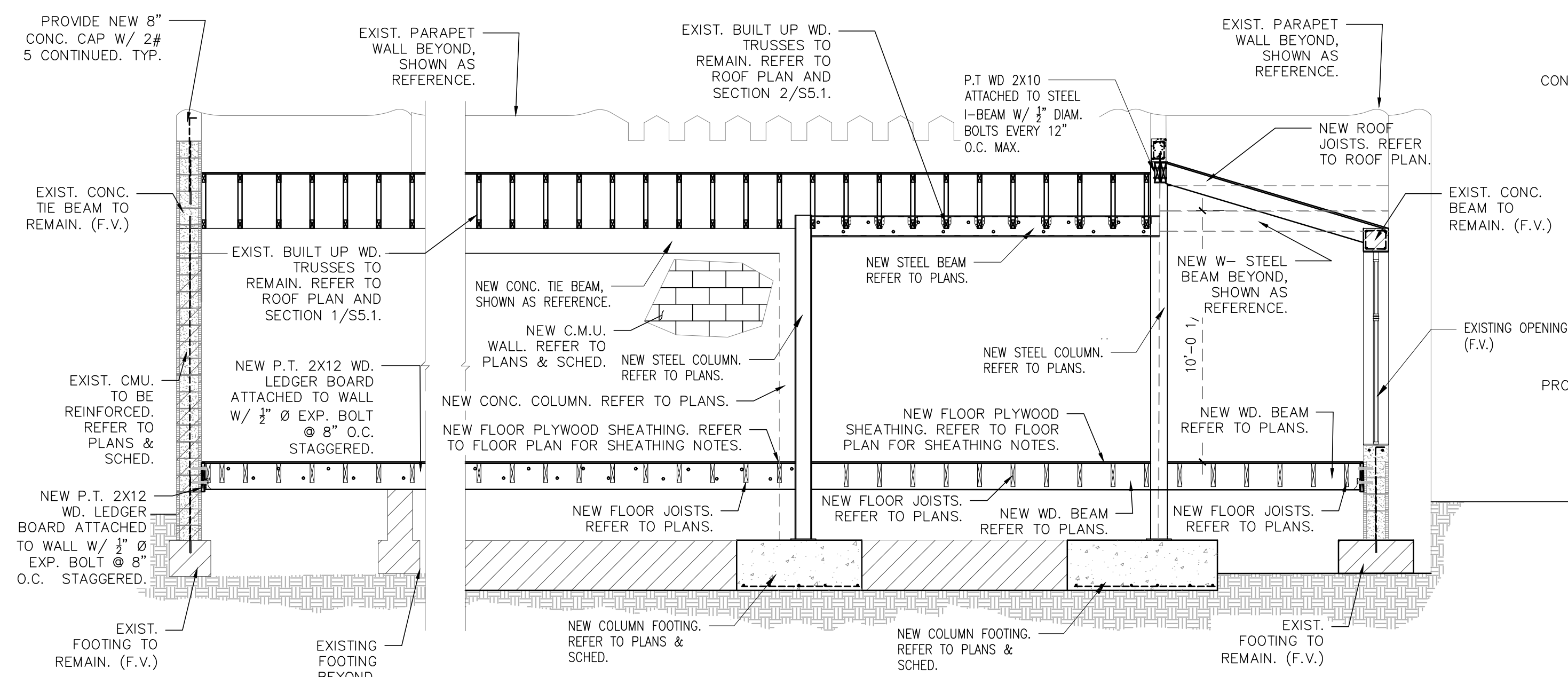
Sheet No:  
**S4.0**



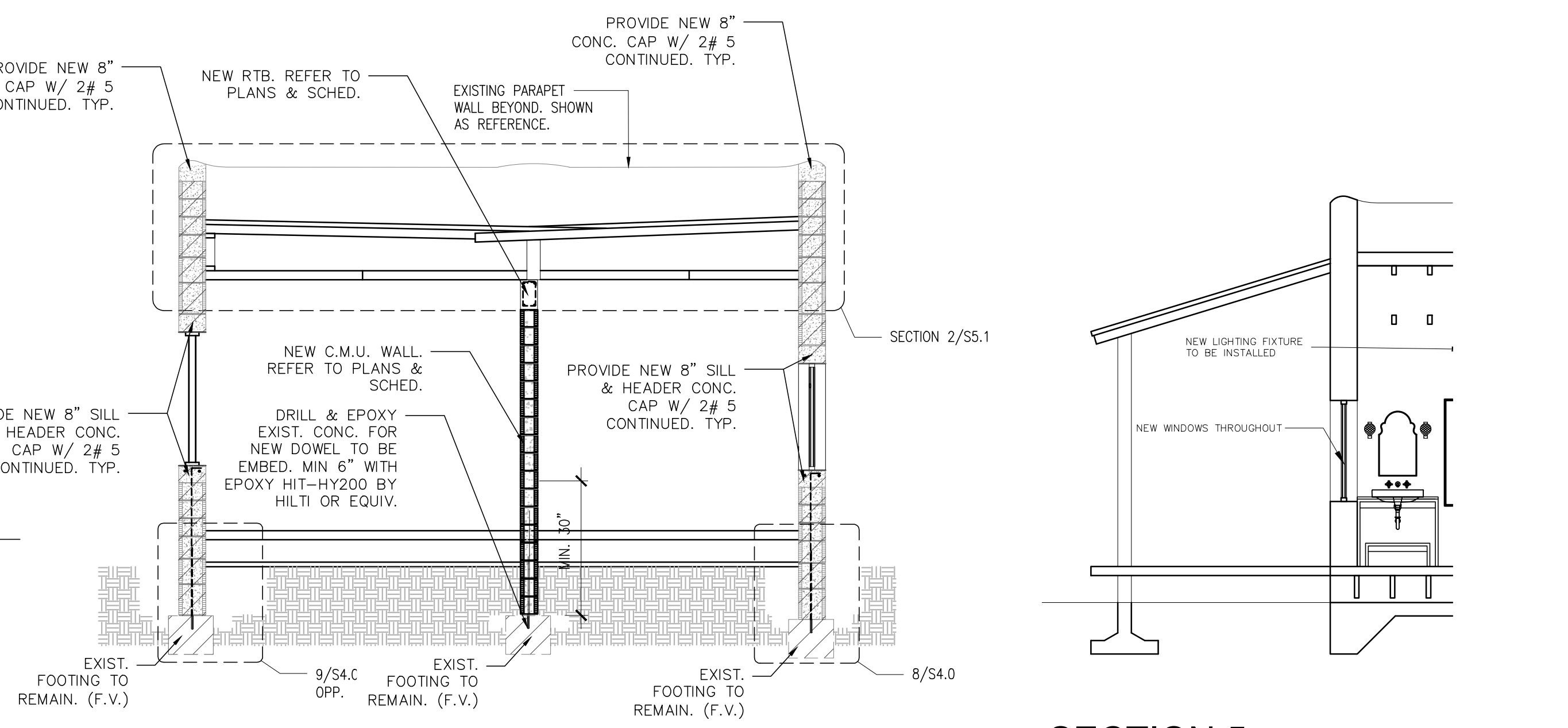
**SECTION 1**  
 SCALE: 1/4" = 1'-0"



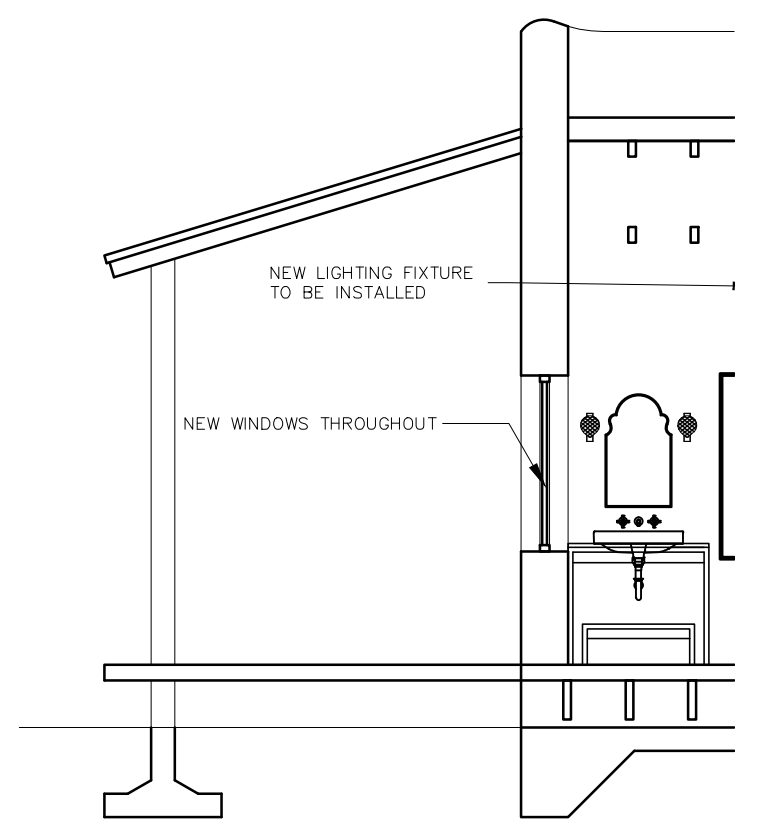
**SECTION 2**  
 SCALE: 1/4" = 1'-0"



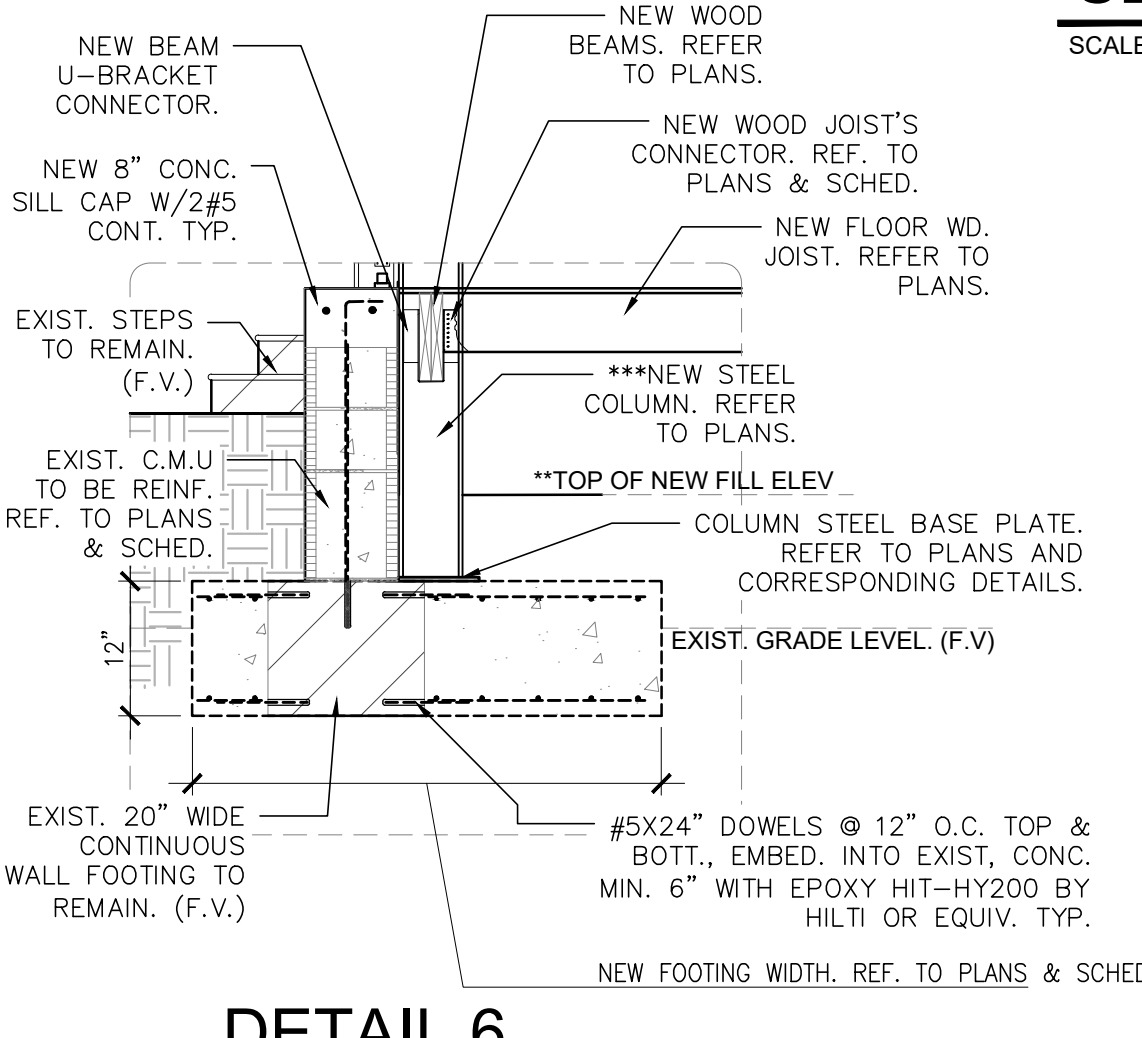
**SECTION 3**  
 SCALE: 1/4" = 1'-0"



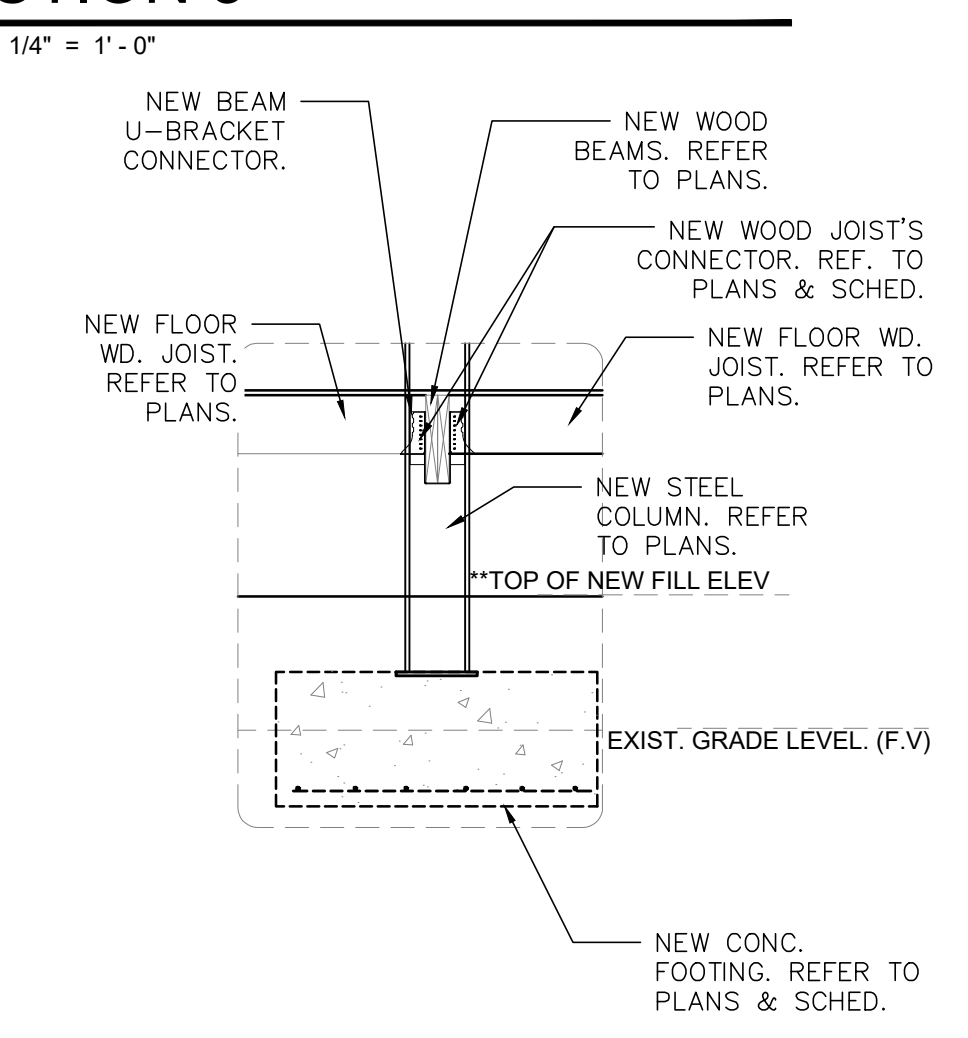
**SECTION 4**  
 SCALE: 1/4" = 1'-0"



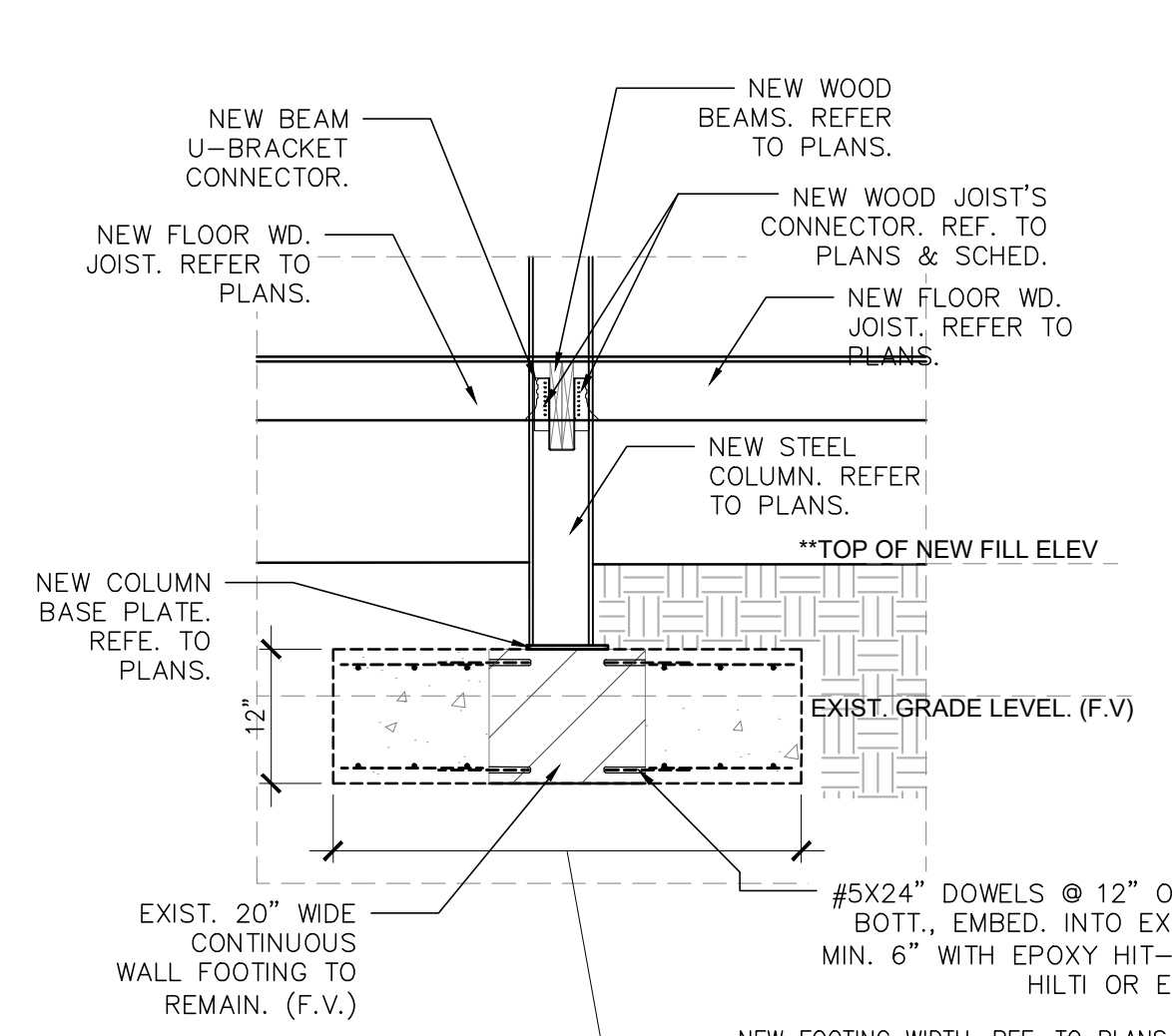
**SECTION 5**  
 SCALE: 1/4" = 1'-0"



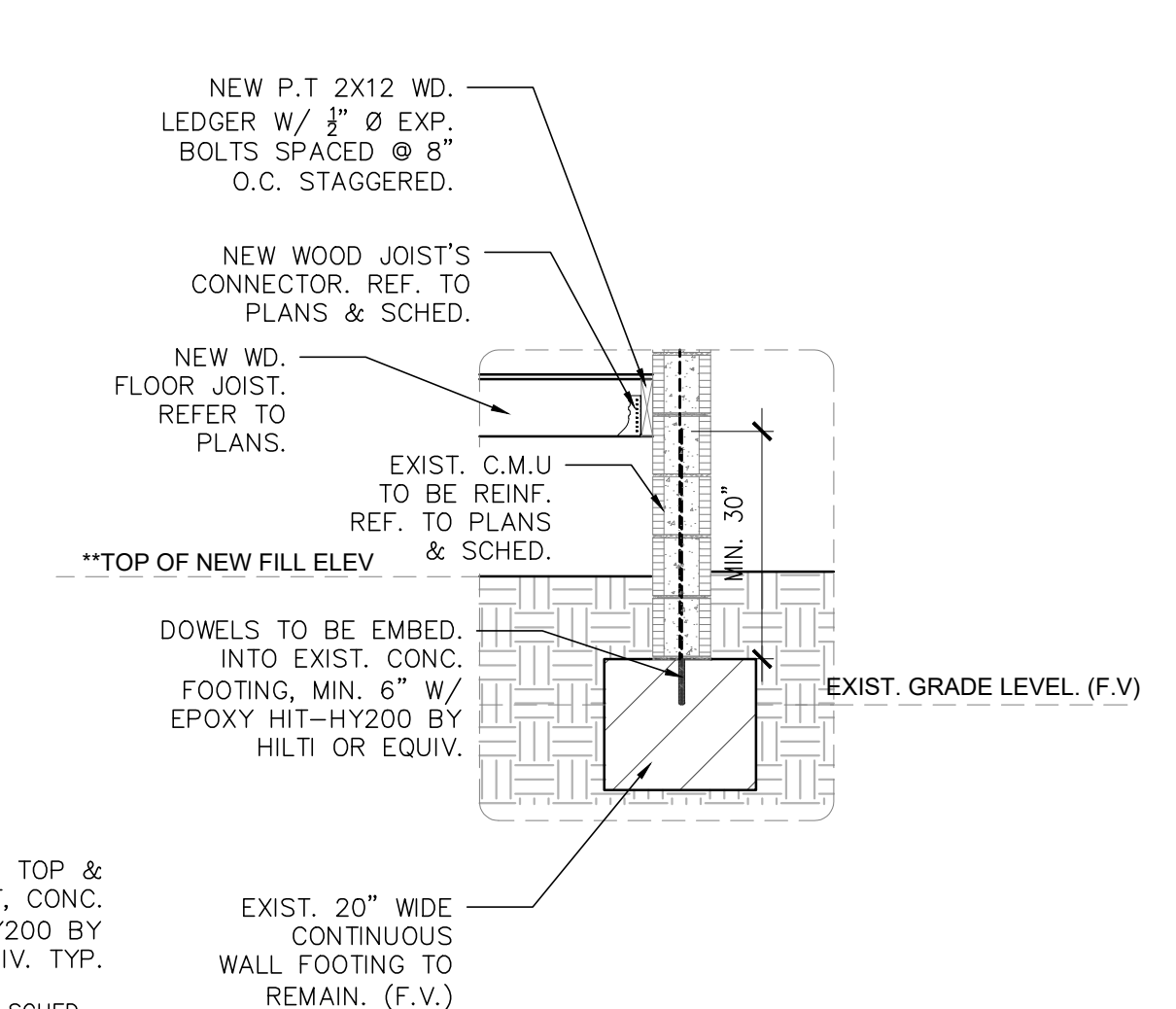
**DETAIL 6**  
 SCALE: 1/2" = 1'-0"



**DETAIL 7**  
 SCALE: 1/2" = 1'-0"

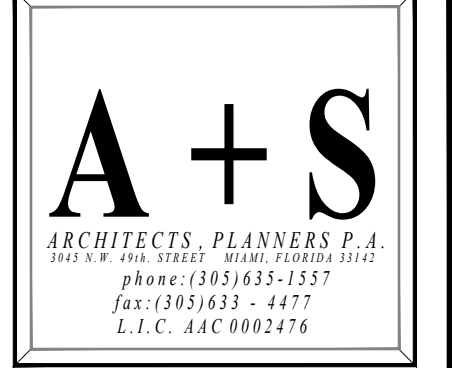


**DETAIL 8**  
 SCALE: 1/2" = 1'-0"



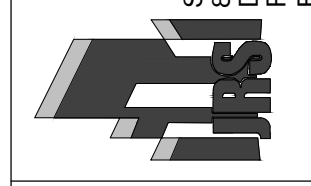
**DETAIL 9**  
 SCALE: 1/2" = 1'-0"

\*\*TOP OF NEW COMPACTED FILL FILL ELEVATION SHALL BE 12" ABOVE CONCRETE FOOTING.  
 \*\*\*ALL STEEL MEMBERS, PLATES, AND ANCHORS IN CONTACT WITH GROUND, SHALL BE PROTECTED FOR CORROSION. ALL ANCHORS SHALL BE GALVANIZED OR STAINLESS STEEL.



DERRICK WENDELL SMITH ARCHITECT  
 LIC.# AR-0014373  
 THE STRUCTURAL DESIGNS AND DRAWINGS PRESENTED IN THIS SET ARE THE SOLE PROPERTY OF JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE USED, COPIED OR REPLICATED WITHOUT WRITTEN AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING CONSULTANTS, INC.**  
 STRUCTURAL ENGINEERS  
 107  
 CORPORATE CENTER  
 DORAL, FLORIDA 33166  
 PH: (305) 609-1181  
 EMAIL: ymarilla@jrsengineeringconsultants.com  
 YSSEL MANTILLA, P.E.  
 Florida Lic. No.: 68475  
 Registry No.: 34876



SEAL

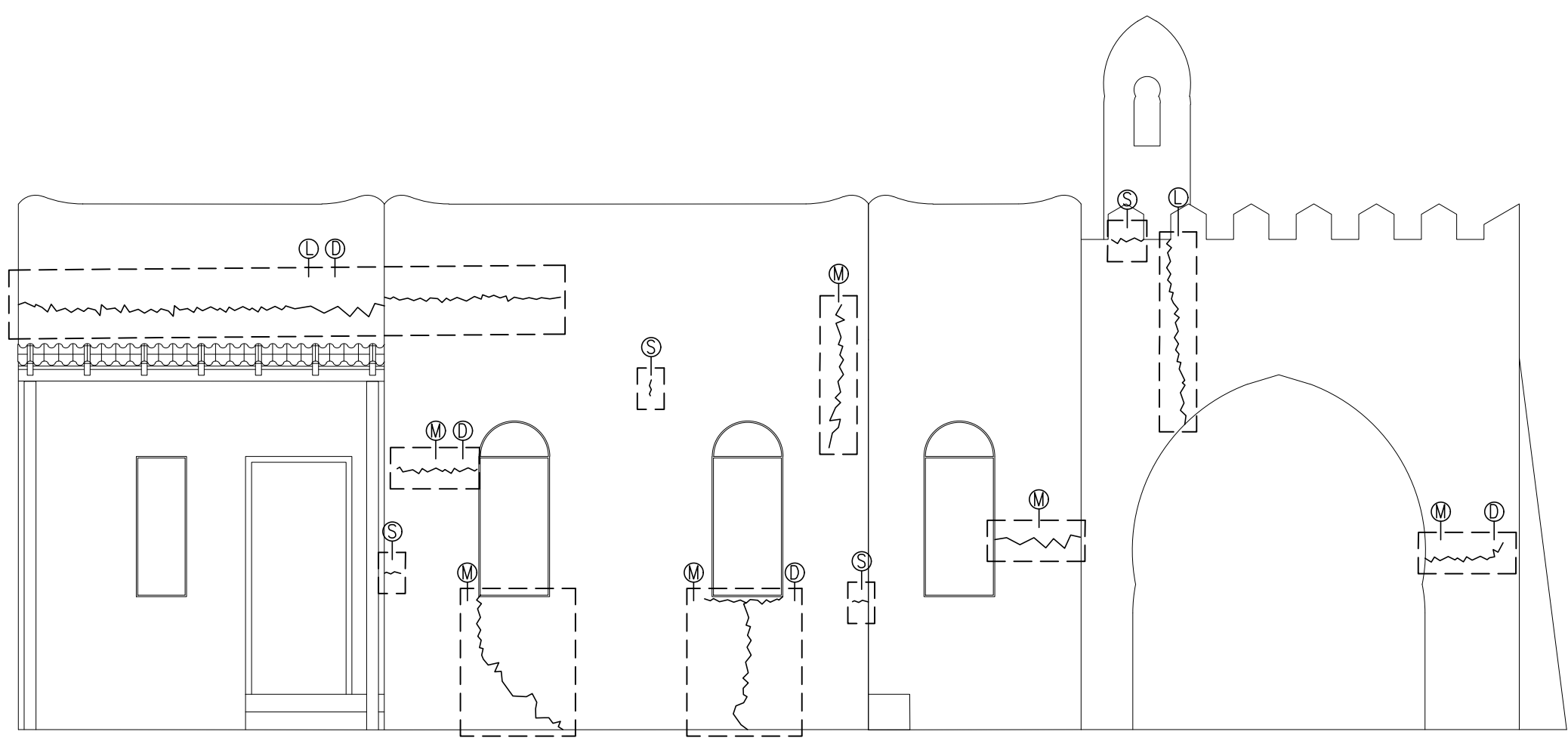
REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
 1011 SHARAR AVENUE  
 OpaLocka, Florida 33054

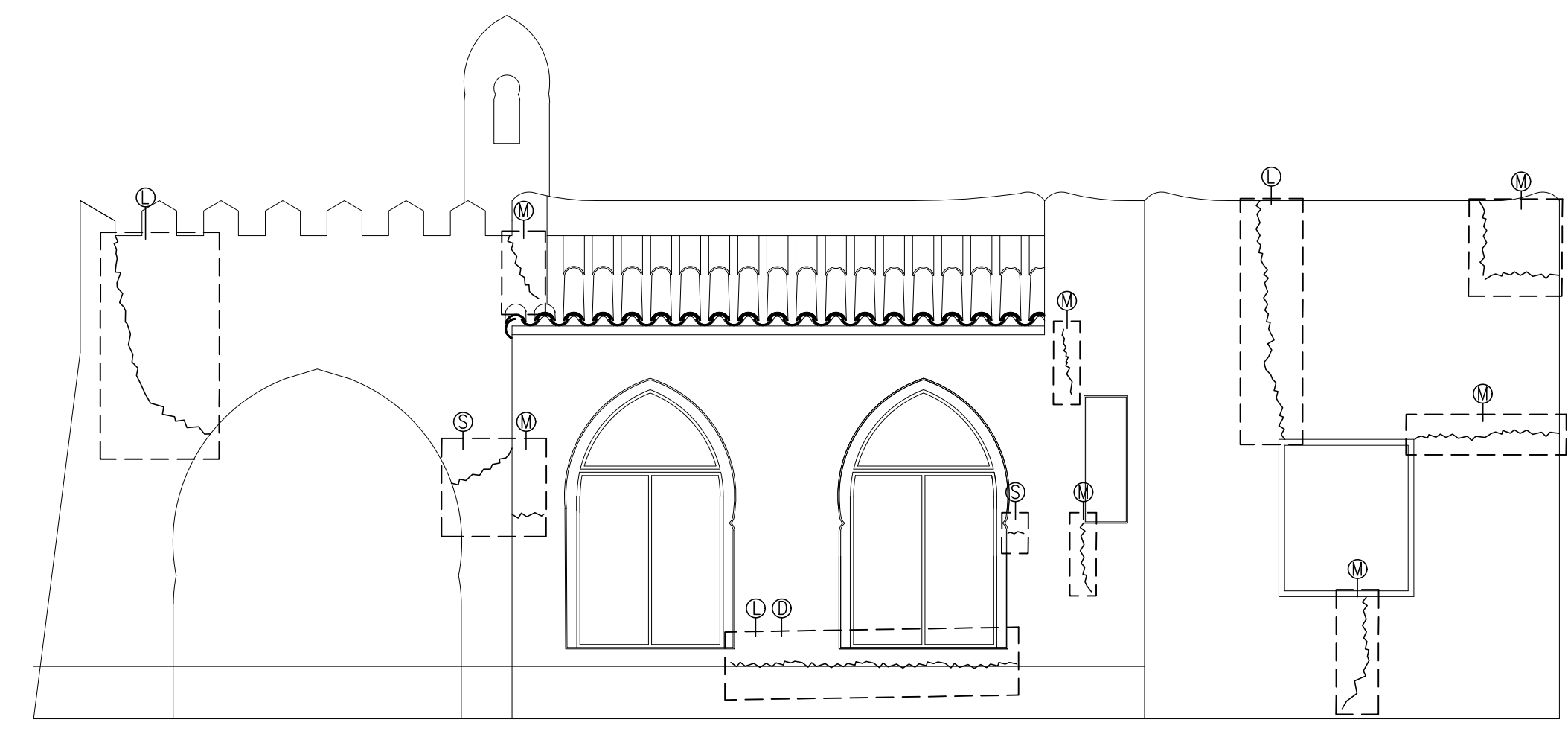
Project No: 02112  
 Scale: AS NOTED  
 Date: 8-9-22  
 Drawn: M. Solomon  
 Checked: -  
 CADD File:

Drawing Title:  
**EXTERIOR STRUCTURAL DAMAGES**

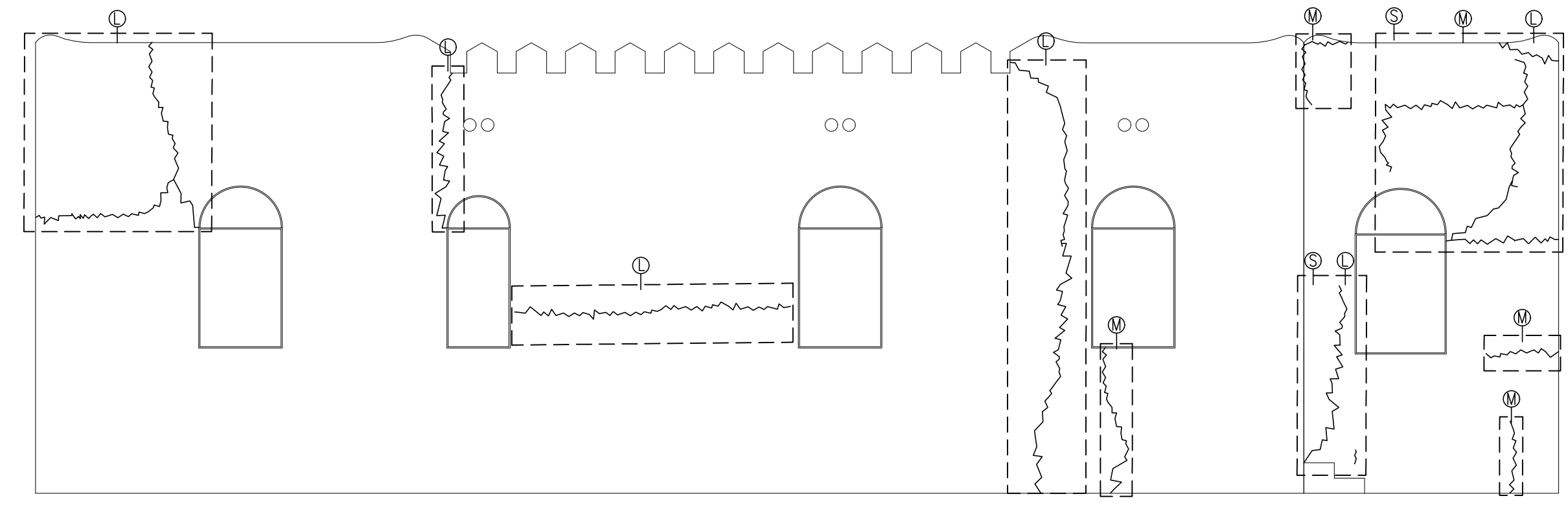
Sheet No:  
**S4.01**



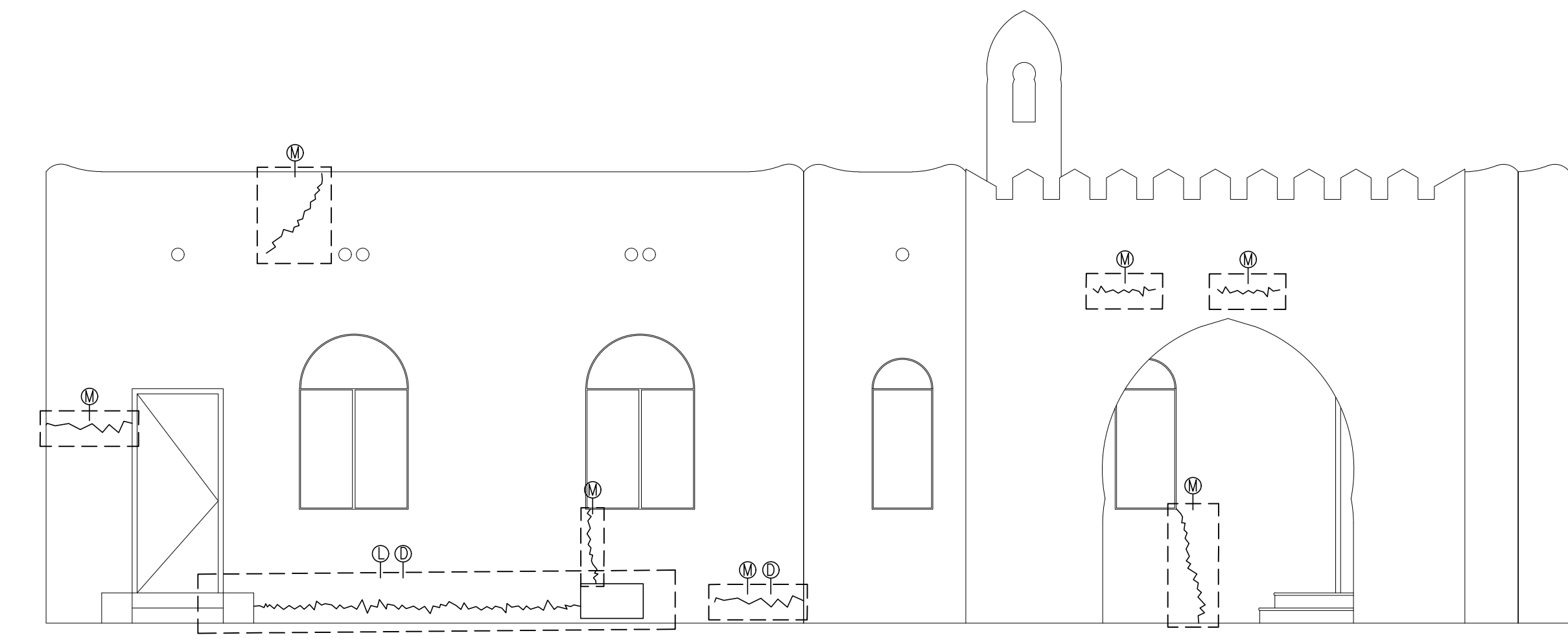
**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**



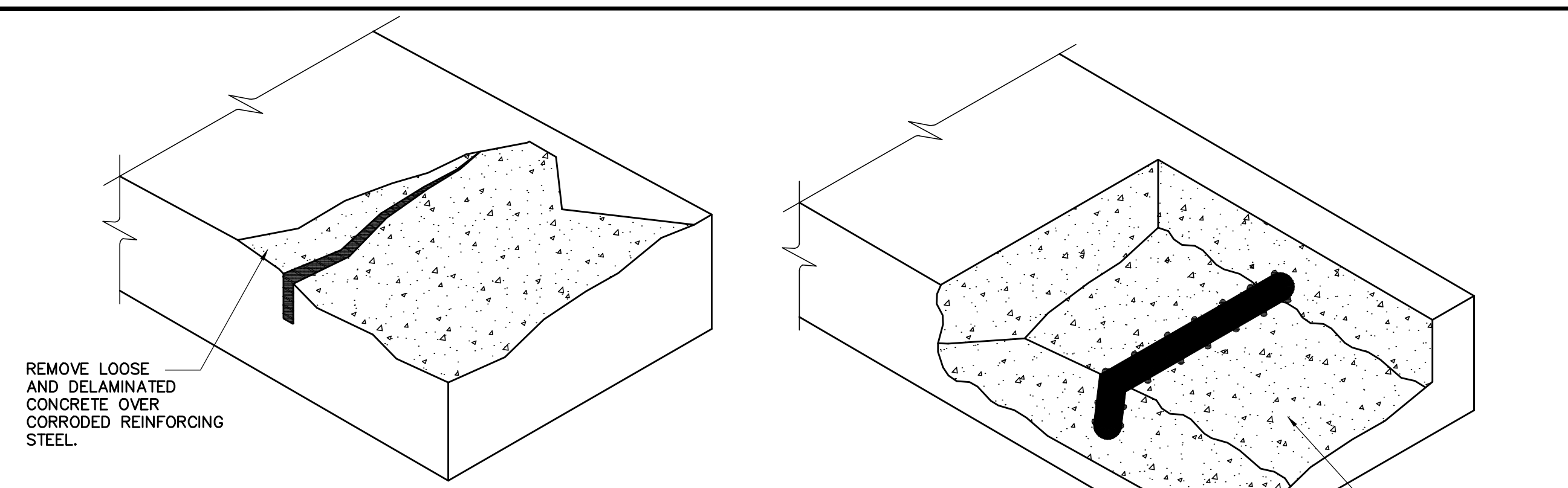
**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"



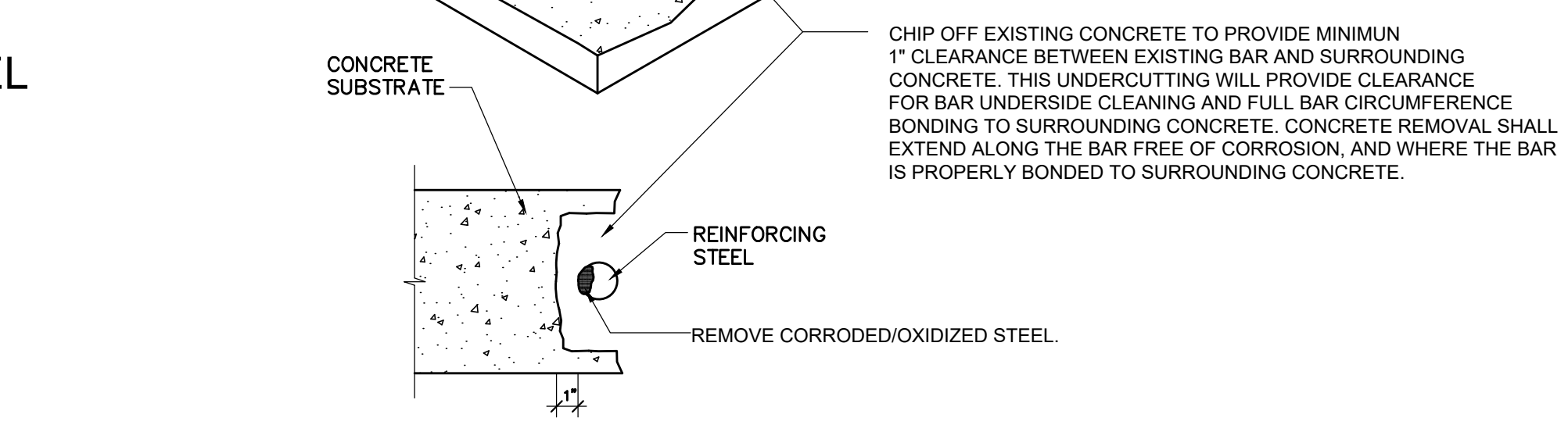
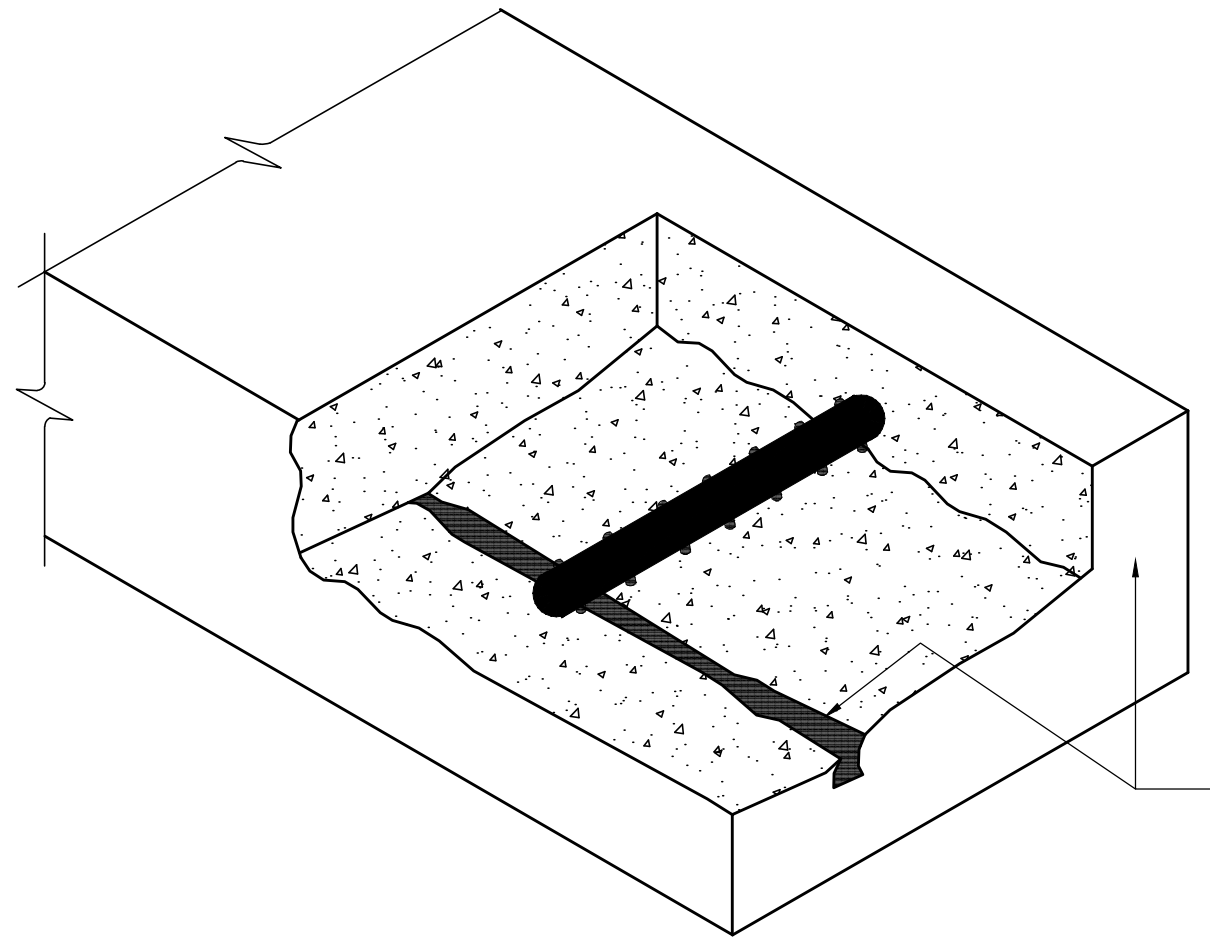
**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"

**LEGEND OF DEFICIENCIES**

1.	CONCRETE CRACKS
	S: SMALL CRACKS
	M: MEDIUM CRACKS
	L: LARGE CRACKS
	D: DEEP CRACKS
2.	BULGING



**EXISTING CORRODED STEEL**

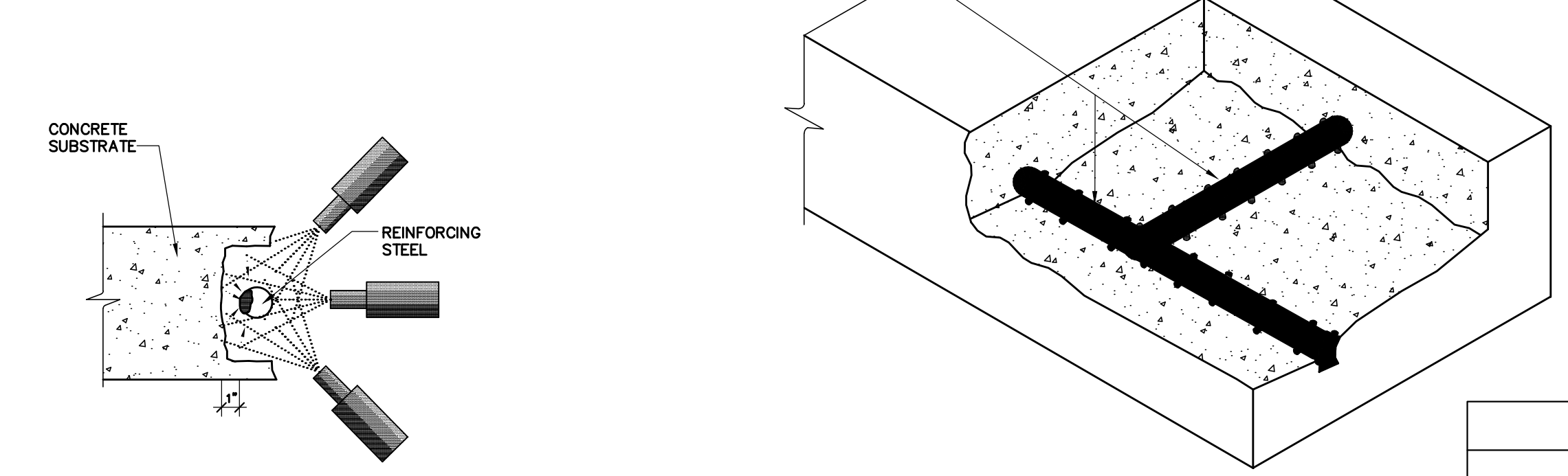


**CORRODED REINFORCING BAR REPAIR DETAIL**

**A**  
S-3

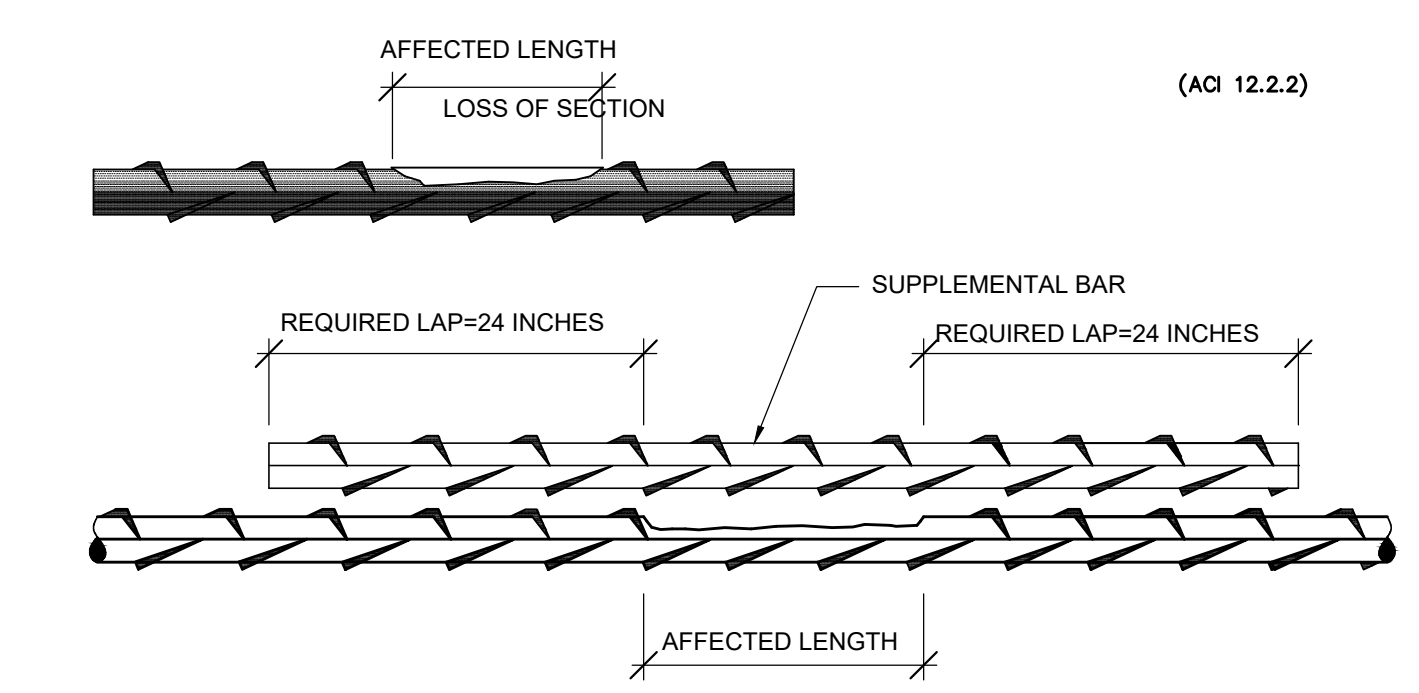
**CLEANING OF REINFORCING STEEL**

REMOVE ALL HEAVY CORROSION AND SCALE FROM THE BAR AS NECESSARY TO PROVIDE MAXIMUM BOND. OIL FREE ABRASIVE BLAST IS THE PREFERRED METHOD OR USE POWERED STEEL WIRE BRUSH TO CLEAN BAR TO SILVER STEEL SURFACE, ALL AROUND.



**REPAIR OF REINFORCING STEEL DUE TO LOSS OF SECTION**

IF REINFORCING STEEL HAS LOST 20% OR MORE OF ITS CROSS-SECTIONAL AREA, ADD A NEW SUPPLEMENTAL BAR. NEW BARS MAY BE MECHANICALLY SPLICED TO OLD BARS OR PLACED PARALLEL TO AND APPROXIMATELY 3/4 INCH (19 mm) FROM EXISTING BARS. LAP LENGTHS SHALL BE A MIN. OF 24 INCHES. CORRODED BAR TO BE CLEANED AND COATED PRIOR TO PLACEMENT OF MORTAR. ALL NEW STEEL SHALL BE ASTM A-615 GRADE 60 (TYP.)



**TYPICAL CONCRETE & REINFORCING BARS PREPARATION REQUIREMENTS**

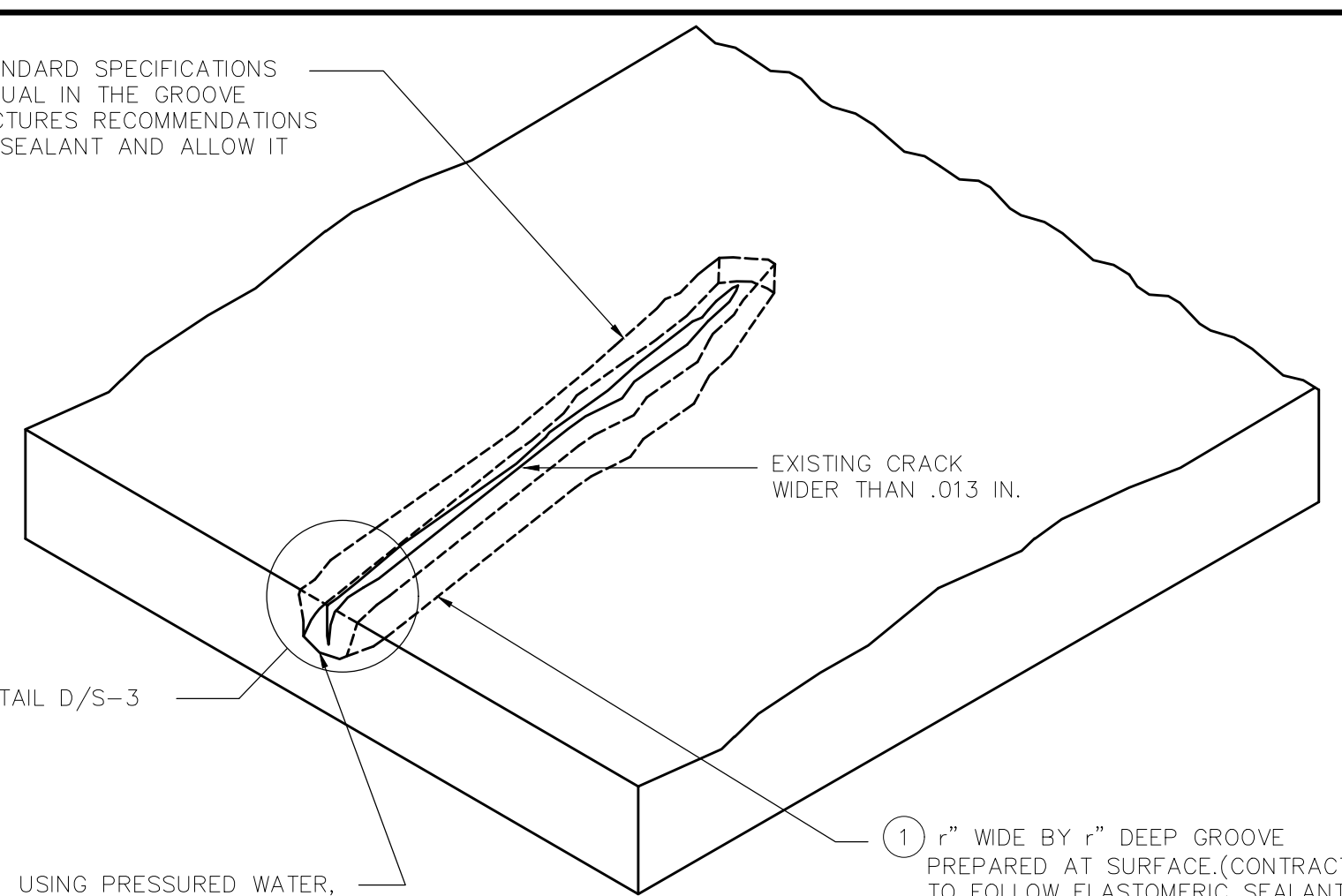
**B**  
S-3

BAR SIZE	SPLICE LENGTHS (IN.)			
	OTHER BARS		TOP BARS	
	CLASS 'A'	CLASS 'B'	CLASS 'A'	CLASS 'B'
# 3	15	19	19	24
# 4	19	25	25	32
# 5	24	31	31	40
# 6	29	37	37	48
# 7	42	54	54	70
# 8	48	62	62	80
# 9	54	70	70	91
# 10	61	79	79	102
# 11	67	87	87	113

NOTES:  
 (1) TOP BARS HAVE OVER 12" FRESH CONC. BELOW.  
 (2) COVER, SPACING > = BAR DIA. OTHERWISE, CONSULT ENGINEER  
 (3) Fc' = 5,000 PSI  
 (4) SEE TABLE BELOW FOR CLASS (A OR B) APPLICATION.

AS provided AS required	MAXIMUM PERCENT OF AS SPLICE WITHIN REQUIRED LAP LENGTH	
	50 %	100 %
>=2	CLASS A	CLASS B
<=2	CLASS B	CLASS B

4) PLACE SEALANT PER FDOT STANDARD SPECIFICATIONS SECTION 932 OR APPROVED EQUAL IN THE GROOVE IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS PROPERLY FINISH THE TOP OF SEALANT AND ALLOW IT TO CURE.

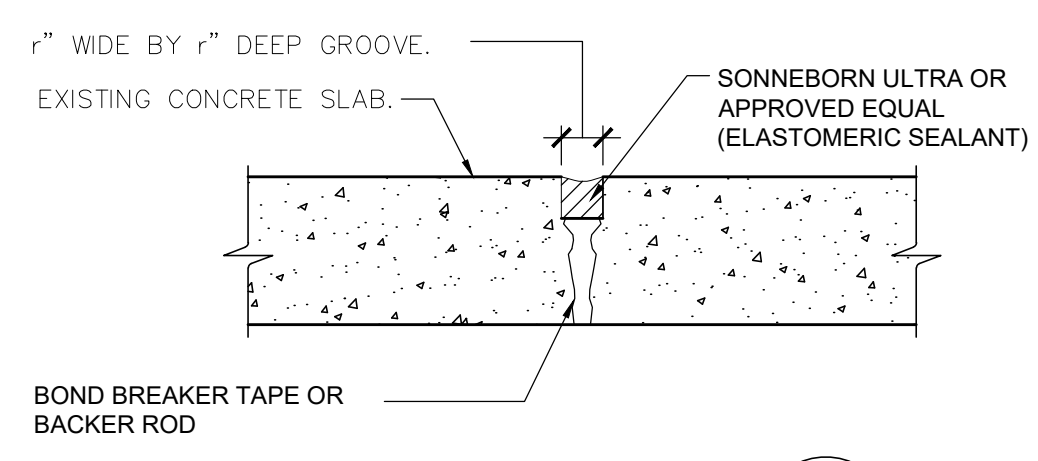


- CLEAN THE GROOVE BY USING PRESSURED WATER, SANDBLASTING OR AIR BLASTING. REMOVE ALL DUST LAITANCE, GREASE AND ANY OTHER DISINTEGRATED MATERIAL. SURFACE AND CRACKED AREA TO BE DRY AND CLEAN PRIOR TO SEALING.
- AFTER CLEANING OF GROOVE INSTALL A POLYETHYLENE STRIP OR BOND BREAKER TAPE AT THE BOTTOM OF GROOVE.

**REPAIR OF CRACKS BY REGROUTING AND SEALING DETAIL**

N.T.S.

**C**  
S-3

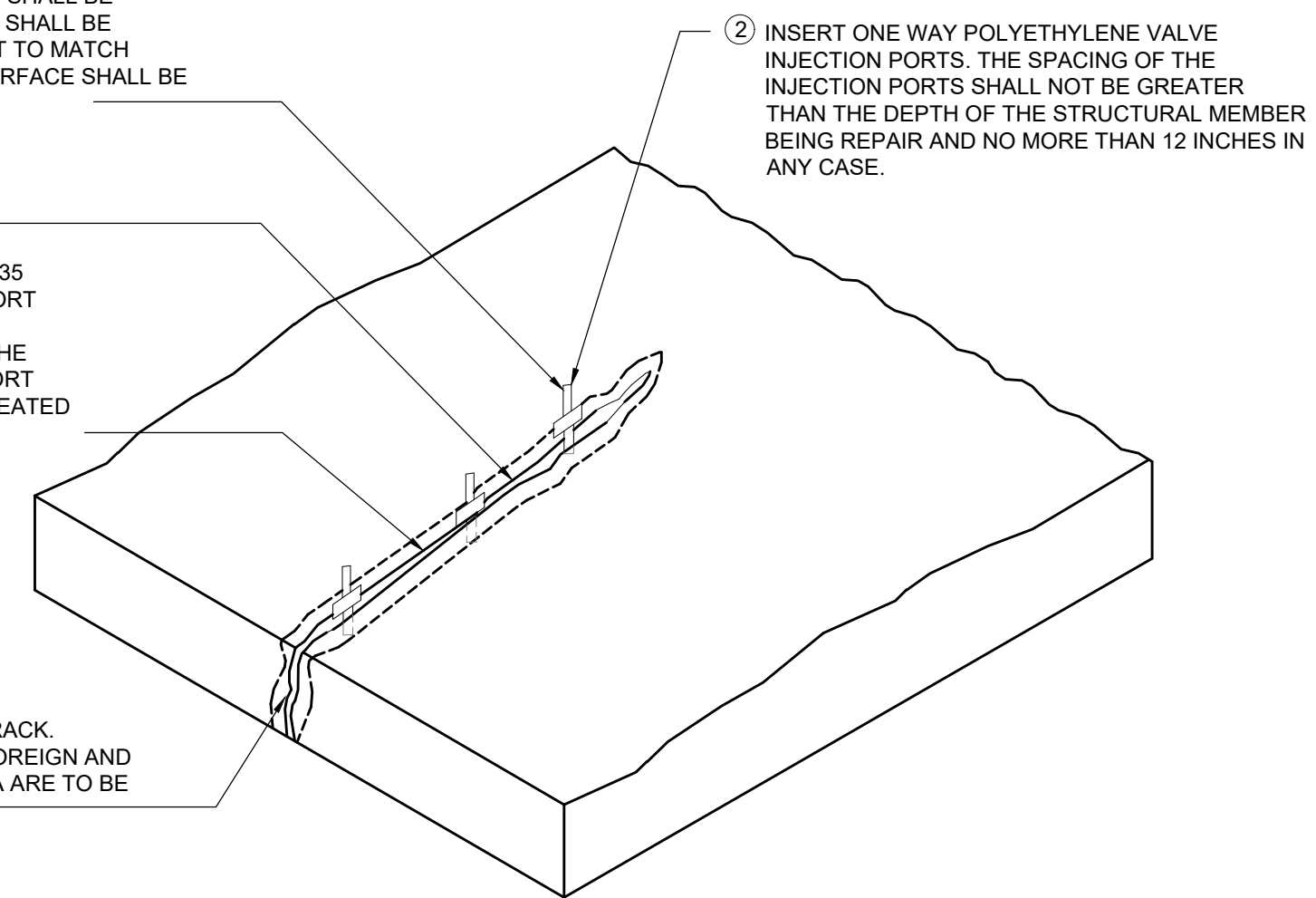


**DETAIL**  
N.T.S.

**D**  
S-3

- NOTES:
- ALL MATERIALS SHALL BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION APPROVED PRODUCT LIST (APL).
  - ALL FINISH SURFACES SHALL BE NEAT, PAINTED, SOUND AND FREE FROM CRACKING.

- AFTER THE INJECTED EPOXY HAS HARDENED, THE PORTS SHALL BE REMOVED, AND BOTH SIDES OF THE CONCRETE SURFACE SHALL BE GRIND TO MATCH EXISTING. STUCCO, FINISH AND PAINT TO MATCH ADJACENT EXISTING SURFACES. EXPOSED CONCRETE SURFACE SHALL BE COATED WITH SIKA TOP SEAL-107.
- SEAL THE PORTS AND SURFACE BETWEEN, TOP AND BOTTOM WITH SIKADUR 31, HI-MOD GEL CAPABLE OF WITHSTANDING THE INTERNAL PRESSURE.
- AFTER THE EPOXY ADHESIVE SEAL HAS CURED, SIKADUR 35 HI-MOD LV EPOXY MUST BE PUMPED INTO THE LOWEST PORT WITH AUTOMATED INJECTION EQUIPMENT. A SLOW STURDY PRESSURE IS TO BE MAINTAINED UNTIL THE EPOXY REACHES THE NEXT HIGHER PORT. THE LOWER PORT SHALL THEN BE CLOSED AND THE PROCESS IS TO BE REPEATED UNTIL THE ENTIRE CRACK IS SEALED.



- CLEAN THE CONCRETE SURFACE AND CRACK. USE PRESSURED WATER OR SANDBLASTING TO CLEAN CRACK. REMOVE ALL DUST LAITANCE, GREASE AND ANY OTHER FOREIGN AND DISINTEGRATED MATERIAL. SURFACE AND CRACKED AREA ARE TO BE DRY AND CLEAN PRIOR TO SEALING.

**NOTES:**

- SEE TYPICAL REPAIR NOTES ON SHEET S-2 AND CONTRACT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- EPOXY INJECTION TO BE DONE BY QUALIFIED APPLICATOR WITH MINIMUM OF 5 YEARS EXPERIENCE AND CERTIFIED AS QUALIFIED BY THE MANUFACTURER.
- ALL MATERIALS SHALL BE APPROVED BY FLORIDA DEPARTMENT OF TRANSPORTATION APPROVED PRODUCT LIST (APL).
- ALL FINISH SURFACES SHALL BE NEAT, PAINTED, SOUND AND FREE FROM CRACKING.

**REINFORCED CONCRETE SLAB, BEAM OR COLUMN SEAL CRACKS BY PRESSURE EPOXY INJECTION**

N.T.S.

**E**  
S-3

SEAL

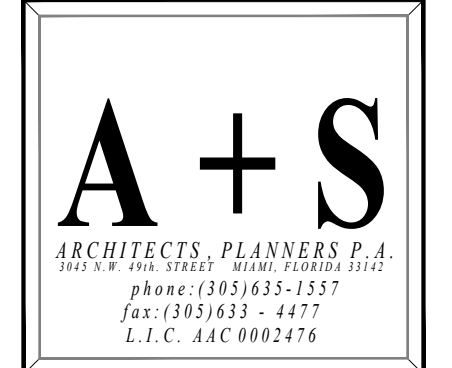
REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
 1011 SHARAR AVENUE  
 OpaLocka, Florida 33054

Project No: 02112  
 Scale: AS NOTED  
 Date: 8-9-22  
 Drawn: M. Solomon  
 Checked: -  
 CADD File:

Drawing Title:  
**STRUCTURAL RESTORATION DETAILS**

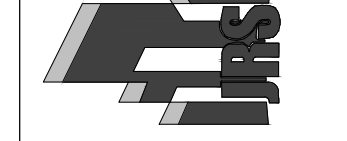
Sheet No:  
**S5.0**



DERRICK WENDALL SMITH ARCHITECT  
L.I.C.# AR-0014373

THE STRUCTURAL DESIGNS AND DRAWINGS PRESENTED IN THIS SET ARE THE SOLE PROPERTY OF JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING CONSULTANTS, INC.**  
STRUCTURAL ENGINEERS  
8249 NW 36th ST., SUITE 107  
OPALOCKA, FLORIDA 33054  
PH: (305) 699-1161  
FAX: (305) 699-1161  
EMAIL: ymanilla@jrsengineeringconsultants.com  
WISSEL MARULLO, P.E.  
FLORIDA REGISTERED PROFESSIONAL ENGINEER  
Registry No.: 34676



SEAL

REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
1011 SHARAR AVENUE  
OpaLocka, Florida 33054

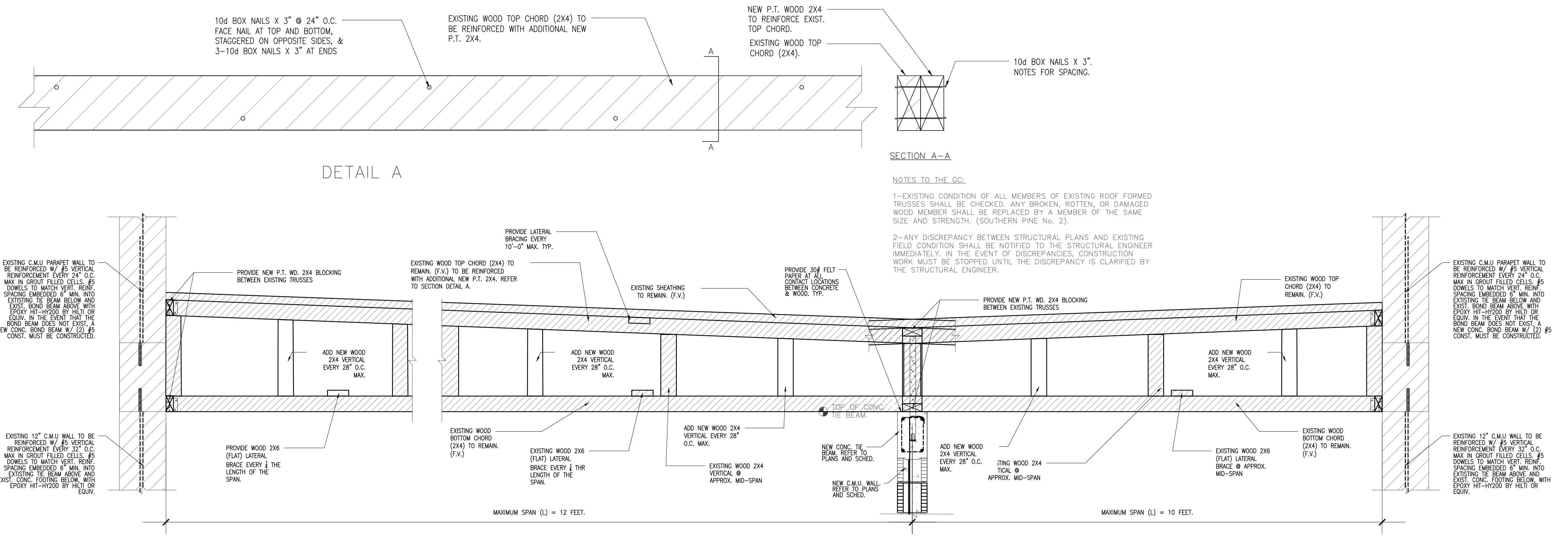
Project No: 02112  
Scale: AS NOTED  
Date: 8-9-22  
Drawn: M. Solomon  
Checked: -

CADD File:  
Drawing Title:

**STRUCTURAL SECTIONS**

Sheet No:

**S5.0**

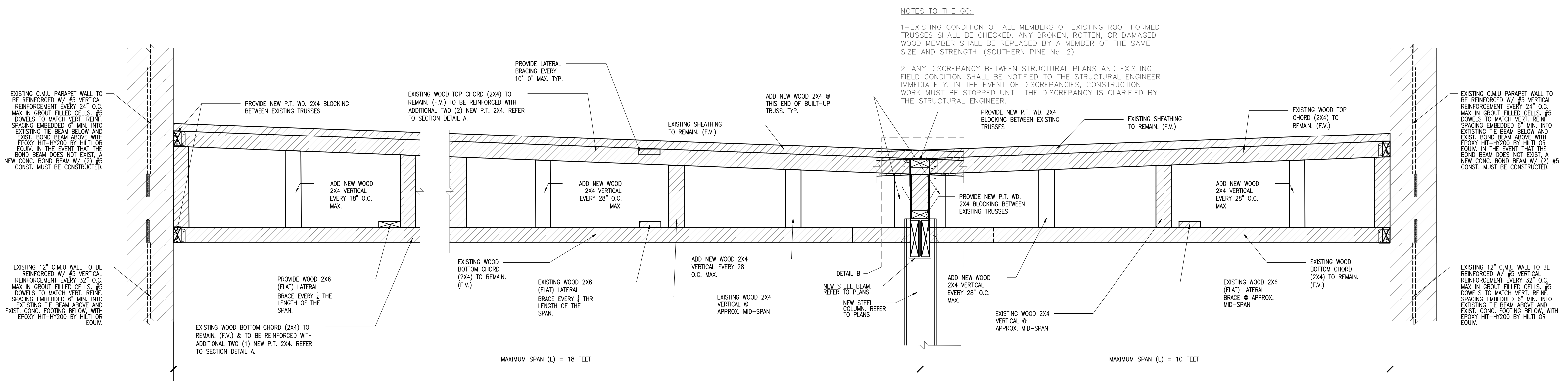


SECTION A-A

NOTES TO THE GC:

- 1-EXISTING CONDITION OF ALL MEMBERS OF EXISTING ROOF FORMED TRUSSES SHALL BE CHECKED. ANY BROKEN, ROTTEN, OR DAMAGED WOOD MEMBER SHALL BE REPLACED BY A MEMBER OF THE SAME SIZE AND STRENGTH. (SOUTHERN PINE No. 2).
- 2-ANY DISCREPANCY BETWEEN STRUCTURAL PLANS AND EXISTING FIELD CONDITION SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER IMMEDIATELY. IN THE EVENT OF DISCREPANCIES, CONSTRUCTION WORK MUST BE STOPPED UNTIL THE DISCREPANCY IS CLARIFIED BY THE STRUCTURAL ENGINEER.

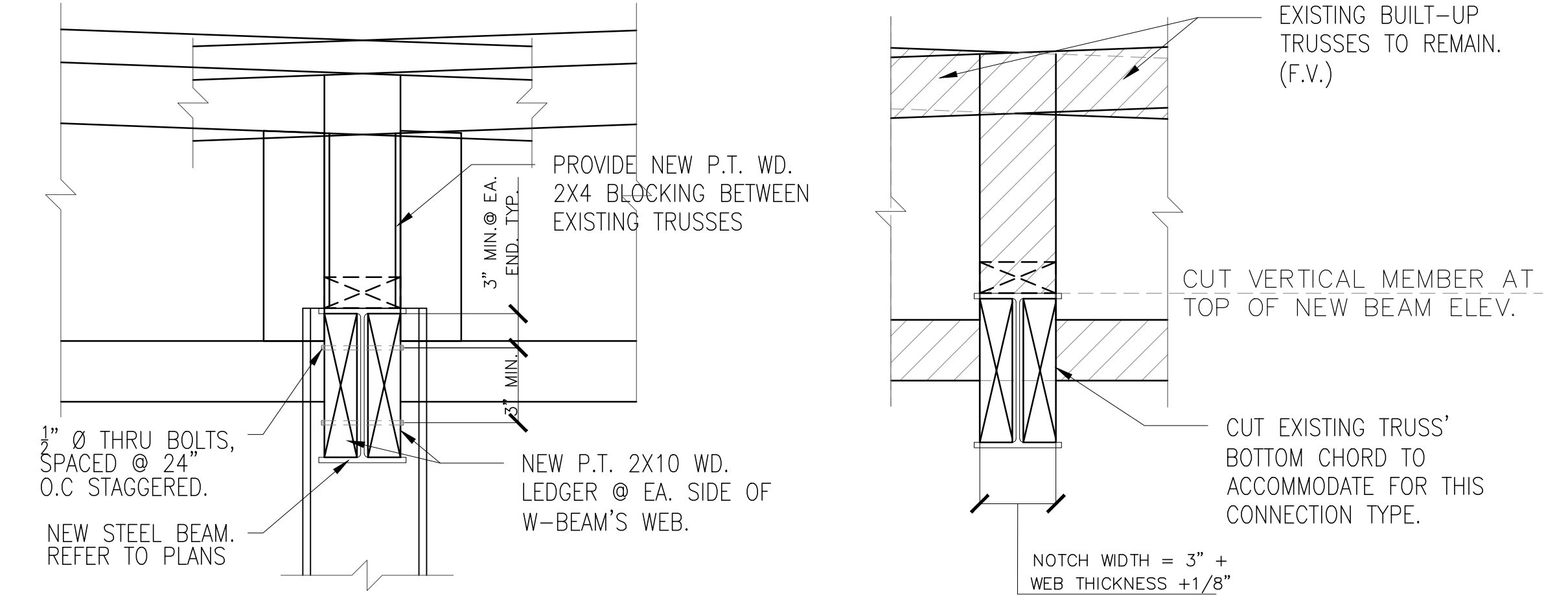
1 EXISTING FORMED WOOD TRUSS TO REMAIN AND BE REINFORCED.



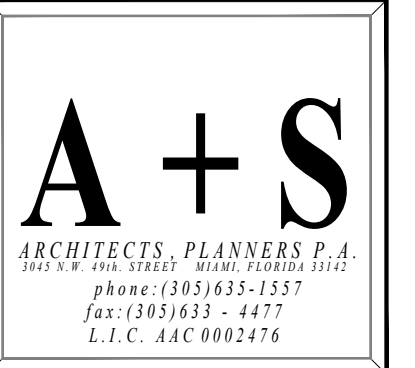
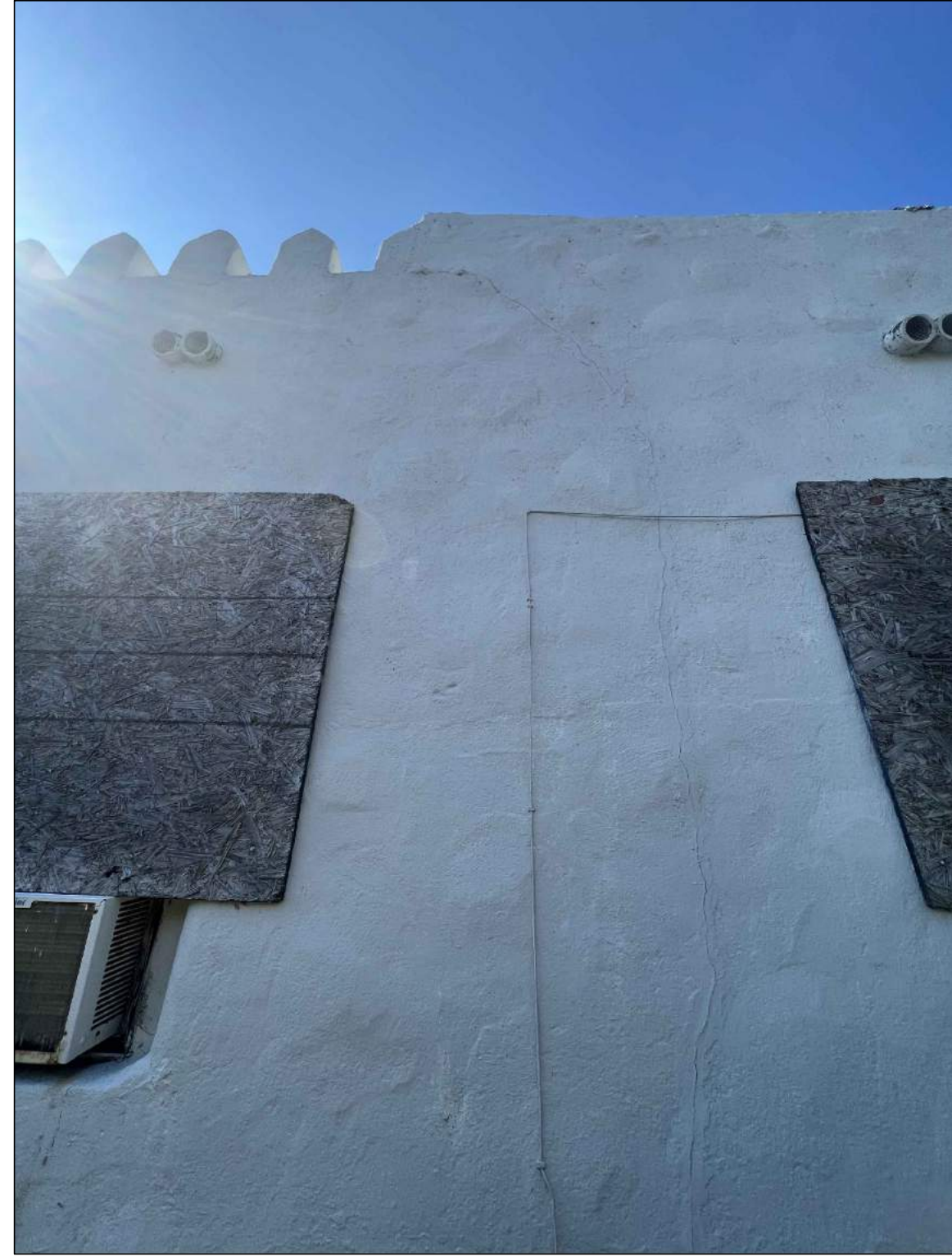
NOTES TO THE GC:

- 1-EXISTING CONDITION OF ALL MEMBERS OF EXISTING ROOF FORMED TRUSSES SHALL BE CHECKED. ANY BROKEN, ROTTEN, OR DAMAGED WOOD MEMBER SHALL BE REPLACED BY A MEMBER OF THE SAME SIZE AND STRENGTH. (SOUTHERN PINE No. 2).
- 2-ANY DISCREPANCY BETWEEN STRUCTURAL PLANS AND EXISTING FIELD CONDITION SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER IMMEDIATELY. IN THE EVENT OF DISCREPANCIES, CONSTRUCTION WORK MUST BE STOPPED UNTIL THE DISCREPANCY IS CLARIFIED BY THE STRUCTURAL ENGINEER.

2 EXISTING FORMED WOOD TRUSS TO REMAIN AND BE REINFORCED.



DETAIL B



DERRICK WENDELL SMITH ARCHITECT  
LIC.# AR-0014373

THE STRUCTURAL DESIGNS AND DRAWINGS PRESENTED IN THIS SET ARE THE SOLE PROPERTY OF JRS ENGINEERING CONSULTANTS, INC. AND MAY NOT BE USED, COPIED OR REPLICATED WITHOUT WRITTEN AUTHORIZATION OF JRS ENGINEERING CONSULTANTS, INC.

**JRS ENGINEERING CONSULTANTS, INC.**  
STRUCTURAL ENGINEERS  
8249 NW 36th ST, SUITE 107  
OPALOCKA, FL 33454  
PH: (305) 693-1161  
EMAIL: ymantilla@jrsengineeringconsultants.com  
YISEL MANTILLA, P.E.  
FLORIDA REGISTERED PROFESSIONAL ENGINEER  
Registry No.: 34676



SEAL

REVISIONS	DATE

Project Name:  
**SOLOMON RESIDENCE**  
1011 SHARAR AVENUE  
OpaLocka, Florida 33054

Project No: 02112  
Scale: AS NOTED  
Date: 8-9-22  
Drawn: M. Solomon  
Checked: -

CADD File:  
Drawing Title:

Sheet No:  
**S6.0**