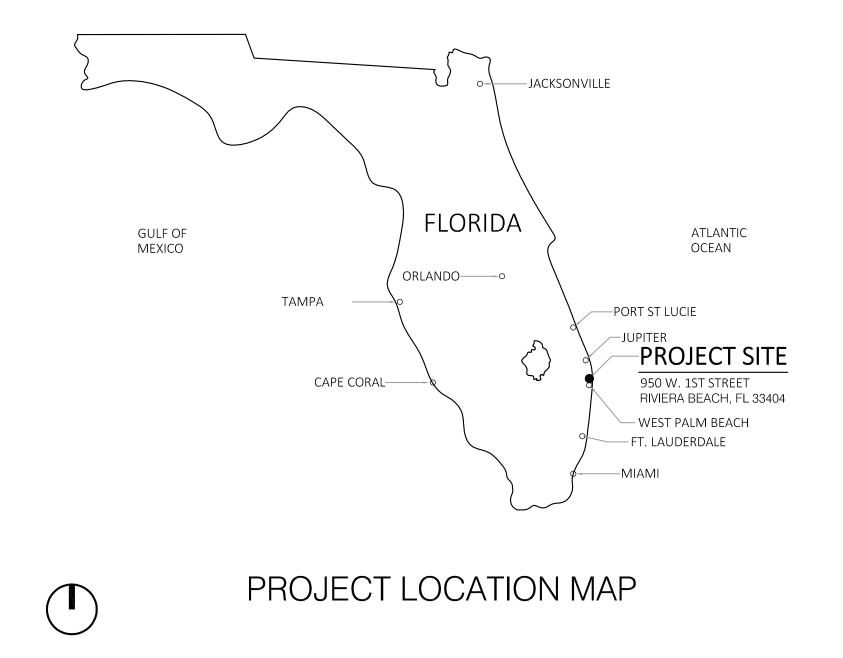
RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION (RBCDC)

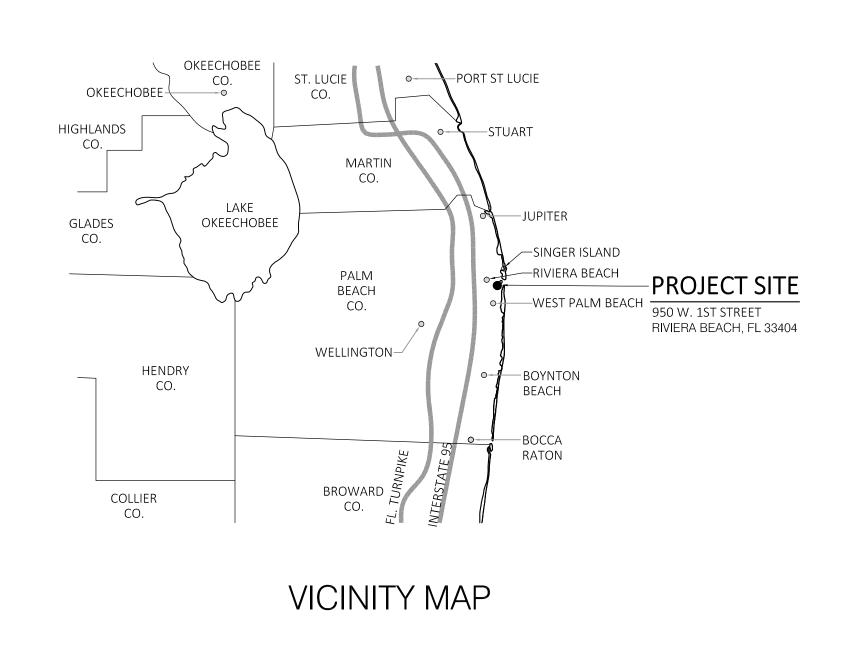
950 HOUSE REMODEL

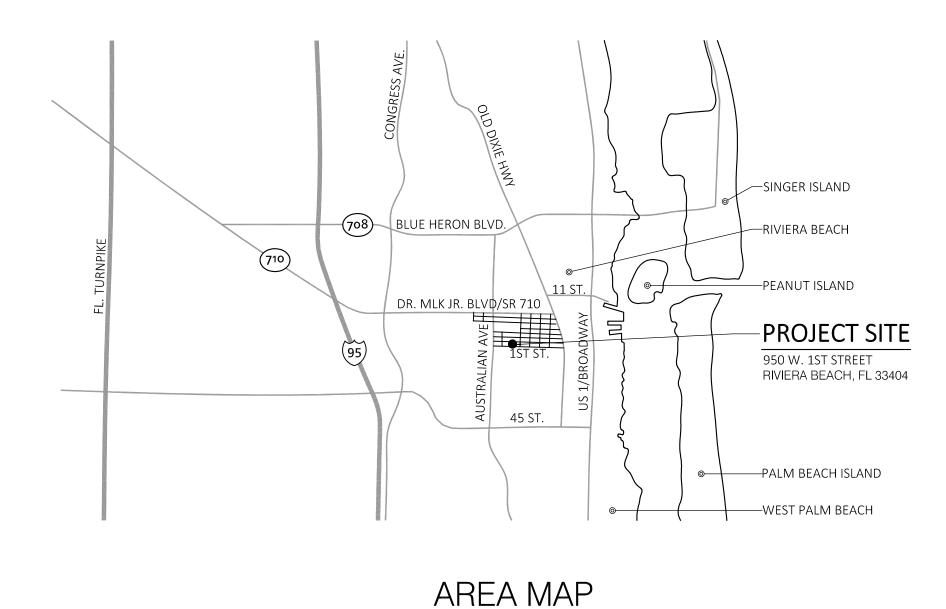
950 W. 1ST ST. RIVIERA BEACH, FL

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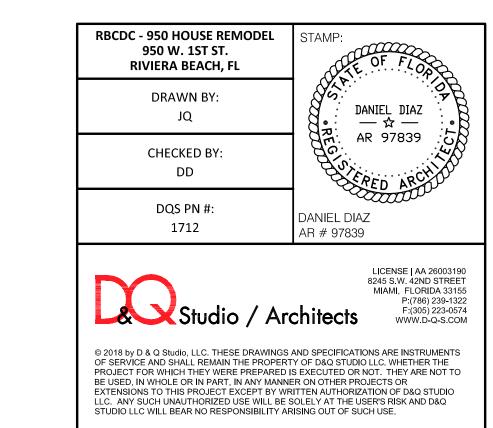




CONSULTANTS:

MEP ENGINEERS

BACH DESIGN ENGINEERS, LLC 381 SE 10TH STREET, POMPANO BEACH, FL 33060 TEL: 954.461.4314 EMAIL: BACH@BACHENGINEERS.COM



ADCHITECTUDAL ADDDENIATIONS

ARCHIT	ECTURAL ABBREVIA	ATIONS	
∠ Ang		L	Length
ę C	enter line Diameter or round	LAV LBS	Lavatory Pounds
±	Plus or minus	LD	Linear Diffuser
ղ c/c	Plate or property line Center to Center	LF LH	Linear Feet Left Hand
		LOC	Location
A/C AC	Air Conditioner/ing Acoustical	LT LVR	Light Louver
ACC	Accessible	LVT	Luxury Vinyl Tile
ACFL ACT	Access Floor Acoustical Ceiling Tile	MAX	Maximum
ADDM	Area Drain	MECH	Mechanical
ADDM ADJ	Addendum Adjacent	MFR MIN	Manufactory Minimum
ADJT AFF	Adjustable Above Finished Floor	MISC MO	Miscellaneous
AFR	Above Finished Roof	MCT	Masonry Opening Linoleum/Marmoleum Composite Tile
AHU A.L.	Air Handling Unit Arc Length	MTD MTL	Mount (ed) (ing) Metal
ALUM	Aluminum	MULL	Mullion
ALT ANOD	Alternate Anodized	N	North
AP	Access Panel	NAT	Natural
APPROX	Approximate	NGVD NIC	National Geodetic Vertical Datum Not in Contract
BD	Board	NO/#	Number
BDR BTWN	Bedroom Between	NOM NRC	Nominal Noise Reduction Coefficient
BLDG	Building	NTS	Not to Scale
BLK BM	Block Beam	OA	Overall
BOB	Bottom of Beam	OC	On Center
BOP BR	Bottom of Pipe Bathroom	OD OFF	Outside Dimension Office
BS	Both Sides	ОН	Overhead
BTU	British Thermal Unit	OPNG OPP	Opening Opposite
CAS	Cabinet	OS	Occupancy Sensor
CAS CEM	Casement Cement	PBD	Particle Board
CHR CUFT	Chair rail Cubic Foot (Feet)	PCF PLAS	Pounds Per Cubic Foot Plaster
CG	Corner Guard	PED	Pedestal
CIR C.I.P.	Circle Cast in Place	PERIM PL	Perimeter Plastic Laminate
CJ	Control Joint	PLBG	Plumbing
CL CLF	Center Line Chain Link Fence	PLWD PIV	Plywood Point indication Valve
CLR	Clear	PNL	Panel
CLG CLR	Ceiling Clear	PNT PREFAB	Paint Prefabricated
CMU	Concrete Masonry Unit	PROP	Proposed
COL	Clean Out Column	PSF PSI	Pounds Per Square Foot Pound Per Square Inch
CONC	Concrete	PTN	Partition
COMB CONT	Combination Continuous	PT PTL	Porcelain Tile Pressure Treated Lumber
COOR	Coordination	PTW	Pressure Treated Wood
CPT CPTT	Carpet Carpet Tile	PVC	Polyvinyl Chloride Pipe
CS CSMT	Cast Stone Casement	QT	Quarry Tile
CT	Ceramic Tile	R	Rise
CTR CU	Counter Condensing Unit	R/W RA	Right-of-Way Return Air
	-	RAD/R	Radius
DIA DIAG	Diameter Diagonal	RD RE	Roof Drain Relocated
DIFF	Diffuser	REINF	Reinforced/ Reinforcing
DIM DW	Dimension Dishwasher	REQ'D RM	Required Room
DR	Door or Dining Room	RUB	Rubber Wall Base
DN DET	Down Detail	RUBTR RCP	Rubber Stair Tread Reflected Ceiling Plan
DWG	Drawing	REC RECPT	Recessed Receptacle
Е	East	RLG	Railing Railing
EA EC	Each Eased Corner	RTU	Rooftop Air Handling Unit
EL	Elevation	S	South
ELEC ELEV	Electric Elevator	SAN SCHED	Sanitary Schedule
ENCL	Enclose	SF	Square Feet
ENGR EQ	Engineer (ing) Equal	SHT SIM	Sheet Similar
EQUIP	Equipment	SP	Space
EWC EXTG	Electric Water Cooler Existing	SPEC(S) STD	Specifications(s) Standard
EXP	Exposed, Expansion	STL	Steel
EXT	Exterior	STR SUP	Structural Support
FD FE	Floor Drain / Fire Damper	SUSP SW	Suspended Sidewalk
FEC	Fire Extinguisher Fire Extinguisher Cabinet	T	Thickness / Tread
FF FIN	Finished Floor Finish	TOB TOC	Top of Beam Top of Concrete
FLR	Floor	TOF	Top of Footing
FS FT	Floor Sink Feet	TOI TOP	Top of Insulation Top of Parapet
		TOS	Top of Slab
GA GALV	Gauge Galvanized	TOW TYP	Top of Wall Typical
GB GL	Grab Bar Glass		
GL GUM	Glass Unit Masonry	UNO UE	Unless Noted Otherwise Utility Easement
GWB	Gypsum Wallboard		·
GYP	Gypsum	VCT VERT	Vinyl Composition Tile Vertical
H/HT HB	Height Hose Bib	VTR	Vent thru Roof
HDW	Hardware	W	Width / West
HDWD HORZ	Hardwood Horizontal	W/ WCO	With Wall Cleanout
		WD	Wood
ID IN	Inside Diameter Inch / Inches	WP	Weatherproof
INSUL	Insulation		
INT	Interior		

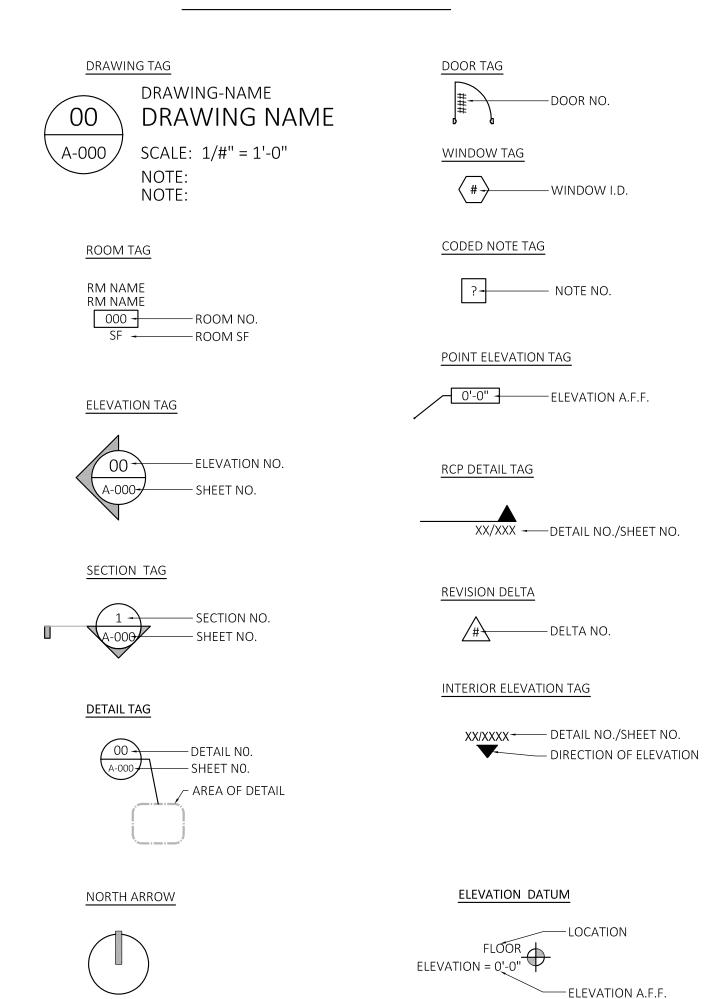
Joint Bearing

Junction Box

Joint

JBOX

SYMBOLS LEGEND



GENERAL NOTES:

- 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDING AND START OF CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 2. CONTRACTOR SHALL COMPLY WITH ALL APPROVED APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- 3. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND
- WORKMAN-LIKE MANNER IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REPUTATIONS 5. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT
- NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL. 6. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO
- FABRICATION. 7. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND

SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO ARCHITECT AND/OR ENGINEER.

- 8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS DAILY FROM THE SITE AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOW, STOREFRONTS, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE FOR WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT THE LOCATION SELECTED BY THE OWNER. ALL DEMOLITION AND CONSTRUCTION AREAS SHALL HAVE "NO
- 9. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETED SET OF RECORD DRAWINGS ("AS-BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND
- MAINTENANCE MANUAL OF ALL EQUIPMENT AND FINISHES INSTALLED. 10. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXCEPTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND
- PROVIDE ALL APPURTENANCES FOR EQUIPMENT TO BE PLACED IN WORKING ORDER. 11. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES DURING CONSTRUCTION.

APPLICABLE CODES:

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

FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) RESIDENTIAL FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) BUILDING FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) EXISTING BUILDING FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) MECHANICAL FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) PLUMBING FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) ACCESSIBILITY NEC (NATIONAL ELECTRICAL CODE) 2014, FLORIDA SIXTH EDITION (2017) FFPC (FLORIDA FIRE PREVENTION CODE), SIXTH EDITION (2017)

SCHEDULE OF ALTERNATES:

REFER TO INSTRUCTIONS TO BIDDERS AND BID TABULATION SHEET

- ALT. #1: KITCHEN COUNTERTOPS ALTERNATE, SOLID SURFACE BASIS OF DESIGN, WILSONART, 1/2" THICKNESS, COLOR SELECTION FROM PRICE GROUP #2. WITH 4" BACKSPLASH.
- ALT. #2: REMOVE FROM SCOPE ALL KITCHEN UNDER CABINET LIGHTING.
- ALT. #3: REPLACE ALL SOFFITS WITH PLYWOOD, PAINTED. 19/32" STRUCUTRAL-1 SHEATHING, EXPOSURE 1 RATED. ATTACH W/10D NAILS AT 4" O.C. WITH 2" CONTINUOUS SOFFIT VENT FRY REGLET #1680-V (OR EQUAL).

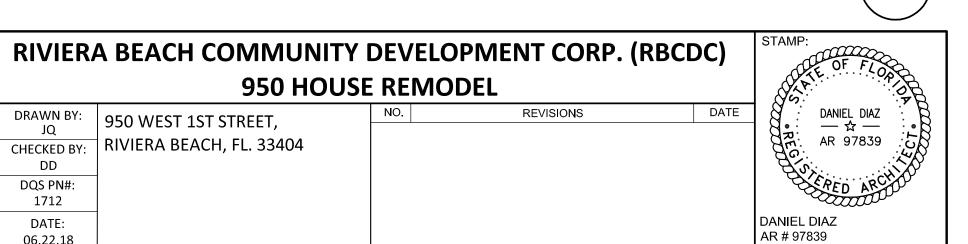
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SHEET#	SHEET TITLE	ISSUE DATE	REV.#	REV. DATE
GENERAL			•	
-	COVER SHEET & PROJECT LOCATION MAPS	06.22.18		
I-100	DRAWING INDEX, ABBREVIATIONS AND SYMBOLS.	06.22.18		
DEMOLITION				
D-100	DEMO SITE AND FLOOR PLANS	06.22.18		
D-110	DEMO EXTG. ELEVATIONS	06.22.18		
D-120	DEMO EXTG. RCP PLAN	06.22.18		
ARCHITECTURAL				
AS-100	LANDSCAPE PLAN	06.22.18		
A-100	SITE AND FLOOR PLANS	06.22.18		
A-110	EXTERIOR ELEVATIONS	06.22.18		
A-120	RCP PLAN	06.22.18		
A-130	INTERIOR ELEVATIONS KITCHEN	06.22.18		
A-131	INTERIOR ELEVATIONS BATHROOMS	06.22.18		
A-140	STRUCTURAL NOTES	06.22.18		
A-141	STRUCTURAL DETAILS	06.22.18		
A-142	STRUCTURAL DETAILS	06.22.18		
A-143	STRUCTURAL DETAILS	06.22.18		
A-150	DOOR & WINDOW DETAILS	06.22.18		
A-151	SITE DETAILS	06.22.18		
MECHANICAL				
M-1	MECHANICAL PLAN	06.22.18		
ELECTRICAL				
E-1	ELECTRICAL PLAN	06.22.18		
PLUMBING				
P-1	PLUMBING PLAN	06.22.18		

PRO	PROJECT DATA					
Owner:	RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (CDC)					
Owner Address:	2001 BROADWAY STE 300, RIVIERA BEACH, FL 33404					
Project Name:	Single Family Housing Remodel					
	Existing house remodel of a 3 bedroom, 2bathroom home.					
	Consisting of new kitchen cabinetry and appliances, new					
Project Scope:	bathroom fixtures, new interior finishes, new exterior windows					
	and doors., enclosing the existing carport into a new garage. No					
	additional or added square footage is proposed in this project.					
DQS Project Number:	1712					
Project Address:	950 West 1st Street, Riviera Beach, FL. 33404					
PCN:	56-43-42-32-08-000-6720					
Zoning:	RS-8: Single Family Dwelling District					
Are of extg. Home:	1,180 SF (Excludes Garage/Carport, Porches)					
Year Built:	1962					
Site Area:	0.1148 Acre, 50'x100', 5,000 SF					

CODE R	EQUIREMENTS					
Property development standards per local ordinances						
	REQUIRED	PROVIDED (ACTUAL)				
Min. property size	5000 SF	5000 SF				
Max Bldg. Height	35'	12'-8"				
Minimum bldg setbacks	Front 20'	24'-3(Garage), 31'-9 5/8" (Dweling)				
	Side 7'	7'-3 5/8" (west) and 7'-3 5/8" (east)				
	Rear 15'	21'-10 13/16"				
Impervious	2,266 SF = 45%	Not Applicable				
	1,636 SF (Building + Front					
	and Back Porches/Lanai)					
	267 SF (Driveway)					
	263 SF (Garage)					
	100 SF (Sidewalk)					
Pervious	2,734 SF = 55%	Not Applicable				
Parking	Sec. 31-566, Sec. 31-576	Shall have min. 2 parking spaces.				
T arking	300, 300, 300	Parking Bays 10'x20', can use driveway				
		as part of parking requirement.				
Driveway	Sec. 31-576	Interior lots: access for interior lots				
		shall not be closer than ten feet apart				

PROJECT SUSTAINABLE REQUIREMENTS:

- 1. PROJECT IS TO INCLUDED ALL ENERGY STAR RATED/LABELED; APPLIANCES, LIGHT FIXTURES, DOORS, WINDOWS AND HVAC SYSTEM.
- 2. ALL PLUMBING FIXTURES ARE TO BE LOW FLOW PER PLUMBING SPECIFICATIONS.



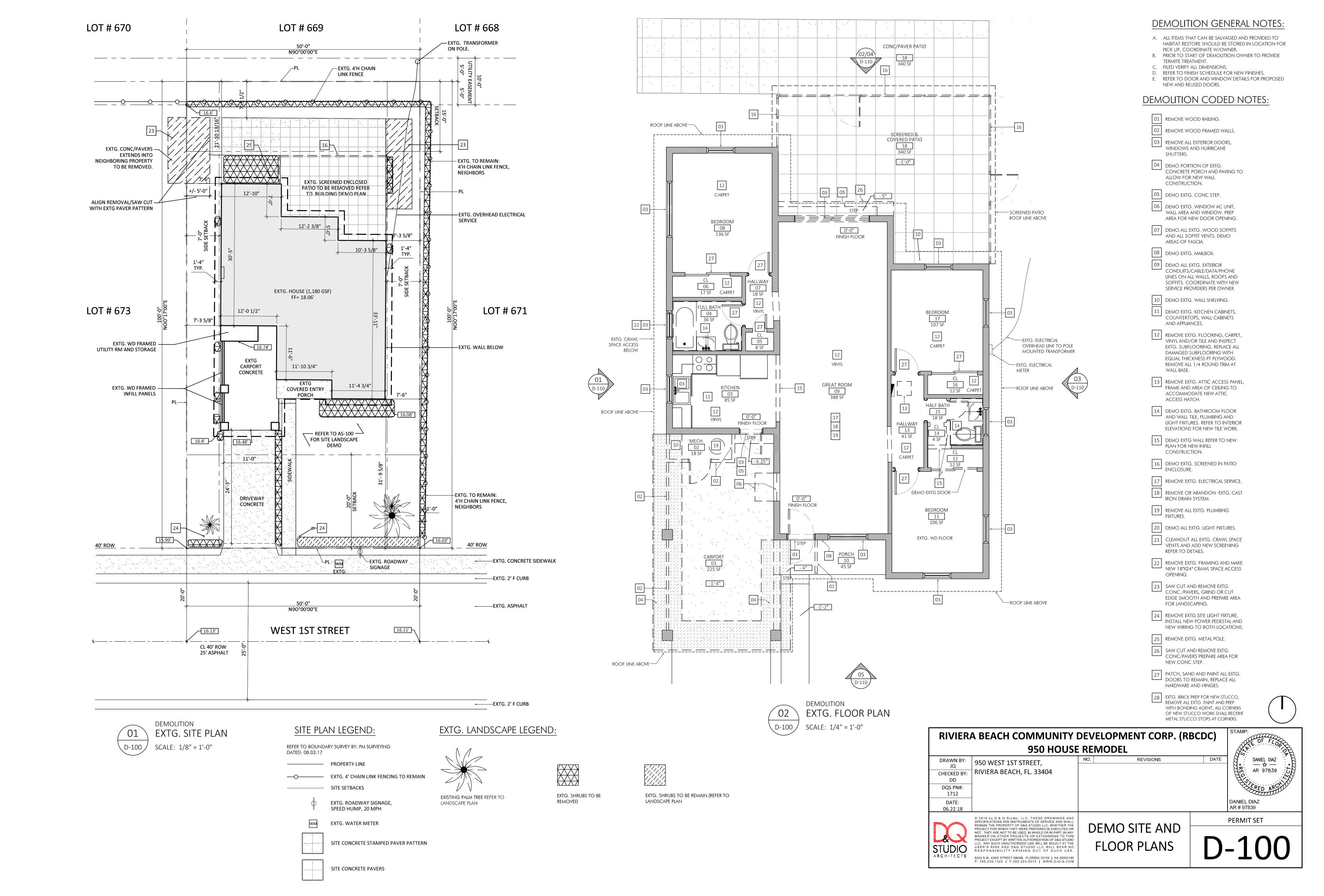


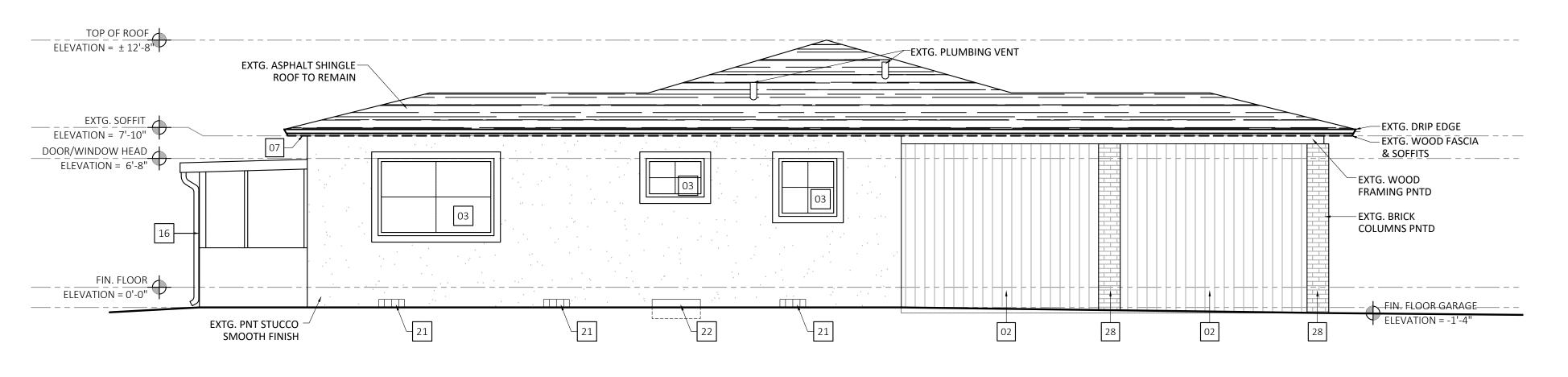
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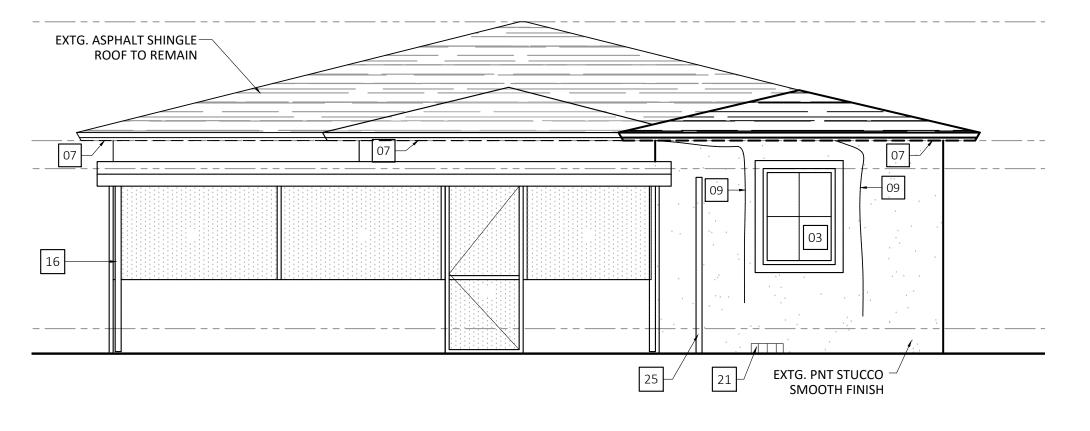
DRAWING INDEX ABBREVIATIONS AND SYMBOLS

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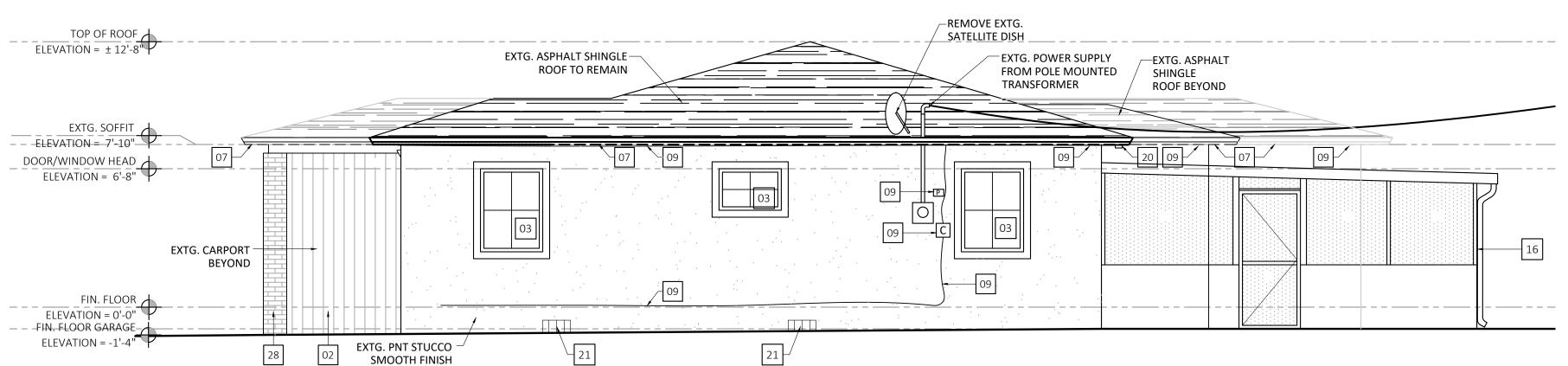


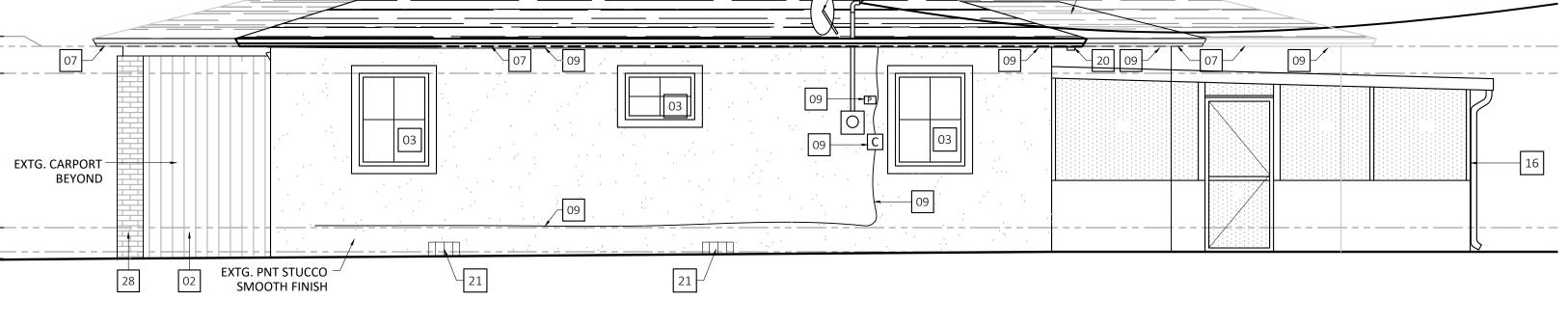


EXTG. EXTERIOR ELEVATION - WEST SCALE: 1/4" = 1'-0"

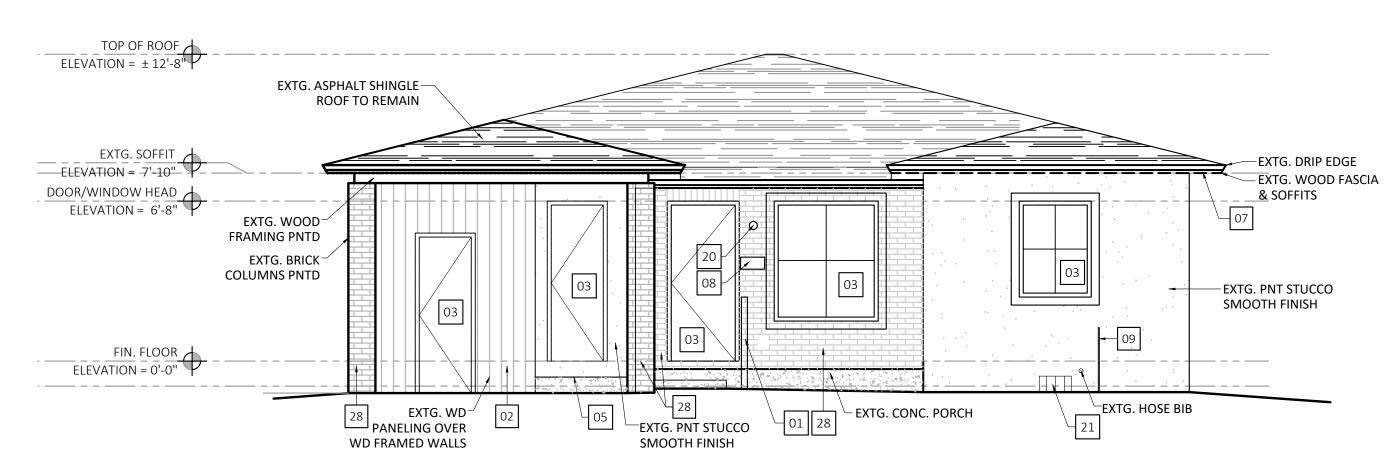


EXTG. EXTERIOR ELEVATION - NORTH W/SCREEN ENCLOSURE SCALE: 1/4" = 1'-0"





DEMOLITION EXTG. EXTERIOR ELEVATION - EAST SCALE: 1/4" = 1'-0"



DEMOLITION EXTG. EXTERIOR ELEVATION - SOUTH SCALE: 1/4" = 1'-0" \D-110,

DEMOLITION GENERAL NOTES:

- A. ALL ITEMS THAT CAN BE SALVAGED AND PROVIDED TO PICK UP, COORDINATE W/OWNER. B. PRIOR TO START OF DEMOLITION OWNER TO PROVIDE
- TERMITE TREATMENT.
- D. REFER TO FINISH SCHEDULE FOR NEW FINISHES. E. REFER TO DOOR AND WINDOW DETAILS FOR PROPOSED

- 01 REMOVE WOOD RAILING.

- ALLOW FOR NEW WALL CONSTRUCTION.
- 05 DEMO EXTG. CONC STEP.
- 07 DEMO ALL EXTG. WOOD SOFFITS AND ALL SOFFIT VENTS. DEMO AREAS OF FASCIA.
- 08 DEMO EXTG. MAILBOX.
- 09 DEMO ALL EXTG. EXTERIOR CONDUITS/CABLE/DATA/PHONE LINES ON ALL WALLS, ROOFS AND
- 10 DEMO EXTG. WALL SHELVING.
- DEMO EXTG. KITCHEN CABINETS, COUNTERTOPS, WALL CABINETS AND APPLIANCES.
- REMOVE EXTG. ATTIC ACCESS PANEL, FRAME AND AREA OF CEILING TO ACCOMMODATE NEW ATTIC ACCESS HATCH.
- 14 DEMO EXTG. BATHROOM FLOOR AND WALL TILE, PLUMBING AND

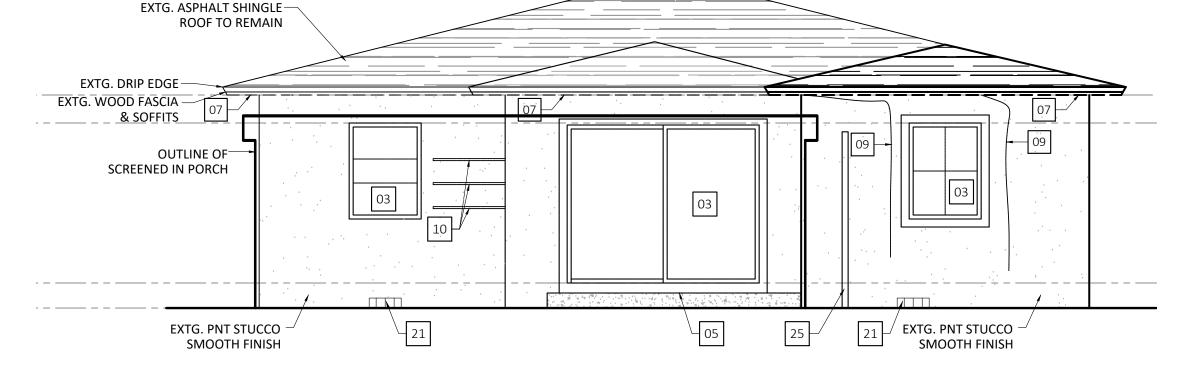
- HABITAT RESTORE SHOULD BE STORED IN LOCATION FOR
- C. FILED VERIFY ALL DIMENSIONS
- NEW AND REUSED DOORS.

DEMOLITION CODED NOTES:

- 02 REMOVE WOOD FRAMED WALLS.
- 03 REMOVE ALL EXTERIOR DOORS, WINDOWS AND HURRICANE SHUTTERS.
- 04 DEMO PORTION OF EXTG.
 CONCRETE PORCH AND PAVING TO
- 06 DEMO EXTG. WINDOW AC UNIT, WALL AREA AND WINDOW. PREP AREA FOR NEW DOOR OPENING.

- SOFFITS. COORDINATE WITH NEW SERVICE PROVIDERS PER OWNER.

- 12 REMOVE EXTG. FLOORING, CARPET, VINYL AND/OR TILE AND INSPECT EXTG. SUBFLOORING. REPLACE ALL DAMAGED SUBFLOORING WITH EQUAL THICKNESS PT PLYWOOD. REMOVE ALL 1/4 ROUND TRIM AT WALL BASE.
- LIGHT FIXTURES. REFER TO INTERIOR ELEVATIONS FOR NEW TILE WORK.



DEMOLITION EXTG. EXTERIOR ELEVATION - NORTH W/O SCREEN ENCLOSURE SCALE: 1/4" = 1'-0" \D-110



15 DEMO EXTG WALL REFER TO NEW PLAN FOR NEW INFILL

CONSTRUCTION.

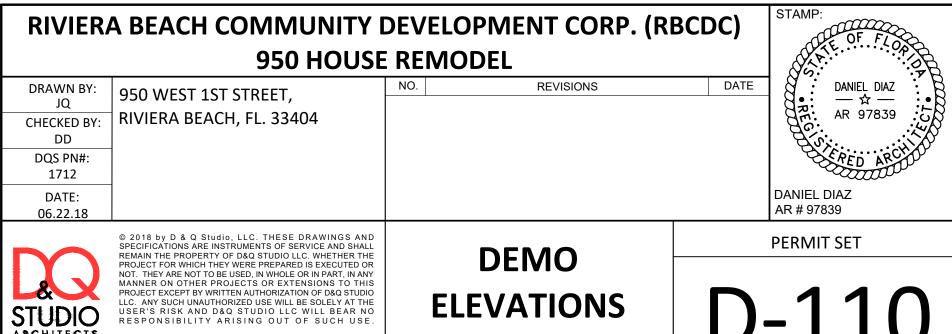
FOR LANDSCAPING. 24 REMOVE EXTG SITE LIGHT FIXTURE, INSTALL NEW POWER PEDESTAL AND 950 HOUSE REMODEL NEW WIRING TO BOTH LOCATIONS. 25 REMOVE EXTG. METAL POLE. 950 WEST 1ST STREET, 26 SAW CUT AND REMOVE EXTG. CONC/PAVERS PREPARE AREA FOR NEW CONC STEP. RIVIERA BEACH, FL. 33404 CHECKED BY:

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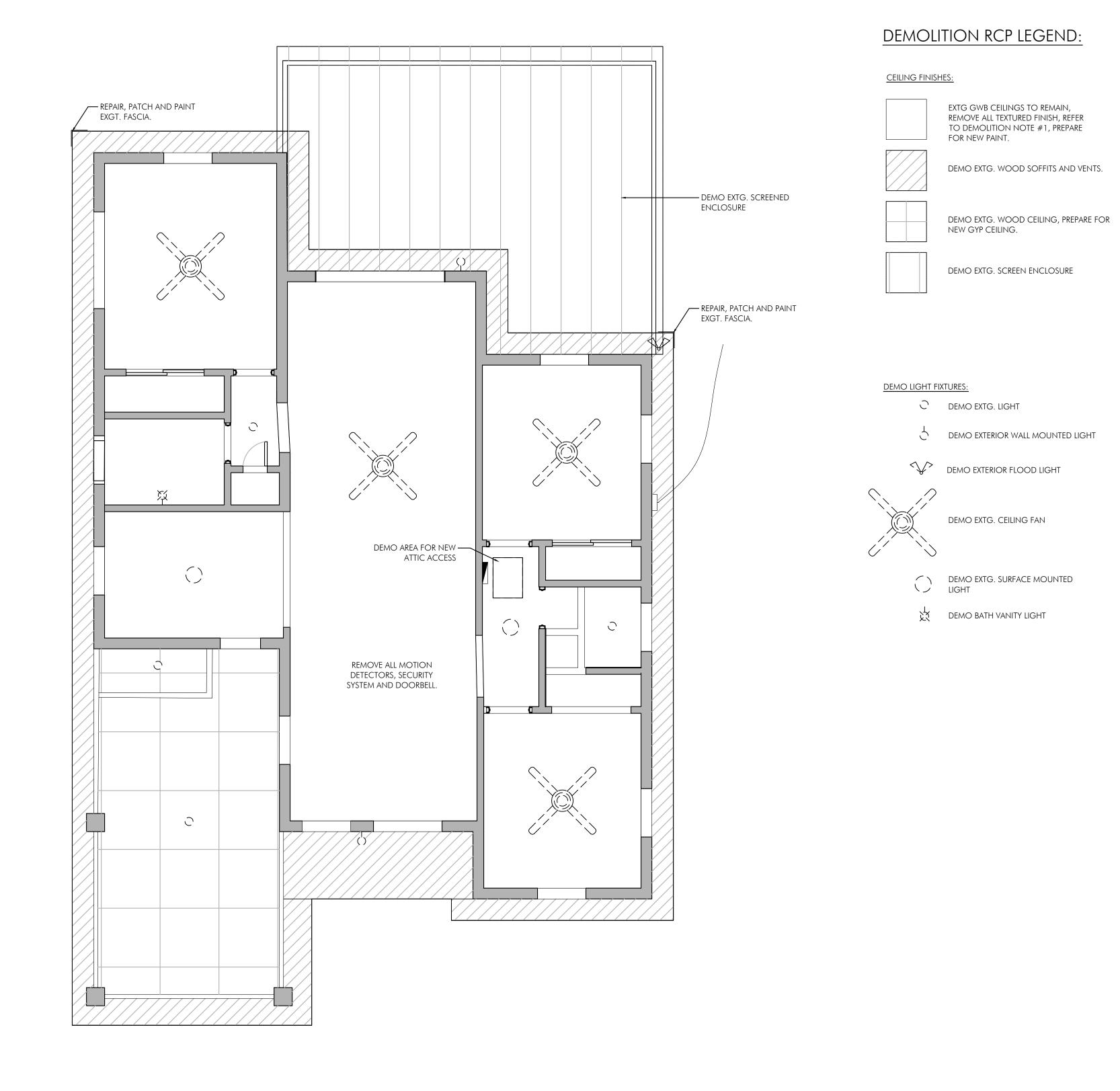
PATCH, SAND AND PAINT ALL EXTG. DOORS TO REMAIN, REPLACE ALL

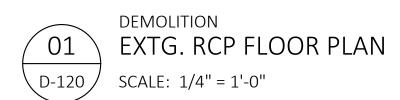
28 EXTG. BRICK PREP FOR NEW STUCCO, REMOVE ALL EXTG. PAINT AND PREP WITH BONDING AGENT, ALL CORNERS OF NEW STUCCO WORK SHALL RECEIVE METAL STUCCO STOPS AT CORNERS.

HARDWARE AND HINGES.



ELEVATIONS







RIVIER	RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (RBCDC) 950 HOUSE REMODEL						
DRAWN BY: JQ CHECKED BY: DD DQS PN#: 1712	950 WEST 1ST STREET, RIVIERA BEACH, FL. 33404	NO. REVISIONS	DATE	DANIEL DIAZ AR 97839 AR 97839			
DATE: 06.22.18				DANIEL DIAZ AR # 97839			
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GENERAL PLANTING NOTES:

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANTS MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENT FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANTS MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR FLORIDA NURSERY PLANTS" AND "GRADES AND STANDARDS FOR FLORIDA NURSERY TREES". ALL PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASES AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND SHRUBS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANT FURNISHED SHALL BE NORMAL FOR THE VARIETY.

ALL PLANTS MATERIALS AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES, PALMS, SHRUBS, VINES, GROUNDCOVER AND MISCELLANEOUS PLANTING MATERIALS FOR 12 MONTHS. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGE CAUSED BY VANDALISM, VIOLENT WIND STORMS OR OTHER ACTS OF GOD BEYOND CONTROL. REPLACEMENT SHALL OCCUR WITHIN TWO WEEKS OF REJECTION AND GUARANTEED FROM DATE OF INSTALLATION. LANDSCAPE CONTRACTOR SHALL REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENTS

ALL PLANT MATERIAL SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS AND WEED SEED AS PER CSI SPECIFICATION.

SIX INCHES (6") OF PLANTING SOIL 50/50 SAND/TOPSOIL MIX REQUIRED AROUND AND BENEATH THE ROOT BALL OF ALL TREES AND PALMS, AND 1 CUBIC YARD PER 50 BEDDING OR GROUND

ALL LANDSCAPE AREAS SHALL BE COVERED WITH EUCALYPTUS OR STERILIZED SEED FREE MELALEUCA MULCH OF A MINIMUM DEPTH OF THREE INCHES (3") OF COVER WHEN SETTLED. CYPRESS BACK MULCH SHALL NOT BE USED. ROOTBALLS WILL RECEIVE LESS THAN ONE INCH (1") MULCH WITH NO MULCH TOUCHING TRUCK OR ROOT COLLAR. DO NOT APPLY MULCH AGAINST THE TRUNKS OF **WOODY SHRUBS**

ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING; NO DRY PLANTING PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURES SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR. LANDSCAPE WORK SHALL BE COORDINATED WITH LANDSCAPE IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NO PLANTINGS WILL INTERFERE WITH THE PROPER COVERAGE. LANDSCAPE CONTRACTOR SHALL POINT OUT SITUATIONS WHERE MINOR ADJUSTMENTS OR RELOCATION OR ADDITION OF SPRINKLER HEADS MAY BE MOST BENEFICIAL FOR LANDSCAPE WORK AS A WHOLE. PROVIDE BUBBLERS ON SEPARATE ZONES FOR ALL NEWLY PLANTED AND TRANSPLANTED TREES UNLESS ALTERNATE APPROACH TO PROVIDE ADDITIONAL WATER IS APPROVED BY OWNER AND PROJECT ARCHITECT.

IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS PART OF THIS CONTRACT.

ALL PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER, WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE ELEMENTS IN ADDITION TO N-P-K, WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM ORGANIC SOURCE AS PER CSI SPECIFICATIONS.

CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CARE SHALL BE TAKEN NOT TO DISTURB OR DAMAGE AND UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THERE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER. WHERE UNDERGROUND OBSTRUCTIONS WILL NOT PERMIT THE PLANTING MATERIALS IN ACCORDANCE WITH THE PLANS, NEW LOCATIONS SHALL BE APPROVED BY THE PROJECT ARCHITECT

ALL SOD AREAS AS INDICATED ON THE LANDSCAPE PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'FLORATAM' SOLID SOD. ALL SOD SHALL BE INSTALLED IN SUCH A MANNER THAT THERE IS AN EVEN SURFACE, STAGGERED PATTERN. SOD WILL BE GREEN IN COLOR AND IN GOOD HEALTH. NO OVERLAP, GAPS, DAMAGE, INSECTS, DISEASE AND LESS THAN 10% CHLOTOSIS WILL BE PERMITTED. ALL GAPS WILL BE FILLED WITH CLEAN NATIVE SOIL.

PLAN SHALL MEET FLORIDA-FRIENDLY LANDSCAPE REQUIREMENTS.

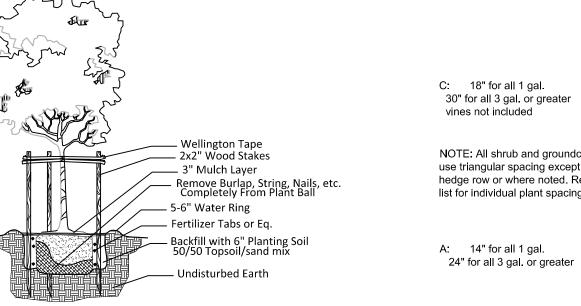
PERFORM INSPECTION TO DETERMINE COMPLETION OF CONTRACT.

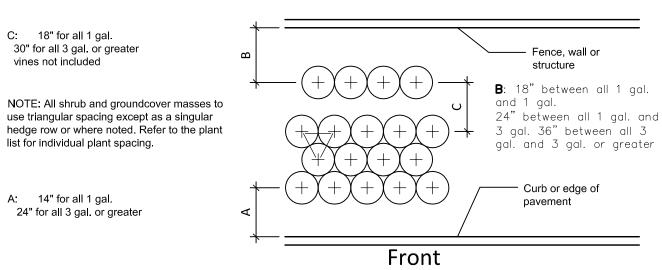
SITE WATER SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SUBMISSION OF BIDS.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL FROM THE OWNER. INTENDED SUBSTITUTIONS SHALL BE INDICATED ON THE BID

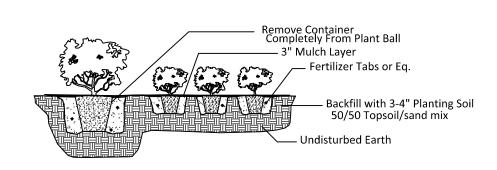
UPON WRITTEN REQUEST FROM THE CONTRACTOR, OWNER AND/OR PROJECT ARCHITECT SHALL

FOLLOWING INSPECTION, CONTRACTOR WILL BE NOTIFIED, IN WRITING, BY OWNER AND/OR PROJECT ARCHITECT OF ACCEPTANCE OF COMPLETION WITH REGARDS TO PLANT MATERIAL AND WORKMANSHIP ACCORDING TO CONTRACT.



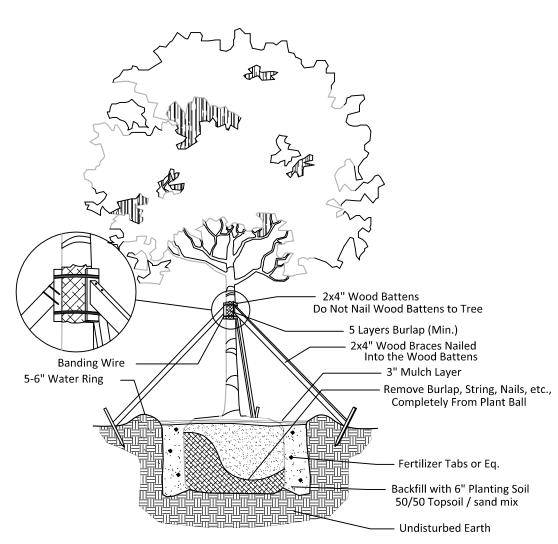


Typical Planting Spacing



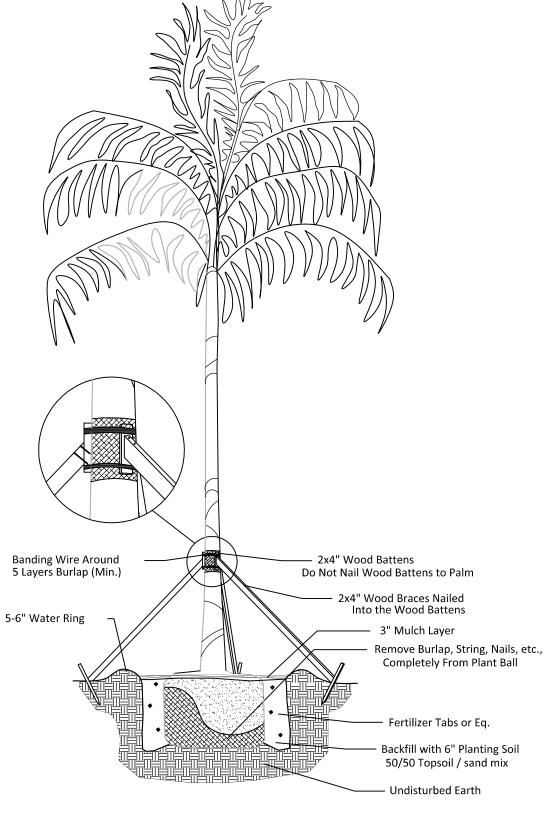
Shrub & Ground Cover Planting Detail

Small Tree Planting Detail





PLANTING LIST SCHEDULE



Palm Planting Detail

NATIVE

NON-NATIVE

NON-NATIVE

NON-NATIVE

NON-NATIVE

NATIVE

NATIVE

NON-NATIVE

12'X5, 2" DBH

25 GAL.

8'-10' OA

25 GAL.

5' C.T.

25 GAL.

3 GAL.

3 GAL. 24" SP.

1 GAL. 12" SP.

3 GAL.

COMMON NAME

SEA GRAPE

SILVER BUTTONWOOD

KEY THATCH PALM

RED TIP COCOPLUM

COONTIE, ARROWROOT 3 GAL.

COCCOLOBA UVIFERA

CONOCARPUS ERECTUS

VAR. SERICEUS

THRINAX MORRISII

CORDYLINE TERMINALIS

LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF

OPHIOPOGON JAPONICUS DWAFT MONDO

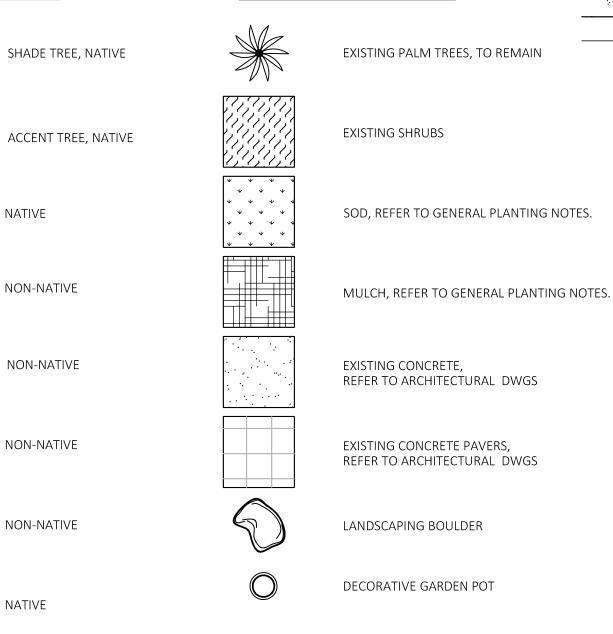
CODIAEUM VARIEGATUM CROTONS

AECHMEA BLANCHETIANA BROMELIAD

CHRYSOBALANUS ICACO

ZAMIA INTEGRIFOLIA

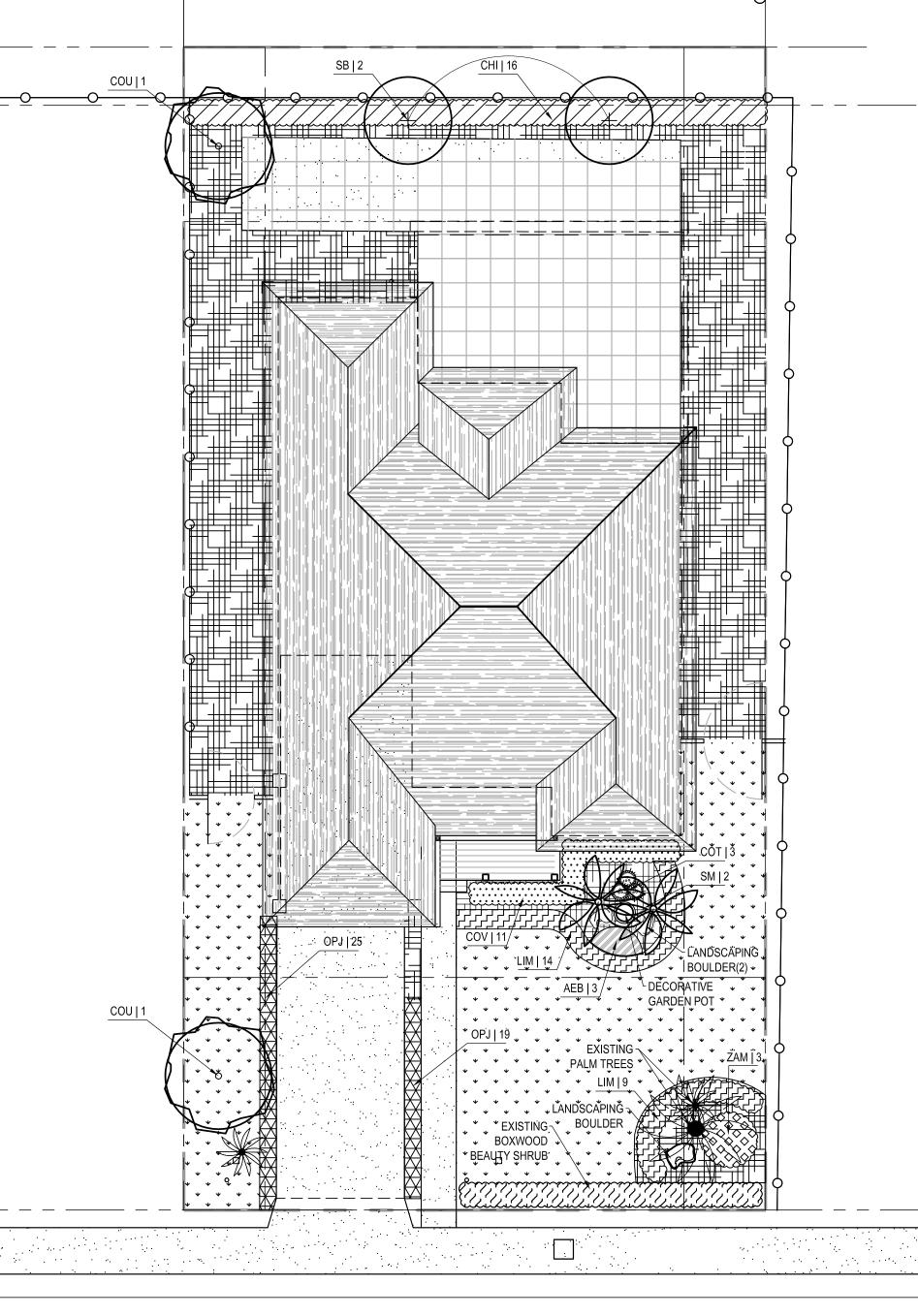
LANDSCAPE LEGEND





SOD, REFER TO GENERAL PLANTING NOTES.

NOTE: REFER TO PLANTING LIST SCHEDULE FOR NEW PLANTINGS

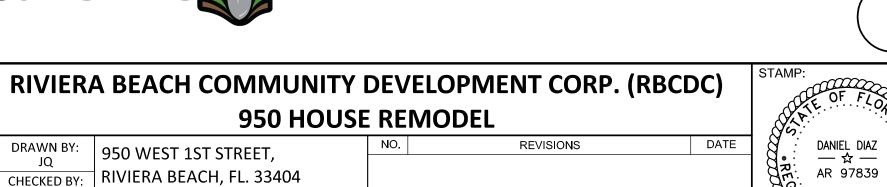


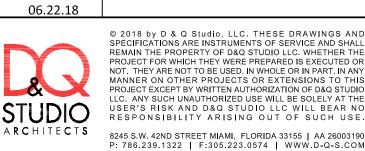
WEST 1ST STREET

48 HOURS BEFORE DIGGING BROWARD · PALM BEACH · INDIAN RIVER ST. LUCIE · MARTIN COUNTIES CALL FREE 1-800-432-4770 SUNSHINE NOTIFICATION CENTER









JQ

DD DQS PN#: 1712

DATE:

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LANDSCAPING **PLANS**

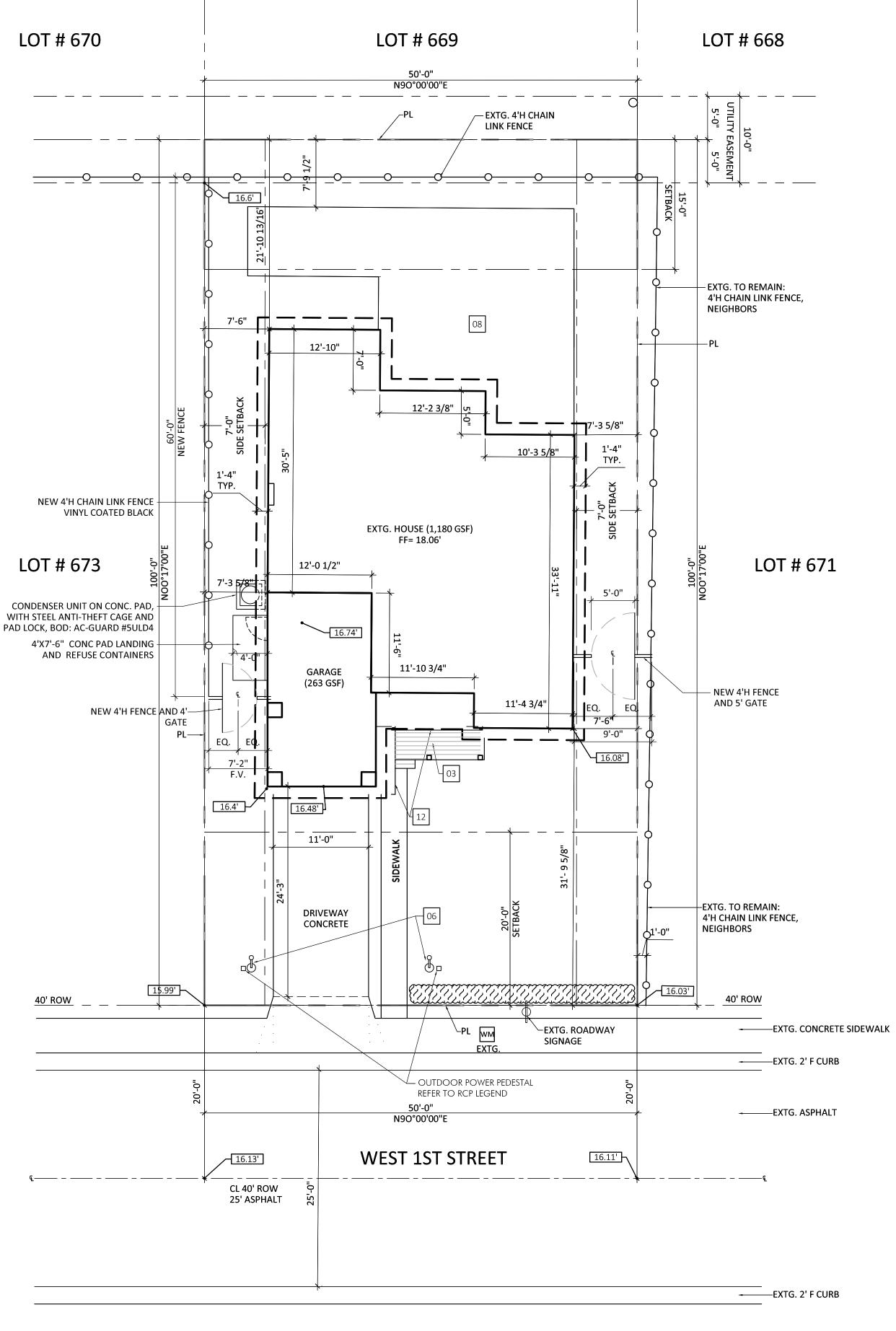
PERMIT SET

DANIEL DIAZ

AR # 97839

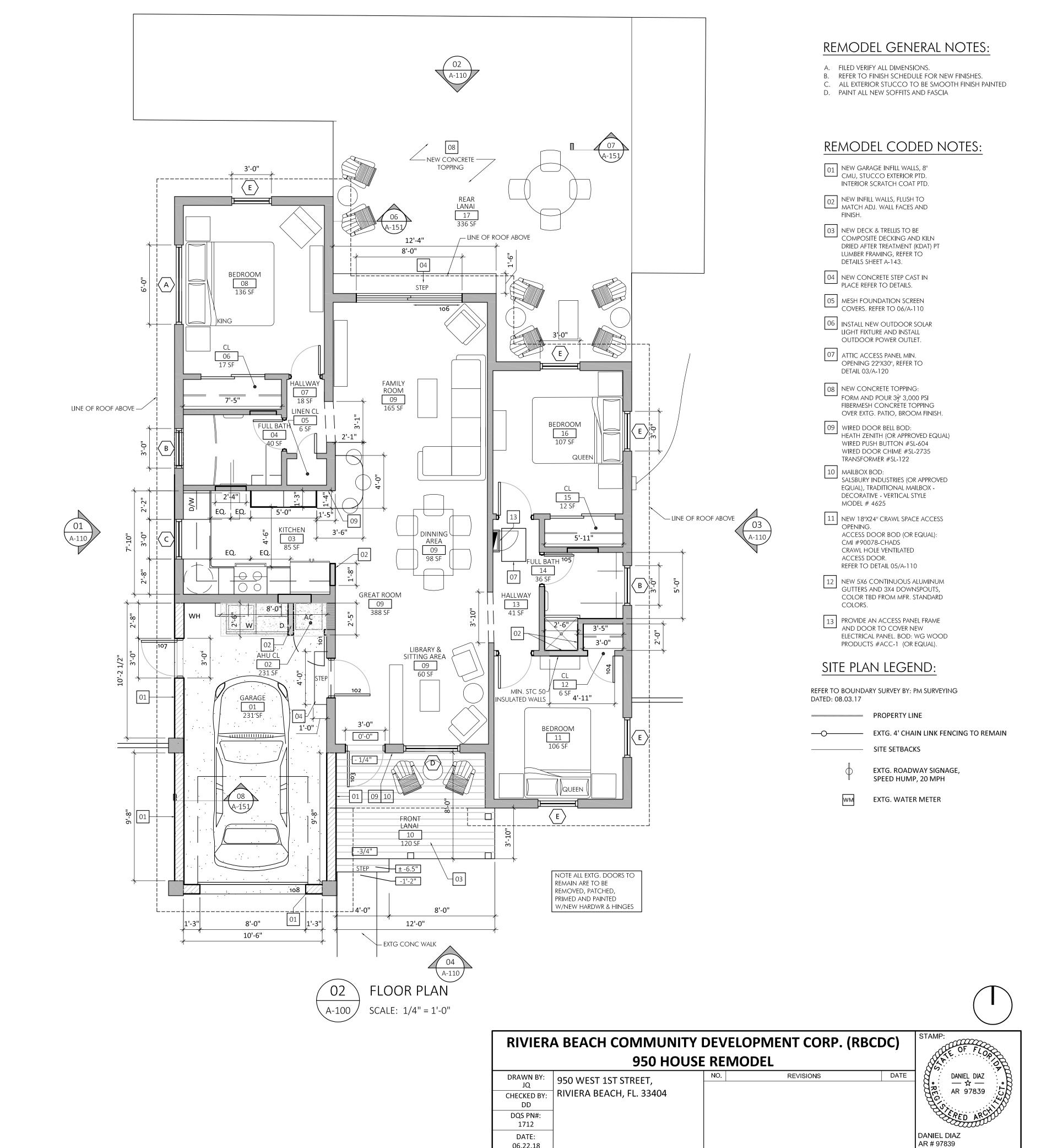
LANDSCAPE PLAN

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



O1 SITE PLAN

A-100 SCALE: 1/8" = 1'-0'

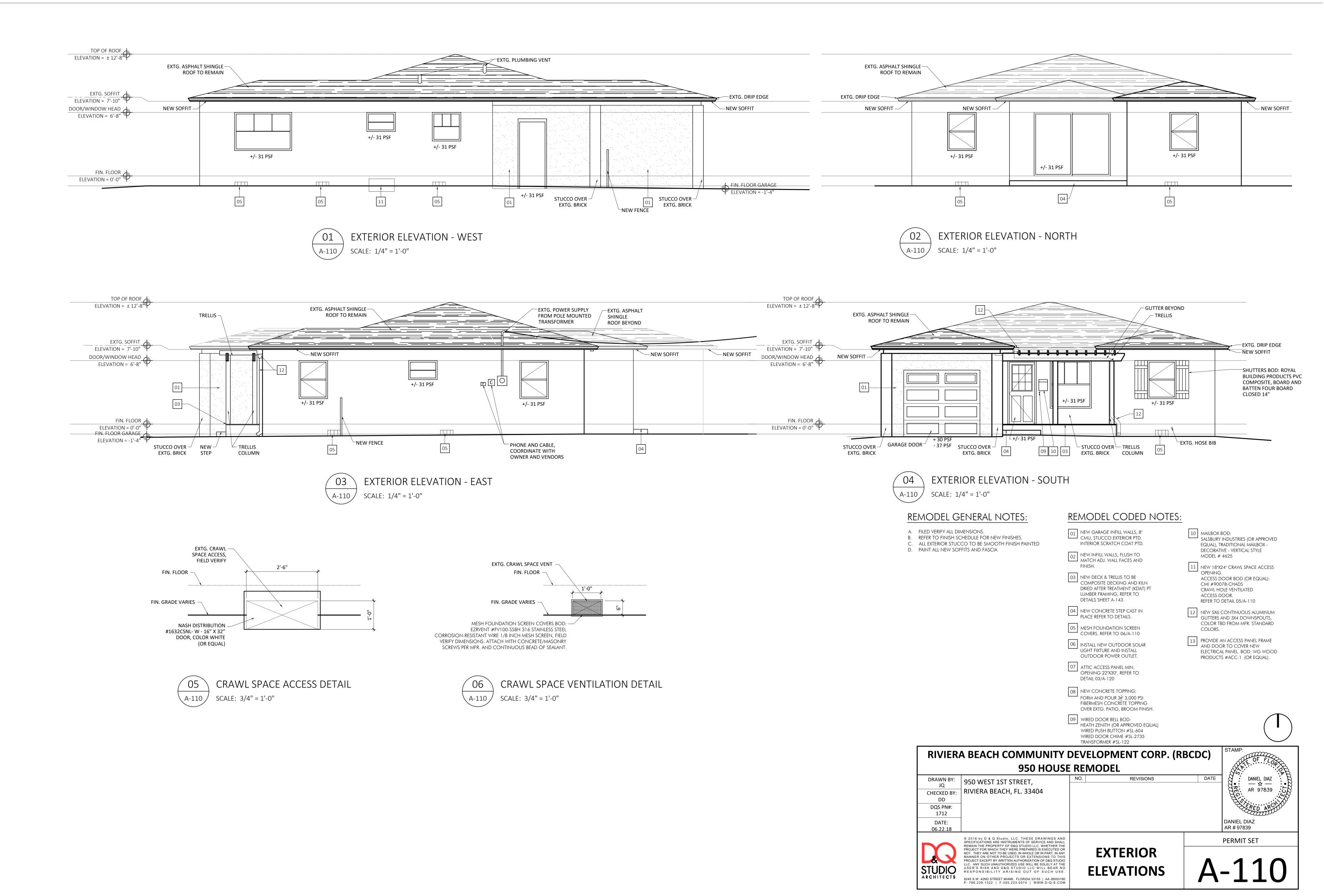


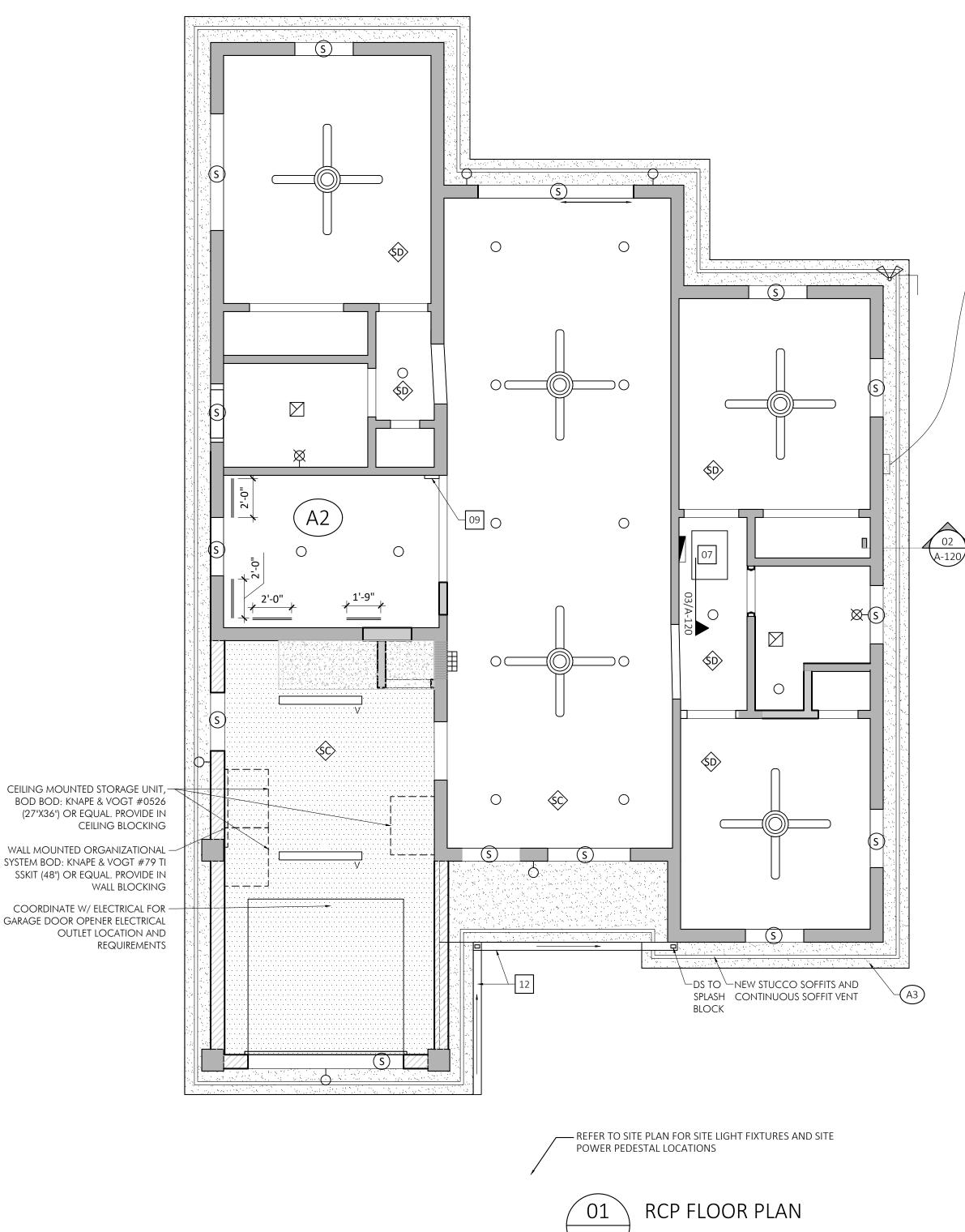
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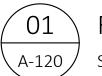
8245 S.W. 42ND STREET MIAMI, FLORIDA 33155 | AA 26003190 P: 786.239.1322 | F:305.223.0574 | WWW.D-Q-S.COM PERMIT SET

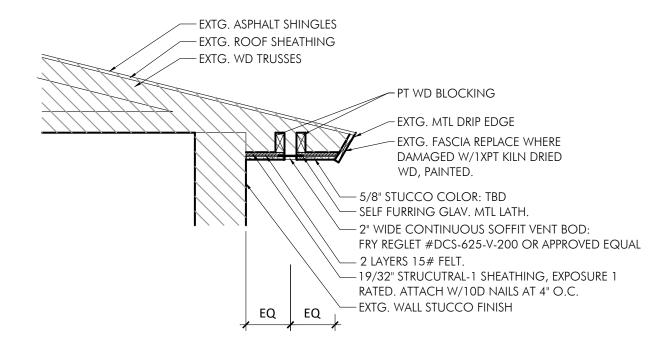
SITE AND FLOOR

PLANS

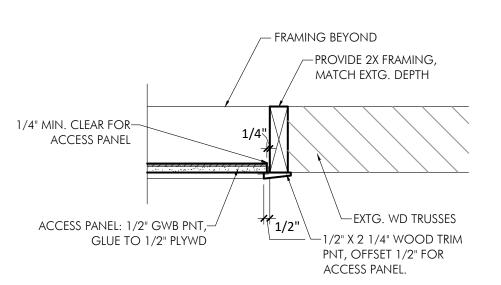










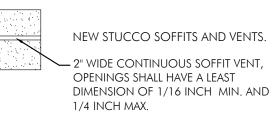




RCP LEGEND:

CEILING FINISHES:





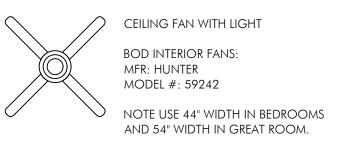
PROVIDED = 30.5 SF

VENTILATION REQUIREMENTS: GROSS VENTED AREA = 1,690 SFREQUIRED (1:150) = 11.5 SF

LIGHT FIXTURES: NOTE: ALL LIGHT FIXTURE BASIS OF DESIGN (BOD) MFR. TO BE PROGRESS LIGHTING UNO.

> CAN LIGHT: MODEL #: P800004

BATH VANITY LIGHT WALL MOUNTED HORIZONTAL #P2094-0930K9



SURFACE MOUNTED LIGHT, VAPOR PROOF MODEL #: PCIVT-LED-4-35K UNDER CABINET STRIP LIGHT, SEE PLAN FOR

> 24" LENGTH USE MODEL #: P700003-028-30 18" LENGTH USE MODEL #: P700002-028-30

> > EXTERIOR WALL MOUNTED LIGHT

EXTERIOR FLOOD LIGHT MODEL #: P6341-82-30K

LENGTHS

MODEL #: P5676-13630K9 SOLAR SITE LIGHT , POLE FIXTURE

<u>BOD:</u> MFR: GAMA SONIC MODEL #: GS-109S-B

MISCELLANEOUS:

SMOKE ALARM. LISTED IN ACCORDANCE WITH UL 217.

COMBINATION SMOKE AND CARBON MONOXIDE ALARM. LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

SECURITY SYSTEM SENSOR LOCATIONS (ALL EXTERIOR DOORS AND WINDOWS). CONTRACTOR TO COORDINATE W/SECURITY VENDOR AND OWNER ON SECURITY SYSTEM.

SECURITY SYSTEM KEY PAD, COORDINATE W/SECURITY VENDOR AND OWNER ON LOCATION.

EXHAUST FAN BATHROOM

OUTDOOR POWER PEDESTAL BOD: ARLINGTON GARD-N-POST #GDP19BR OR EQUAL

SCHEDULE OF ALTERNATES:

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ALT. #2: REMOVE FROM SCOPE ALL KITCHEN UNDER CABINET LIGHTING.

ALT. #3: REPLACE ALL SOFFITS WITH W/10D NAILS AT 4" O.C. WITH 2" CONTINUOUS SOFFIT VENT FRY

REMODEL CODED NOTES:

01 NEW GARAGE INFILL WALLS, 8" CMU, STUCCO EXTERIOR PTD. INTERIOR SCRATCH COAT PTD.

02 NEW INFILL WALLS, FLUSH TO MATCH ADJ. WALL FACES AND FINISH.

03 NEW DECK & TRELLIS TO BE COMPOSITE DECKING AND KILN DRIED AFTER TREATMENT (KDAT) PT LUMBER FRAMING, REFER TO DETAILS SHEET A-143.

04 NEW CONCRETE STEP CAST IN PLACE REFER TO DETAILS.

MESH FOUNDATION SCREEN COVERS. REFER TO 06/A-110

06 INSTALL NEW OUTDOOR SOLAR LIGHT FIXTURE AND INSTALL OUTDOOR POWER OUTLET. 07 ATTIC ACCESS PANEL MIN.

DETAIL 03/A-120 08 NEW CONCRETE TOPPING:

OPENING 22"X30", REFER TO

FORM AND POUR 3½ 3,000 PSI FIBERMESH CONCRETE TOPPING OVER EXTG. PATIO, BROOM FINISH. 09 WIRED DOOR BELL BOD: HEATH ZENITH (OR APPROVED EQUAL)

WIRED PUSH BUTTON #SL-604

WIRED DOOR CHIME #SL-2735 TRANSFORMER #SL-122 10 MAILBOX BOD: SALSBURY INDUSTRIES (OR APPROVED

EQUAL), TRADITIONAL MAILBOX -DECORATIVE - VERTICAL STYLE MODEL # 4625 11 NEW 18"X24" CRAWL SPACE ACCESS

OPENING. ACCESS DOOR BOD (OR EQUAL): CMI #90078-CHADS CRAWL HOLE VENTILATED ACCESS DOOR. REFER TO DETAIL 05/A-110

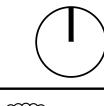
12 NEW 5X6 CONTINUOUS ALUMINUM GUTTERS AND 3X4 DOWNSPOUTS, COLOR TBD FROM MFR. STANDARD COLORS.

13 PROVIDE AN ACCESS PANEL FRAME $^{\mathsf{J}}$ and door to cover NeW ELECTRICAL PANEL. BOD: WG WOOD PRODUCTS #ACC-1 (OR EQUAL).

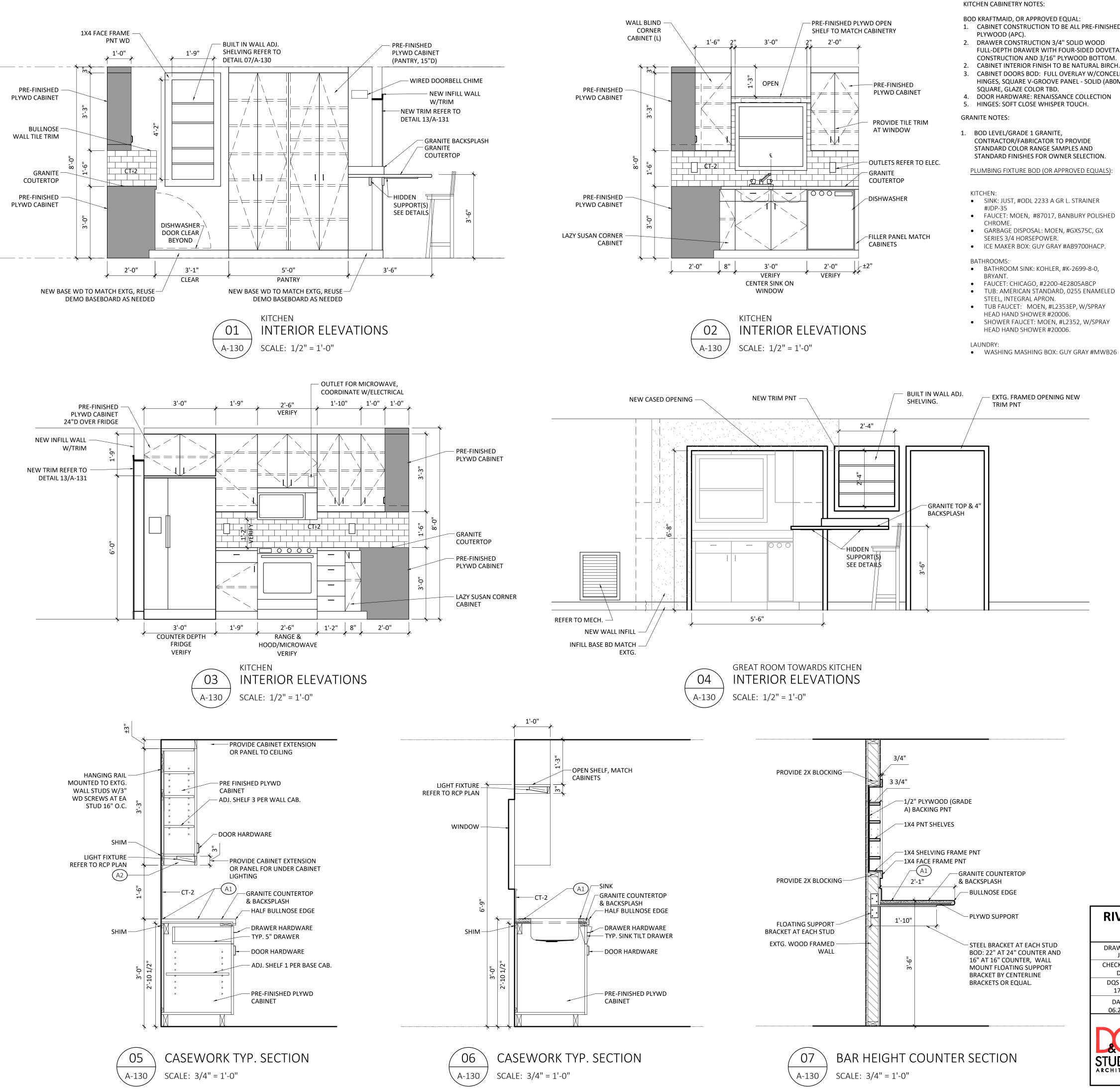
REFER TO INSTRUCTIONS TO BIDDERS AND BID TABULATION SHEET

ALT. #1: KITCHEN COUNTERTOPS ALTERNATE, SOLID SURFACE BASIS OF DESIGN, WILSONART, 1/2" THICKNESS, COLOR SELECTION FROM PRICE GROUP #2. WITH 4" BACKSPLASH.

PLYWOOD, PAINTED. 19/32" STRUCUTRAL-1 SHEATHING, EXPOSURE 1 RATED. ATTACH REGLET #1680-V (OR EQUAL).



RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (RBCDC) 950 HOUSE REMODEL DRAWN BY: 950 WEST 1ST STREET, DATE REVISIONS — ☆ — AR 97839 RIVIERA BEACH, FL. 33404 CHECKED BY: DD DQS PN#: 1712 DANIEL DIAZ DATE: AR # 97839 © 2018 by D & Q Studio, LLC. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D&Q STUDIO LLC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF D&Q STUDIO LLC. ANY SUCH UNAUTHORIZED USES WILL BE SOLIETY AT THE **RCP PLAN** PERMIT SET STUDIO LLC. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USER'S RISK AND D&Q STUDIO LLC WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE.



ROOM FINISH SCHEDULE 1. CABINET CONSTRUCTION TO BE ALL PRE-FINISHED

ULL BATH

BEDROOM

REAR LANAI

17

CLOSET

)	ROOM NAME	ROOM NO.	FLOOR	BASE	WALLS	CEILING	COMMENTS
OVETAIL FOM.	GARAGE	01	PNT-5	PVC	PNT -1	PNT - 4	
BIRCH.	MECH CL.	02	1				
	KITCHEN	03	VPT		CT-2/PNT-1		
(AB0M6)	FULL BATH	04	PT	ТВ	CT-1/BB/PNT -1		
ON	LINEN CL.	05	VPT		PNT -1		
	CLOSET	06	VPT		PNT -1		CLOSET MAID ORGANIZER #7880900
	HALLWAY	07	VPT		PNT -1		
	BEDROOM	80	VPT		PNT -1		
	GREAT RM	09	VPT	*WD	PNT -1/PNT-2		*USE DEMO BASEBOARD TO MATCH EXTG.
	FRONT LANAI	10	-				
١.	BEDROOM	11	VPT		PNT -1/PNT-2		
v.	CLOSET	12	VPT		PNT -1		CLOSET MAID ORGANIZER #208700
<u>.LS)</u> :	HALLWAY	13	VPT		PNT -1		

TB CT-1/BB/PNT -

PNT -1

PNT -1/PNT-2

VPT

VPT

FINISH LEGEND

CLOSET MAID ORGANIZER #7880800

ITEM TAG	DESCRIPTION	MFR./BASIS OF DESIGN	COMMENTS
FLOORING:			
VPT	VINYL PLANK TILE 6"X48"	VIVERO BETTER U4010 ARBOR ORCHARD LUXURY VINYL TILE - NATURAL, LOW GLOSS	PROPER EXPANSION SPACE MUST BE MAINTAINED THROUGHOUT THE INSTALLATION
PT	PORCELAIN MOSAIC TILE, 1" HEXAGON	DALTILE, KEYSTONES™ COLORBODY™ PORCELAIN MOSAICS, HEXAGON DK16, ARCTIC WHITE D617 AND BLACK D311	
BASE BOARD:			
TB	3X6 CERAMIC COVE BASE	DALTILE, RITTENHOUSE SQUARE™, ARCTIC WHITE#0190	BATHROOMS
PVC	4" PVC COMPOSITE BASE	ROYAL BUILDING PRODUCTS 5523	GARAGE
WALL TILE:			
CT-1		DALTILE, RITTENHOUSE SQUARE™, ARCTIC	BATHROOM WALL
CII	SAC CEDANNIC CENTI CLOCC	WHITE#0190	DATE WALL
CT-2	3X6 CERAMIC, SEMI-GLOSS	DALTILE, RITTENHOUSE SQUARE™, COLOR SELECTED FORM PRICE GROUP 2	KITCHEN BACKSPLASH
PAINT:			
PNT-1	INTERIOR, EGGSHELL		WALL COLOR
PNT-2	INTERIOR, EGGSHELL	SHERWIN WILLIAMS, EMERALD INTERIOR ACRYLIC LATEX PAINT, COLORS TBD	ACCENT WALL COLOR
PNT-3	INTERIOR, SEMI-GLOSS	Activitie LATEATAINT, COLORS TBB	TRIM
PNT-4	INTERIOR, SATIN		INTERIOR DOORS
PNT-5	INTERIOR, FLAT		CEILINGS
PNT-6	INTERIOR GARAGE FLOOR COATING	SHERWIN WILLIAMS, H&C® SHIELD-CRETE® WATER-BASED EPOXY, COLOR TBD	GARAGE FLOOR
PNT-7	EXTERIOR, EGGSHELL	SHERWIN WILLIAMS, EMERALD EXTERIOR ACRYLIC LATEX PAINT, COLOR TBD	EXTERIOR WALL COLOR
PNT-8	EXTERIOR, SEMI-GLOSS	SHERWIN WILLIAMS, SNAPDRY DOOR & TRIM PAINT, COLOR TBD	EXTERIOR DOOR & TRIM
BEADBOARD:			
ВВ	PVC BEADBOARD 4-1/4"X1/4"	PVC BEADBOARD BY PLASTIBEC #3021165, COLOR WHITE.	
	BEADBOARD TRIM CAP 13/16" X 1-5/8"	PVC BEADBOARD CAP BY PLASTIBEC, PVC COLONIAL WAINSCOTING #MLD3017043, COLOR WHITE.	

NOTE: ALL FINISHES PER SPECIFICATION OR APPROVED EQUAL, GC TO SUBMIT ALL PROPOSED SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW PAINT NOTES:

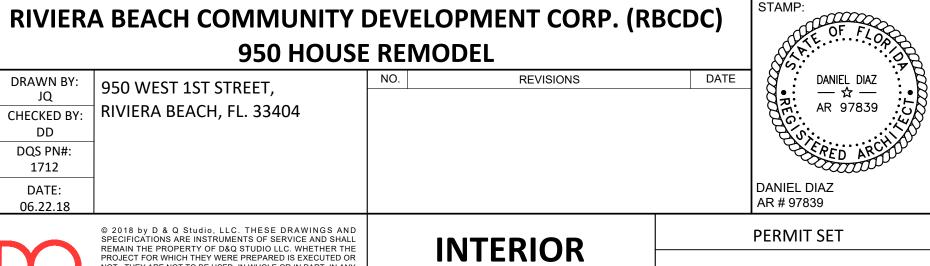
- 1. ALL INTERIOR AND EXTERIOR TO BE PAINTED, COLORS PER SCHEDULE.
- 2. ALL PAINT TO BE 1 COAT PRIMER AND 2 COATS FINISH PAINT, UNO.
- 1. FOR TYPICAL INTERIOR PATCHING AND NEW INFILL WALLS BOD: MIN. 1/2" (MATCH EXTG. GWB THICKNESS) USG SHEETROCK BRAND GYPSUM PANELS, OR EQUAL.
- WATER RESISTANT GWB BOD: USG SHEETROCK BRAND ULTRALIGHT PANELS MOLD TOUGH, OR EQUAL
- WALL TILE BACKER BOARD BOD: USG DUROCK BRAND GLASS-MAT TILE BACKERBOARD OR USG DUROCK BRAND CEMENT BOARD,
- 4. NOTE ALL WALL SURFACES TO BE FINISHED TO LEVEL 4.

TILE NOTES:

- 1. DEMO EXTENT OF EXTG. WALL AS NECESSARY TO INSTALL ALL NEW PROPOSED TILE WORK.
- 2. SHOWER/TUB WALL TILE WATERPROOFING SYSTEM BOD: THE SCHLUTER®- KERDI-SHOWER-KIT AND THE KERDI-TUBKIT, OR APPROVED EQUAL.

APPLIANCES BOD OR APPROVED EQUALS:

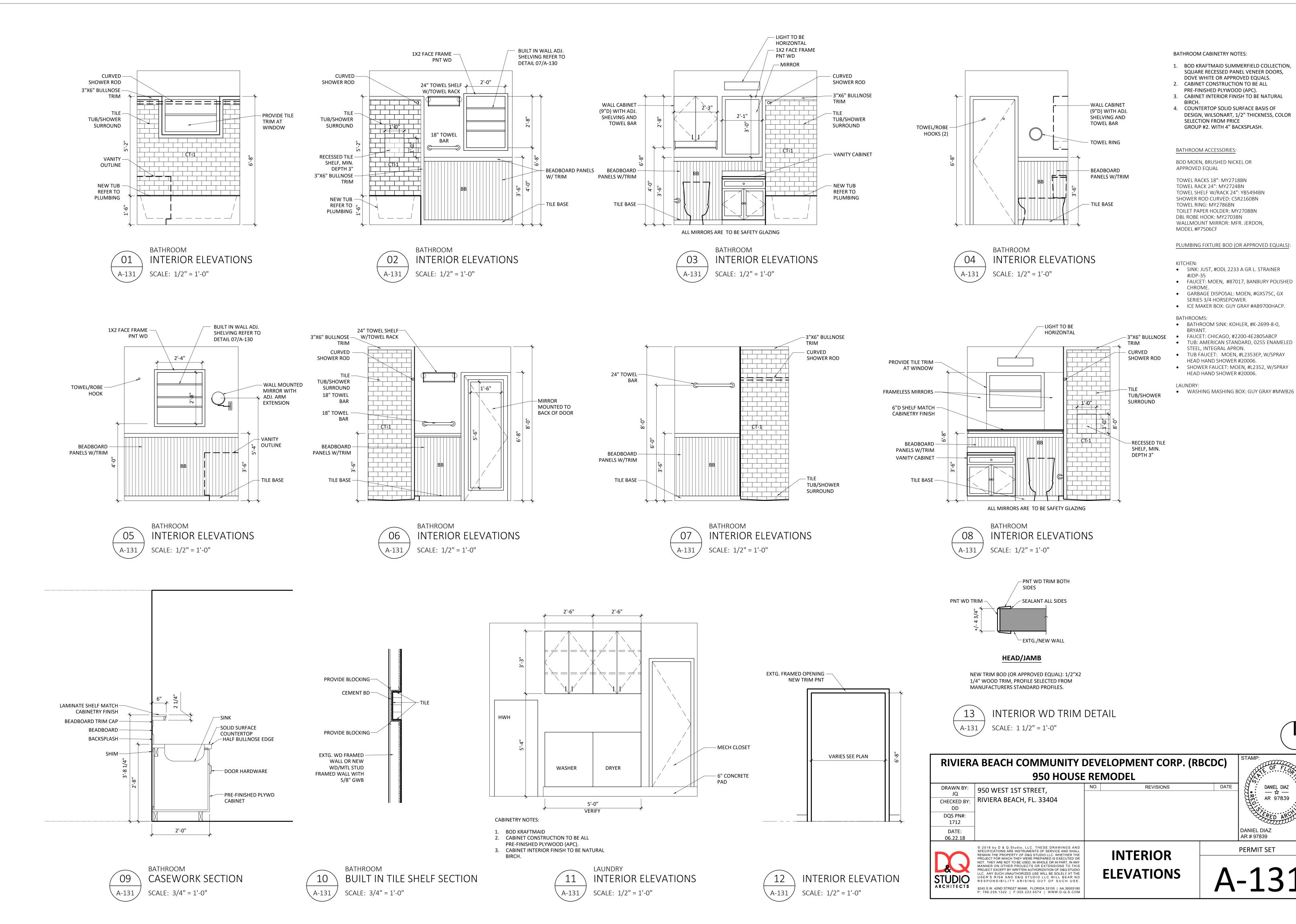
Range	LG	LRE3083	SS	Smooth top, electric
Fridge	LG	LSXC22426S	SS	Countertop depth
Dishwasher	LG	LDF5545	SS	
Microwave	LG	LMHM2237	SS	Over range w/ventilation
Washing Machine	LG	WT7200CW	White	5.0 cu.ft. Capacity Top Load Washer
Dryer	LG	DLE7200WE	White	7.3 cu.ft. Super Capacity Dryer





NOT. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF D&Q STUDIO LLC. ANY SUCH UNAUTHORIZED USE WILL BE SOLELY AT THE USER'S RISK AND D&Q STUDIO LLC WILL BEAR NO RESPONSIBILITY ARISING OUT OF SUCH USE. 8245 S.W. 42ND STREET MIAMI, FLORIDA 33155 | AA 26003190 P: 786.239.1322 | F:305.223.0574 | WWW.D-Q-S.COM

ELEVATIONS



CONCRETE

- Reinforced concrete has been designed in accordance with the Building Code
- Requirements for Structural Concrete (ACI 318) by the American Concrete Institute (ACI). 2. Slabs on grade shall be constructed in accordance with the Guide for Concrete Floor
- and Slab Construction (ACI 302.1R). 3. Mixing, transporting, and placing of concrete shall conform to the latest edition of the Specifications for Structural Concrete for Buildings (ACI 301). In case of a discrepancy, the plans and specifications shall
- 4. Concrete in the following areas shall have sand fine aggregate and normal weight, angular, coarse aggregates conforming to ASTM C33, and Type I Portland cement conforming to ASTM C150, to

			,
Location	28 Day Concrete Compressive Strength	Air Content	Water/Cement Ratio, Maximum
Footing and slab on grade	3000 psi	Optional	0.55 no air 0.45 with air

Maximum concrete slump shall be 6" without plasticizer and 9" with a plasticizer. Maximum water/cement ratio for air entrainment (6% + /- 1%) shall be 0.45. Pearock mixes are not to be used in slabs.

5. Concrete cover/protection for nonprestressed reinforcement shall conform to the following:

Cast against and permanently exposed to earth	3.00"
Exposed to earth or weather: #5 bars and smaller #6 through #18 bars	1.50" 2.00"
Not exposed to weather or in contact with ground:	
Slabs, walls, joist: #11 bars and smaller	0.75"
Beams, girders, columns: Primary reinforcement, ties, stirrups, spirals	1.50"

MANUFACTURED METAL CONNECTORS

- 1. Prefabricated and manufactured metal connectors, straps, anchors, ties and hangers shall be hot dipped galvanized to conform to ASTM A525, G90, uno.
- 2. Where the specified connector has been substituted, the Contractor shall submit manufacturer's information that shows that the substitute is equal to, or better than, the substituted connector.

GENERAL STRUCTURAL NOTES

GENERAL

- 1. The Structural Drawings shall be read in conjunction with the other Contract Documents which include, but are not limited to, Architectural, Site, Civil, Electrical and Mechanical Drawings, and the Specifications. Report any discrepancies between Contract Documents to the Architect before proceeding.
- 2. These general notes are to be read in conjunction with the notes on other structural drawings.
- All work shall be in accordance with the FBC (FLORIDA BUILDING CODE), SIXTH EDITION (2017) All referenced standards and codes shall be as listed in the Florida Building Code 2017.

COORDINATION WITH OTHER TRADES

- Where new work is to be fitted to old work, the Contractor shall check all dimensions and conditions in the field, and report any errors or discrepancies to the Structural Engineer prior to the fabrication and erection of any new members. The contractor has the responsibility for the correctness and fit of the new parts to the old part.
- 2. The Contractor shall coordinate and check all dimensions relating to architectural finishes, structural framing, mechanical openings, equipment, etc. The Structural Engineer and Architect shall be notified of any discrepancies before proceeding with work in any area under question.
- 3. The Contractor shall relocate all mechanical piping, ducts, equipment, electrical conduits, wiring and plumbing as indicated which interfere with the proposed construction. Service shall be maintained to all equipment which is served by mechanical, electrical or plumbing conduit being relocated.

MASONRY

- 1. Structural masonry has been designed in accordance with the ACI Building Code Requirements for Masonry Structures (ACI 530/ASCE 5.
- 2. Concrete masonry construction shall conform to the ACI Specification for Masonry Structures (ACI 530.1/ASCE 6).
- 3. Concrete masonry construction shall have a minimum compressive strength (f'm) of 1900 psi at 28 days. Mortar shall be type S for interior non-load bearing walls. For all load bearing walls, mortar shall be type M or S proportioned in accordance with ASTM C270, with a 28 day compressive strength of 2150 psi minimum. Portland cement-lime without air entrainment shall be used in the mortar mix.
- 4. Masonry grout shall be a high slump mix having a minimum 28 day compressive strength of 2500 psi. Grout to conform to ASTM C-476. Concrete shall not be used in lieu of masonry grout.
- 5. Lap splices in reinforcing bars to be 48x bar diameter.
- 6. Provide hot-dipped, 9 gauge min., ladder type horizontal joint reinforcement at 16" o.c. vertically unless otherwise noted, or at 8" spacing at the following locations:
 - a. two bed joints above and below all openings, extending reinforcement a minimum 24" each side of opening.
- Masonry reinforcement shall extend from footing to tie, or bond, beam at top of wall.
- 8. Concrete masonry shall be laid in a running bond pattern.

REINFORCING STEEL

- 1. Reinforcing bar detailing, fabricating, and placing shall conform to the latest edition of the following standards: Specifications for Structural Concrete for Buildings (ACI 301), ACI Detailing Manual (SP66) The latest editions of Concrete Reinforcing Steel Institute's Reinforcing Bar Detailing and Placing Reinforcing Bars may also be used.
- 2. Reinforcing steel shall be deformed bars of new billet steel conforming to ASTM A615 and shall have a minimum yield strength of 60,000 psi.

DESIGN LOADING PER FBC 2017.

ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 20 PSF

INTERNAL PRESSURE COEFFICIENT = +/- 0.18

BASIC ULTIMATE WIND SPEED = 170 MPH (132 MPH ASD) ULTIMATE WIND PRESSURE (Lateral Force Resisting System) = 36 PSF ULTIMATE WIND PRESSURE (Component and Cladding) = 44 PSF WIND LOAD IMPORTANCE FACTOR (I) = 1.0WIND EXPOSURE B RISK CATEGORY II WIND ZONE WIDTH a = 3'-0" 7 DEG.< SLOPE <27 DEG.

Kd = 0.85

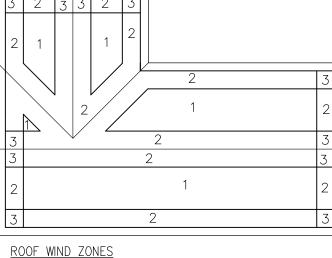
MEAN ROOF HEIGHT <=	15 FT	
COMPONENT AND CLAD	DING WIND PRESSURE	S 7 DEG.< SLOPE <27 DEG.
		TRIBUTARY AREA (SQ. FT.)

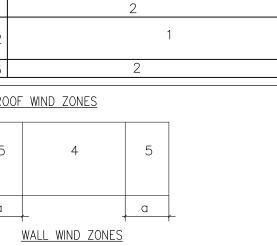
00		BIII IIII IIII		
			TRIBUTARY AF	REA (SQ. FT.)
AREA	ZONE		10	20
MAIN ROOF	1,2&3	PRESSURE psf	30	29
	1	SUCTION psf	-48	-47
	2	SUCTION psf	-83	-80
	3	SUCTION psf	-122	-119
OVERHANG	2	SUCTION psf	-105	-105
	3	SUCTION psf	-171	-165

TABLE 1: ULTIMATE ROOF COMPONENT AND CLADDING PRESSURES

ZONE	AREA	10 SF	50 SF
4&5	PRESSURE psf	31	30
4	SUCTION psf	-31	-30
5	SUCTION psf	-38	-37

TABLE 2: SERVICE WIND PRESSURES ON WALLS/OPENINGS

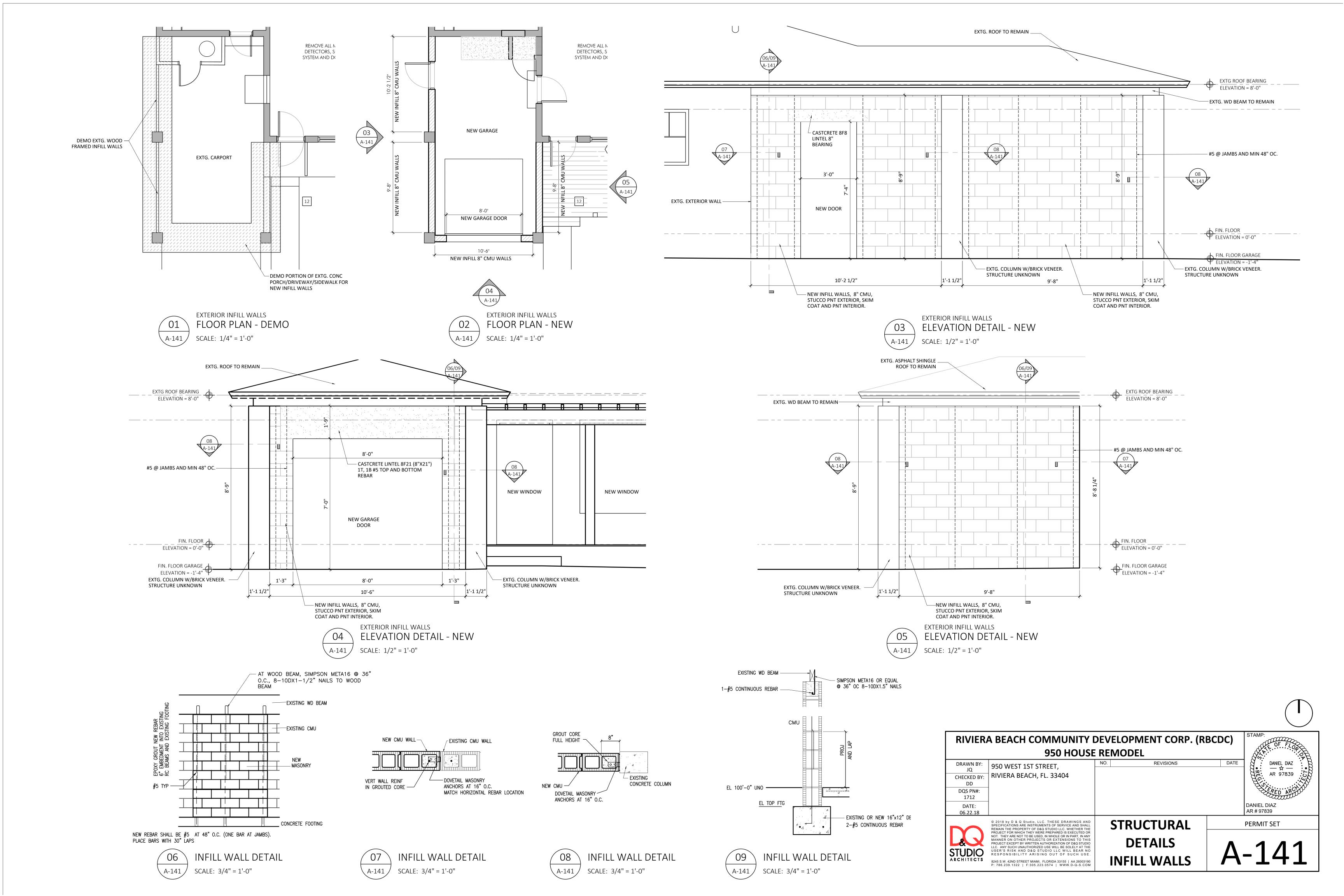


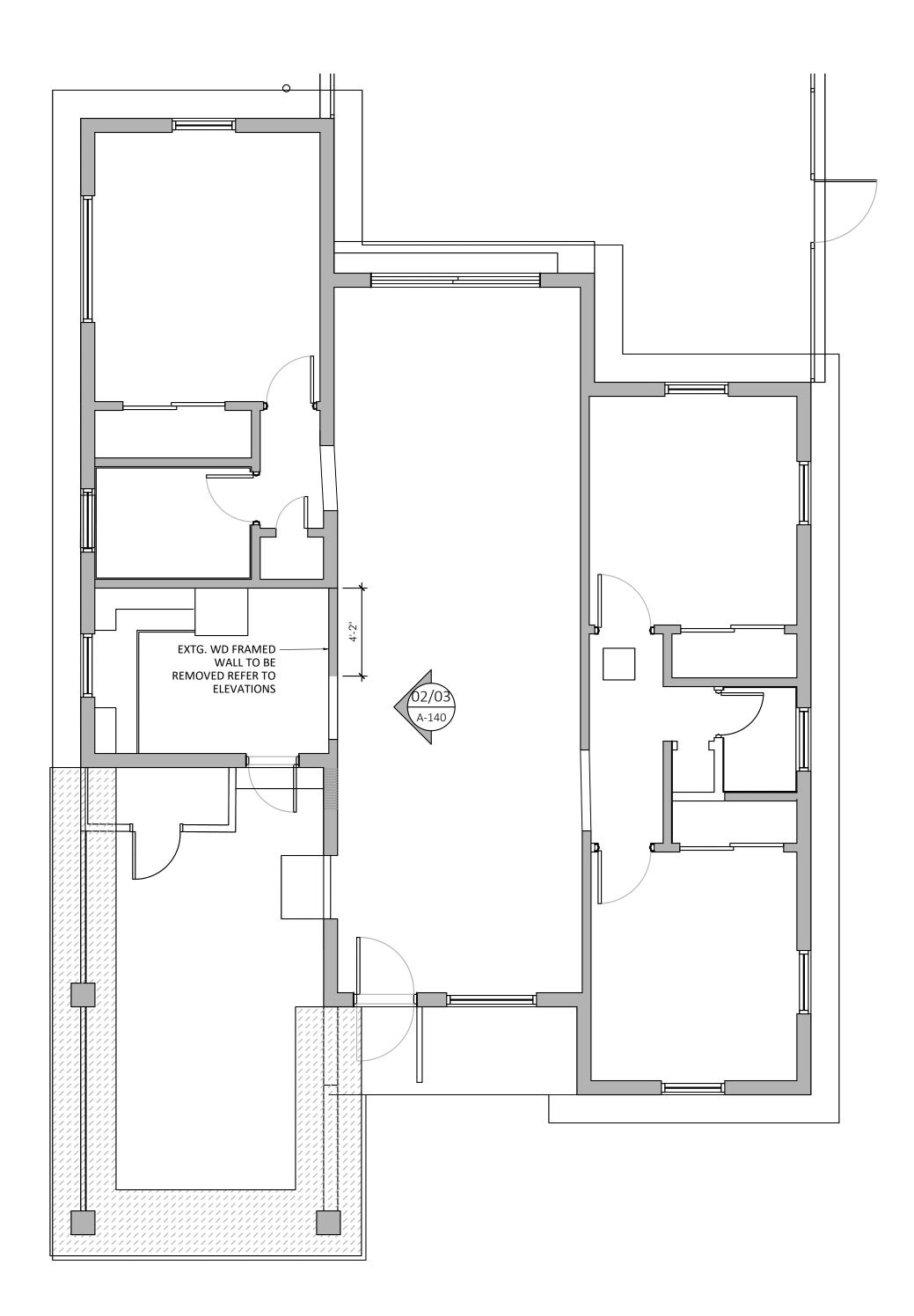




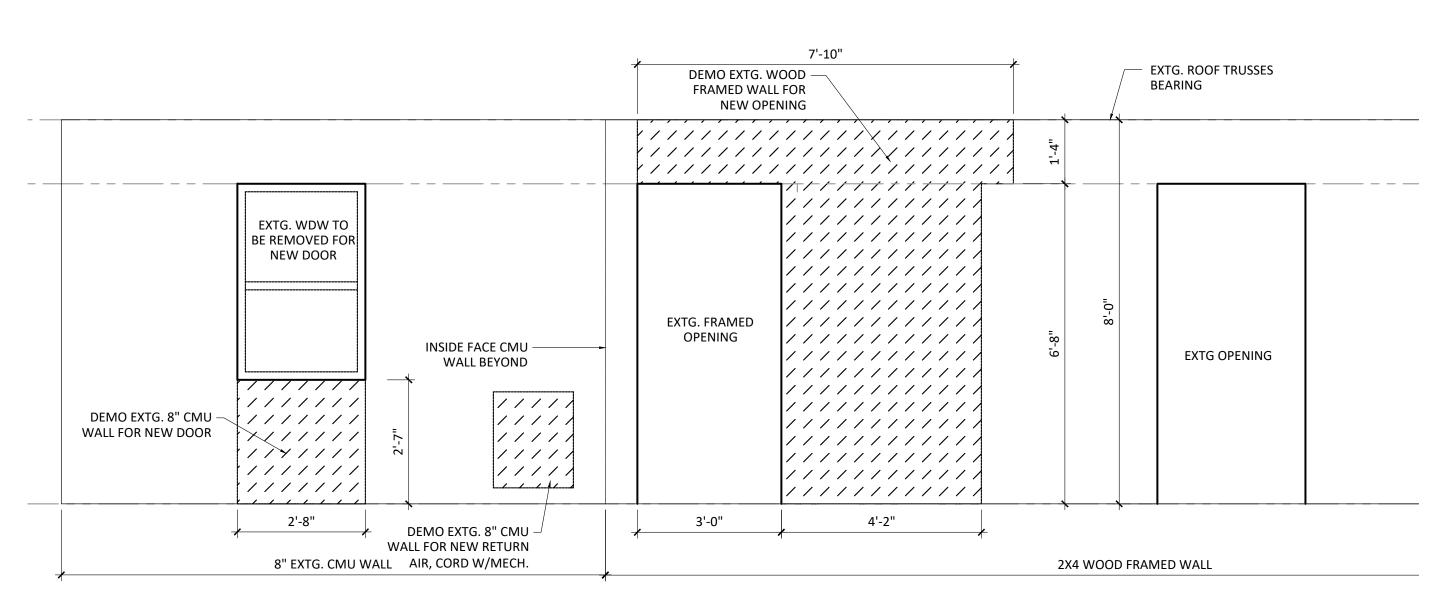
RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (RBCDC) 950 HOUSE REMODEL DATE REVISIONS 950 WEST 1ST STREET, RIVIERA BEACH, FL. 33404 CHECKED BY: DD DQS PN#: 1712 DANIEL DIAZ AR # 97839 © 2018 by D & Q Studio, LLC. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D&Q STUDIO LLC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR **STRUCTURAL** PERMIT SET NOT. THEY ARE NOT TO BE USED, IN WHOLE OR IN PART, IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF D&Q STUDIO **NOTES** STUDIO

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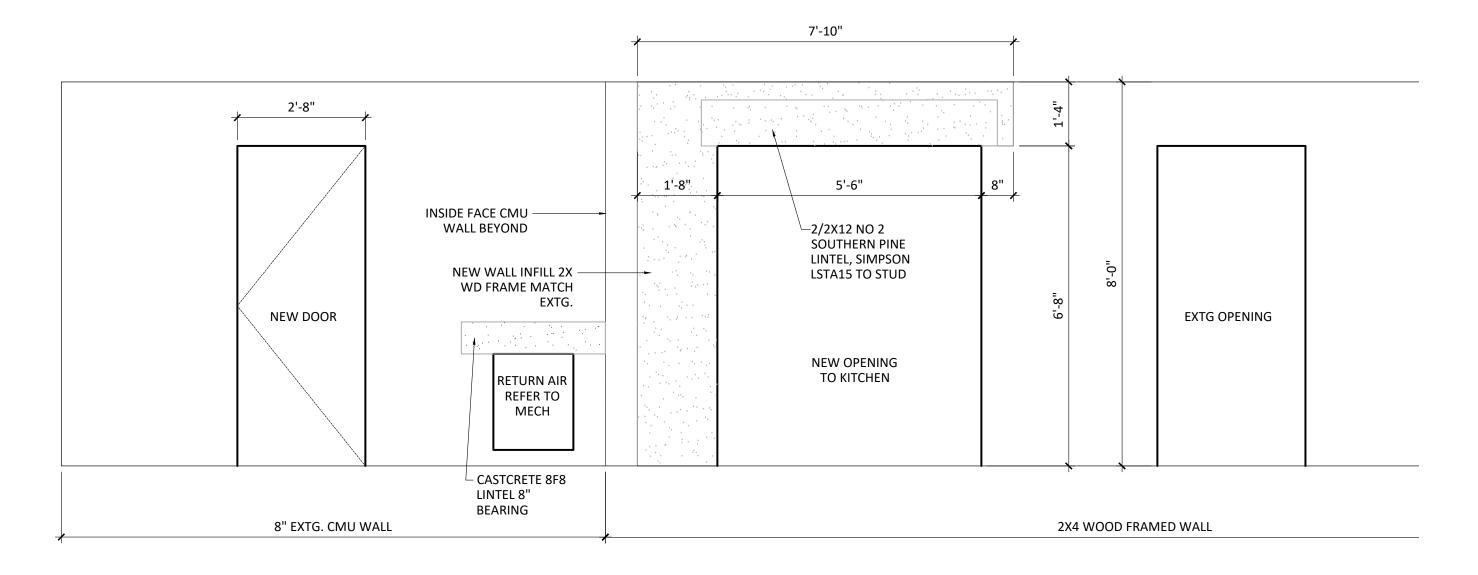






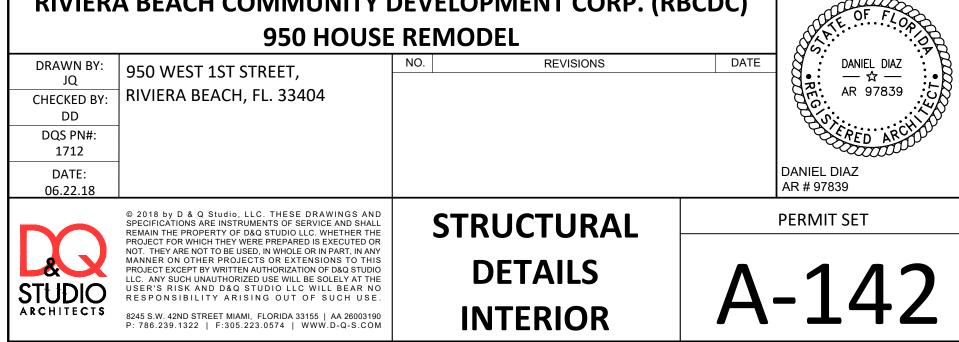


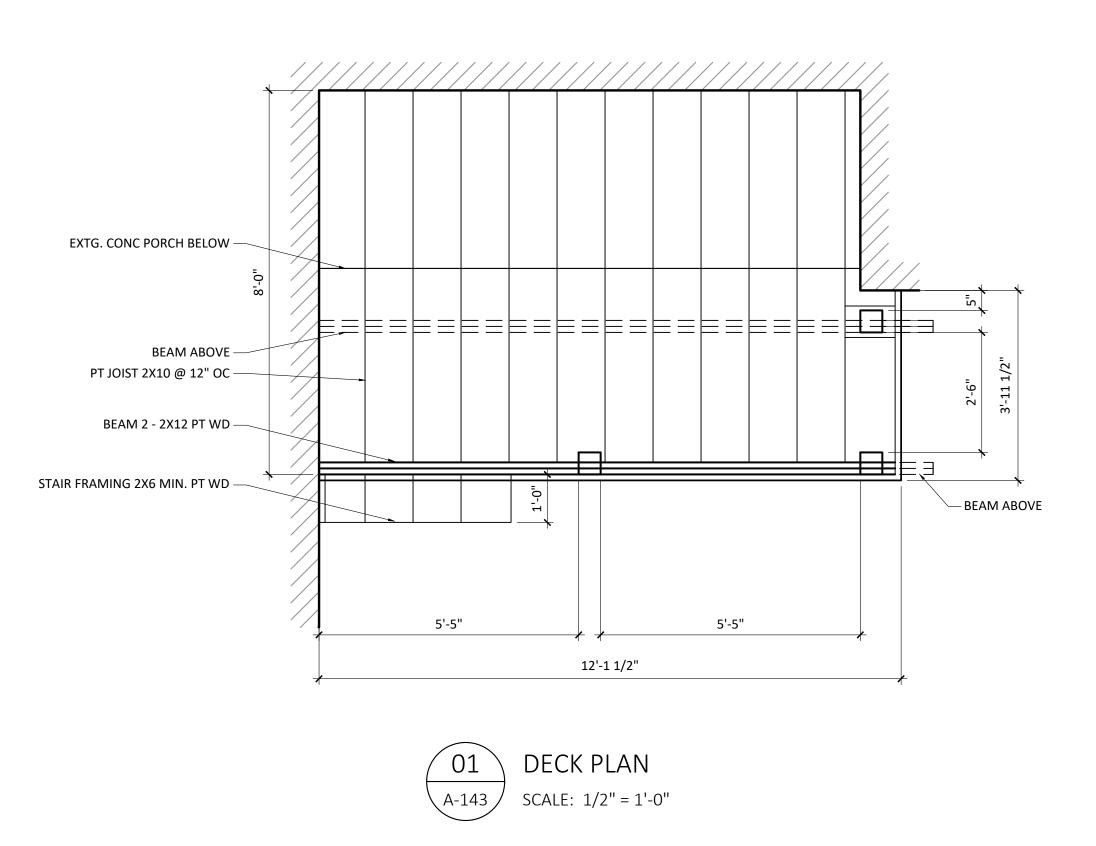
O2 ELEVATION DETAIL - DEMO
SCALE: 1/2" = 1'-0"

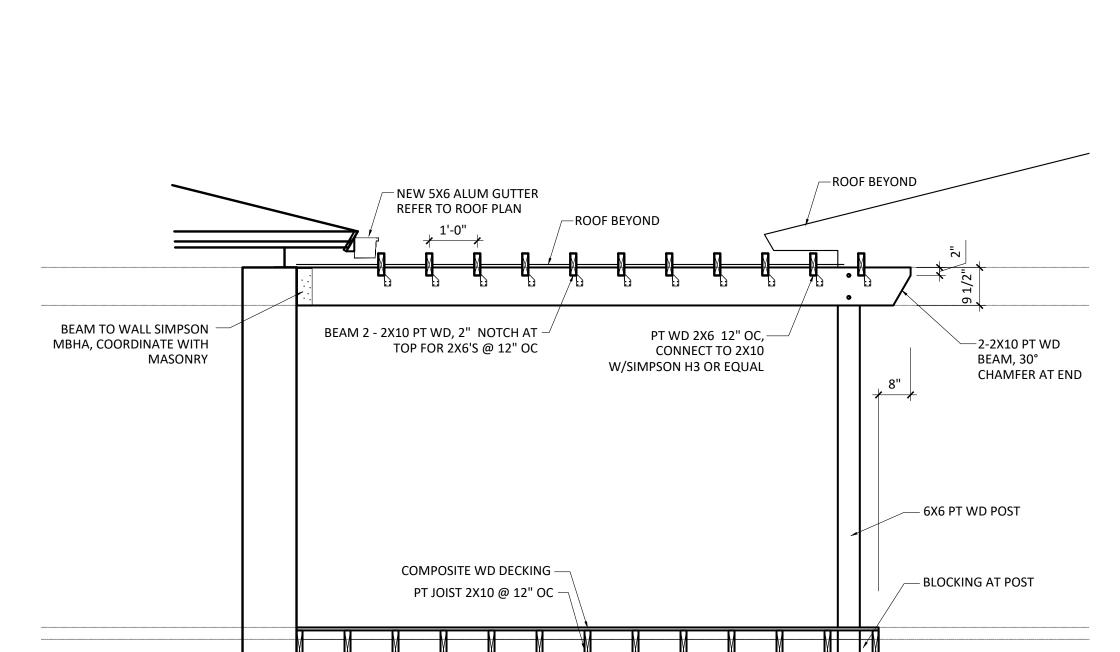


O3 ELEVATION DETAIL - NEW
SCALE: 1/2" = 1'-0"









PT WD 2X6 12" OC, — CONNECT TO 2X10

NEW 5X6 ALUM GUTTER — EXTG. ROOF —

— ALIGN TOP OF _______2-2X10 PT WD BEAM TOP OF BEAM

2X10 JOIST @ 12" OC, NOTCH AT EXTG. CONC PORCH

JOIST HANGER, SIMPSON LUS26 OR EQUAL, MIN, 4-10D EA. JOIST AND BEAM.

— JOIST HANGER SIMPSON HU210, FASTEN TO CONCRETE WITH 1/4"X1

—2X10 JOIST @ 12" OC, NOTCH AT EXTG. CONC PORCH

EXTG. CONC PORCH

DECK AND TRELLIS NOTES:

EQUALS.

1. ALL FRAMING AND TRELLIS TO BE KILN DRIED AFTER TREATMENT (KDAT) PT LUMBER. 2. ALL DECKING TO BE COMPOSITE WD, BOD: TREX SELECT® COMPOSITE DECKING, 1X6, SQUARE EDGE, COLOR TO BE SADDLE. OR APPROVED

3. ATTACH COMPOSITE WD TO PT WD WITH 3" COMPOSITE DECK SCREWS COLOR MATCHED.

1- 3/4" CONCRETE/MASONRY

2-2X10 PR WD BLOCKING AT POST SIMPSON LUS26 OR EQUAL, MIN, 4-10D EA. JOIST AND BEAM.

— NOTCH POST FOR WD BEAM (2 -2X12) 1/2" DIA HOT DIPPED GALV STEEL THROUGH BOLTS, 2 PER POST

COMPOSITE WD DECKING

– 6X6 PT WD POST

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

1'-4"

02

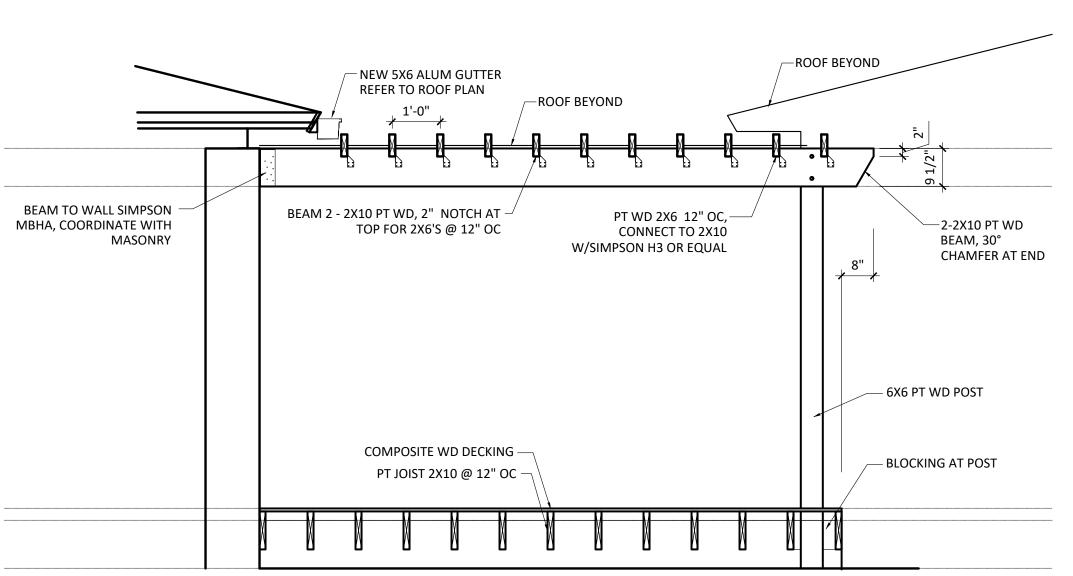
W/SIMPSON H3 OR EQUAL

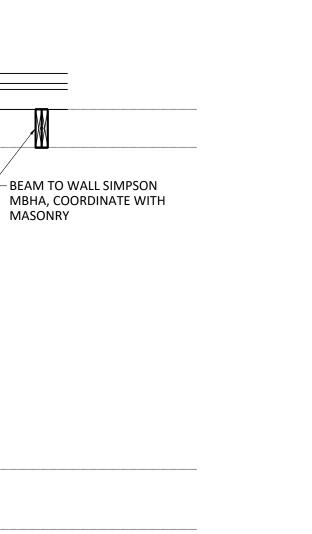
BEAM 2 - 2X10 PT WD, 2" NOTCH AT — TOP FOR 2X6'S @ 12" OC NOTCH POST FOR WD BEAM, 1/2" DIA — HOT DIPPED GALV STEEL THROUGH BOLTS, 2 PER POST

POST BASE CAST INTO FTG., – SIMPSON EPB46 OR EQUAL. SLOPE TOP OF FTG TO DRAIN -

FIN GRADE ¬

16"X16" W/2-# 5 TOP AND BOTTOM -

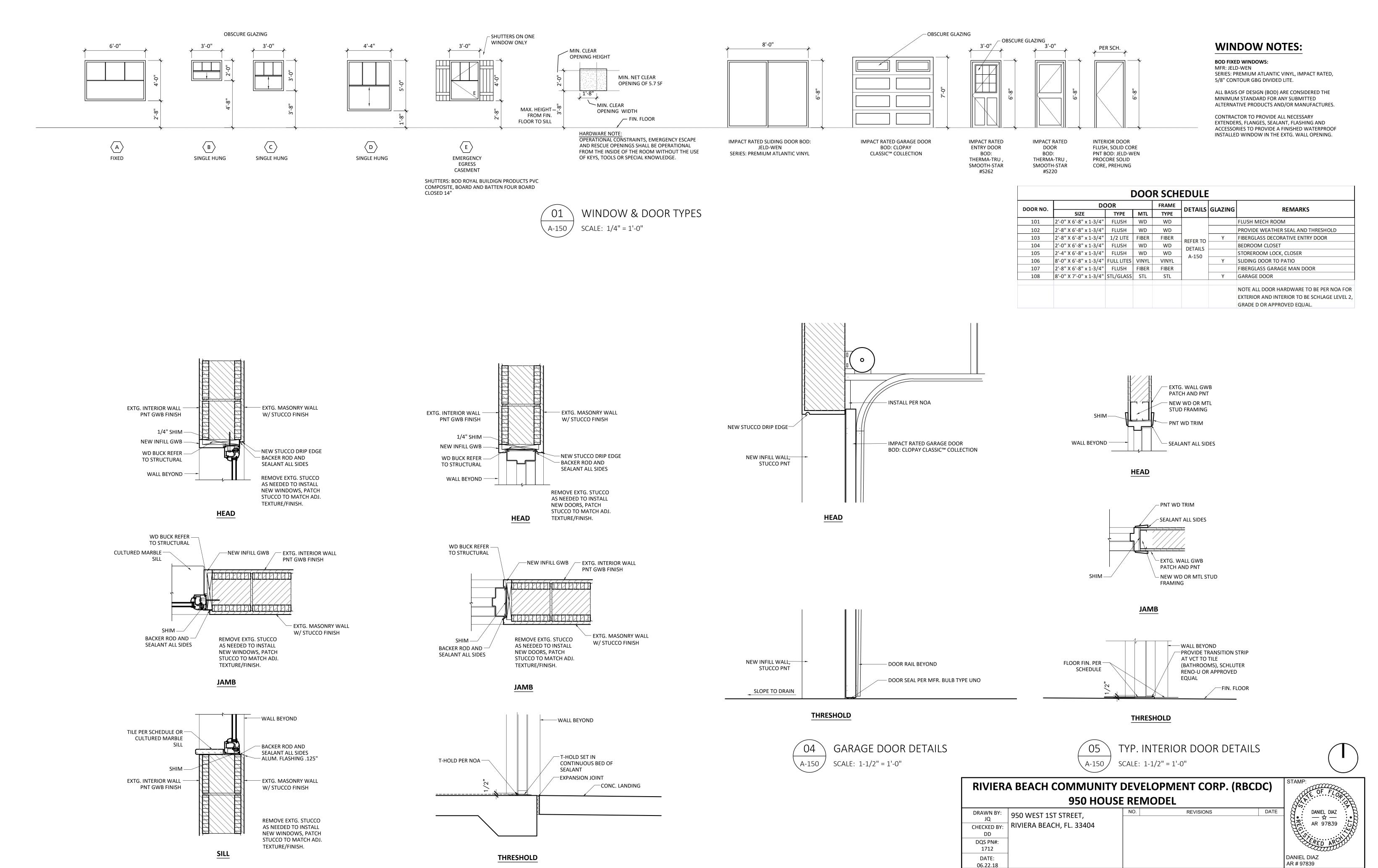




MASONRY

DECK SECTION

RIVIER	STAMP: OF F/			
DRAWN BY: JQ	950 WEST 1ST STREET,	DATE	DANIEL DIAZ	
CHECKED BY: DD	RIVIERA BEACH, FL. 33404			AR 97839
DQS PN#: 1712				RED ARCO
DATE: 06.22.18				DANIEL DIAZ AR # 97839
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TYP. EXTERIOR DOOR DETAILS

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

A-150

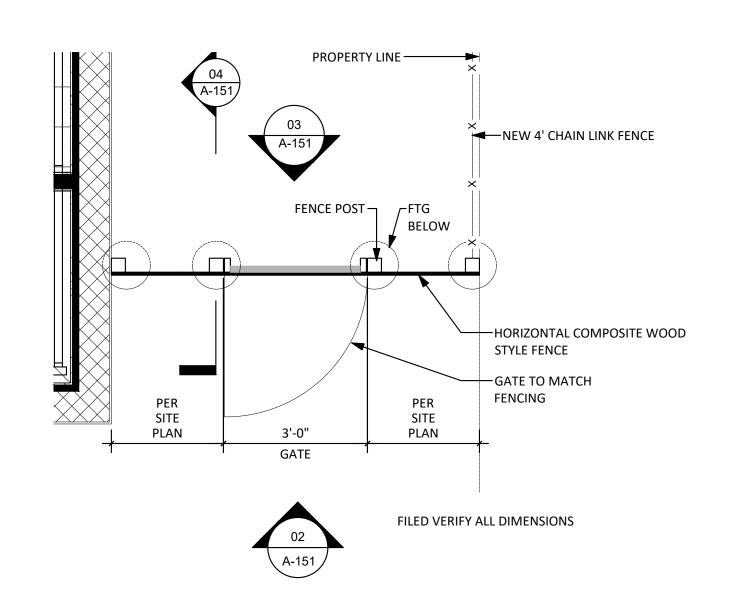
TYP. WINDOW DETAILS

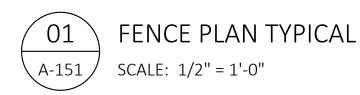
SCALE: 1-1/2" = 1'-0"

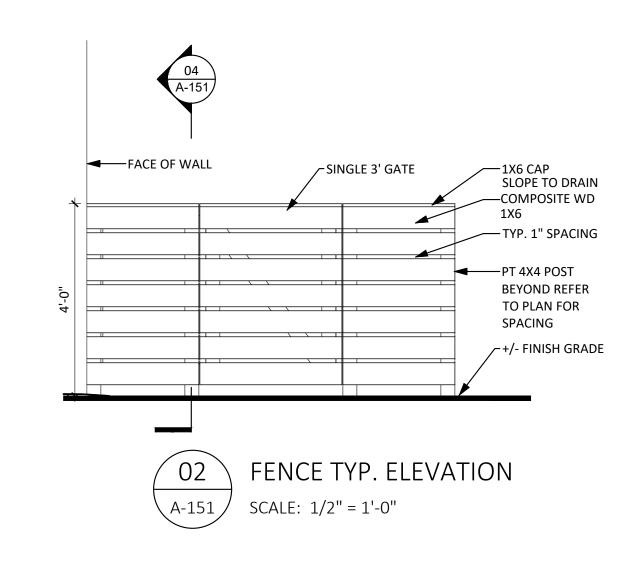
A-150

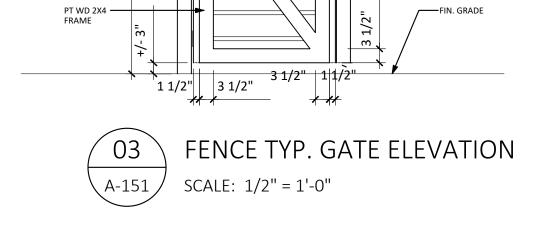
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1X6 SLOPE —

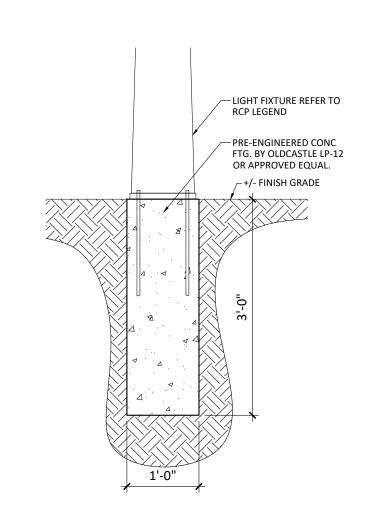
TO DRAIN

HINGES (3 X EA GATE) BY NATIONAL HARDWARE #N109-021, BLACK

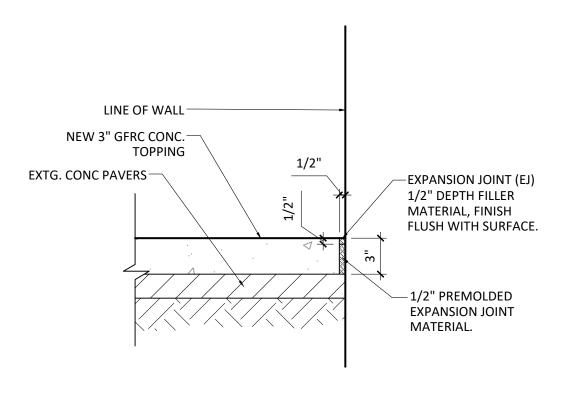
PT WD 4X4 —— POST _ —NOMINAL, ALLOW FOR HINGES/HDWR

PROVIDE PT BLOCKING BEHIND

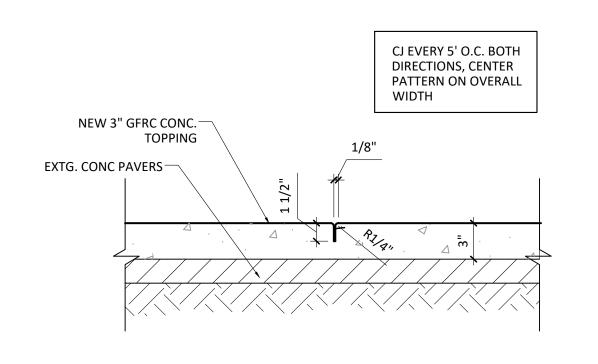
HARDWARE #N100-056, BLACK



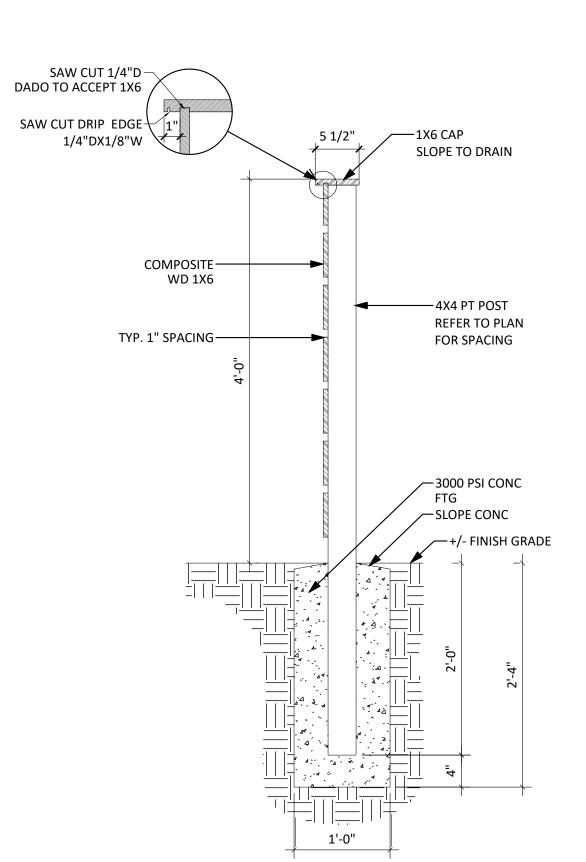






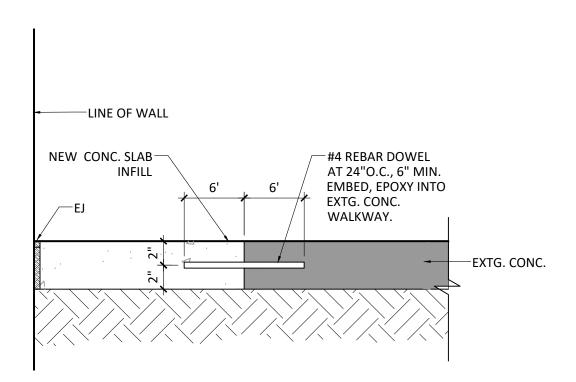




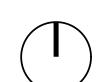


FENCE TYP. POST SECTION

SCALE: 1" = 1'-0"



08 CONC. DETAIL
SCALE: 1 1/2" = 1'-0"



FENCING NOTES:

1. ALL FRAMING TO BE PT WOOD.

2. ATTACH COMPOSITE WD TO PT WD WITH 3"

SADDLE. OR APPROVED EQUALS.

COMPOSITE DECK SCREWS COLOR MATCHED.

3. COMPOSITE WD BOD: TREX SELECT® COMPOSITE

DECKING, 1X6, SQUARE EDGE, COLOR TO BE

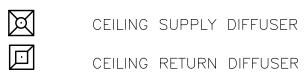
RIVIER	RIVIERA BEACH COMMUNITY DEVELOPMENT CORP. (RBCDC) 950 HOUSE REMODEL									
DRAWN BY: JQ CHECKED BY: DD DQS PN#: 1712 DATE:	950 WEST 1ST STREET, RIVIERA BEACH, FL. 33404	NO. REVISIONS	DANIEL DIAZ AR 97839 DANIEL DIAZ AR 97839 DANIEL DIAZ AR # 97839							
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HVAC GENERAL NOTES

- GENERAL
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA
- BUILDING CODE (MECHANICAL 2017 6TH ED.) AND WITH ALL APPLICABLE REGULATIONS. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC WORK. ARRANGE AND PAY FOR ALL PERMITS LICENSES, INSPECTIONS AND TESTS.
- OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR. ALL COMPRESSORS SHALL BE GUARANTEED FOR 5 YEARS MINIMUM.
- 2. DESIGN PARAMETERS:
- INDOOR DESIGN TEMPERATURE (SUMMER): 78F DB B. INDOOR DESIGN TEMPERATURE (WINTER): 72F DB
- 3. ALL THERMOSTATS SHALL HAVE HEATING MODE MAXIMUM SETTING OF 75 F, AND COOLING MODE MINIMUM SETTING OF 70 F. THE THERMOSTAT SHALL BE ARRANGED TO PREVENT THE SIMULTANEOUS OPERATION OF HEATING AND COOLING.
- 4. ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
- 5. EQUIPMENT SPECIFIED BY MANUFACTURER'S NUMBER SHALL INCLUDE ALL ACCESSORIES, CONTROLS, ETC., LISTED IN THE CATALOG AS STANDARD WITH THE EQUIPMENT. OPTIONAL OR ADDITIONAL ACCESSORIES SHALL BE FURNISHED AS
- A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.
- A. ALL SUPPLY AIR DUCTWORK SHALL BE 1" THICK FIBERGLASS
 - DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBROUS GLASS DUCT MANUAL". R-4.2 MIN.
 - B. ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAGE.
 - D. FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER. $\hat{R}-6.0$ MIN.

C. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.

- 7. CONTROLS: AIR CONDITIONING UNITS SHALL BE STARTED AND STOPPED THRU INDIVIDUAL PROGRAMMABLE THERMOSTAT. INDIVIDUAL THERMOSTATS SHALL START/STOP FANS AND ACTIVATE COOLING/HEATING SYSTEMS AS SELECTED.
- 8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO

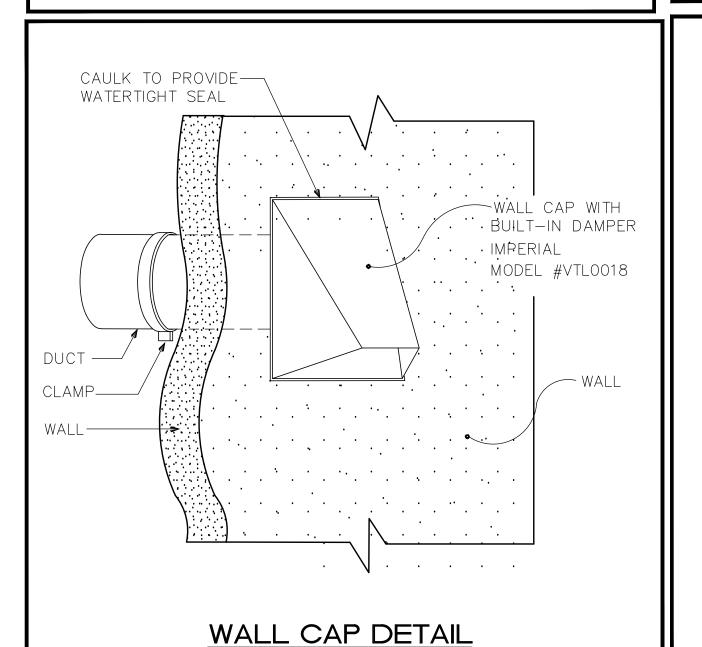


CEILING SUPPLY DIFFUSER

WALL SUPPLY GRILL

PROGRAMABLE T-STAT.

NEW FLEXIBLE DUCT, U.L. CLASS 1 (R-6)



NOT TO SCALE

AIR DISTRIBUTION SCHEDULE

DIFFUSER TYPE

CFM DIFFUSER CFM

NOTES:

TAG MANUFACTURER & MODEL NO.

TITUS 300/350

TITUS 250-AA

1. ALL GRILLS MUST BE APPROVED BY OWNER/ARCHITECT.

OPPOSED BLADE DAMPER

ALUMINUM RETURN GRILL

ALUMINUM DIFFUSER

SPLIT SYSTEM SCHEDULE

AIR HANDLING UNIT							AIR COOLED CONDENSING UNIT								SYSTEM DATA										
MARK	MODEL	CFM	ESP	FAN	HEATER	٦	UNIT	MAX	WT	MARK	MODEL	WT	ELECTRICAL	COMP	RESSOR		FAN		UNIT	MAX	CAPACI	ГҮ	SEER	REF. L	INES
	NO.	TOTAL		HP	KW	STEP	MCA	моср	LBS		NO.	LBS	VOLTS-PH-HZ	QTY.	TONS	RLA	QTY	FLA	MCA	МОСР	тмвн	SMBH		SUCTION	LIQUID
AHU-1	TRANE TEM6A0B30	1000	0.4	1/3	9.6	1	54	60	140	CU-1	TRANE 4TTR6030	205	240-1-60	1	2.5	9.1	1	0.93	12	20	29.2	22.7	16.5	3/4	3/8

SPLIT SYSTEM NOTES:

- OUTSIDE AIR DESIGN CONDITIONS: 91°FDB 79°FDB.
- PROVIDE A/C UNITS WITH PROGRAMMABLE HEATING AND COOLING THERMOSTAT WITH ON-OFF SWITCH SUB-BASE. (WIRED AND INSTALLED BY ELECTRICAL CONTRACTOR)
- PROVIDE PROPER VIBRATION ISOLATORS AS PER ISOLATION MANUFACTURER'S RECOMMENDATIONS. PROVIDE FILTER RACK UNDER
- INSTALL CHEMICAL DRYER AND STRAINER IN REFRIGERANT LIQUID LINES. PROVIDE BUILT-IN DISCONNECT WITH ALL AIR HANDLING UNITS.
- 6. MATERIALS:

N.T.S.

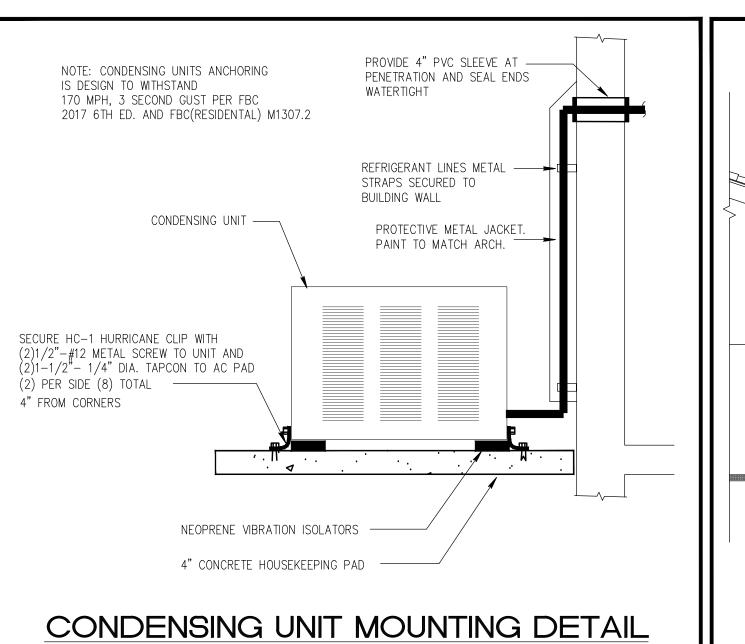
TYPICAL Z BAR AND WIRE DUCT

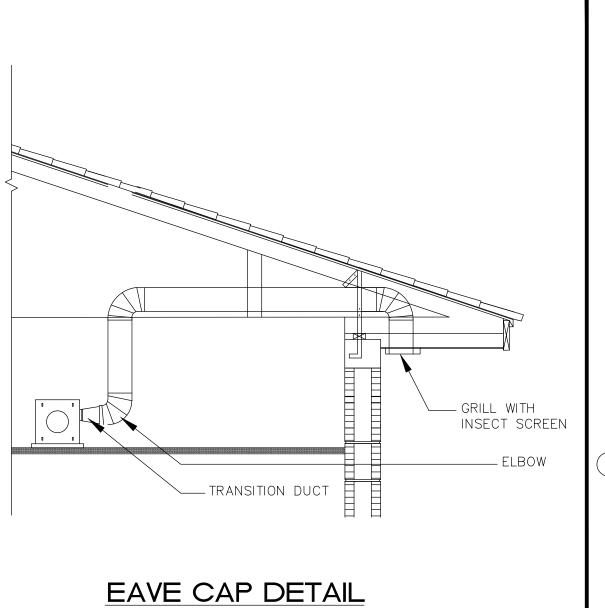
HANGING DETAIL

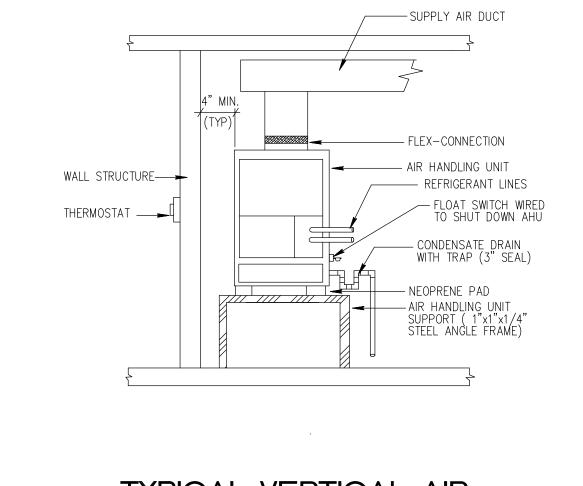
- SECURE WIRE

10"ø MAX.

- A. REFRIGERANT PIPING: SHALL BE TYPE L SOFT DRAWN, COPPER TUBING, DEHYDRATED FOR REFRIGERANT USE. SIZED AS SHOWN ON DRAWINGS OR AS
- PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. B. INSULATION: REFRIGERANT SUCTION PIPING AND CONDENSATE PIPES SHALL BE INSULATED WITH 3/4" THICK FOAMED PLASTIC INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED IN PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS WITH MANUFACTURER'S APPROVED ADHESIVE AND GREY TAPE.







TYPICAL VERTICAL AIR UNIT DETAIL

1. PROVIDE MINIMUM 4" SERVICE/ MAINTENANCE AREA AROUND AIR HANDLING UNIT. 2. PROVIDE FLOAT SWITCH IN DRAINPAN WIRED TO SHUT DOWN AC UNIT IN CASE OF CONDENSATE STOPPAGE.

DR NC | WEIGHT SERVICE WATTS AMP VOLTS-PH-HZ DRIVE 0.3 12.1 PANASONIC FV-08VK3 BATHROOM PROVIDE MOTOR STARTERS, DISDONNECTS AND ALL ASSOCIATED CONTROLS

MOTOR DATA

DRIVE SONES UNIT

GENERAL FAN NOTES:

SELECTION BASED ON

ON ALL FANS.
PROVIDE BACKDRAFT FOR ALL EXHAUST FANS

HANG DUCTS ACCORDING

TO SMACNA STANDARDS

TYPICAL HANGING STRAP AND SADDLE HANGING DETAIL

1. HORIZONTAL DUCT SHALL BE SUPPORT AT INTERVALS NOT GREATER THAN 5 FEET 2. DUCT SAG BETWEEN SUPPORT SHALL NOT BE EXCEED 1/2" PER FOOT OF LENGTH 3. DUCT STRIP SHALL BE DIVERSITECH DUCT 1-3/4" POLYPROPYLENE HANGER STRAP

METHODS OF HANGING

DUCTS DETAIL

FAN SCHEDULE

FLEXIBLE DUCT SHALL BE SUPPORT PER FBC M1601.4.4.4

- FIELD ADJUST OPENINGS WITH STRUCTURE. PROVIDE BIRDSCREEN ON ALL INLETS AND OUTLETS.

TEL:(954) 461-4314 Fax:(954) 782-2036

Info@bachengineers.com

Viet Bach Nguyen, P.E.

Florida License #69753

CA#28826

BEDROOM 08

KITCHEN

01

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MECHANICAL PLAN

DRAWING KEYNOTES

(1) 4" BATHROOM EXHAUST THRU WALL EAVE WITH INSECT SCREEN AND 6X6 GRILL.

(3) 4" DRYER EXHAUST THRU WALL WITH BACK DAMPER AND WALL CAP. MINIMUM

FLOOD ELEVATION PER FMC-SECTION 301.16-2017 AND FBC 1612.4.2017.

(5) CONDENSER UNIT SLAB MUST BE THE SAME ELEVATION AS FINISH FLOOR, 12" ABOVE

臣三三司

QUEEN

A<u>(10X8</u>)

150 CFM

EEE

26 GAUGE SHEET METAL. DRYER EXHAUST LESS THAN 200 CFM.

(4) REFRIGERANT LINES ALONG WALL WITH LINE COVER.

(6) 20X24 RETURN AIR GRILL DUCTED TO AC UNIT.

200 CFM

AREA

SITTING AREA

GREAT ROOM

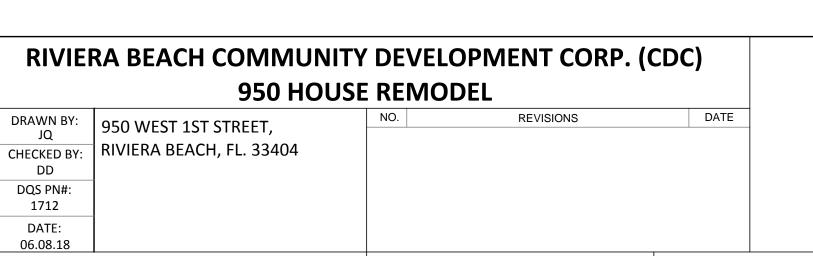
A<u>(10X8</u>) 175 CFM

LANAI

M-1

PERMIT SET





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- 1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2014, FLORIDA BUILDING CODE 2017 6TH ED. AND/OR ANY LOCAL CODES AND ORDINACES.
- 2. THE ELECTRICAL CONTRACTOR SHALL PAY ANY FEES, TAXES AND PERMIT FEES PERTAINING TO THE ELECTRICAL WORK.
- 3. THE ELECTRICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATION OF ALL EQUIPMENT. CONTRACTOR SHALL NOT SCALE PLANS.
- 4. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY AND ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS AS TO PROVIDE A COMPLETE ELECTRICAL INSTALLATION WITH ALL EQUIPMENT IN PROPER WORKING ORDER.
- 5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND ALL OTHER SUB-CONTRACTORS.
- 6. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE SO BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
- 7. ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF CERTIFICATE OF OCCUPANCY AND AS BY CONTRACT W/ OWNER.
- 8. ALL POWER AND CONTROL WIRING SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. 9. NOT USED
- 10. ALL EXTERIOR CIRCUITS SHALL BE IN PVC CONDUIT PROVIDED WITH A GREEN GROUND WIRE. 11. ALL DISCONNECT SWITCHES SHALL BE FUSED WITH CURRENT LIMITING FUSES. VERIFY
- FUSE SIZE WITH EQUIPMENT'S NAME PLATE WHERE APPLICABLE. 12. ALL PANELS SHALL HAVE TYPEWRITTEN DIRECTORIES INDICATING ALL CRCUITS.
- 13. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PLUGS AND CORDS AT ALL APPLIANCES INDICATED ON PLANS AND SCHEDULES.
- 14. ALL CONTRACTORS RESPONSIBLE FOR GENERATOR POWER.
- 15. ALL WIRES AND CABLES SHALL BE COPPER EXCEPT AS INDICATED.
- 16. FLEXIBLE WIRE CONNECTION TO C.U. SHALL NOT EXCEED 3 FT. IN LENGTTH.
- 17. CONTRACTOR SHALL PROVIDE LIGHTING FIXTURES AND AS PER LIGHTING FIXTURE SCHEDULE AND OBTAIN OWNER APPROVAL PRIOR TO SUBMITTING SHOP DRAWINGS.
- 19. ALL WIRE SIZES INDICATED ARE BASED THE USE OF COPPER CONDUCTORS. AT THE DEVELOPER'S OPTION ALUMINUM CONDUCTORS MAY BE USED FOR FEEDERS
- AND SERVICES WHERE THE FOLLOWING CONDITIONS ARE ADHERED TO: A. MINIMUM SIZE OF ALUMINUM SHALL BE #1 AWG (100A).
- B. ALL TERMINATIONS SHALL BE MADE WITH COMPRESSION TYPE FITTINGS. C. CONDUIT SIZES SHALL BE INCREASED ACCORDINGLY IN ORDER TO
- ACCOMODATE THE USE OF LARGER CONDUCTOR.
- D. GROUND CONDUCTORS SHALL NOT BE ALUMINUM.

ENTIRE BRANCH CIRCUIT AS PER NEC 2014 210-12(A).

- E. ALUMINUM CONDUCTORS SHALL NOT BE USED FOR BRANCH CIRCUIT WIRING. 20. TIME SWITCHES SHALL BE 120V, 24 HOUR ASTRONOMIC DIAL AS APPROVED BY DESIGNER. 21. ALL SMOKE DETECTORS SHOULD BE INTERCONNECTED. IN COMMON AREAS & SMOKE DETECTORS SHALL BE A COMBINATION IONIZATION / PHOTO ELECTRIC TYPE.
- 23. CONTRACTOR SHALL COORDINATE FUSE AND CKT. BREAKER SIZE AS PER EQUIPMENT NAME PLATE PRIOR TO ROUGH-IN CONTRACTOR SHALL COORDINATE WITH MECHANICAL
- CONTRACTOR SHOPDRAWINGS. 24. DRYER AND RANGE RECEPTACLES SHALL BE 120/240V, 10 4 WIRE TYPE. (PER NEC
- 25. LIGHT SWITCHES, OUTLETS, THERMOSTATS IN ACCESSIBLE LOCATIONS. NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FINISH FLOOR AND 44" WHERE BASE CABINETS.
- 26. EQUIPMENT GROUNDING CONDUCTOR IN WET LOCATIONS SHALL BE COOPER.

COUNTER-TOP SURFACES SHALL COMPLY WITH (2014 NEC) 210.52(B)(C)

- 28. 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
- 29. ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2014 406.12): IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, SUNROOM, BEDROOM, BATHROOM, LAUNDRY AND OUTDOOR AREA PER 551.71: ALL 125V, 12&25 AMP RECEPTACLES TO
- 30. ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2014 210-53(B). OUTLET SPACING FOR THE
- 31. 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 LIVING ROOM LIGHTING CIRCUIT. AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS. ALL STATIONS SHOWN OUTSIDE THE SLEEPING ROOMS SHALL BE AC WIRE-IN COMBINATION CARBON MONOXIDE & SMOKE ALARM WITH BATTERY BACKUP AND INDEPENDENT CO AND SMOKE SENSORS. LOCATE ALL COMBINATION CARBON MONOXIDE & SMOKE ALARM WITHIN 10'-0" OF EACH SLEEPING
- 32. ISLAND RECEPTACLE SHALL BE MOUNTED NOT MORE THAN 12" BELOW THE COUNTERTOP. THE RECEPTACLE SHALL BE LISTED FOR THE APPLICATION.
- 33. RECEPTACLES FOR HOOD AND MICROWAVE CONNECTION. FIELD COORDINATE EXACT LOCATION P PRIOR TO ROUGH IN.
- 34. ALL CONDUIT RUNS SHALL BE CONCEALED INSIDE WALL.

BATHROOM EXHAUST FAN

- 35. CHIME SHALL CONNECT TO PUSH BUTTON AT THE MAIN ENTRANCE. COORDINATE WIRING REQUIREMENTS WITH CHIME MANUFACTURER PRIOR TO BID/ROUGH IN
- SIMPLEX OUTLET (20A, +18"O.C. FROM A.F.F, U.N.D) RECESSED LIGHT FIXTURE DUPLEX RECEPT. (20A, +18"O.C. FROM A.F.F, U.N.D) EXTERIOR RECESSED LIGHT FIXTURE SPECIAL PURPOSE RECEPT. (30A,+18"O.C. A.F.F, U.N.D) RECESSED LIGHT FIXTURE (VAPOR PROOF) JUNCTION BOX **⊢**O− WALL MOUNTED LIGHT FIXTURE ⊢ EXTERIOR WALL MOUNTED LIGHT FIXTURE GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- TELEPHONE OUTLET (+18"O.C. A.F.F, U.N.D) JUNCTION BOX LIGHT SWITCH TV, CABLE BOX, SATELLITE BOX CONNECTION OUTLET 3-WAY LIGHT SWITCH HP RATED DISCONNECT (+60"O.C. A.F.F, U.N.D) DOOR BELL NEMA 3R FOR EXTERIOR AND NEMA 1 FOR INTERIOR. PANELBOARD (+60" A.F.F O.C OF PNL, U.N.D)
- ELECTRICAL METER (+60" A.F.F O.C OF MTR, U.N.D) FAN / LIGHT COMBO \$D SMOKE DETECTOR
 - SC CARBON MONOXIDE AND SMOKE DETECTOR COMBO
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AS PER FBC 2017 R404.1 RECESSED LUMINAIRES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AN LABELED AS PER FBC 2017 R402.4.5.

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 2014 210-12(B).

2. ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2014 406.11): IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, DEN, SUNROOM, BEDROOM, BATHROOM, LAUNDRY AND

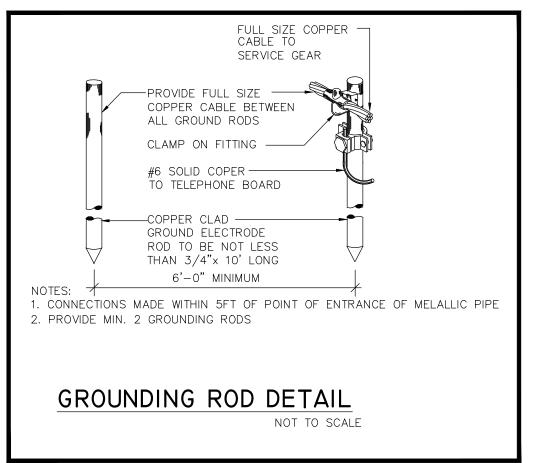
3. ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2014 210-8(A)(6). OUTLET SPACING FOR THE COUNTER-TOP SURFACES SHALL COMPLY WITH 2014 NEC 210.52(B)(C)

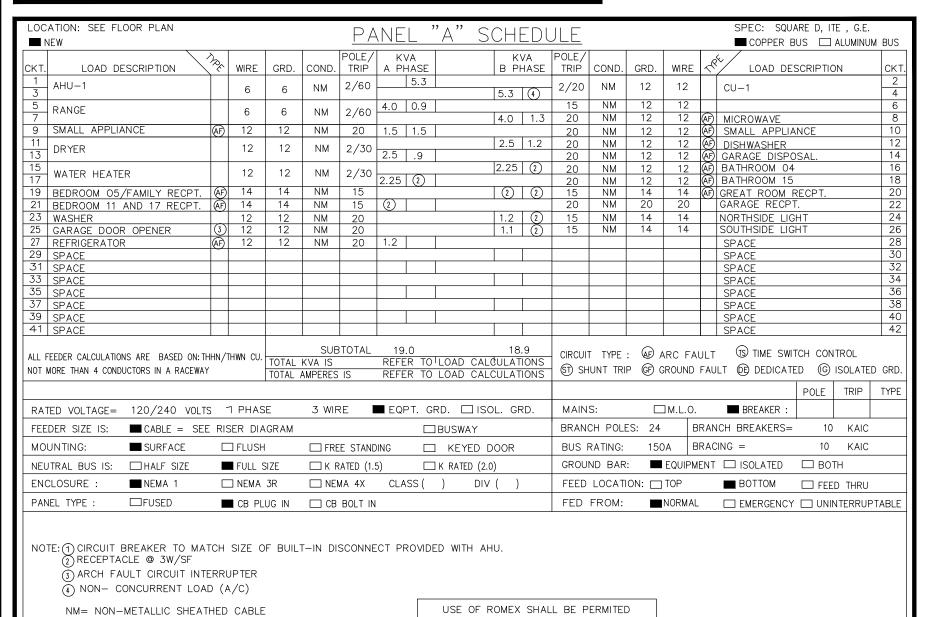
4. SINGLE STATION 110V SMOKE DETECTORS WITH A SOUNDER BASE AND BATTERY BACK—UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT OPERATION OF ANY SMOKE DETECTOR SHALL ACTIVATE ALL SMOKE ALARMS WITHIN THE DWELLING UNIT. CONNECT TO LIVING ROOM LIGHTING CIRCUIT. AFCI TYPE CIRCUIT. LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS. ALL STATIONS SHOWN OUTSIDE THE SLEEPING ROOMS SHALL BE AC WIRE-IN COMBINATION CARBON MONOXIDE & SMOKE ALARM WITH BATTERY BACKUP AND

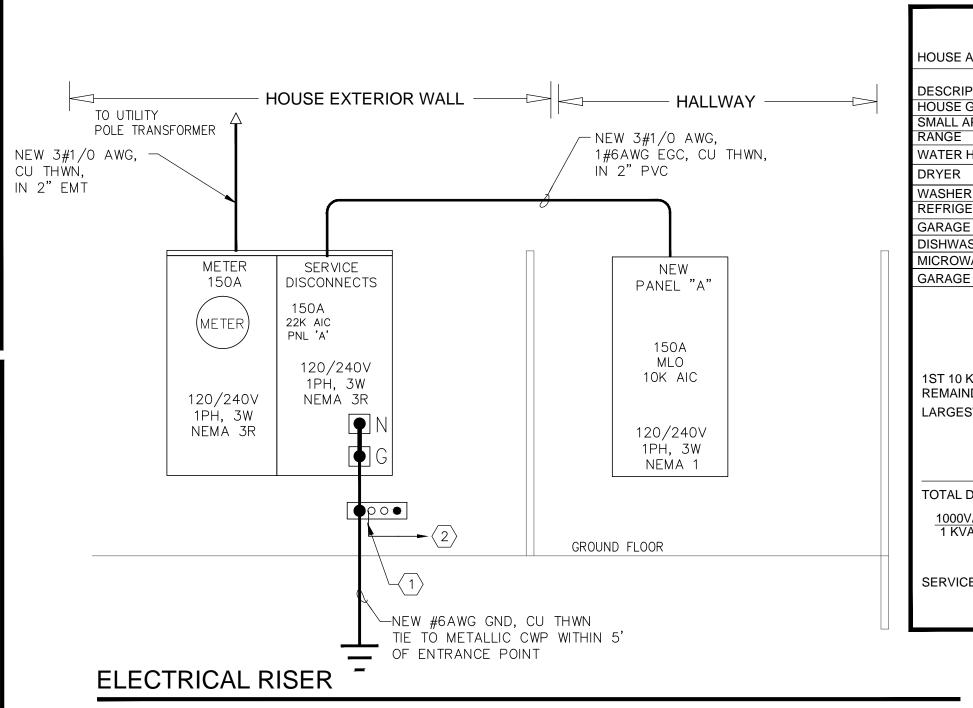
5. ALL RECEPTACLES AND SWITCHES IN OUTDOOR KITCHEN AND LIVING SPACE SHALL HAVE OUTDOOR RATED COVER PER NEC 406.9 AND 404.4

INDEPENDENT CO AND SMOKE SENSORS. LOCATE ALL COMBINATION CARBON

MONOXIDE & SMOKE ALARM WITHIN 10'-0" OF EACH SLEEPING ROOM.







. INTERSYSTEM GROUNDING BRIDGE W/ CONDUIT ADAPTER AND PROTECTION COVER,

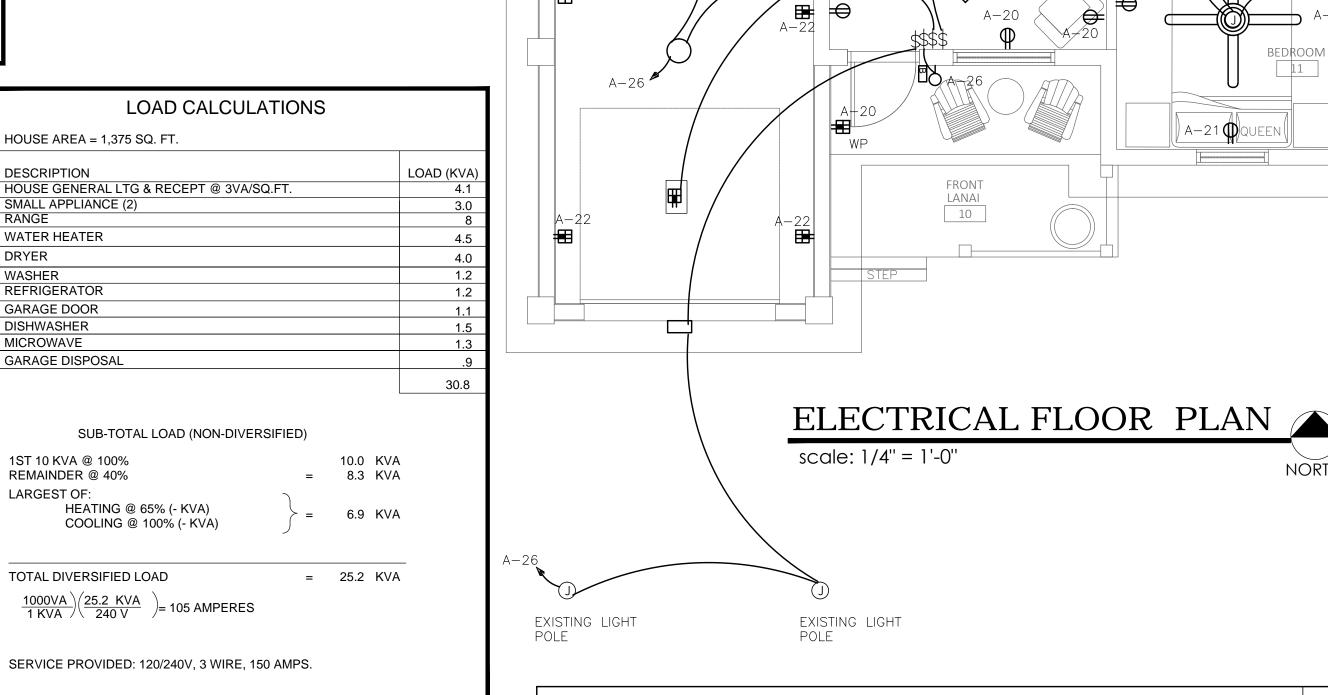
ARLINGTON MDL# GBB50P (UL LISTED), OR APPROVED EQUAL

2. TIE TO PHONE/CATV UTILITY CABINET

3. PROVIDE WARNING TAPE

NOTES: $\langle \# \rangle$



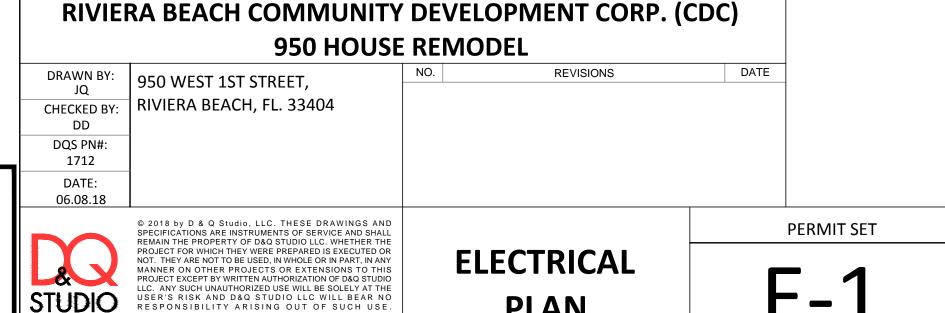


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PLAN

PANEL

A - 10

AREA

09

GREAT ROOM

GENERAL PLUMBING NOTES:

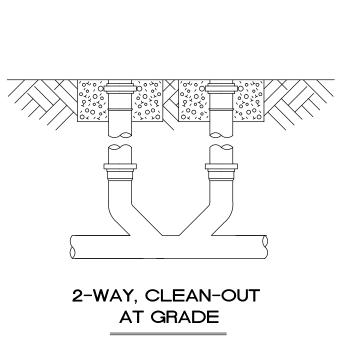
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2014) AND WITH ALL APPLICABLE REGULATIONS.
- B. DRAWINGS: REFÉR TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK. C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTS. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT
- TO OWNER. D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND
- E. ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 3" AND LARGER AND AT 1/4" SLOPE FOR 2" PIPES AND SMALLER.

. NOT USED.

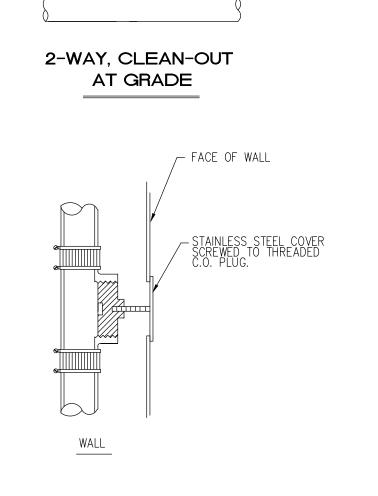
PLUMBING FIXTURES: FIXTURES SHALL BE AS SELECTED BY OWNER AND SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FBC WATER SAVING STANDARDS.

MATERIALS: A. PIPING:

- A. STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV,
- SCHEDULE 40. B. DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE FLOW GUARD CPVC AND PEX PIPING IS AN ACCEPTABLE SUBSTITUTION ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
- C. DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
- D. INSULATION: INSULATE ALL HOT WATER AND HOT RETURN WITH 1" FIBERGLASS INSULATION.
- ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE.
- PIPING TEST AND DISINFECTIONS: A. TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED
- TO EQUIPMENT AND PLUMBING FIXTURES. B. DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
- HOSE BIBBS: SHALL BE 1/2 INCH. ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.
- ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.
- CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.







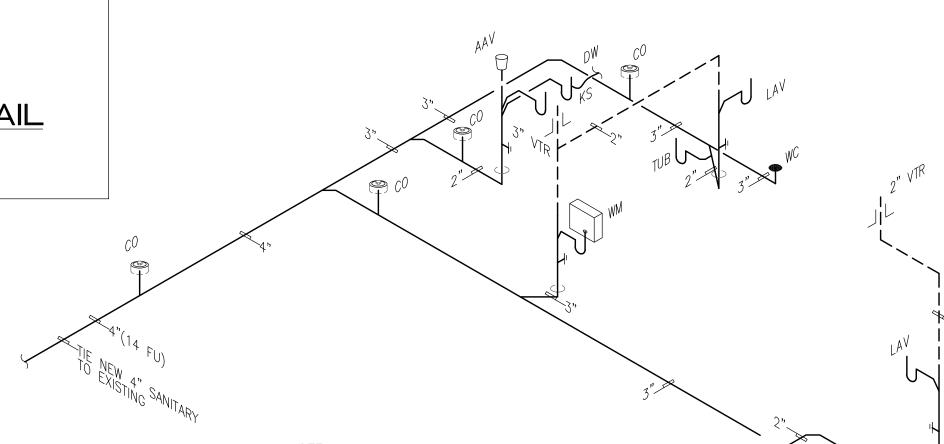
3/4" HOSE THREAD→

PLUMBING	SYMBOL LEGEND
OVARDOL	DECODIDATION

SYMBOL	DESCRIPTION
——————————————————————————————————————	SANITARY LINE VENT LINE SAFEWASTE LINE CONDENSATE LINE GATE VALVE COLD WATER LINE HOT WATER LINE
P- FC0	PLUMBING FIXTURE DESIGNATION FLUSH CLEAN OUT
	FLOOR PENETRATION AIR CHAMBER
WCO VTR	WALL CLEANOUT VENT THRU ROOF CLEANOUT ON GRADE
COOG HB	HOSE BIBB W/VB

	PLUMBING	FIXTURE SCI	HEDULE	
NAME	<u>FIXTURE</u>		MODEL #	
WC	WATER CLOSET (TANK)		SEE ARCHITECT DRAWINGS	
LAV	DROP-IN LAVATORY		SEE ARCHITECT DRAWINGS	
TUB/SHR	TUB/SHOWER		SEE ARCHITECT DRAWINGS	
KS	KITCHEN SINK		SEE ARCHITECT DRAWINGS	
WM	WASHER SUPPLY		OATEY WASH BOX	
VVIVI	BOX		OATET WASH DOX	
ALL TUB AND SHOWER VA COMPLY WITH ASSE 1016.	LVE SHALL BE ANTI-SC	ALD AND SHALL		
<u>FIXTURE</u>	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES	
WATER CLOSET	1/2"	3"	1.28 GPF	

1.28 GPF (TANK) .5 GPM LAVATORY 2.0 GPM * ALL PLUMBING FIXTURES SHALL BE SELECTED BY AND INSTALL BY CONTRACTOR



HOSE BIBB DETAIL

— 1/2" CONNECTION

ATTACHED TO EXPOSED PIPING

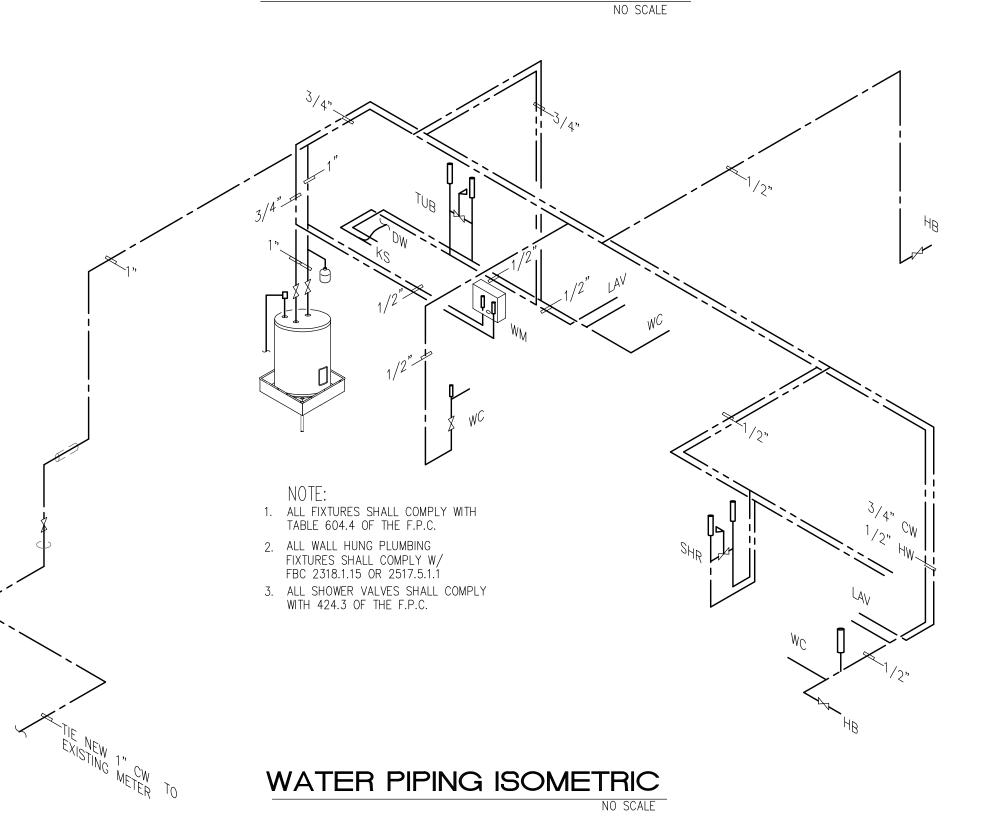
-ROUGH CHROME PLATED

-VACUUM BREAKER

(VANDAL PROOF)

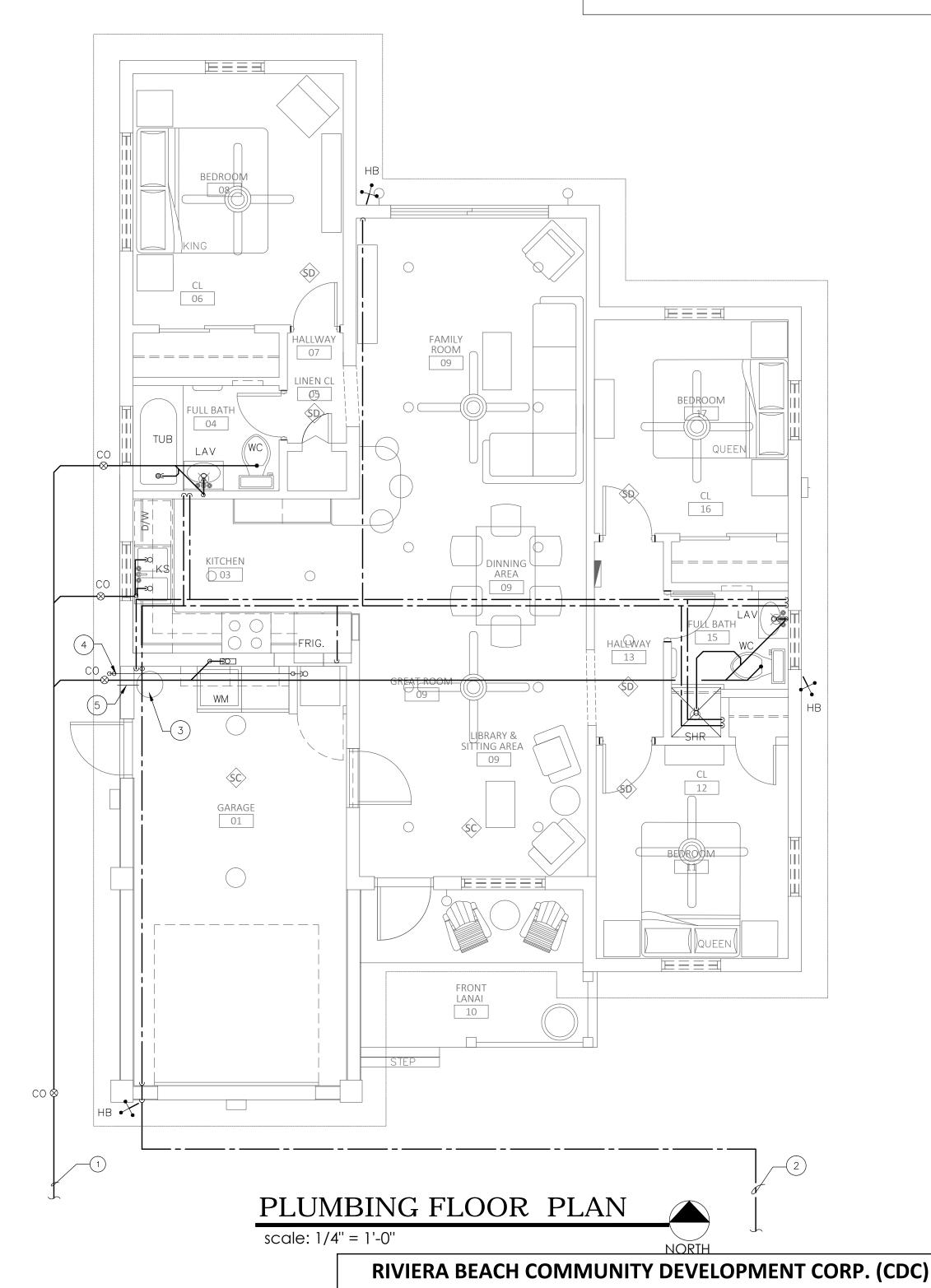
SANITARY PIPING ISOMETRIC

SLOPE ALL PIPING 2" AND LESS @ 1/4" PER L.F. SLOPE ALL PIPING 3" AND ABOVE @ 1/4" OR 1/8" PER L.F.



PLUMBING KEY NOTES

- 1 TIE NEW 4" SANITARY TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT
- (2) TIE NEW 1" CW TO EXISTING METER. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
- (3) 60 GALLON WATER HEATER. (4.5KW @ 240V, EF0.96)
- (4) 1" CONDENSATE SPILL TO GRADE IN GREEN AREA 12" FROM BUILDING.
- (5) 3/4" P&T DISCHARGED TO OUTSIDE.



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381 SE 10th Street, Pompano Beach, FL 33060 TEL:(954) 461-4314 Fax:(954) 782-2036

Info@bachengineers.com

Viet Bach Nguyen, P.E.

Florida License #69753

CA#28826

950 HOUSE REMODEL

PLUMBING PLAN

PERMIT SET

DATE