

give me summary of the plans uploaded

The provided plans detail a comprehensive renovation project for the **98th Court Residence located at 5125 SW 98th Court, Miami, FL 33165**. The project is handled by **Realization Architects** with **Atrium Consulting Engineers** and **Martinez and Associates M.E.P. Design Corp.** as consultants. The permit set date is **March 24, 2023**.

Here's a summary of the plans:

Project Scope of Work and Classification The scope of work involves a **Level 3 Modification Building Rehabilitation - Renovation**. Specifically, it includes:

- **Remodel residence to include a master bedroom, walk-in closet, and master bath.**
- **Remodel the full interior of the existing structure.**
- **Abandon the existing septic tank and install a new septic tank system.**
- The existing building is **non-sprinklered**.

Key Plan Sheets The architectural drawing set includes various sheets covering different aspects of the project:

- **A-000 Cover Sheet:** Provides project information and a sheet index.
- **A-001 General / Interior Notes:** Outlines general responsibilities, material requirements, and coordination procedures.
- **A-002 Abbreviations / Symbols / Accessibility Requirements:** Lists standard abbreviations and symbols used in the drawings.
- **A-100 Proposed Zoning:** Details zoning information, including existing and proposed metrics for lot coverage, floor area ratio (FAR), green space, and impervious area.
- **A-101 Proposed Site Plan:** Shows the layout of the site, including proposed septic tank and drain field locations, general notes, and termite protection requirements.
- **A-102 Proposed Floor Plan:** Illustrates the proposed interior layout, room dimensions, and general notes regarding partitions, glazing, and finishes.
- **A-103 Proposed Reflected Ceiling Plan:** Displays ceiling layouts, lighting, and access panel locations.
- **A-104 Proposed Roof Plan:** Details the proposed metal roof, insulation requirements, and flashing.
- **A-200 Overall Elevations:** Provides overall front, rear, right, and left building elevations with key height references.
- **A-201 Front and Rear Building Elevations:** More detailed front and rear elevations.
- **A-202 Left and Right Building Elevations:** More detailed left and right elevations.
- **A-300 Sections:** Shows building sections with various dimensions and code requirements related to interior finishes and emergency openings.
- **A-301 Wall Section:** Provides detailed wall sections and further code references for finishes and firestopping.

- **A-400 Door and Window Schedules:** Lists types of doors and windows, their dimensions, NOA references, and hardware requirements.
- **A-500 Wall Type and Details:** Defines interior and exterior wall types, their construction, and related building code details for fireblocking and insulation.

Zoning and Site Information

- The property is designated as **RU-1 Single Family Residential District**.
- **Existing Total Lot Area:** 10,111 S.F.
- **Proposed Total Lot Area:** 10,111 S.F.
- **Existing Lot Coverage:** 1,245 SQ.FT. (12.31%). **Proposed Lot Coverage:** 2,169 SQ.FT. (21.45%).
- **Existing Green Area:** 1,409 SF (13.94%). **Proposed Green Area:** 2,842 SF (28.11%).
- **Existing Impervious Area:** 8,702 SF (86.06%). **Proposed Impervious Area:** 7,269 SF (71.89%).
- **Existing Floor Area Ratio (FAR):** 1,190 SF. **Proposed FAR:** 1,983 SF (18.03%).
- The new house finished floor elevation is **9.90' NGVD**. The property is in **Flood Zone X, Elevation 10**.
- **Termite protection** is required for all buildings through pre-construction treatment, with a certificate of compliance issued by a licensed pest control company.

General Contractor Responsibilities and Requirements The General Contractor (G.C.) has extensive responsibilities:

- **Verify all field conditions, dimensions, and details** prior to construction and pricing.
- **Notify the Architect and Owner of any discrepancies or omissions** that would interfere with satisfactory work execution.
- **Review and be familiarized with drawings and specifications** and site conditions.
- **Distribute appropriate documents to subcontractors** for coordination.
- **Provide all required documents and certificates of inspection** and perform controlled inspections required by the Building Department.
- **Submit written proposals for additional work** to the Owner for approval.
- Ensure **all work conforms to drawings and specifications**, using **new and best quality materials**.
- **No substitutions of specified material without written authorization** of the Owner & Architect.
- **Install manufactured articles, materials, and equipment as directed by manufacturers**.
- **Furnish and install all metal and wood blocking** for wall-mounted fixtures, millwork, etc..
- **Coordinate access panel locations** with MEP subcontractors to allow for equipment accessibility and maintain reflected ceiling layouts.
- Be aware of and **verify fire-rated separations** and materials used in assemblies.
- **Paint all visible surfaces of factory primed/painted equipment**, A.C. grills, etc., coordinating colors.

- Provide a **safety plan** prior to construction start.
- Responsible for **regularly removing debris** and properly cleaning all areas.
- Solely responsible for **maintaining harmony among all trades** and avoiding labor disputes.
- **Provide shop drawings** for various items as required by code or Owner, including doors, windows, railings, cladding, etc.. Shop drawings must be **reviewed and stamped by the G.C.** before submission to Owner/Architect and fabrication. Incomplete shop drawings will be returned, and more than three reviews by the Architect may incur additional service charges.
- Coordinate **third-party inspections and laboratory testing** required by the Florida Building Code (F.B.C.) or Owner agreement.
- Responsible for **all costs incurred for damages caused by subcontractors and vendors.**
- **Attend project meetings** when required and maintain records/minutes.
- Provide and maintain **temporary facilities and weather protection.**
- **Notify in writing immediately of any unexpected conditions**, discrepancies in documents, errors or omissions.
- **Obtain written approval from Owner and Architect** prior to any changes or deviations.
- **Responsible for repair/replacement of damaged items** during construction or clean-up.
- **Verify all dimensions and conditions on site** and report discrepancies immediately.
- **Drawings are not to be scaled** unless permitted by the Architect. Dimensions shall govern.
- **Comply with all OSHA standards.**
- **Coordinate with Owner, Architect, and Interior Designer** for all interior products, material, and finish specifications.
- All submittals and Requests For Information (RFI's) must be **transmitted according to Architect specified guidelines.**

Material, Installation, and Code Requirements

- **Fire retardant treated wood is prohibited**; pressure treated wood must be used where wood contacts concrete, masonry, or exterior elements.
- All piping through slabs must be **sleeved and sealed with a 2-hour U.L. fire stopping material.**
- **All interior and exterior joints between different materials/finishes** shall have a transitional component (reveal, reglet, caulk, etc.) to match adjacent colors.
- **CMU walls, unless otherwise noted, shall use strike block joint.**
- **Fire walls, fire barriers, partitions, smoke barriers, and smoke partitions** must be effectively identified with signs or stenciling per FBCB 703.7.
- **Spaces intended for human occupancy must have heating systems** capable of maintaining 68°F per 2020 FBC Section 1204.
- **Exterior windows, doors, glass, and glazing must comply with 2020 FBC Chapter 2411 High Velocity Hurricane Zone.** Contractor must submit **Approved N.O.A. (Notice of Acceptance)** and shop drawings.

- **Category II Safety Glazing** is required at most locations.
- **Interior windows/glazing at rated corridors** shall be **45-min laminated fire-rated and impact safety-rated**.
- All materials/products for the building envelope must have a **valid Miami-Dade N.O.A. or equivalent Florida Product Approval**.
- **Millwork materials** must be new and of the best grade, with specific moisture content requirements for wood. Field assembly of millwork is not permitted; joinery must be completed at the plant. Exposed fasteners are not acceptable in finished work.
- **Drawer capacities** are specified: 75 lbs for 4-8" high drawers and 100 lbs for 9"+ high drawers.
- **Unexposed parts of furniture** are to be treated with moisture retarding/lubricating solution or sealer.
- **Finished millwork materials should not be delivered until interiors are dried-in and air-conditioned**.
- **All signage must comply with FBC Sections 11-4.30, 1009.5.3.**
- **Proposed roof is Satin Finish Galvalume Standing Seam Roof** by Best Metal Roofing Corp. or approved equal, with specific NOA (No.: 20-0916.06).
- **Roof insulation must have product approval rating and/or valid Miami-Dade NOA.**
- **Wood blocking on roof must be pressure treated.**
- **Continuous flashing and counter flashing are required at all roof-to-wall conditions.**
- **All interior glazing to be CAT II safety glazing.**
- **Partitions are generally W-2 Partition type** unless otherwise noted, with 5/8" Type "X" gypsum wall board on 20 GA metal studs. Moisture resistant board and Dens-Shield are required at wet locations.
- **Emergency escape and rescue openings** have specific minimum net clear opening sizes and height requirements (e.g., 5.7 sq ft, 24" high, 20" wide, bottom not greater than 44" from floor).
- **Closet door latches** must allow children to open them from inside.
- **Bathroom door locks** must permit opening from the outside in an emergency.
- **Smoke alarms** are required in specific locations (sleeping rooms, outside sleeping areas, each additional story) and must comply with NFPA 72 and UL 217. There are also minimum distance requirements from cooking appliances.
- **Combustible insulation** must be separated by at least 3 inches from heat-producing devices.
- **Interior wall and ceiling finish materials** are classified by flame spread and smoke-developed indexes per ASTM E84 or UL 723. Wall and ceiling finishes must have a flame spread index not greater than 200 and a smoke-developed index not greater than 450.
- **Insulation materials** within assemblies must have a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450.
- **Door thresholds** at main exterior doors are maximum 1/2" (referencing 1.5" max in checklist for general thresholds), and 1/2" max elsewhere (referencing 4" max in checklist for elsewhere).

- **All exterior doors shall have bottom seals and frame gaskets.**
- **Windows and doors anchoring patterns** must withstand design pressures and be signed/sealed by a Florida Registered Professional Engineer.
- **Fireblocking** is required in concealed spaces of walls and partitions at specific intervals and around openings. Fireblocking materials are specified, including lumber, wood structural panels, particleboard, gypsum board, cement-based millboard, mineral wool/glass fiber batts, and cellulose insulation.
- **Attic access** shall be a minimum of 22" x 36" (4.6 sq. ft. usable area with 4 sq. ft. minimum opening) with R-19 insulation and weather stripping. Minimum clear headroom must be provided above access openings.
- **Shower liners** must be pitched to drains and be minimum 0.040 inches thick PVC sheets, complying with FBC Plumbing Section 417.

This summary consolidates the primary information found across the provided sources.