

GROUND FLOOR PLAN

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

SOIL STATEMENT

AS PER SOIL REPORT PROVIDED BY 'RICHARD GARCIA, P.E., ON APRIL 21st, 2015, SOIL CONDITIONS AT THIS SITE HAVE A MIN. SOIL BEARING CAPACITY OF 2500 P.S.F. (PROVIDED THE FOUNDATION RECOMMENDATIONS IN REPORT ARE ACHIEVED); SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED, IN WRITING, BEFORE PROCEEDING WITH THE WORK. PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM, A SIGNED AND SEALED LETTER SHALL BE PROVIDED BY THE ARCHITECT/ENGINEER TO THE BUILDING OFFICIAL ATTESTING THAT THE SOIL BEARING CONDITIONS ARE AS ASSUMED.

FLOOR PLAN LEGEND		
(A) 36" REFRIGERATOR/FREEZER GE FUE23K5D56	(I) LINE OF 42" HGT. UPPER UPPER CABINETRY	(B) AIR HANDLER
(B) 30" ELECTRIC COOKTOP GE JP356BMB3	(J) GRANITE COUNTERTOP	(T) AIR CONDENSER
(C) 30" MICROWAVE W/ REC. HOOD GE JUM13162RF55	(K) COUNTERTOP OVERHANG	(U) INSTANT WATER HEATER
(D) 30" WALL OVEN GE JUT5000F55	(L) LINE OF DRYWALL SOFFIT ABOVE	(V) SINGLE VANITY FURNITURE
(E) 24" DISHWASHER GE GDT58055F55	(M) ELECTRICAL METER	(W) DOUBLE VANITY FURNITURE
(F) STAINLESS STL. SINK	(N) ELECTRICAL PANEL	(X) FULL HEIGHT CABINETRY LINEN
(G) FULL HEIGHT 24" DEEP CABINETRY PANTRY	(O) TEL/DATA/CABLE/CAMERA PANEL	(Y) OUTDOOR SUMMER KITCHEN
(H) LINE OF LOWER CABINETRY	(P) WASHER	(Z) 36" BBQ
	(Q) DRYER	(AA) OUTDOOR SINGLE SINK
	(R) CAT II TEMP. SHOWER & TOILET GLASS ENCLOSURES	(AB) OUTDOOR U/C REFRIGERATOR
		(AC) CAT II TEMP. GLASS WINE ENC.

WALL LEGEND	
	INDICATES 8"x8"x16" MASONRY UNITS W/ 1/2" DRYWALL OVER 2"x2" P.T. FURRING STRIPS EA. SIDE. R-4.1 INSULATION ON A/C AREAS.
	INDICATES 3-5/8" METAL STUDS PARTITION. STUDS @ 24" O.C. W/ 1/2" DRYWALL EA. SIDE.
	INDICATES 3-5/8" METAL STUDS PARTITION. STUDS @ 24" O.C. W/ 1/2" DRYWALL EA. SIDE W/ R-11 INSULATION.

FINISH LEGEND						
A	B	C	D	E	F	
A. BASE BOARD	1. NONE					
B. FLOOR FINISH	2. EXTERIOR TILE					
C. WALLS FINISH	3. INTERIOR TILE					
D. WAINSCOT	4. STUCCO FINISH					
E. CEILING FINISH	5. PAINTED DRYWALL					
F. CEILING HEIGHT	6. STUCCO FIN. STUCCO					
	7. EXPOSED CONCRETE					
	8. PAINTED C.B.S.					
	9. UD. TONGUE AND GROOVE					
	10. 2" HGT. WOOD BASEBOARD					
	11. WOOD FLR					

NOTE:

1. DESIGN STANDARDS BASED ON FLORIDA BUILDING CODE 2014 RESIDENTIAL.

2. BOTH UNITS IDENTICAL MIRROR IMAGE, ALL NOTES APPLY TO BOTH.

DOOR SCHEDULE									
	NO.	DOOR				GLASS	FRAME	REMARKS	
		W	H	T	MAT. TYPE				
EXTERIOR	①	3'-0"	8'-0"	1-3/4"	ALUM. FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS	
	②	3'-0"	8'-0"	1-3/4"	ALUM. BLDG. GLASS DOOR	CAT II SAFETY GLASS	MTL.	IMPACT RESIST. GLASS	
	③	2'-8"	8'-0"	1-3/8"	ALUM. FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS	
	④	9'-0"	9'-0"	1-3/4"	ALUM. GARAGE DOOR	NONE	MTL.	SCREENED VENTED DOOR	
	⑤	2'-8"	8'-0"	1-3/8"	ALUM. 1 1/2" MIN. FIRE RATED SWING S.C.	NONE	WD.	MTL. THRESHOLD, AND WEATHER STRIP, SELF CLOSING.	
	⑥	2'-8"	8'-0"	1-3/8"	WD. SWING S.C.	NONE	WD.	LEVER HARDWARE	
	⑦	2'-6"	8'-0"	1-3/8"	WD. SWING S.C.	NONE	WD.	LEVER HARDWARE	
	⑧	2'-4"	8'-0"	1-3/8"	WD. SWING LOUVERED	NONE	WD.	LEVER HARDWARE	
	⑨	2'-8"	8'-0"	1-3/8"	WD. POCKET S.C.	NONE	WD.		
	⑩	2'-2"	8'-0"	1-3/8"	WD. SWING DOUBLE	NONE	WD.		
INTERIOR	⑪	3'-0"	8'-0"	1-3/4"	ALUM. FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS	
	⑫	3'-0"	8'-0"	1-3/4"	ALUM. BLDG. GLASS DOOR	CAT II SAFETY GLASS	MTL.	IMPACT RESIST. GLASS	
	⑬	2'-8"	8'-0"	1-3/8"	ALUM. FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS	
	⑭	9'-0"	9'-0"	1-3/4"	ALUM. GARAGE DOOR	NONE	MTL.	SCREENED VENTED DOOR	
	⑮	2'-8"	8'-0"	1-3/8"	ALUM. 1 1/2" MIN. FIRE RATED SWING S.C.	NONE	WD.	MTL. THRESHOLD, AND WEATHER STRIP, SELF CLOSING.	
	⑯	2'-8"	8'-0"	1-3/8"	WD. SWING S.C.	NONE	WD.	LEVER HARDWARE	
	⑰	2'-6"	8'-0"	1-3/8"	WD. SWING S.C.	NONE	WD.	LEVER HARDWARE	
	⑱	2'-4"	8'-0"	1-3/8"	WD. SWING LOUVERED	NONE	WD.	LEVER HARDWARE	
	⑲	2'-8"	8'-0"	1-3/8"	WD. POCKET S.C.	NONE	WD.		
	⑳	2'-2"	8'-0"	1-3/8"	WD. SWING DOUBLE	NONE	WD.		

* NOTE: GARAGE VENT * 1 SF. PER 150 SF. OF AREA = 246.6 SF. / 150 = 1.65 SF. OF VENT OPENING * DOOR

NOTE: AS PER NOTE #3 ON MECHANICAL SHEET M-2, ALL INTERIOR DOORS (EXCEPT * GARAGE) TO HAVE 1" UNDERCUT.

* NOTE: GARAGE VENT @ 1 SF. PER 150 SF. OF AREA = 246.6 SF. / 150 = 1.65 SF. OF VENT OPENING * DOOR

NOTE: AS PER NOTE 19 ON MECHANICAL SHEET M-0, ALL INTERIOR DOORS (EXCEPT * GARAGE) TO HAVE 1" UNDERCUT.

- GENERAL NOTES**
- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE FLOOR. SECTION R307.2 OF F.B.C. 2014.
 - IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
 - ALL HABITABLE ROOMS, BATHROOMS AND OTHER LOCATIONS OF THE HOUSE SHALL BE WITH LIGHT, VENTILATION AND HEATING REQUIREMENTS DESCRIBED ON SECTION R303 OF F.B.C. 2014.
 - ALL GLAZING ELEMENTS INSIDE AND/OR OUTSIDE OF CONSTRUCTION HAVE TO BE DETERMINATED AND INSTALLED AS PER SECTION R308 OF F.B.C. 2014.
 - REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION FOR SIZE AND REINFORCING.
 - TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE PROTECTORS, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: 'THE BLDG. HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FL. DPT. OF AGRICULTURE AND CONSUMER SERVICES.' (SECTION R312 F.B.C. 2014.)
 - BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. AREAS AND OTHER REQUIREMENTS SHALL COMPLY WITH SECTION R310 OF F.B.C. 2014.
 - STAIRWAYS, RAMPS, EXTERIOR BALCONIES, HALLWAYS AND DOOR SHALL COMPLY WITH MEANS OF EGRESS SECTION (R311) OF F.B.C. 2014.
 - THERE SHALL BE A 1HR FIRE RATED SEPARATION BETWEEN GARAGE AND SLEEPING ROOM ABOVE. THE GARAGE SHALL HAVE 1HR FIRE RATED 3" TYPE 'X' DRYWALL ON THE ENTIRE CEILING.
 - PLEASE SEE STRUCTURAL NOTES ON SHEET S-10 FOR INFORMATION REGARDING VAPOR BARRIER, COMPACTION, AND FOR TERMITE TREATMENT (ALSO SEE NOTE 6 ABOVE).

SYMBOL LEGEND	
	INDICATES OPENING NUMBER. SEE WIND PRESSURE CHART ON EXTERIOR ELEVATION SHEETS A-21, AND A-22, FOR DOOR, WINDOW, OR FIXED GLASS INFORMATION.
	INDICATES DOOR NUMBER. SEE DOOR SCHEDULE BELOW.
	INDICATES FLOOR PLAN LEGEND ITEM. SEE FLOOR PLAN LEGEND ON THIS SHEET.

SHOP DWGS. NOTE:

SHOP DWGS SHALL BE SUBMITTED FOR:

- HOLLOWCORE ROOF DECK
- ALL RAILINGS & GUARDRAILS.

PLEASE SEE STRUCTURAL NOTES ON SHEET S-10 FOR ANY ADDITIONAL REQUIRED SHOP DWGS.

SOFFIT FRAMING NOTE:

ALL INTERIOR AND EXTERIOR SOFFIT FRAMING OCCURS UNDER EITHER THE SECOND FLOOR FLOURED IN PLACE SLAB OR THE CONC. HOLLOWCORE ROOF DECK, AND WITHIN CONC. BEAMS AND OR CBS WALLS.

Reviewed for CODE COMPLIANCE
City of Miami

Signature _____ Date _____

P. Works _____
Fire Prev. _____
Planning _____
Zoning _____
E. Map _____
Structural _____
Electrical _____
Plumbing _____
Mech. _____
S. Waste _____
Elevator _____

AA2600177
AR001744

6356 MANOR LANE
SUITE 105
SOUTH MIAMI, FL. 33143
T: 786.253.5530
E: JUAN@CASTILLO-ARCHITECTURE.NET

PROPOSED DUPLEX

3139 OHIO STREET HOLDINGS LLC

3139 OHIO STREET

COCONUT GROVE, FLORIDA 33133

SEAL:

REVISIONS:

B.D.C.	10.12.15
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DATE: 07.17.2015
SCALE: AS SHOWN
DRAWN BY: _____
CHECKED BY: _____
JOB NUMBER: 15-195

A-1.1

FLOOR PLAN LEGEND		
(A) 36" REFRIGERATOR/FREEZER GE #FUE23K6D66	(I) LINE OF 42" HGT. UPPER UPPER CABINETS	(S) AIR HANDLER
(B) 30" ELECTRIC COOKTOP GE JF366BMBB	(J) GRANITE COUNTERTOP	(T) AIR CONDENSER
(C) 30" MICROWAVE W/ REC. HOOD GE JVM1360RF66	(K) COUNTERTOP OVERHANG	(U) INSTANT WATER HEATER
(D) 30" WALL OVEN GE JTB000SF66	(L) LINE OF DRYWALL SOFFIT ABOVE	(V) SINGLE VANITY FURNITURE
(E) 24" DISHWASHER GE GDT3800SF66	(M) ELECTRICAL METER	(W) DOUBLE VANITY FURNITURE
(F) STAINLESS STL. SINK	(N) ELECTRICAL PANEL	(X) FULL HEIGHT CABINETS LINEN
(G) FULL HEIGHT 24" DEEP CABINETS PANTRY	(O) TEL/DATA/CABLE/CAMERA PANEL	(Y) OUTDOOR SUMMER KITCHEN
(H) LINE OF LOWER CABINETS	(P) WASHER	(Z) 36" BBQ
	(Q) DRYER	(3) OUTDOOR SINGLE SINK
	(R) CAT II TEMP. SHOWER & TOILET GLASS ENCLOSURES	(4) OUTDOOR W/C REFRIGERATOR
		(5) CAT II TEMP. GLASS WINE ENC.

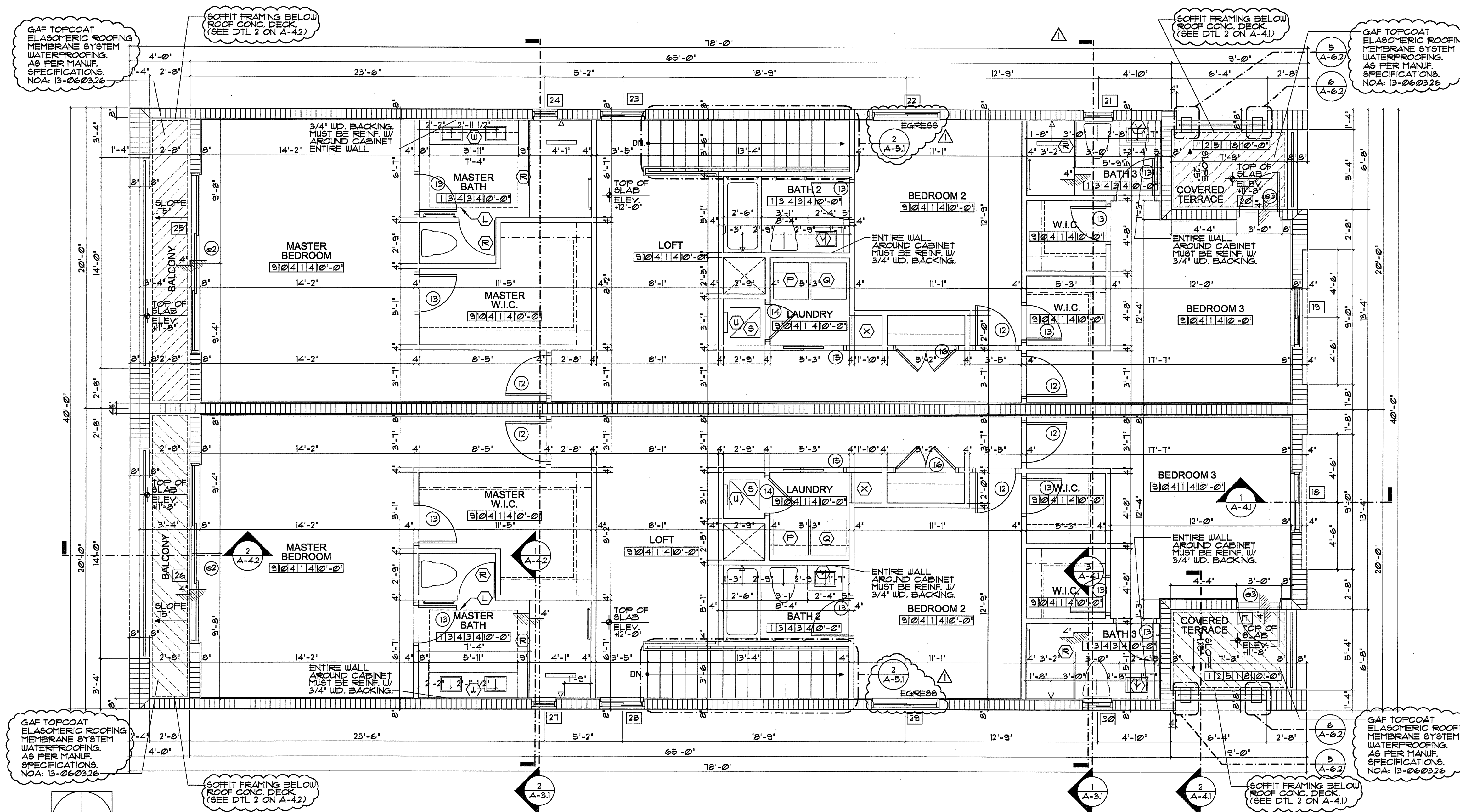
WALL LEGEND	
	INDICATES 8x8x16" MASONRY UNITS W/ 1/2" DRYWALL OVER 2"x2" P.T. FURRING STRIPS EA. SIDE. R-4 INSULATION ON A/C AREAS.
	INDICATES 3-5/8" METAL STUDS PARTITION. STUDS @ 24" O.C. W/ 1/2" DRYWALL EA. SIDE.
	INDICATES 3-5/8" METAL STUDS PARTITION. STUDS @ 24" O.C. W/ 1/2" DRYWALL EA. SIDE W/ R-11 INSULATION.

FINISH LEGEND	
A. BASE BOARD	1. NONE
B. FLOOR FINISH	2. EXTERIOR TILE
C. WALLS FINISH	3. INTERIOR TILE
D. WAINSCOT	4. SMOOTH FINISH
E. CEILING FINISH	5. PAINTED DRYWALL
F. CEILING HEIGHT	6. SMOOTH FIN. STUCCO
	7. EXPOSED CONCRETE
	8. U.D. TONGUE AND GROOVE
	9. 2" HGT. WOOD BASEBOARD
	10. WOOD FLR.

NOTE:
1. DESIGN STANDARDS BASED ON FLORIDA BUILDING CODE 2014 RESIDENTIAL.
2. BOTH UNITS IDENTICAL MIRROR IMAGE, ALL NOTES APPLY TO BOTH.

DOOR SCHEDULE										
		NO.	DOOR						REMARKS	
			W	H	T	MAT.	TYPE	GLASS	FRAME	
EXTERIOR		(1)	3'-0"	8'-0"	1-3/4"	ALUM.	FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS
		(2)	(3'-4"-0"	8'-0"	1-3/4"	ALUM.	SLDGL. GLASS DOOR	CAT II SAFETY GLASS	MTL.	IMPACT RESIST. GLASS
		(3)	2'-8"	8'-0"	1-3/8"	ALUM.	FRENCH DOOR	CAT II SAFETY GLASS	MTL.	MTL. THRESHOLD, WEATHER STRIP, IMPACT RESIST. GLASS
		(4)	9'-0"	9'-0"	1-3/4"	ALUM.	GARAGE DOOR	NONE	MTL.	SCREENED VENTED DOOR 1" ABOVE FIN. FLR. (SEE NOTE 1)
INTERIOR		(5)	2'-8"	8'-0"	1-3/8"	ALUM.	45 MIN FIRE RATED SWING S.C.	NONE	WD.	MTL. THRESHOLD, WEATHER STRIP, SELF CLOSING
		(6)	2'-8"	8'-0"	1-3/8"	WD.	SWING S.C.	NONE	WD.	LEVER HARDWARE
		(7)	2'-6"	8'-0"	1-3/8"	WD.	SWING S.C.	NONE	WD.	LEVER HARDWARE
		(8)	2'-4"	8'-0"	1-3/8"	WD.	SWING LOUVERED	NONE	WD.	LEVER HARDWARE
		(9)	2'-8"	8'-0"	1-3/8"	WD.	POCKET S.C.	NONE	WD.	
		(10)	(12'-0"	8'-0"	1-3/8"	WD.	SWING DOUBLE	NONE	WD.	
		(11)								
* NOTE: GARAGE VENT = 1 SF. PER 150 SF. OF AREA = 2466 SF. / 150 = 165 SF. OF VENT OPENING @ DOOR										
NOTE: AS PER VENT #3 ON MECHANICAL SHEET M-0, ALL INTERIOR DOORS (EXCEPT @ GARAGE) TO HAVE '1' UNDERDOOR										

NOTE: GARAGE VENT @ 1 SF. PER 150 SF. OF AREA = 2466 SF. / 150 = 16.4 SF. OF VENT OPENING @ DOOR
NOTE: AS PER NOTE #3 ON MECHANICAL SHEET M-02, ALL INTERIOR DOORS (EXCEPT @ GARAGE) TO HAVE 1" UNDERCUT.



GENERAL NOTES

1. BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE FLOOR. SECTION R302.2 OF F.B.C. 2014.

2. IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.

3. ALL HABITABLE ROOMS, BATHROOMS AND OTHER LOCATIONS OF THE HOUSE, SHALL COMPLY WITH LIGHT, VENTILATION AND HEATING REQUIREMENTS DESCRIBED ON SECTION R303 OF F.B.C. 2014.

4. ALL GLAZING ELEMENTS INSIDE AND/OR OUTSIDE OF CONSTRUCTION HAVE TO BE DETERMINED AND INSTALLED AS PER SECTION R303 OF F.B.C. 2014.

5. REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION FOR SIZE AND REINFORCING.

6. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITES, INCLUDING SOIL APPLIED PESTICIDES BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPT. BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
"THE BLDG. HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUB-TERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FL. DPT. OF AGRICULTURE AND CONSUMER SERVICES." (SECTION R302 F.B.C. 2014.)

7. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. AREAS AND OTHER REQUIREMENTS SHALL COMPLY WITH SECTION R310 OF F.B.C. 2014.

8. STAIRWAYS, RAMPS, EXTERIOR BALCONIES, HALLWAYS AND DOOR SHALL COMPLY WITH MEANS OF EGRESS SECTION (R311) OF F.B.C. 2014.

9. THERE SHALL BE A 1HR FIRE RATED SEPARATION BETWEEN GARAGE AND SLEEPING ROOM ABOVE. THE GARAGE SHALL HAVE 1HR FIRE RATED 5" TYPE 'X' DRYWALL ON THE ENTIRE CEILING.

10. PLEASE SEE STRUCTURAL NOTES ON SHEET S-10 FOR INFORMATION REGARDING VAPOR BARRIER, COMPACTATION AND FOR TERMITE TREATMENT (ALSO SEE NOTE 6 ABOVE).

SYMBOL LEGEND	
(X)	INDICATES OPENING NUMBER. SEE WIND PRESSURE CHART ON EXTERIOR ELEVATION SHEETS A-21, AND A-22, FOR DOOR, WINDOW, OR FIXED GLASS INFORMATION.
(X)	INDICATES DOOR NUMBER. SEE DOOR SCHEDULE BELOW.
(X)	INDICATES FLOOR PLAN LEGEND ITEM. SEE FLOOR PLAN LEGEND ON THIS SHEET.

Reviewed for CODE COMPLIANCE City of Miami	
Signature	Date
P. Works	
Fire Prev.	
Planning	
Zoning	
Building	
Structural	
Electrical	
Plumbing	
Mech.	
S. Waste	
Elevator	

SECOND FLOOR PLAN

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