

RIO'S RESIDENCE

6480 SOUTHWEST 20TH TERRACE,
WEST MIAMI, FL 33155.

sdp-us
Plans Design

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RESIDENCE
LOCATION PLAN
N.T.S.



PROPERTY ID NUMBER:
15-4012-047-0350

ADDRESS:
6480 SOUTHWEST 20TH TERRACE,
WEST MIAMI, FL 33155

LEGAL DESCRIPTION:

12 54 40 .15 AC.
FREDERICK MANOR PB 48-4
LOT 1 BLK 4
LOT SIZE 71.870 X 93
OR 18246-0700 0788 4

Revisions	

SUBMITAL: PERMIT

DATE: 03/16/2020

LIST OF DRAWINGS:

ARCHITECTURAL

COVER SHEET

ARCHITECTURAL

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G000 GENERAL NOTES
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A501 DOOR SCHEDULE AND DETAILS

MECHANICAL

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M100 MECHANICAL PLANS
M101 MECHANICAL - ISOMETRY

ELECTRICAL

E000 ELECTRICAL - LEGEND, RISER, DIAGRAM, PANELS,
CALCULATION, NOTES AND DETAILS GENERAL NOTES
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PLUMBING

P000 PLUMBING - GENERAL NOTES
P100 PLUMBING - DETAILS
P200 PLUMBING - WATER DISTRIBUTION FLOOR PLANS
P300 PLUMBING - SANITARY DISTRIBUTION FLOOR PLANS

STRUCTURAL

S-0.0 GENERAL NOTES
S-1.1 TYPICAL DETAILS
S-1.2 TYPICAL DETAILS
S-2.0 FOUNDATION PLAN
S-3.0 ROOF PLAN
S-4.0 SECTIONS
S-5.0 DETAILS

FBC 107.2.1. Scope of Work -

Owner
THE STARS GROUP - NEW
JERSEY OFFICE

COVER SHEET

Project Number 19117.01
Date Issue Date
Drawn By Author
Checked By Checker
Scale 12" = 1'-0"



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SITE PLAN KEYED NOTES

NO.	DESCRIPTION
①	EXISTING PLOT ROOF
②	EXISTING DRIVEWAY TO BE REMOVED
③	EXISTING SIDEWALK TO BE REMOVED
④	EXISTING PORCH TO BE REMOVED
⑤	EXISTING CONC. TO REMAIN
⑥	EXISTING UTILITY UNIT TO BE REMOVED
⑦	EXISTING CONCRETE AREA TO REMAIN
⑧	EXISTING CHAINLINEFENCE GATE TO REMAIN
⑨	EXISTING GREEN AREA TO REMAIN
⑩	EXISTING SHRUBS TO REMAIN
⑪	EXISTING AC TO REMAIN

MUNICIPALITY: MIAMI-DADE COUNTY	REQUIRED	PROPOSED
1. ZONING:	R1	R1
2. SITE AREA: 6,683-SF 0.153 ACRE	0	
3. a) BUILDING SETBACKS:		
FRONT:	25'	25'
REAR (TO BASELINE):	10'	11'
SIDES: WEST SIDE:	15'	15'
EAST SIDE:	10'	12'
TOTAL GREEN SPACE:	- SF	- SF
BUILDING HEIGHT:	1-STORY	2-STORY
BUILDING AREA:		
FIRST FLOOR:	1,520sf	1,520sf
SECOND FLOOR:	N/A	1,195sf
GROSS = A/C AREA		2,701sf

LEGAL DESCRIPTION:

LOT 1, BLOCK 4, SUBDIVISION FREDERIC MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FLOOD ELEVATION NOTES

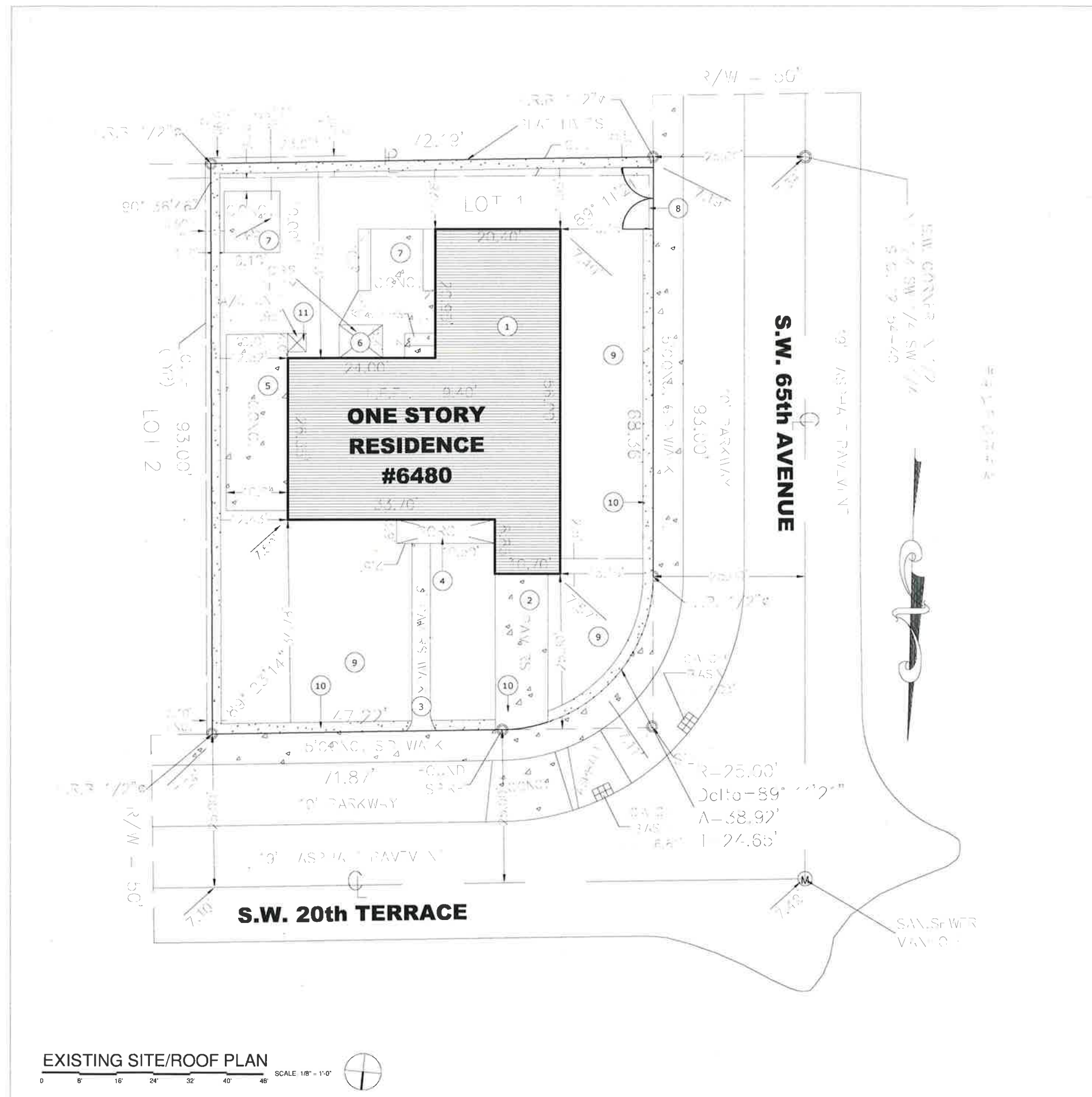
1. REFER TO SURVEY FOR GRADE ELEVATION DETAILS
NOTE
*GC TO FIELD VERIFY ALL ELEVATIONS
*NEW GRADING TO BE ADJUSTED AS NOTED.

EXISTING/DEMOLITION SITE PLAN / ROOF PLAN

Project Number	19117.01
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	As indicated

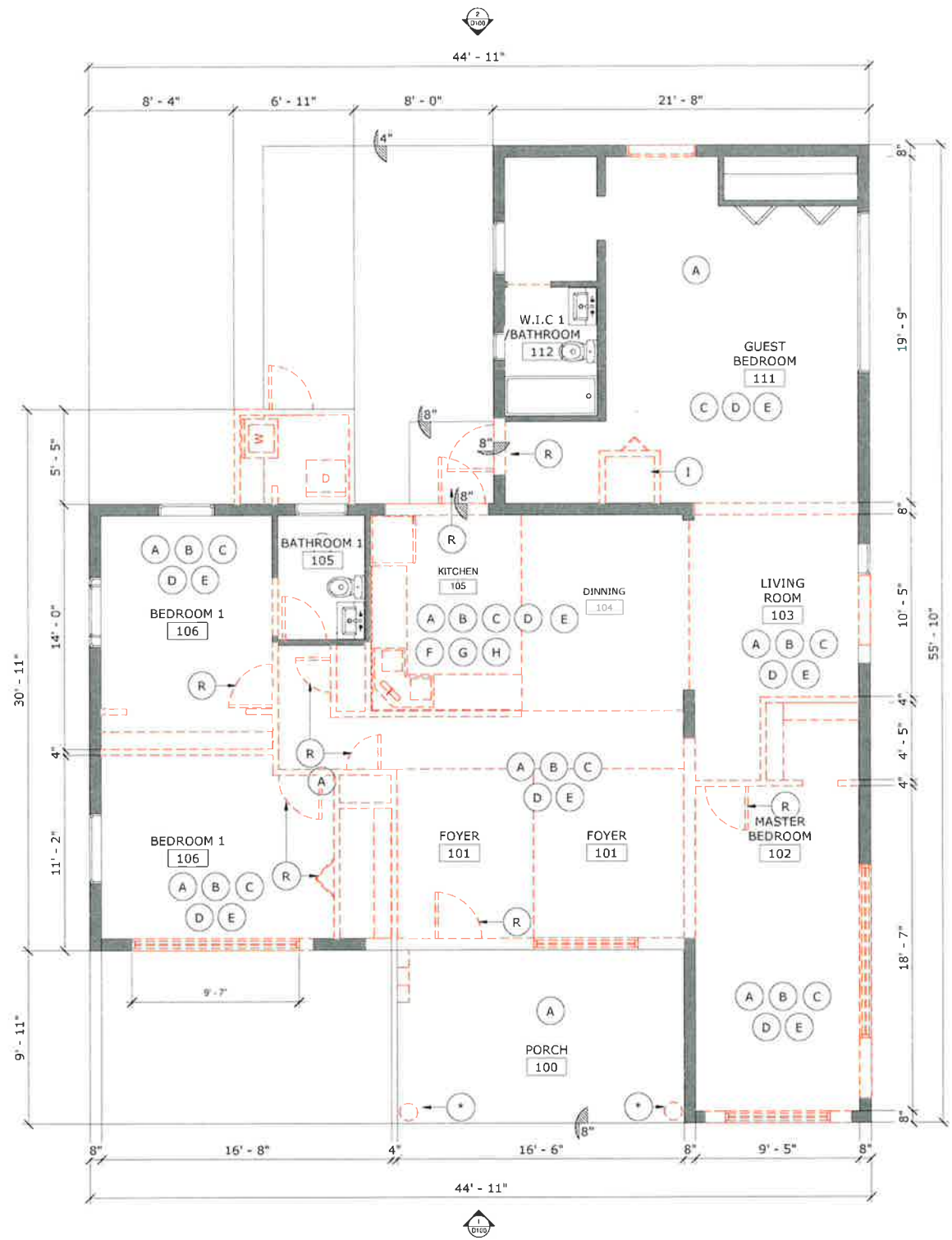


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EXISTING SITE/ROOF PLAN

SCALE 1/8" = 1'-0"



FLOOR PLAN KEYED NOTES	
NO	DESCRIPTION
(A)	REMOVED EXISTING FLOOR TILE
(B)	REMOVED BASEBOARD
(C)	REMOVED CEILING
(D)	REMOVED EXISTING CEILING LIGHTS
(E)	REMOVED ELECTRICAL OUTLETSS
(F)	REMOVED KITCHEN CABINETS
(G)	REMOVED KITCHEN COUNTERTOP
(H)	REMOVED KITCHEN APPLICANTS
(I)	REMOVED AC UNIT

PROPOSED LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	KEY NOTE
	ROOM NAME
	ROOM NAME AND NUMBER

- GENERAL NOTES
- (*) DECORATIVE COLUMNS TO BE REMOVED
 - (R) REMOVE EXISTING DOOR

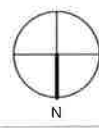
CODE REFERENCES	
- FLORIDA BUILDING CODE 2017 EDITION (BUILDING, ENERGY, PLUMBING & MECHANICAL)	
- REFER TO STRUCTURAL DWG'S AND M E P DWG'S FOR ADDITIONAL CODE REFERENCES	
AREA OF WORK DATA	
OCCUPANCY CLASSIFICATION RESIDENTIAL - SINGLE FAMILY HOME - NEW CONSTRUCTION (FBC SECTION 310.1)	
CONSTRUCTION TYPE III B FIRE RESISTANCE	

EXISTING / DEMOLITION FLOOR PLAN	
Project Number	19117.01
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	As indicated

EXISTING / DEMOLITION FLOOR PLAN



SCALE 1/4" = 1'-0"

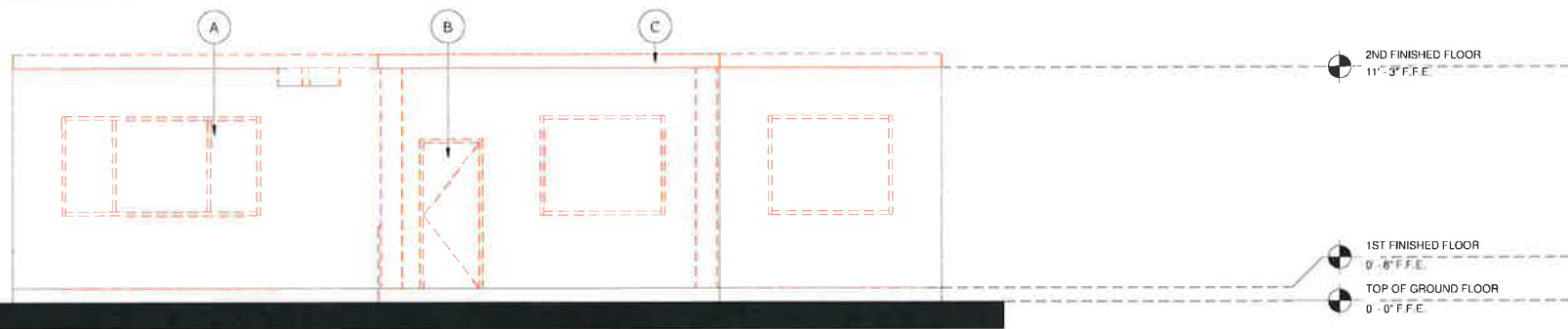


EXISTING / DEMOLITION FLOOR PLAN

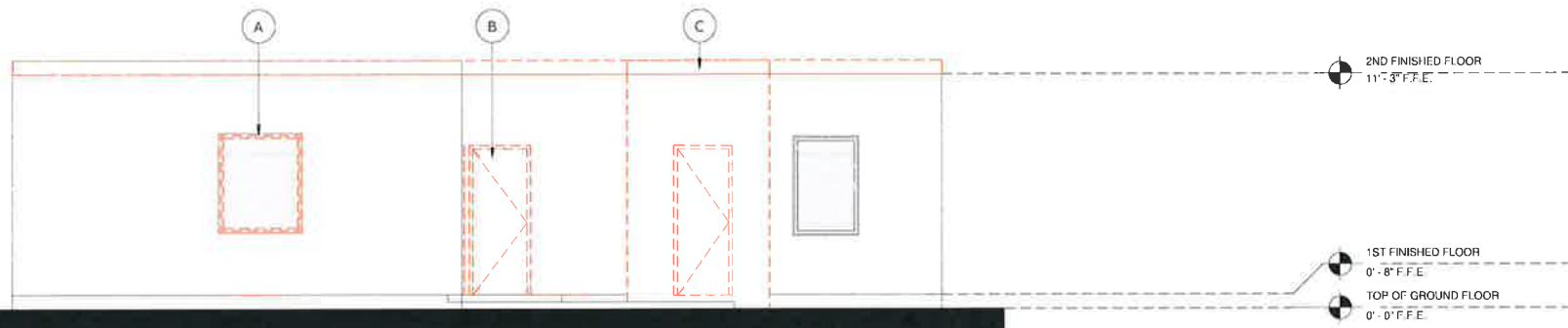
Project Number 19117.01
 Date Issue Date
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 Scale As indicated



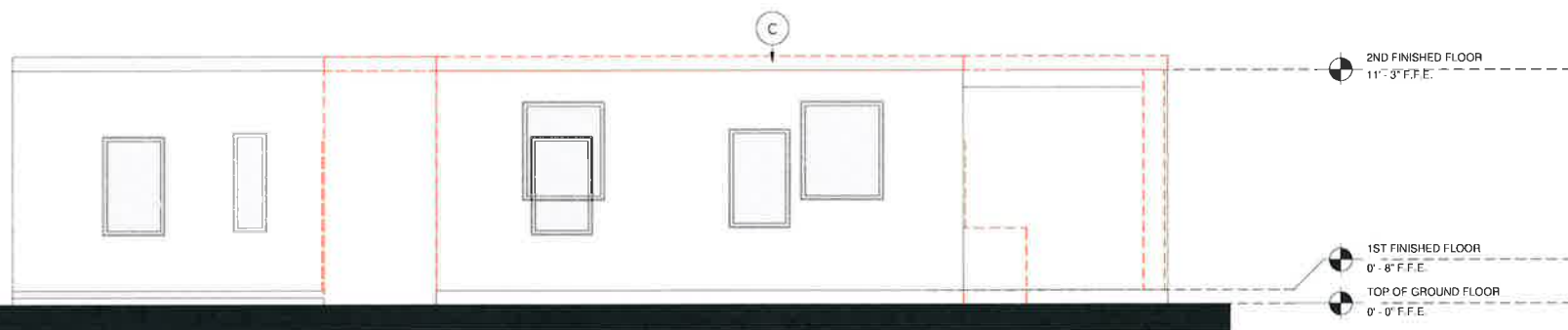
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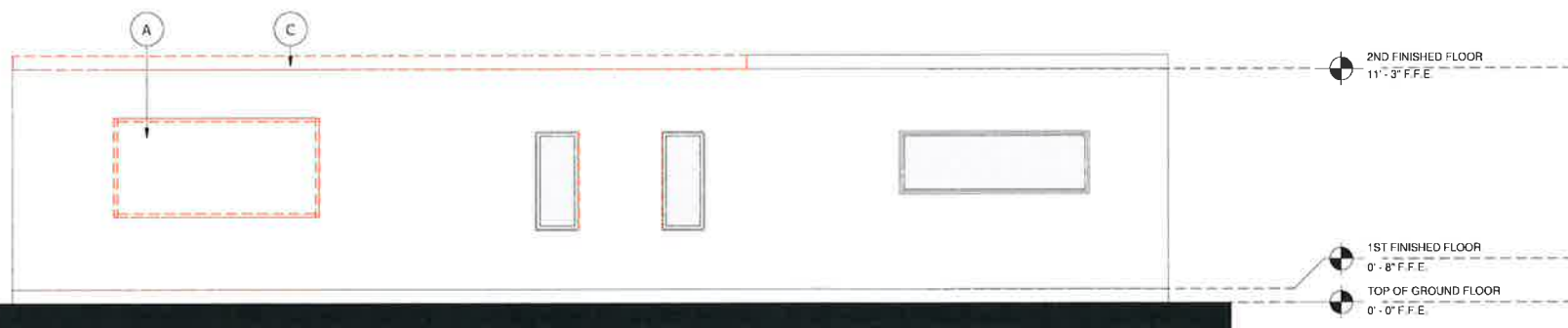
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 8' 16' 24'



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 8' 16' 24'



EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 0 8' 16' 24'



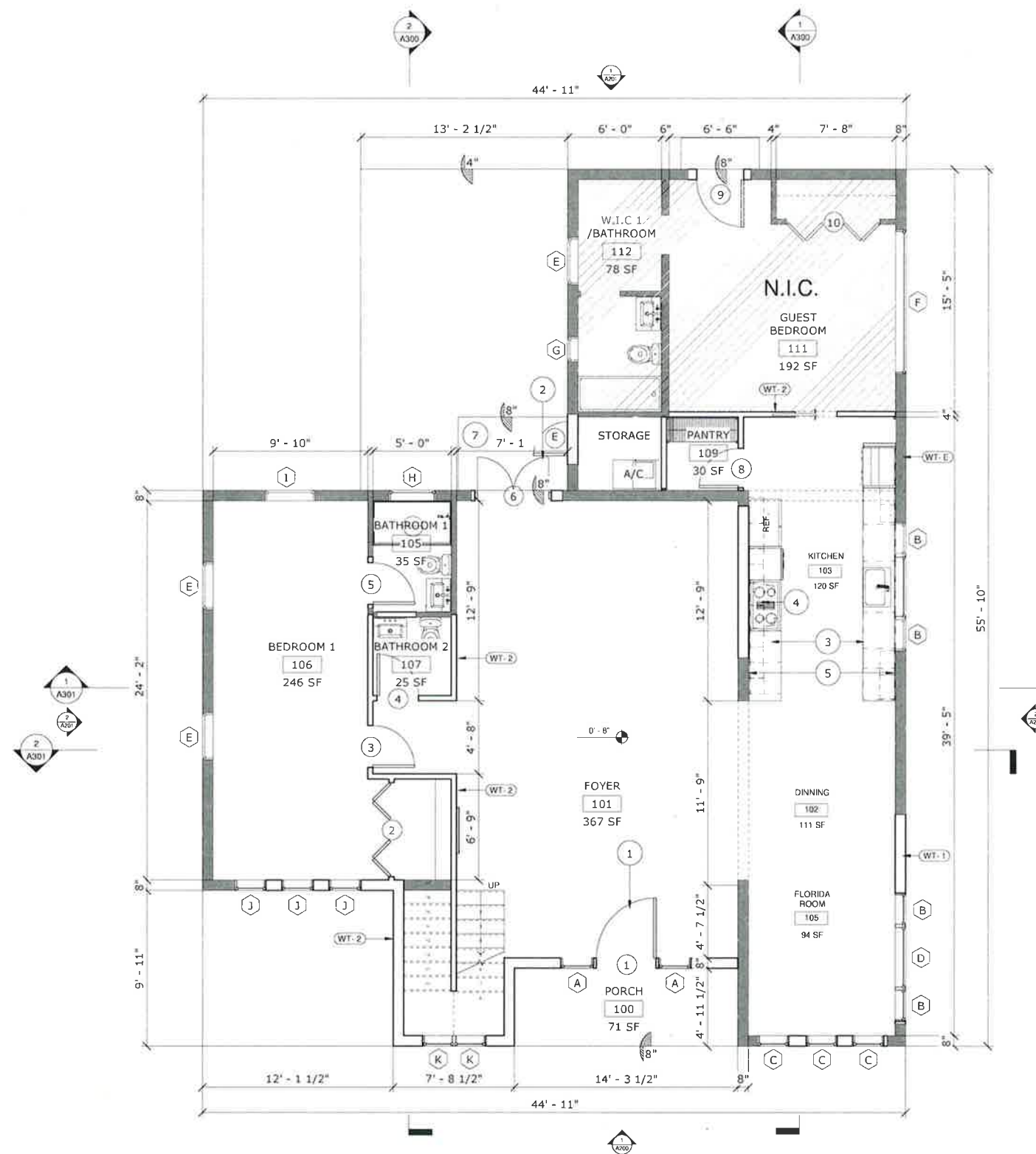
WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 0 8' 16' 24'

ELEVATION KEYED NOTES	
	DESCRIPTION
(A)	REMOVED EXISTING WINDOWS
(B)	REMOVED EXTERIOR DOOR
(C)	REMOVED EXTING FLAT ROOF
SYMBOLS	
(1)	DOOR NO*
(1)	WINDOW TYPE
(1)	KEY NOTE
GENERAL NOTES	
(*)	DECORATIVE COLUMNS TO BE REMOVED
(R)	REMOVE EXISTING DOOR

**EXISTING / DEMOLITION
 ELEVATION**

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Date	Issue Date
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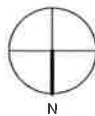




PROPOSED FIRST FLOOR PLAN

0 8' 16' 24'

SCALE 1/4" = 1'-0"



FLOOR PLAN KEYED NOTES

NO.	DESCRIPTION
①	NEW IMPACT GLASS DOOR ACORDING TO FBC -710
②	NEW IMPACT GLASS DOOR - REFER TO DOOR SCHEDULE
③	NEW KITCHEN GABINETS, SINK AND COUNTERTOP
④	NEW PLUMBING FIXTURES - KITCHEN REFER TO PLUMBING DRAWINGS
⑤	NEW CERAMIC TILE
⑥	NEW WOOD DOORS - REFER TO DOOR SCHEDULE
⑦	EXISTING CONCRETE SLAB

PROPOSED LEGEND

NEW CONSTRUCTION	ROOM NAME	ROOM NAME AND NUMBER
(Solid line)	101	101
(Dashed line)	(X)	WINDOW TAG
(X)	(X)	DOOR TAG

WALL TYPES LEGEND

(WT-E)	EXISTING 8" CMU WALL
(WT-1)	NEW 8" CMU WALL
(WT-2)	NEW TYP NON RATED PARTITION
(WT-3)	NON RATED PARTITION WETAREAS

GENERAL NOTES

- PROVIDE CEMENTITIOUS BACKER BOARD AT WALLS RECEIVING TILES AT ALL SHOWERING LOCATIONS ONLY. MOISTURE RESISTANT BOARD AT ALL BATHROOM WALLS (EXCEPT WET AREAS IN SHOWERS OR BATHTUBS) REFER TO WALL TYPE DETAILS OF SHEET A400.
 - BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
 - SHOWER AND TUB WALLS SHALL BE TILED TO 7'-0" A.F.F.
 - ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
 - ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL.
 - G.C. PROVIDE SHOP DRAWINGS WITH MANUFACTURER'S INFORMATION FOR THE FOLLOWING:
 - A. ALL PLUMBING AND ELECTRICAL FIXTURES.
 - B. DETAILED HARDWARE PACKAGE INCLUDING LOCK SETS, PRIVACY AND PASSAGE SETS, DEADBOLTS, DOORSTOPS, HINGES, PEEPHOLES AND KNOCKER.
 - C. PRODUCT APPROVAL FOR DOORS/ DOOR ASSEMBLIES SUBJECT TO WIND LOADS AND WATER INFILTRATION.
 - D. KITCHEN COUNTERS AND OVER-HEAD CABINETS.
- FBC 10 R311.2. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

FINISH SCHEDULE NOTES

- CERAMIC TILE FOR LIVING ROOM, DINING ROOM, KITCHEN AND FAMILY ROOM, THRU OUT.
- 1"x4" WOOD CABINETS.
- 1"x2" WOOD BASEBOARD.
- OUTDOOR TILE FOR TERRACE.

CODE REFERENCES

- FLORIDA BUILDING CODE 2017 EDITION (BUILDING, ENERGY, PLUMBING & MECHANICAL)
 REFER TO STRUCTURAL DWG'S AND M.E.P DWG'S FOR ADDITIONAL CODE REFERENCES.

AREA OF WORK DATA

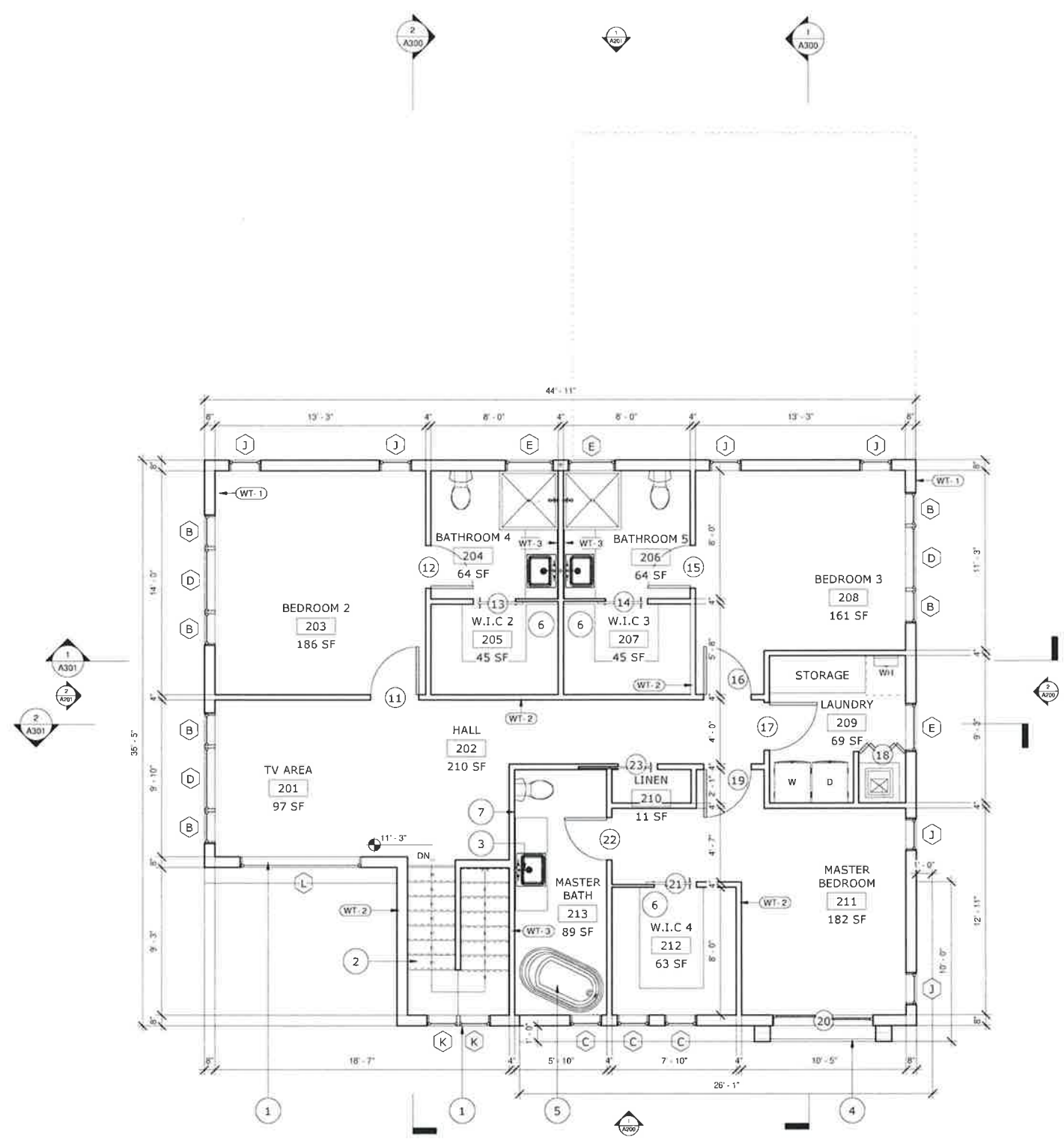
OCCUPANCY CLASSIFICATION RESIDENTIAL - SINGLE FAMILY HOME - NEW CONSTRUCTION (FBC SECTION 310.1)
 CONSTRUCTION TYPE III B FIRE RESISTANCE

PROPOSED FIRST FLOOR PLAN

Project Number	19117.01
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	As indicated



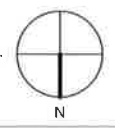
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PROPOSED SECOND FLOOR PLAN

0 8 16 24'

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



FLOOR PLAN KEYED NOTES

NO	DESCRIPTION
①	NEW IMPACT GLASS WINDOW ACORDING TO FBC, REFER TO WINDOWS SCHUDELE
②	NEW CONCRETE STAIRS - REFERT TO STRUCTURAL DRAWINGS FOR MORE INFO.
③	NEW PLUMBING FIXTURES - REFER MEP DRAWINGS
④	NEW GLASS HANDRAILS
⑤	NEW FREE STANDING BATH
⑥	NEW WALKING CLOSETS
⑦	CERAMIC TILE THROUGH

PROPOSED LEGEND

	ROOM NAME	ROOM NAME AND NUMBER
	NEW CONSTRUCTION	101
	EXISTING CONSTRUCTION TO REMAIN	
	KEY NOTE	
		WINDOW TAG
		DOOR TAG

WALL TYPES LEGEND

	EXISTING 8" CMU WALL
	NEW 8" CMU WALL
	NEW TYP NON RATED PARTITION
	NON RATED PARTITION WETAREAS

GENERAL NOTES

- PROVIDE CEMENTITIOUS BACKER BOARD AT WALLS RECEIVING TILES AT ALL SHOWERING LOCATIONS ONLY. MOISTURE RESISTANT BOARD AT ALL BATHROOM WALLS (EXCEPT WET AREAS IN SHOWERS OR BATHTUBS.) REFER TO WALL TYPE DETAILS OF SHEET A400
 - BATHROOM FLOORS TO BE OF IMPERVIOUS MATERIAL.
 - SHOWER AND TUB WALLS SHALL BE TILED TO 7'-0" A.F.F.
 - ALL GLASS USED INSIDE DWELLING SHALL BE TEMPERED.
 - ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT AND HAVE MIAMI-DADE PRODUCT CONTROL APPROVAL.
 - G.C. PROVIDE SHOP DRAWINGS WITH MANUFACTURER'S INFORMATION FOR THE FOLLOWING:
 - A. ALL PLUMBING AND ELECTRICAL FIXTURES
 - B. DETAILED HARDWARE PACKAGE INCLUDING LOCK SETS, PRIVACY AND PASSAGE SETS, DEADBOLTS, DOORSTOPS, HINGES, PEEPHOLES AND KNOCKER.
 - C. PRODUCT APPROVAL FOR DOORS/ DOOR ASSEMBLIES SUBJECT TO WIND LOADS AND WATER INFILTRATION.
 - D. KITCHEN COUNTERS AND OVERHEAD CABINETS.
- FBC 10 R311.2: AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

FINISH SCHEDULE NOTES

- WOOD FLOOR FOR LIVING ROOM, DINING ROOM, KITCHEN AND FAMILY ROOM, CERAMIC TILE THRU-OUT FOR OTHERS.
- 1"x4" WOOD CASING
- 1"x2" WOOD BASEBOARD.
- OUTDOOR TILE FOR TERRACE AND POOL DECK

CODE REFERENCES

- FLORIDA BUILDING CODE 2017 EDITION (BUILDING, ENERGY, PLUMBING & MECHANICAL)
- REFER TO STRUCTURAL DWG'S AND M.E.P DWG'S FOR ADDITIONAL CODE REFERENCES.

AREA OF WORK DATA

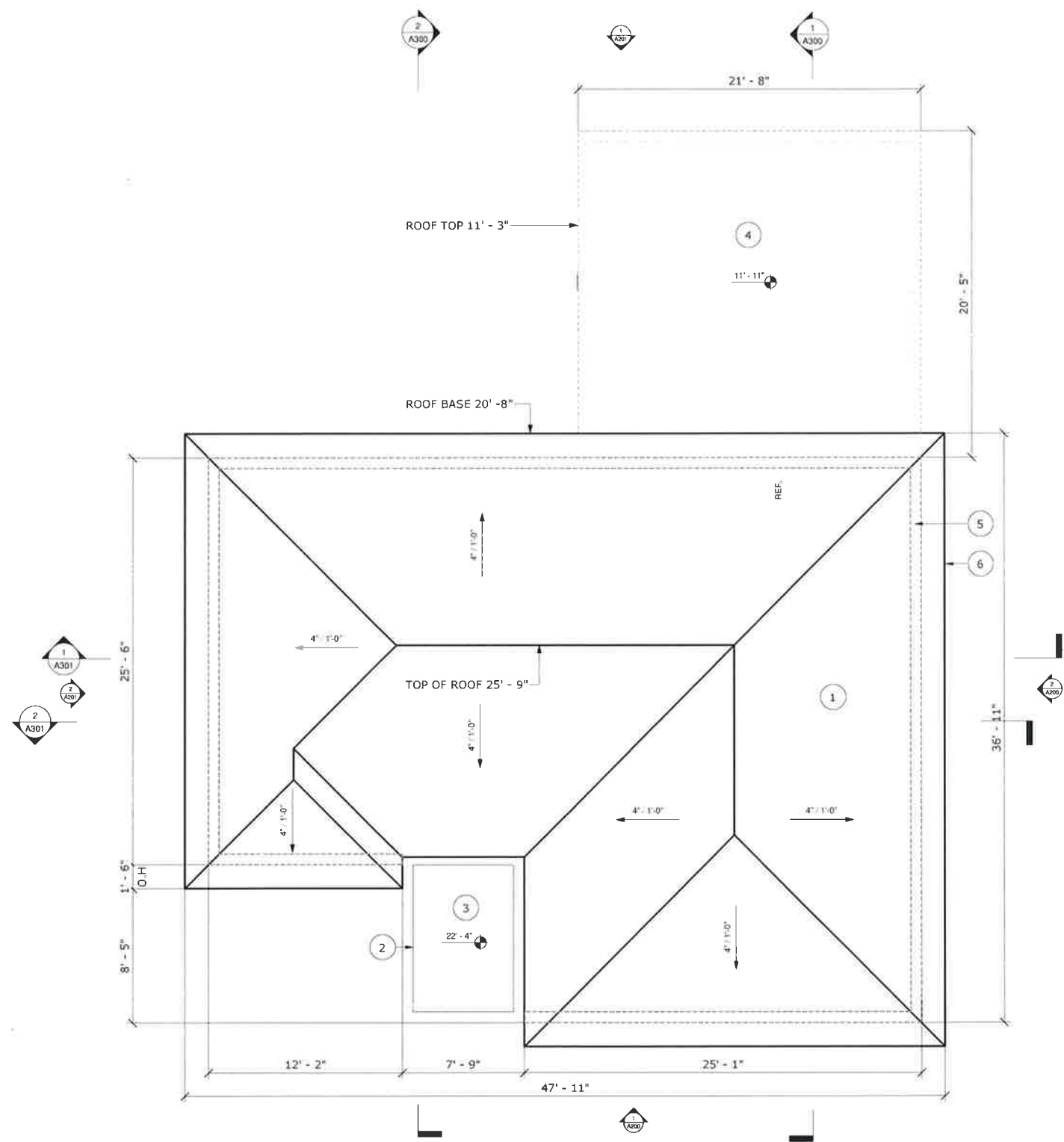
OCCUPANCY CLASSIFICATION: RESIDENTIAL - SINGLE FAMILY HOME - NEW CONSTRUCTION (FBC SECTION 310.1)
 CONSTRUCTION TYPE: III B FIRE RESISTANCE.

PROPOSED SECOND FLOOR PLAN

Project Number	19117.01
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Drawn By	Author
Checked By	Checker
Scale	As indicated



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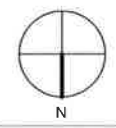


FLOOR PLAN KEYED NOTES	
NO.	DESCRIPTION
①	NEW METAL ROOF - LIGHT GRAY
②	2' HIGH PARAPET
③	FLAT ROOF
④	METAL ROOF
⑤	EDGE OF WALL BELOW
⑥	18" OVERHANG

GENERAL NOTE	
1.	ALL HIP ROOF AND LEAN TO ROOF SLOP IS 12:4'
2.	ALL SLOP ROOF HAS DRIP EDGE THRU-OUT.

ROOFING SYSTEM	
1.	THE ROOF FINISH IS GALVANIZED STANDING SEAM ROOF OF WHERE TRUSS IS PRESENT, WATERPROOF CONCRETE SLAB IN OTHER AREAS.
2.	THE ROOF STRUCTURE IN MASTERBEDROOM AND LIVING AREA IS SCISSORS TRUSS, IN SOME AREAS IS REGULAR TRIANGLE TRUSS, IN OTHERS FLAT CEMENT SLAB WITH WATERPROOFING. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

PROPOSED ROOF PLAN
 SCALE 1/4" = 1'-0"



Owner
THE STARS GROUP - NEW JERSEY OFFICE

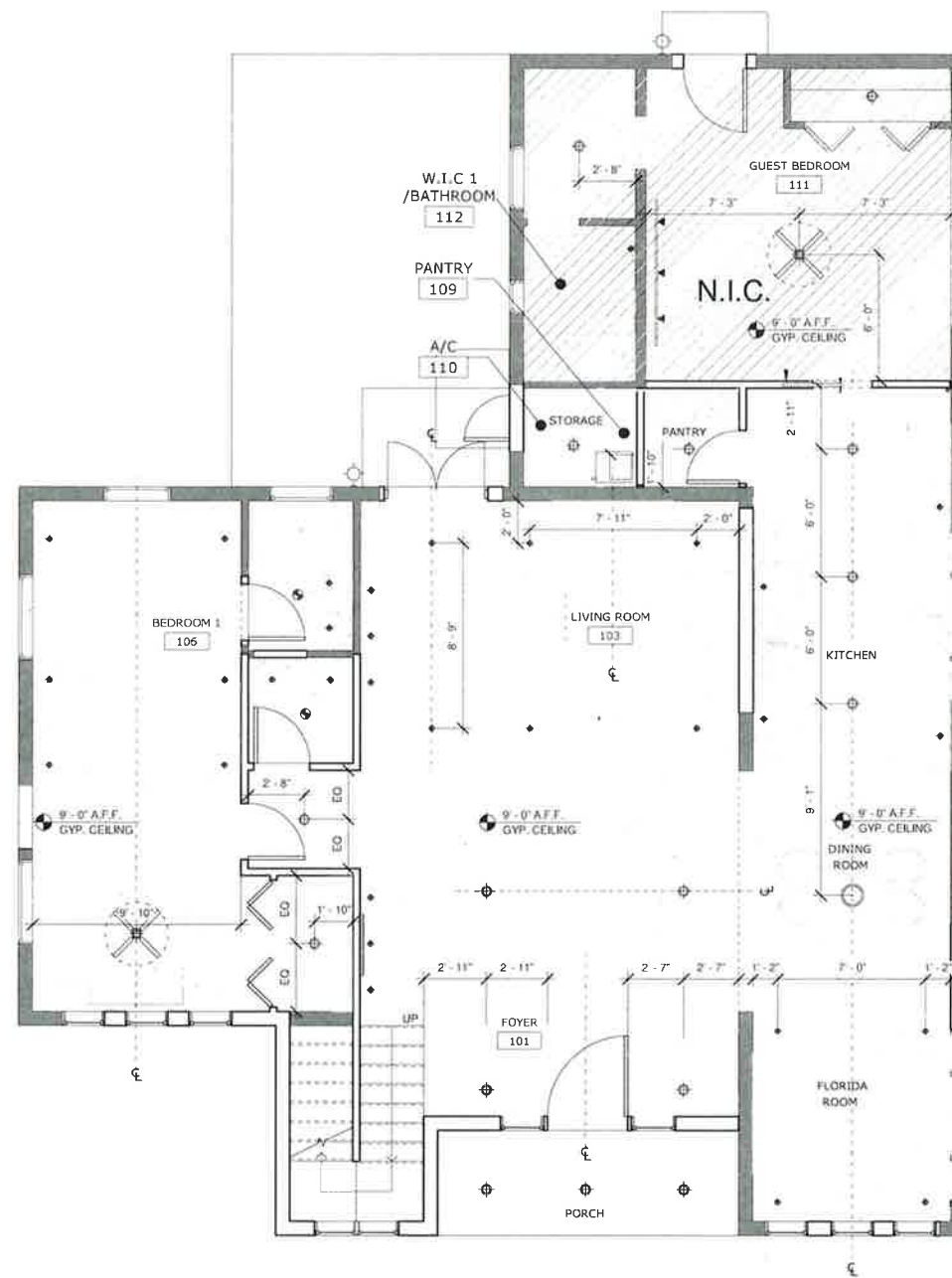
PROPOSED ROOF PLAN

Project Number	19117.01
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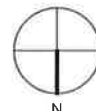
LEGEND	
DESCRIPTION	
3" HIGH FROM CEILING	
CHANDELIER	
WALL LIGHT	
FAN AND LIGHT	
DRYWALL CEILING	



FIRST FLOOR REFLECTED CEILING PLAN

0 8' 16' 24'

SCALE 1/4" = 1'-0"



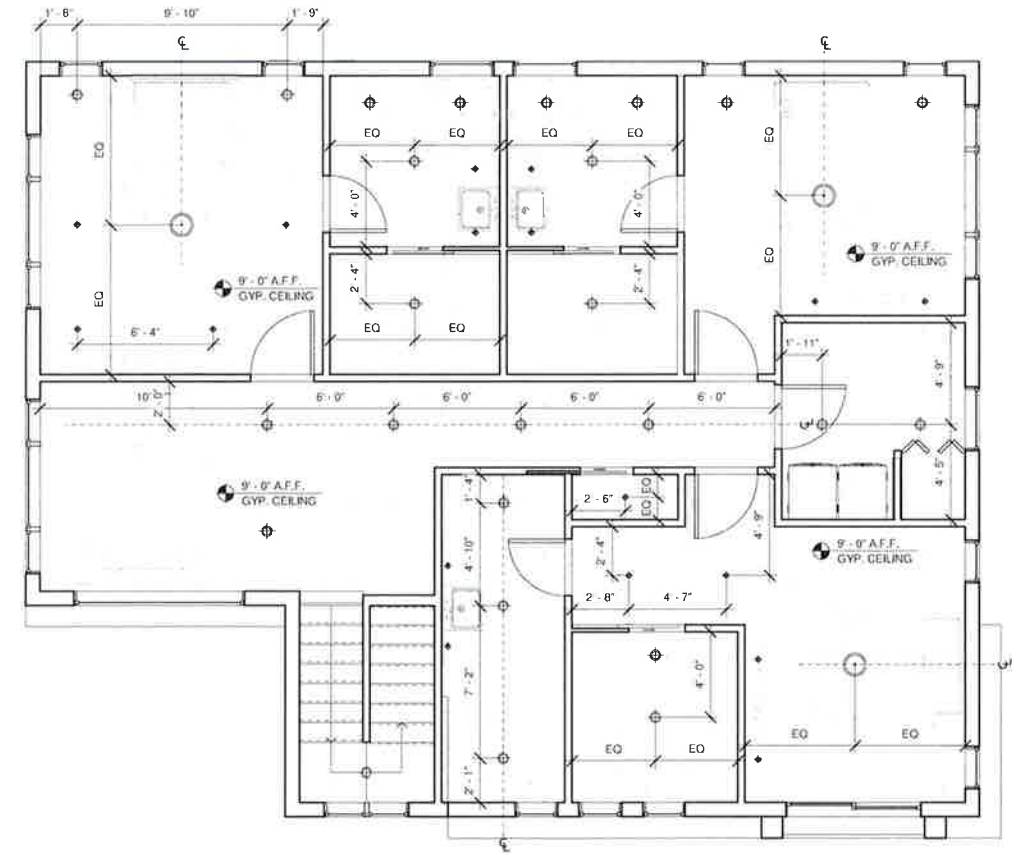
FIRST FLOOR REFLECTED CEILING PLAN

Project Number 19117.01
 Date Issue Date
 Drawn By Author
 Checked By Checker
 Scale As indicated



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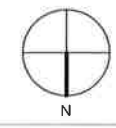
LEGEND	
DESCRIPTION	
	3' HIGH FROM CEILING
	CHANDELIER
	WALL LIGHT
	FAN AND LIGHT
	DRYWALL CEILING



SECOND FLOOR REFLECTED CEILING PLAN

0 8 16 24

SCALE 1/4" = 1'-0"



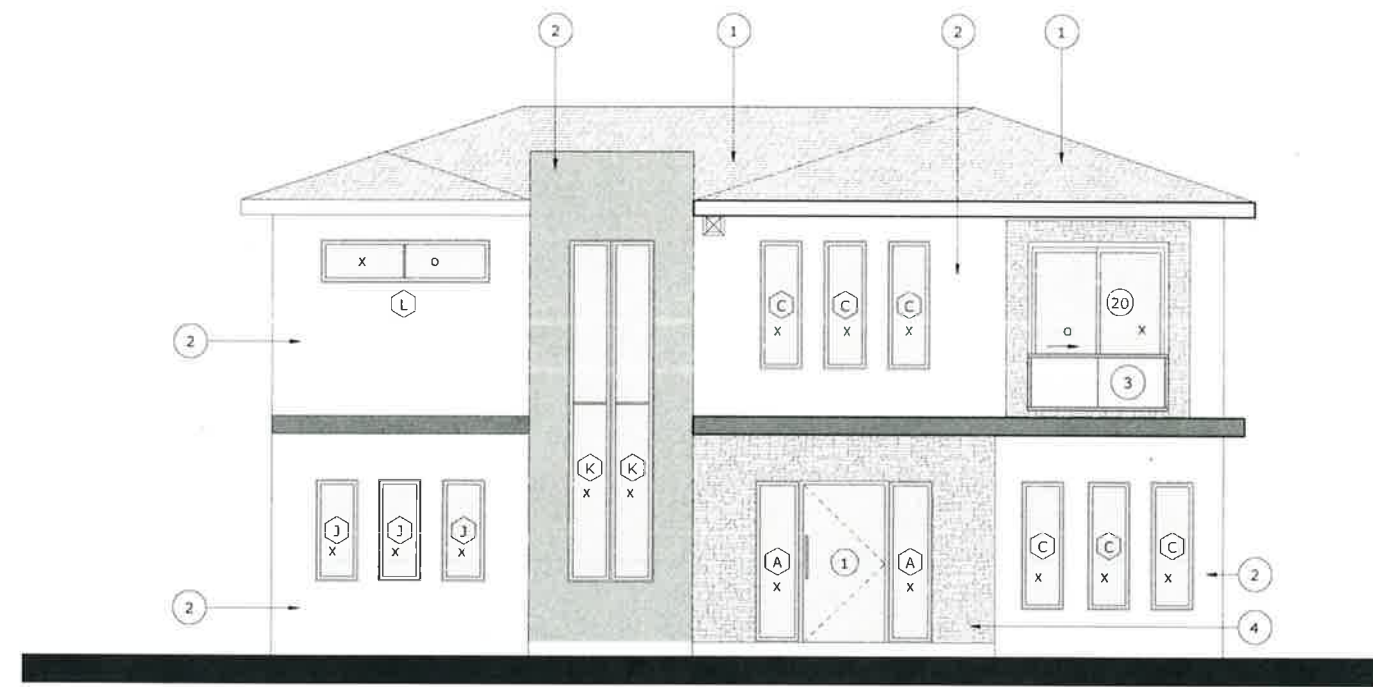
Owner
THE STARS GROUP - NEW JERSEY OFFICE

SECOND FLOOR REFLECTED CEILING PLAN

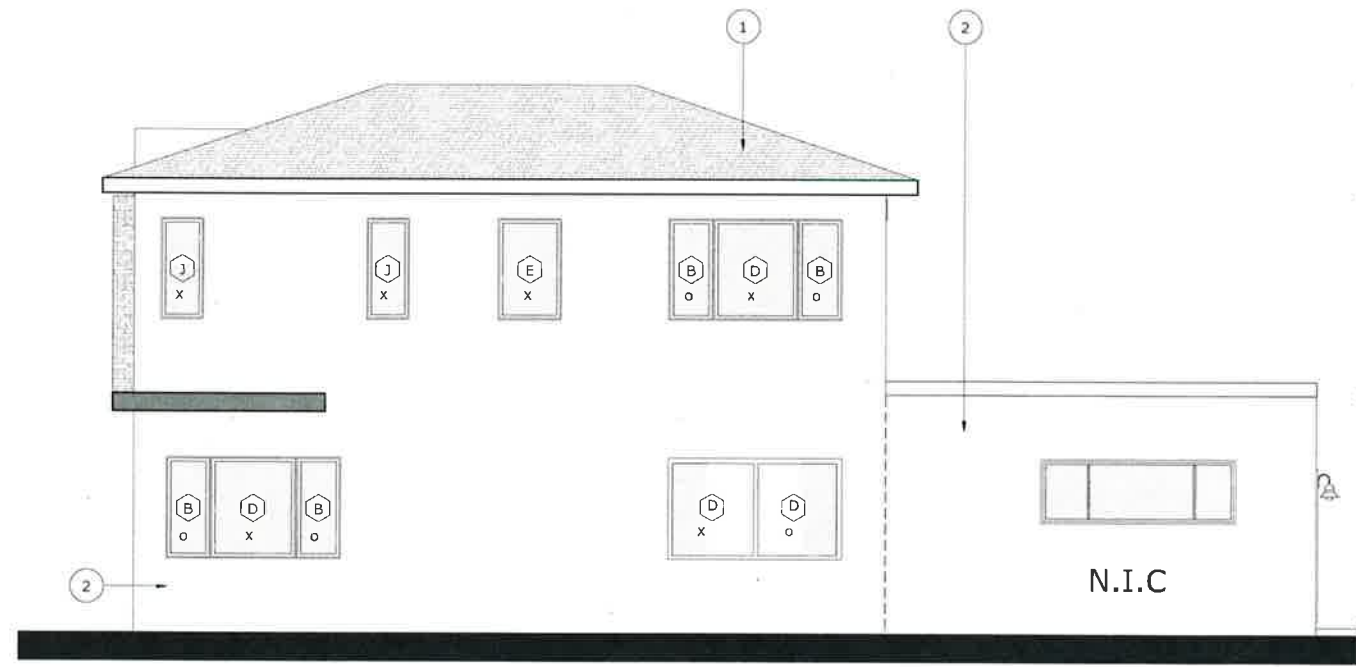
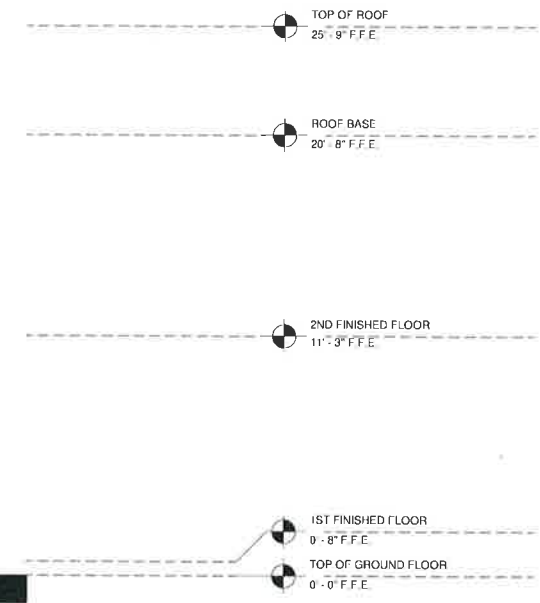
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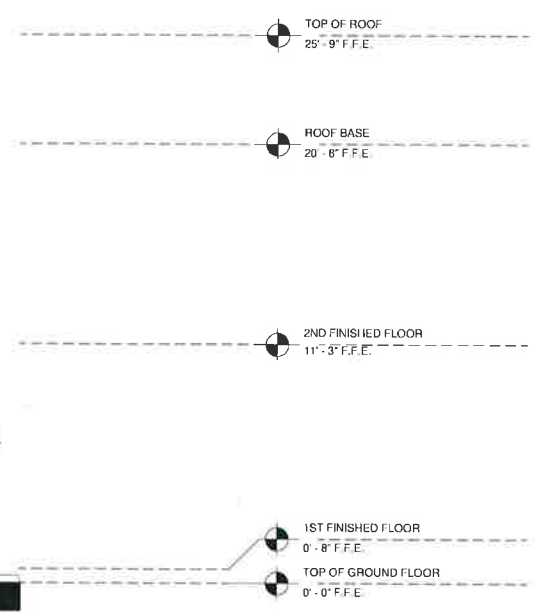
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NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 8 16 24



WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 8 16 24



ELEVATION KEYED NOTES	
	DESCRIPTION
①	GALVANIZED STANDING SCREEN ROOF
②	SMOOTH STUCCO FINISH
③	42" HIGH ALUMINUM GUARD RAIL W/36" HIGH TEMPERDGLASS HANDRAIL
④	STUCCO WITH STONE FINISH

SYMBOLS	
①	DOOR NO*
①	WINDOW TYPE
①	KEY NOTE

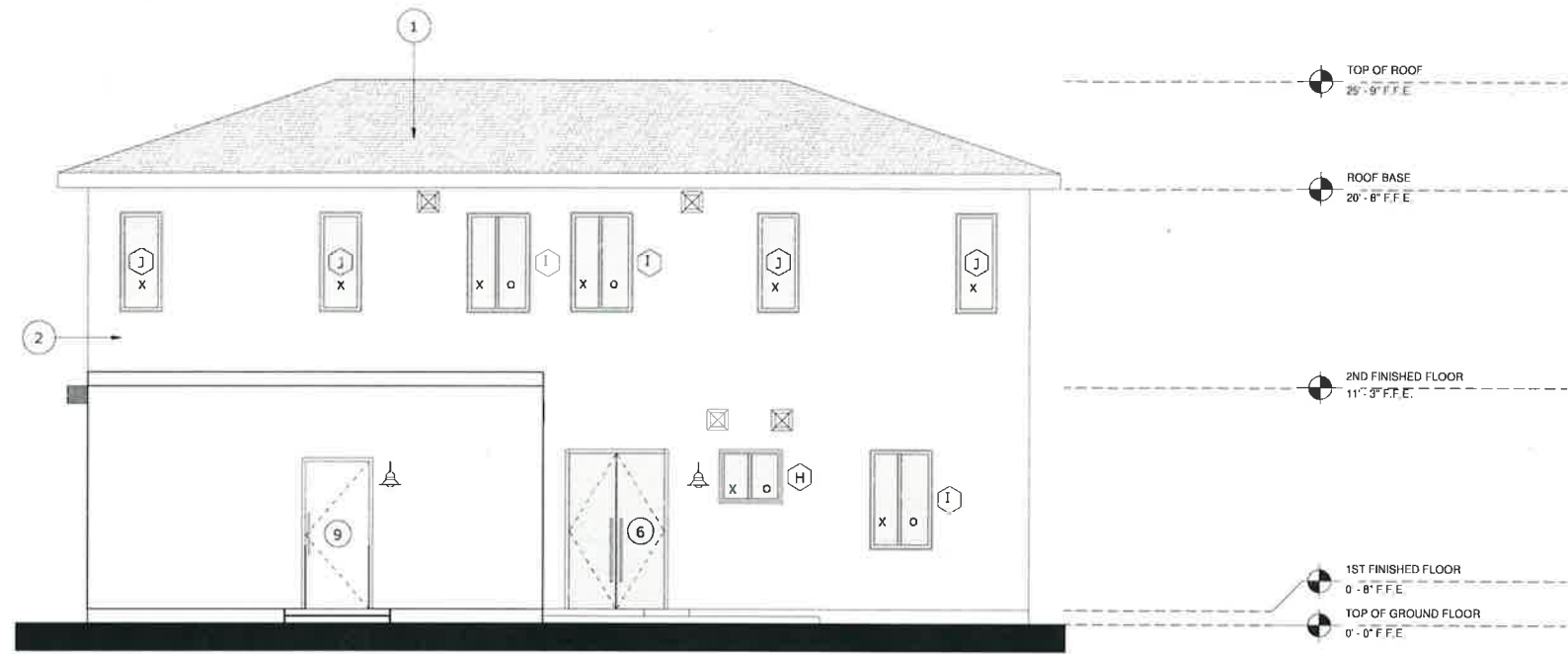
GENERAL NOTES	
1.	THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED IMPACT RESISTANT.
2.	REFER TO SHEET AS01 FOR WINDOW AND DOOR SCHEDULE
3.	REFER TO FLOOR PLAN SHEET A100
4.	REFER TO ROOF PLAN SHEET A101

WINDOWS AND DOOR NOTE	
1.	GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY OPENINGS PRIOR TO INSTALLATION
2.	GENERAL CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECTS FOW REVIEW PRIOR TO MANUFACTURING OR PURCHASING
3.	WINDOW MANUFACTURE TO COORDINATE WITH NAME MANUFACTURE FOR FINAL DIMENSIONS
4.	WINDOW TO BE MIAMI DODE CANTY PRODUCT CONTROL APPROVED
5.	EGRESS WINDOW SHALL BE NO MORE THAN 44" ABOVE FINISH FLOOR

NORTH & WEST ELEVATION

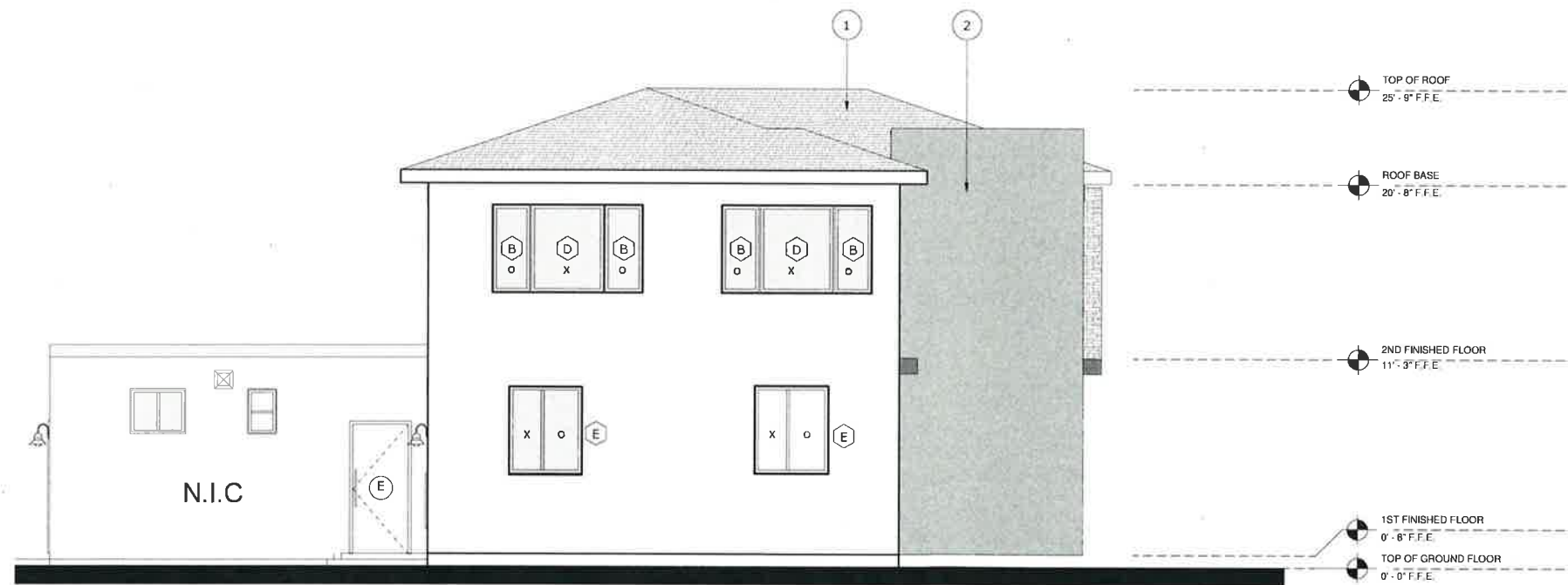
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SOUTH ELEVATION

0 8 16 24 SCALE: 1/4" = 1'-0"



EAST ELEVATION

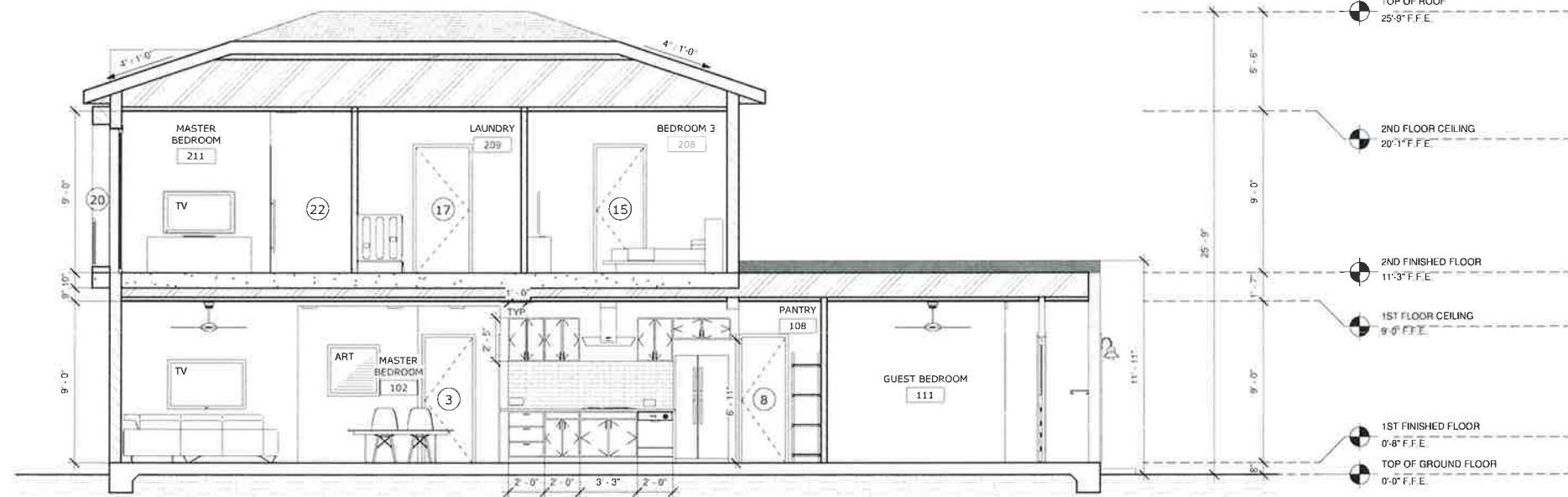
0 8 16 24 SCALE: 1/4" = 1'-0"

ELEVATION KEYED NOTES	
DESCRIPTION	
①	GALVANIZED STANDING SCREEN ROOF
②	SMOOTH STUCCO FINISH
③	42" HIGH ALUMINUM GUARD RAIL W/36" HIGH TEMPERDGLASS HANDRAIL
④	STUCCO WITH STONE FINISH
SYMBOLS	
①	DOOR NO*
①	WINDOW TYPE
①	KEY NOTE
GENERAL NOTES	
1. THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED IMPACT RESISTANT.	
2. REFER TO SHEET A501 FOR WINDOW AND DOOR SCHEDULE	
3. REFER TO ROOF PLAN SHEET A101	
WINDOWS AND DOOR NOTE	
1. GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY OPENINGS PRIOR TO INSTALLATION	
2. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT'S FOW REVIEW PRIOR TO MANUFACTURING OR PURCHASING	
3. WINDOW TO BE MIAMI DODE CANTY PRODUCT CONTROL APPROVED	
4. EGRESS WINDOW SHALL BE NO MORE THAN 44" ABOVE FINISH FLOOR	

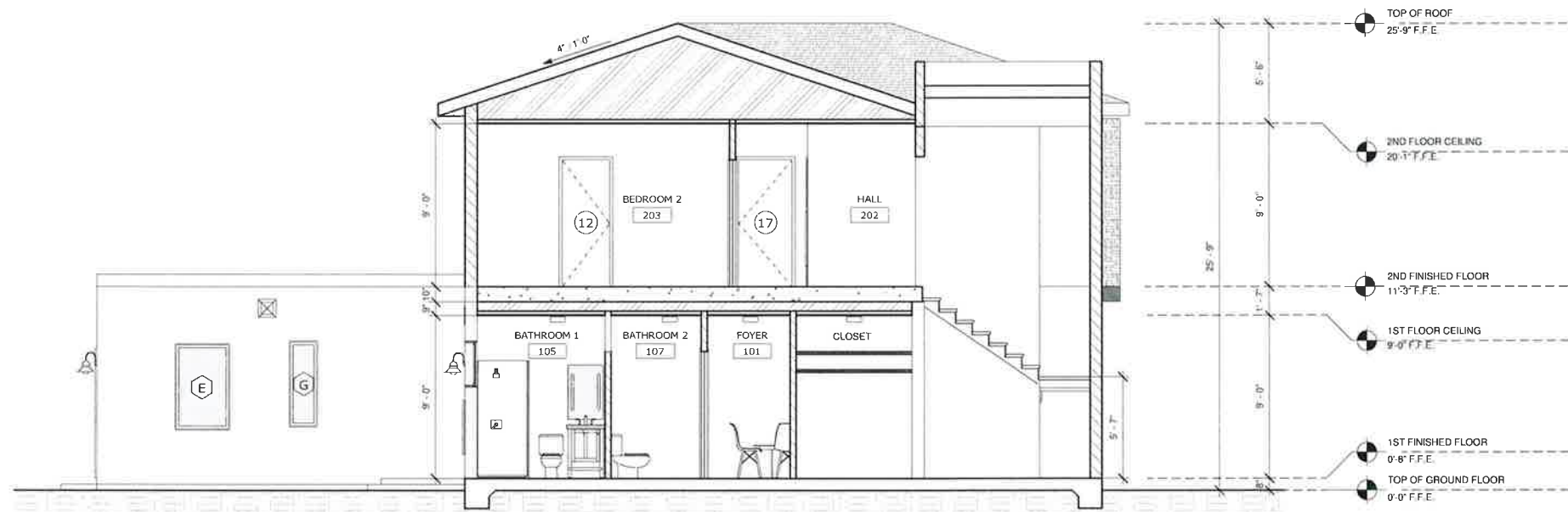
SOUTH & EAST ELEVATION

Project Number	19117.01
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	As indicated

A201

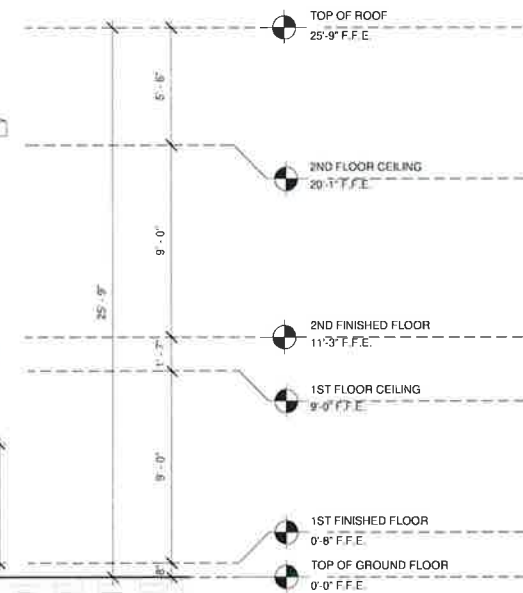
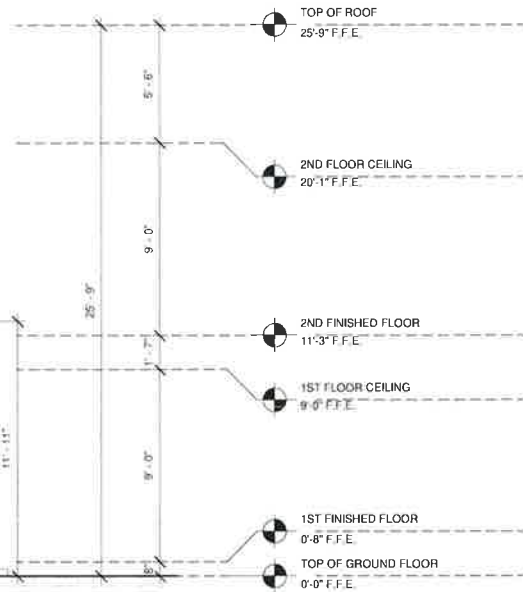


SECTION A-A
SCALE: 1/4" = 1'-0"



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

SECTIONAL KEYED NOTES	
DESCRIPTION	
1	
2	
3	
4	
5	
6	
7	
8	
SYMBOLS	
①	DOOR NO*
Ⓛ	WINDOW TYPE
Ⓚ	KEY NOTE
GENERAL NOTES	
WINDOWS AND DOOR NOTE	

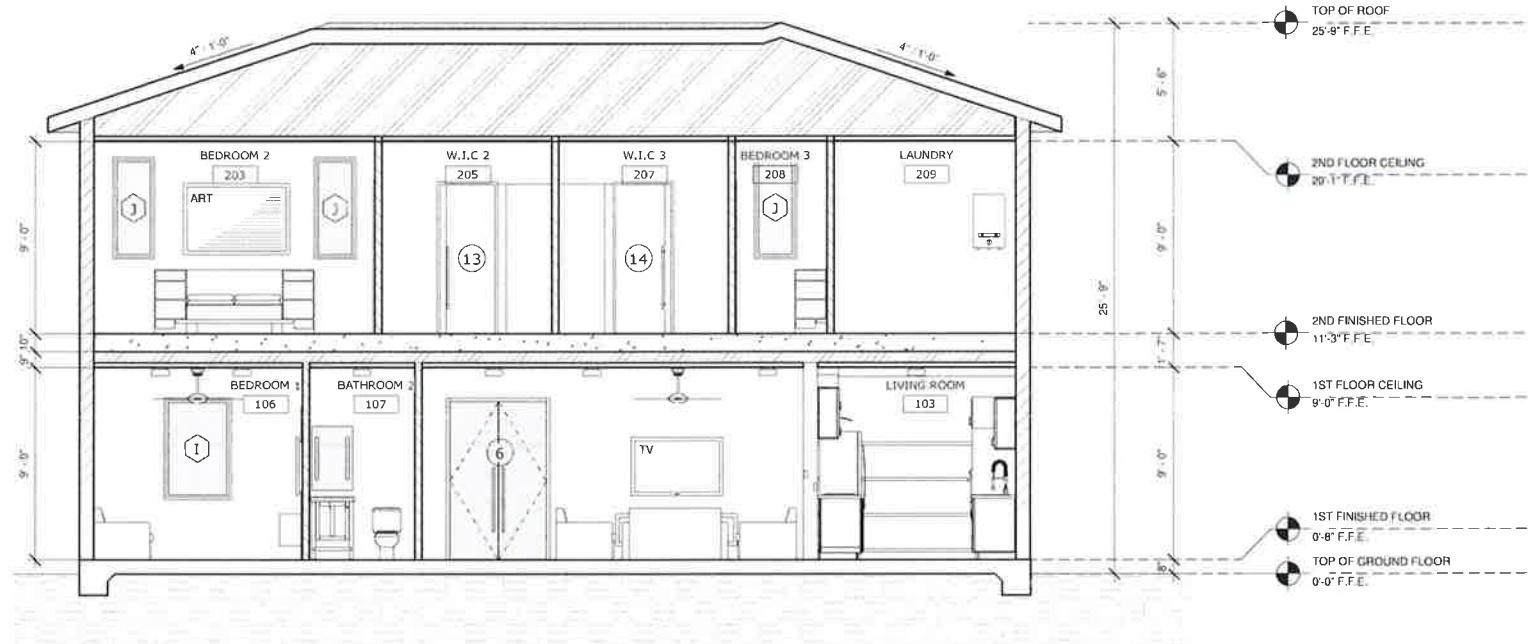


Owner
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SECTION A-A & B-B

Project Number 19117.01
 Date Issue Date
 Drawn By Author
 Checked By Checker
 Scale As indicated





SECTION C-C

SCALE 1/4" = 1'-0"



SECTION D-D

SCALE 1/4" = 1'-0"

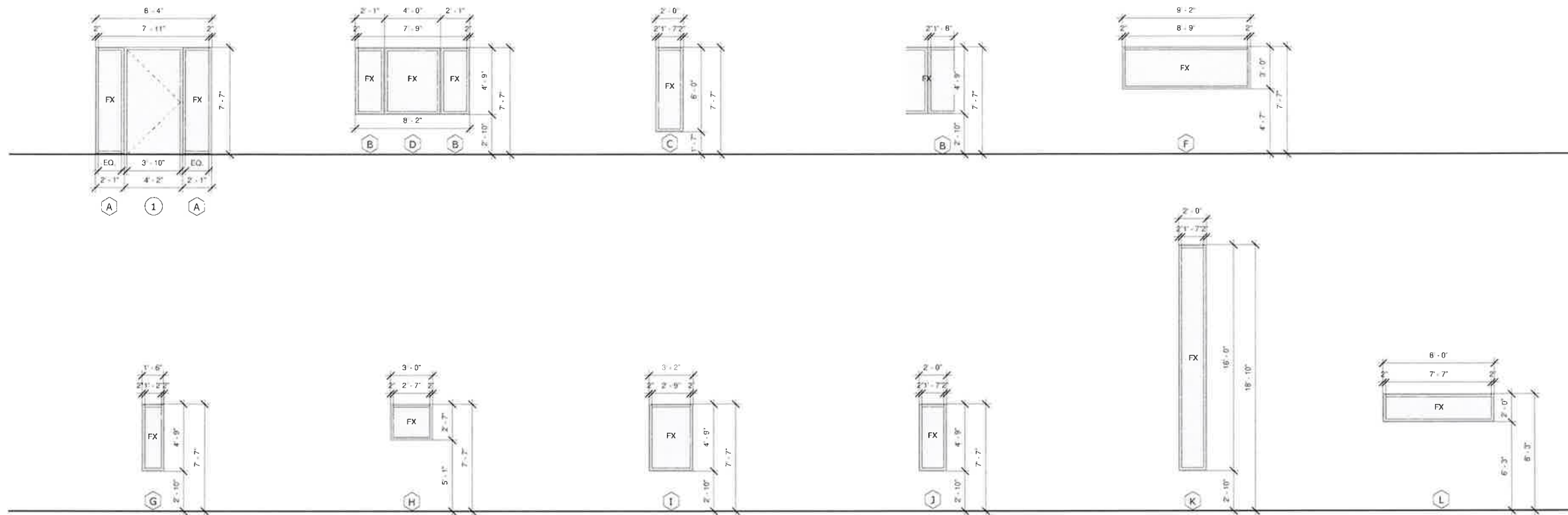


SECTIONAL KEYED NOTES	
KEY	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
SYMBOLS	
1	DOOR NO.
1	WINDOW TYPE
1	KEY NOTE
GENERAL NOTES	
WINDOWS AND DOOR NOTE	

SECTION C-C & D-D

Project Number	19117.01
Date	Issue Date
Drawn By	Author
Checked By	Checker
Scale	As indicated





WINDOW ELEVATIONS

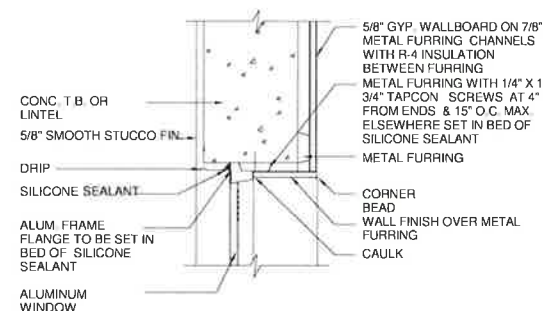
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WINDOW SCHEDULE

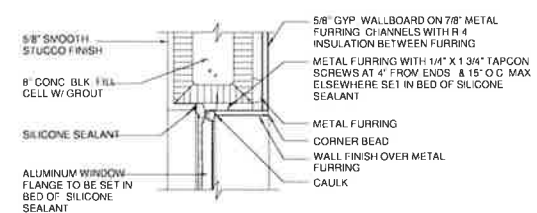
MARK	DESCRIPTION	SIZE		MATERIAL	FRAME COLOR	GLAZING COLOR	TYPE OF GLAZING	REMARKS
		WIDTH	HEIGHT					
A	FIXED	2'-1"	7'-7"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
B	FIXED	2'-1"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
C	FIXED	2'-0"	6'-0"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
D	FIXED	4'-0"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
E	FIXED	3'-0"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	CAT II TEMP GLASS
F	FIXED	9'-2"	3'-0"	ALUM.	WHITE	OPAQUE	IMPACT RESISTANT	CAT II TEMP GLASS
G	FIXED	1'-7"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	CAT II TEMP GLASS
H	FIXED	3'-0"	2'-6 1/2"	ALUM.	WHITE	OPAQUE	IMPACT RESISTANT	CAT II TEMP GLASS
I	FIXED	3'-2"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
J	FIXED	2'-0"	4'-9"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
K	FIXED	2'-0"	16'-0"	ALUM.	WHITE	OPAQUE	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS
L	FIXED	8'-0"	2'-0"	ALUM.	WHITE	CLEAR	IMPACT RESISTANT	STOREFRONT TYPE - SEE ELEVATIONS FOR CUT INFORMATION. CAT II TEMP GLASS

WINDOW NOTES

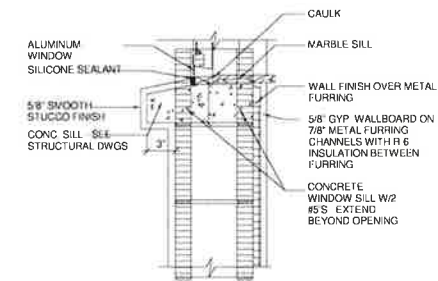
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION. SEE ELEVATIONS FOR MORE INFORMATION. SEE STRUCTURAL DRAWINGS FOR STEEL COLUMN LOCATIONS AND SIZES.
- PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
- WINDOWS TO BE MIAMI-DADE COUNTY PRODUCT CONTROL APPROVED IMPACT RESISTANT MANUFACTURED BY CGI OR APPROVED EQUIVALENT. OBTAIN SEPARATE PERMIT FOR WINDOWS.
- EGRESS WINDOWS SHALL BE NO MORE THAN 44" ABOVE FINISH FLOOR.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO MANUFACTURING OR PURCHASING.
- ALL GLASS TO BE CLEAR.
- ALL WINDOWS LOCATED AT SHOWERS AND TUBS SHALL BE CATEGORY II SAFETY GLASS AND TO BE FROSTED. ALL WINDOWS LOCATED WITHIN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLASS.
- EGRESS WINDOWS SHALL HAVE A MINIMUM OF 20" WIDE X 24" HIGH, 5.7 S.F. CLEAR OPENING.
- DOORS SHALL HAVE A U-FACTOR OF .56 AND SH-GC OF .22. WINDOWS SHALL HAVE A U-FACTOR OF .42 AND SH-GC OF .25.
- RM410 2.4.3. GLAZED PANELS LOCATED ADJACENT TO OR IN DOORS, SHALL BE OF SAFETY GLAZING, IN ACCORDANCE WITH THE FOLLOWING:
 - ALL GLAZED PANELS THROUGH WHICH A 3" DIAMETER SPHERE IS ABLE TO PASS.
 - IN ALL OCCURRENCES, ANY GLAZING MATERIAL ADJACENT TO DOOR WITHIN 48" INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE OF SAFETY GLAZING.
- ALL GLASS TO BE CATEGORY II, IMPACT RESISTANT WINDOWS BY ES (ENERGIA SOLAR) OR APPROVED EQUAL MANUFACTURE WITH A MIAMI-DADE COUNTY PRODUCT CONTROL APPROVAL. 14" CLEAR TEMPERED GLASS WITH POWDER COAT FINISH. SUBMIT SHOP DRAWINGS FOR REVIEW.
- ALL BATHROOMS GLASS ENCLOSURES SHALL BE OF SAFETY GLAZING.
- WINDOW U-VALUE.
- ALL GLASS TO BE CATEGORY II IMPACT RESISTANT WINDOWS.
- GENERAL CONTRACTOR TO VERIFY AND COORDINATE ACTUAL WINDOW DIMENSIONS AND MASONRY OPENINGS PRIOR TO CONSTRUCTION.



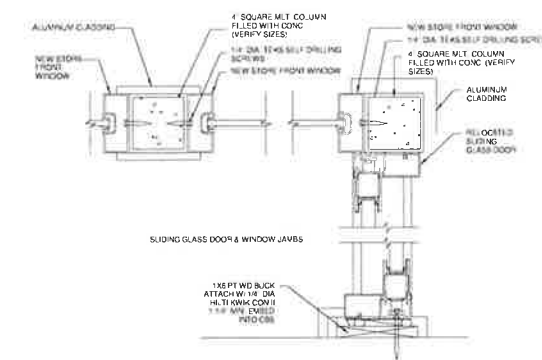
A
A500
TYPICAL HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



B
A500
TYPICAL JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



C
A500
TYPICAL EYEBROW DETAIL
SCALE: 3" = 1'-0"



D
A500
TYPICAL STOREFRONT DETAILS
SCALE: 3" = 1'-0"

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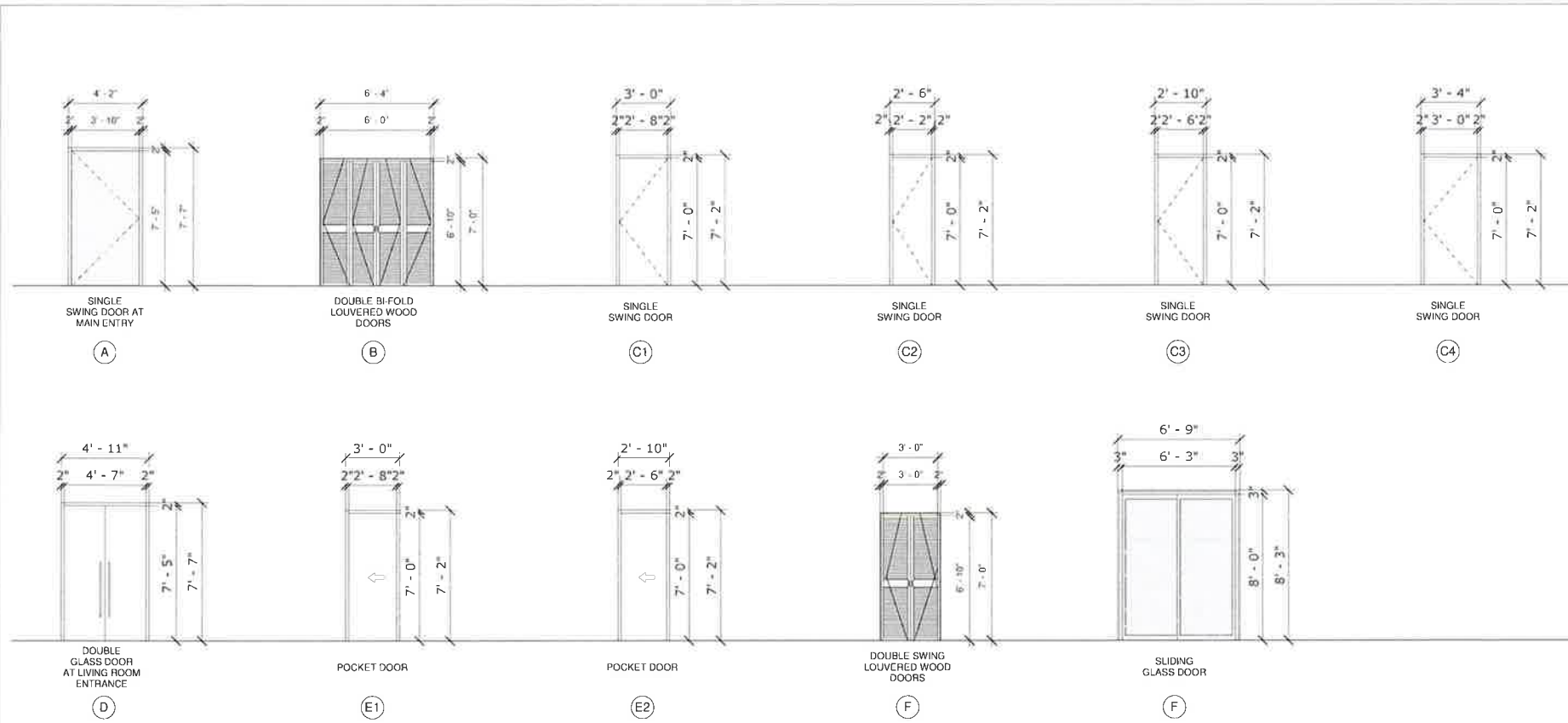
WINDOW SCHEDULE & DETAILS

Project Number 19117.01
Date Issue Date
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Scale 1/4" = 1'-0"



DOOR NOTES

GENERAL CONTRACTOR TO
 VERIFY AND COORDINATE ACTUAL DOOR DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
 COORDINATE DOOR STYLE AND HARDWARE WITH ARCHITECT.
 SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING OR PURCHASING FROM MANUFACTURER.
 COORDINATE HEADER AND JAMB DETAILS WITH ARCHITECT.
 FINISH HARDWARE ON IMPACT RESISTANT DOORS SHALL BE AS SPECIFIED IN PRODUCT CONTROL APPROVAL PKG.
 PROVIDE PRODUCT CONTROL APPROVED IMPACT RESISTANT DOORS AT EXTERIOR.
 ALL DOORS TO HAVE LEVER HANDLES BY SCHLAGE OR EQUAL.
 REFER TO MECHANICAL DRAWINGS FOR LOCATION OF LOUVERED DOORS AND WITH 1" UNDER CUT.
 DOORS & SIDELIGHTS SHALL BE MADE WITH CATEGORY II SAFETY GLASS.
 GLASS PANELS ADJACENT TO ANY DOORS AND WALKING SURFACE ARE SAFETY GLASS CATEGORY CLASS II IN COMPLIANCE WITH THE MINIMUM CATEGORY CLASSIFICATION OF GLAZING OF THE FBC 2010 TABLE 2406.2(1) AND 2406.2(2).
 ALL DOORS TO EXTERIOR TO HAVE AN ALUMINUM THRESHOLD WITH A BEVELED EDGE WITH A 1:2 MAX SLOPE. PROVIDE SILICONE SEALANT AT JOINT AT EXTERIOR CONDITIONS ONLY.
 11.4.13.9 HANDLES, PULLS, LATCHES, LOCKS AND ANY OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.
 LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPE HANDLES ARE ACCEPTABLE DESIGNS.
 DOORS SHALL HAVE A U-FACTOR OF .56 AND SHGC OF .22 WINDOWS SHALL HAVE A U-FACTOR OF .42 AND SHGC OF .25.
 FBC 10 R311.2. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



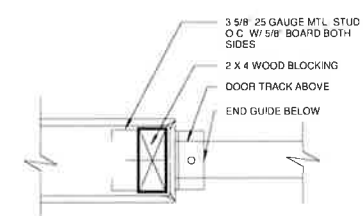
DOOR ELEVATIONS

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

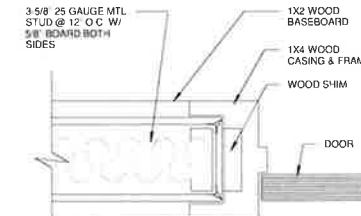
DOOR SCHEDULE

DOOR NUMBER	LOCATION	ELEV	DIMENSIONS			DOOR TYPE	MATERIAL	FRAME MATERIAL	REMARKS
			WIDTH	HEIGHT	THICK				
1	MAIN ENTRY	A	3'-10"	7'-5"	2"	SWING	ALUM./IMPACT GLASS	ALUM.	STOREFRONT - SEE WINDOW TYPE "A" ON SCHEDULE
2	BEDROOM #1 CLOSET	B	6'-0"	7'-0"	2"	DOUBLE BIFOLD	HOLLOW METAL	WOOD	1"X2" WD CASING INSIDE, 1"X4" WD CASING OUTSIDE, 1H FIRE RATE
3	BEDROOM #1 ENTRY	C1	2'-8"	7'-0"	2"	SWING	HOLLOW METAL	WOOD	1"X2" WD CASING ON BO BOTH SIDE
4	BATHROOM #2	C1	2'-8"	7'-0"	2"	SWING	HOLLOW METAL	WOOD	1"X2" WD CASING ON BO BOTH SIDE
5	BATHROOM #1	C1	2'-8"	7'-0"	2"	SWING	ALUM./IMPACT GLASS	ALUM.	CELAR LIGHT GRAY TINT* PART OF STOREFRONT, SEE WINDOSCH TYPE "Q"
6	LIVING ROOM ENTRY	D	4'-7"	7'-5"	2"	DOUBLE	ALUM./IMPACT GLASS	ALUM.	CELAR LIGHT GRAY TINT* PART OF STOREFRONT
7	AVC CLOSET	C2	2'-2"	7'-0"	2"	SWING	ALUM./IMPACT GLASS	ALUM.	CELAR LIGHT GRAY TINT* PART OF STOREFRONT, SEE WINDOSCH TYPE "L"
8	PANTRY	C3	2'-6"	7'-0"	2"	SWING	ALUM./IMPACT GLASS	ALUM.	OPAQUE LIGHT GRAY TINT* PART OF STOREFRONT, SEE WINDOSCH TYPE "K"
9	GUEST BEDROOM ENTRY	C4	3'-0"	7'-0"	2"	SWING	ALUM./IMPACT GLASS	ALUM.	CELAR LIGHT GRAY TINT* PART OF STOREFRONT, SEE WINDOSCH TYPE "U"
10	GUEST BEDROOM CLOSET	B	6'-0"	7'-0"	2"	DOUBLE BIFOLD	WOOD	WOOD	1"X2" WD CASING INSIDE, 1"X4" WD CASING OUTSIDE
11	BEDROOM #2	C4	3'-0"	7'-0"	2"	SWING	WOOD	WOOD	1"X2" WD CASING INSIDE, 1"X4" WD CASING OUTSIDE
12	BATHROOM #4	C1	2'-8"	7'-0"	2"	SWING	WOOD	WOOD	LOUVERED, 1"X4" WD CASING ON BOTH SIDE
13	W.I.C #2	E1	2'-8"	7'-0"	2"	POCKET	WOOD	WOOD	1"X4" WD CASING ON BO BOTH SIDE
14	W.I.C #3	E1	2'-8"	7'-0"	2"	POCKET	WOOD	WOOD	LOUVERED, 1"X4" WD CASING ON BOTH SIDE
15	BATHROOM #5	C1	2'-8"	7'-0"	2"	SWING	WOOD	WOOD	1"X4" WD CASING ON BO BOTH SIDE
16	BEDROOM #3	C4	3'-0"	7'-0"	2"	SWING	WOOD	WOOD	LOUVERED, 1"X4" WD CASING ON BOTH SIDE
17	LAUNDRY	C4	3'-0"	7'-0"	2"	SWING	HOLLOW METAL	WOOD	LOUVERED, 1"X2" WD CASING ON BOTH SIDE
18	LAUNDRY DUCT	F	3'-0"	7'-0"	2"	DOUBLE SWING	WOOD	WOOD	1"X4" WD CASING ON BO BOTH SIDE
19	MASTER BEDROOM	C4	3'-0"	7'-0"	2"	SWING	WOOD	WOOD	LOUVERED, 1"X4" WD CASING ON BOTH SIDE
20	MASTER BEDROOM BALCONY	G	6'-3"	8'-0"	3"	SLIDING	WOOD	WOOD	1"X2" WOOD CASING INSIDE, 1"X4" WD CASING OUTSIDE
21	W.I.C #4	E1	2'-8"	7'-0"	2"	POCKET	WOOD	WOOD	1"X4" WD CASING ON BO BOTH SIDE
22	MASTER BATHROOM	C1	2'-8"	7'-0"	2"	SWING	WOOD	WOOD	1"X2" WD CASING ON BO BOTH SIDE
23	LINEN	E2	2'-6"	7'-0"	2"	POCKET	WOOD	WOOD	LOUVERED, 1"X2" WD CASING ON BOTH SIDE

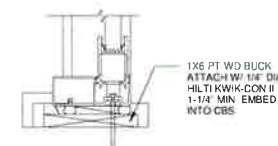
NOTES: VERIFY ALL EXISTING DOOR OPENINGS PRIOR TO ORDERING AND PURCHASING DOORS - SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.



A
A501
BI-FOLD DOOR JAMB / HEAD DETAIL
SCALE: 3/4" = 1'-0"



B
A501
TYP. INT. DOOR JAMB / HEAD DETAIL
SCALE: 3/4" = 1'-0"



C
A501
TYP. INT. DOOR JAMB / HEAD DETAIL
SCALE: 3/4" = 1'-0"
C.M.U WALLS

DOOR SCHEDULE & DETAILS

Project Number 19117.01
 Date Issue Date
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 Checked By Checker
 Scale 1/4" = 1'-0"

A501

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