

1 DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK.
- NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK THROUGH OF THE PROJECT TO IDENTIFY POSSIBLE CRITICAL ITEMS NOT OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION PRIOR TO SUBMITTING A BID TO THE OWNER.
- CUT, REMOVE, PATCH, AND REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
- CONTRACTOR IS TO PROTECT ALL CONCEALED UTILITIES. ASSURE PROPER IDENTIFICATION OF ALL UTILITIES AND CAP AS REQUIRED.
- DEMOLITION & REPAIR WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATIONS, DATA, ETC...). ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS.
- PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AS REQUIRED, TO MATCH ADJACENT SURFACES.
- FOR REMOVAL OF FIXTURES AND EQUIPMENT, REFER TO ARCHITECTURAL, CIVIL, ELECTRICAL, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- COORDINATE WITH OWNER PRIOR TO DEMOLITION FOR ALL ITEMS WHICH WILL REQUIRE RELOCATION, STORAGE OR TURN OVER TO THE OWNER FOR ALL MATERIAL REMOVED FROM EXISTING CONSTRUCTION.
- PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO COMMENCING WORK FOR ALL PHASING, STAGING, CONSTRUCTION AREAS AND MAINTENANCE OF REQUIRED CLEARANCES FOR OPERATIONS, EXITING AND ACCESS AT THE EXISTING SITE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- PRIOR TO START OF WORK, CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS. CONFIRM ALL UTILITIES. SHOULD ANY PROBLEMS BE EVIDENT, NOTIFY THE OWNER AND ARCHITECT FOR DIRECTION. THE FIRE ALARM AND COVERAGE FOR THE SURROUNDING AREAS SHALL REMAIN IN OPERATION AT ALL TIMES.
- DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- ALL AREAS OF DEMOLITION OPERATIONS SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGER. SUFFICIENT WATCH PERSONS SHALL BE PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS.
- ALL TREES & STUMPS DESIGNATED FOR RELOCATION OR REMOVAL TO REMOVE ENTIRE ROOT STRUCTURE AND SHALL BE EXCAVATED AS REQUIRED. SEE LANDSCAPE DRAWINGS.
- TREE STUMPS SHALL BE REMOVED TO THEIR FULL DEPTH. ROOTS 3 INCH AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR TO MAINTAIN SAFE INGRESS AND EGRESS TO THE SITE AT ALL TIMES. COORDINATE WITH OWNER FOR PHASING.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR RELOCATION OF ANY EXISTING UTILITIES. REMOVE ALL FOUNDATIONS AND UNDERGROUND UTILITIES. CAP AND TERMINATE AS REQUIRED.
- CONTRACTOR TO COORDINATE SURVEY, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR UTILITY CONNECTIONS, TRENCHING, AND REQUIRED DEMOLITION. COORDINATE WITH OWNER FOR ALL TIE-INS AND SYSTEMS CONNECTIONS.
- CONTRACTOR TO COORDINATE AND PROVIDE MAINTENANCE OF TRAFFIC OPERATIONS PLAN (WITH ALL APPLICABLE MUNICIPAL APPROVALS) FOR ALL TEMPORARY SIDEWALK/ROADWAY/UTILITIES WORK TO MAINTAIN EGRESS AND ACCESS FOR THE SITE DURING CONSTRUCTION & COORDINATE REPLACEMENT OF TEMPORARY SIDEWALK PRIOR TO COMPLETION OF CONSTRUCTION. SEE CIVIL DRAWINGS.

DEMOLITION PLAN LEGEND

- WORK TO BE DEMOLISHED. (SEE NOTES)
- [Hatched Box] EXISTING WALLS TO BE DEMOLISHED
- [Cross-hatched Box] EXISTING TO REMAIN

DEMOLITION KEY NOTES

- 1 REMOVE/DEMOLISH EXISTING PORTION OF INTERIOR PARTITION
- 2 REMOVE/DEMOLISH EXISTING PLUMBING FIXTURES
- 3 REMOVE/DEMOLISH EXISTING CABINETS, FIXTURES AND APPLIANCES

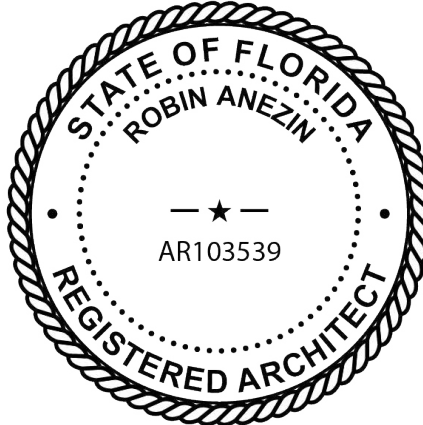
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A2Z Architects LLC
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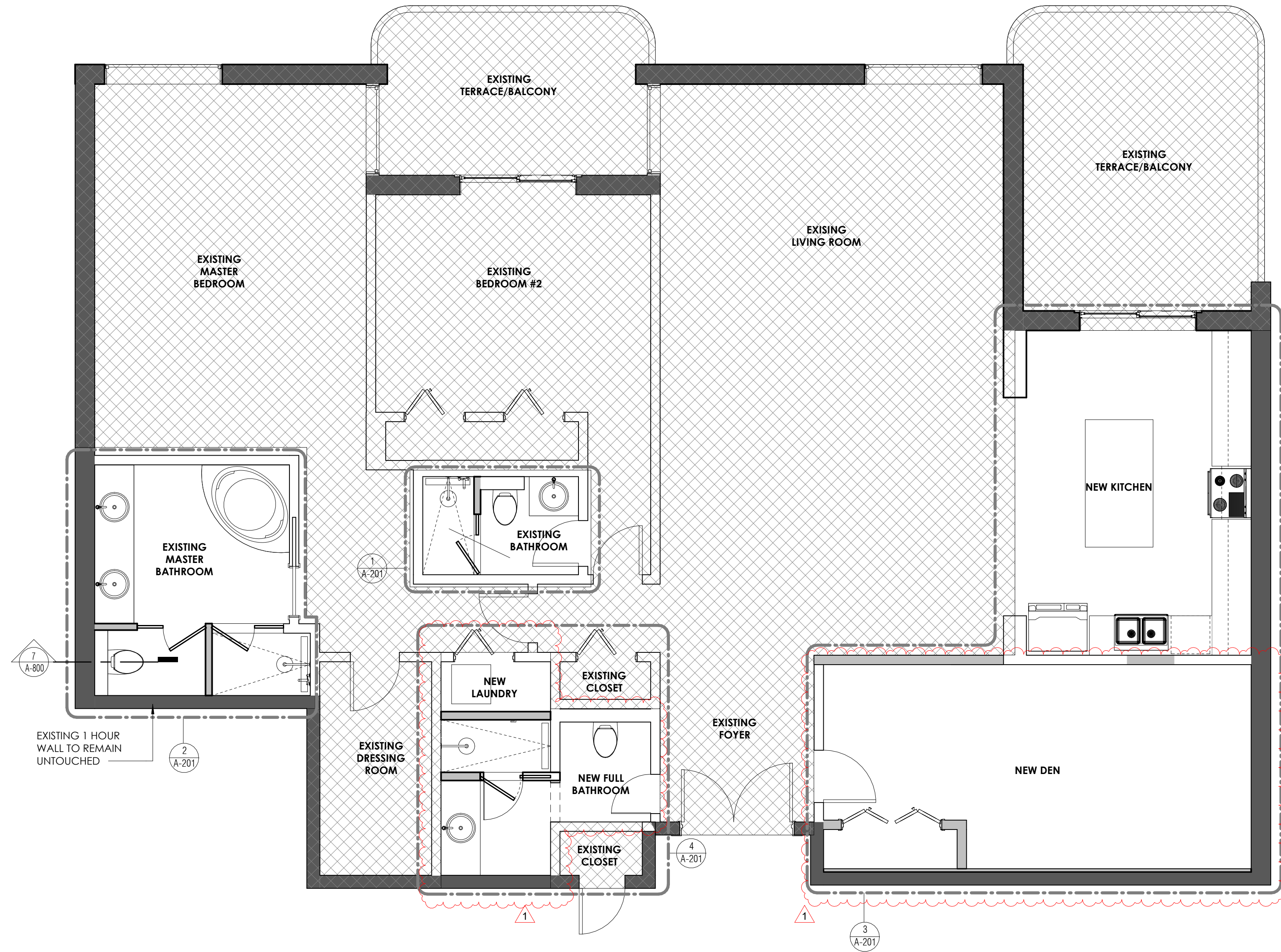
10175 COLLINS AVE,
BAL HARBOUR FL,
33154, UNIT 603

Title

DEMOLITION PLAN

Project No.	Scale
Revision	Drawing No.
	8.11.2025

D-100



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. FINISHED FLOOR ELEVATION IS DELINEATED IN CIVIL DRAWINGS TO MATCH BUILDING 1. SEE CIVIL DRAWINGS AND SURVEY FOR CONFIRMATION AND SETTING OF BUILDING GROUND FLOOR ELEVATION.
2. BEFORE INSTALLATION, CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATIONS OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, FEC AND OTHER WALL MOUNTED FIXTURES AND SPECIALTY GRAPHICS / FINISHES, NO SWITCHES, DEVICES, EQUIPMENT, ETC. IS TO BE INSTALLED IN SPECIALTY FINISH / DISPLAY WALL AREAS.
3. REFER TO ENLARGED FLOOR PLAN DRAWINGS AND DETAILS FOR ADDITIONAL DIMENSIONS.
4. DIMENSIONS ARE TYPICALLY SHOWN FROM OUTSIDE FACE OF CMU WALL TO OUTSIDE FACE OF CMU WALL, OR CENTERLINE OF PARTITION, UNLESS NOTED OTHERWISE CONTRACTOR SHALL NOTE SPECIAL LOCATIONS IN WHICH "CLEAR" DIMENSION IS SPECIFIED. ("CLEAR" DIMENSIONS ARE FROM FINISH TO FINISH.)
5. ALL EXPOSED AREAS INCLUDING ALL SYSTEMS (IF EXPOSED) ARE TO BE FULLY PAINTED INCLUDING COLOR CODING OF ALL SYSTEMS AND PIPING. COLORS ARE TO BE SELECTED BY ARCHITECT FROM FULL RANGE.
6. CONTRACTOR TO PROVIDE ADHERED INSULATION AT UNDERSIDE AND TOP OF ALL EXTERIOR SLAB AND WALL AREAS TO CLOSE BUILDING ENVELOPE (I.E. ABOVE EXTERIOR DOORS AND BELOW SLAB AT EXTERIOR AREA).
7. SLOPE ALL FLOORS TO DRAIN WHERE FLOOR DRAIN IS PROVIDED. ALL SLOPED SLABS AND RECESSED SLAB AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH T.C.A. RECOMMENDATIONS.
8. COORDINATE WITH OVERALL SITE PLAN, CIVIL, LANDSCAPE, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ALL SITE CONDITIONS AND CONNECTIONS.
9. CONTRACTOR TO COORDINATE WITH SHEET A-660 (TYP.), FINISH PLANS, AND LIFE SAFETY DRAWINGS FOR WALL TYPES AND PARTITION CONSTRUCTION.
10. ALL ROOMS WITH FLOOR DRAINS AT ELEVATED LEVELS ARE TO HAVE PROTECTIVE WATERPROOFING MEMBRANE BELOW FINISH WITH ANTI-FRACTURE REINFORCEMENT.
11. UNLESS OTHERWISE NOTED ALL INTERIOR FRAME PARTITIONS ARE TO BE CONSTRUCTED EQUAL TO PARTITION TYPE A4.1 WITH FULL FIRE-RATED DRYWALL ASSEMBLY. WHERE DESIGNATED AS A MASONRY PARTITION UNLESS OTHERWISE NOTED, PARTITIONS ARE TO BE CONSTRUCTED EQUAL TO PARTITION TYPE H2.0 WITH FULL FIRE-RATED ASSEMBLY.

FLOOR PLAN LEGEND

- BUILDING SECTION TAG
- WALL SECTION TAG
- PARTITION TYPE
- EXTERIOR ELEVATION TAG
- INTERIOR ELEVATION TAG
- FENCE LINE
- DOOR NUMBER TAG
- WINDOW TYPE TAG
- SLAB DEPRESSION
- SPOT ELEVATION
- BREAKLINE
- CENTERLINE
- COLUMN GRID
- LOUVER TYPE TAG
- NEW PARTITIONS
- EXISTING TO REMAIN / NOT IN SCOPE
- EXISTING 1 HOUR WALL/EXTERIOR WALL TO REMAIN UNTOUCHED

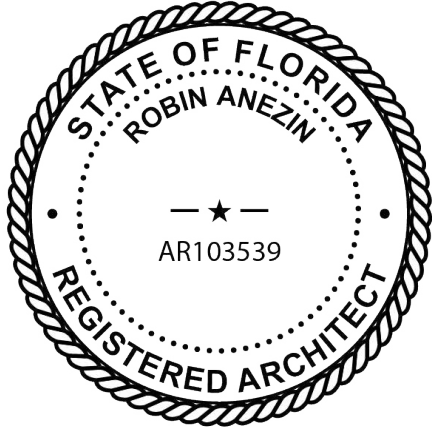
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PROPOSED FLOOR PLAN

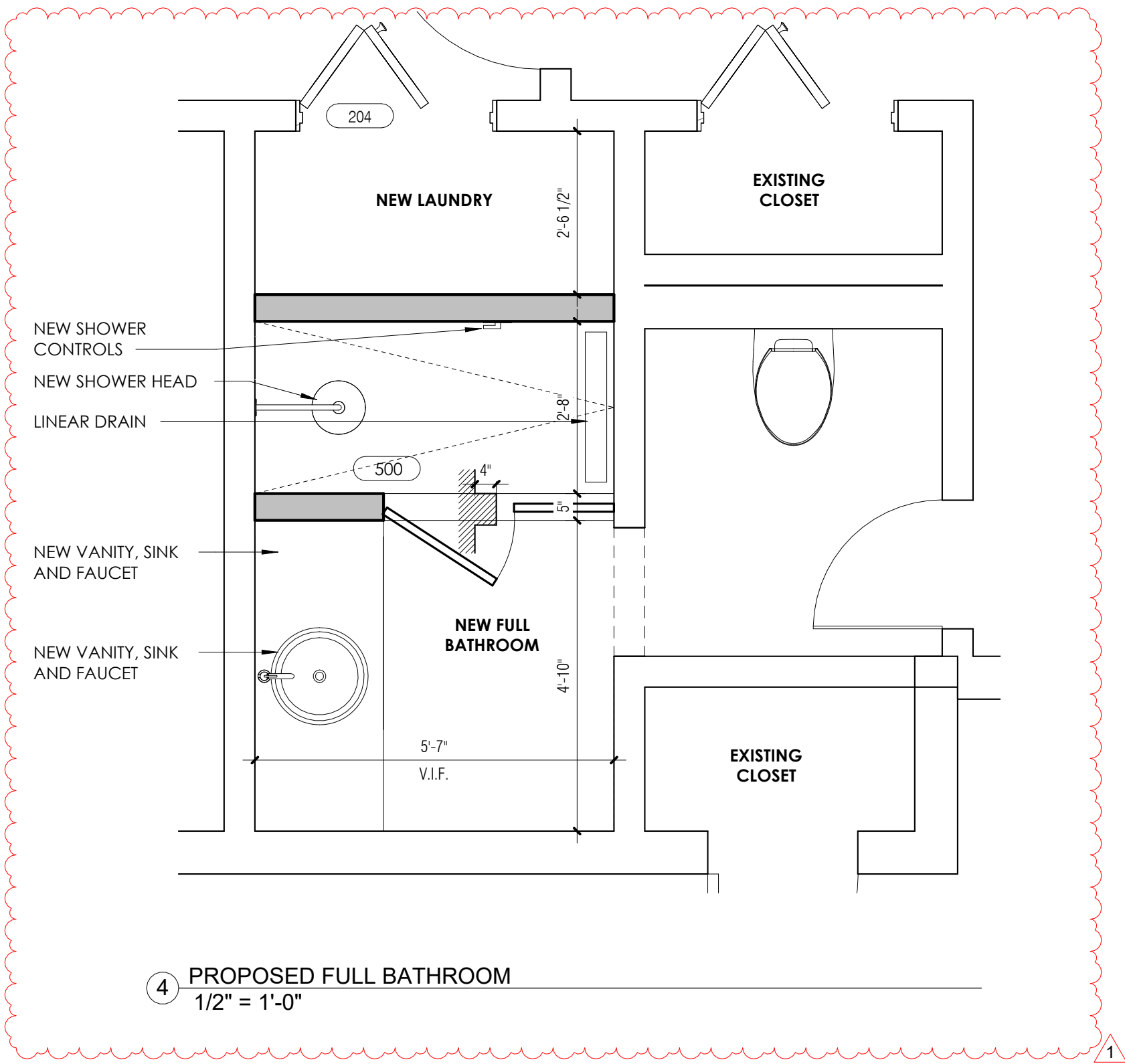
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Scale

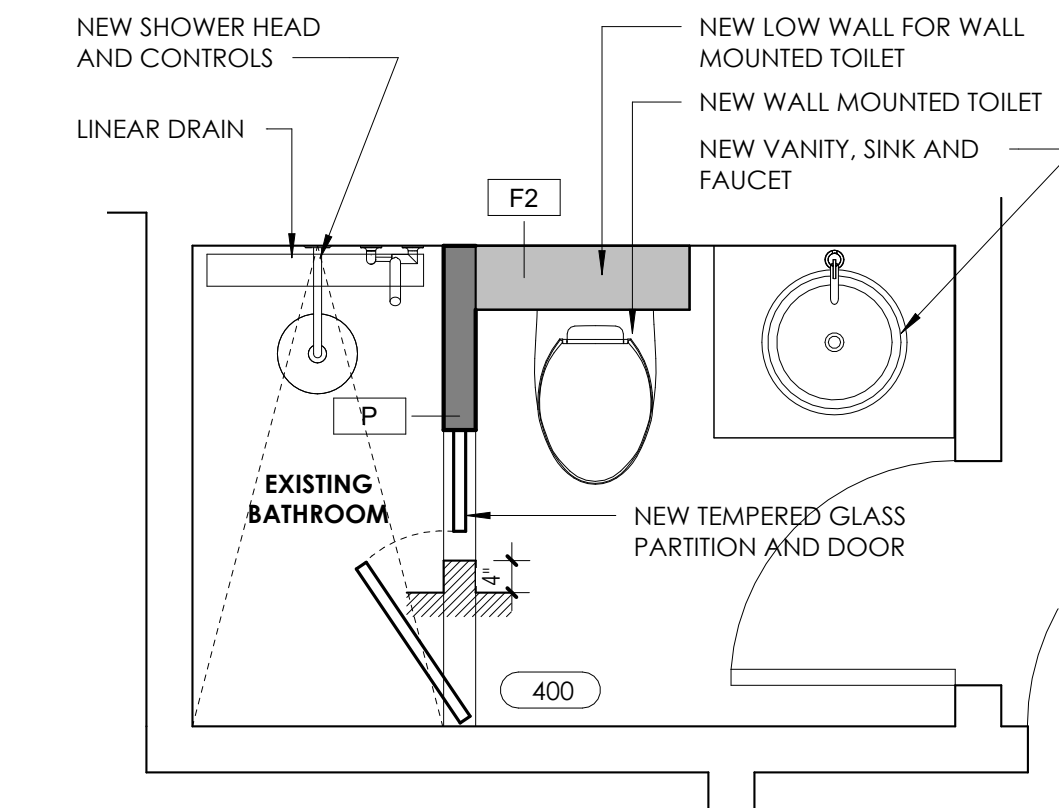
Revision

Drawing No.
8.11.2025

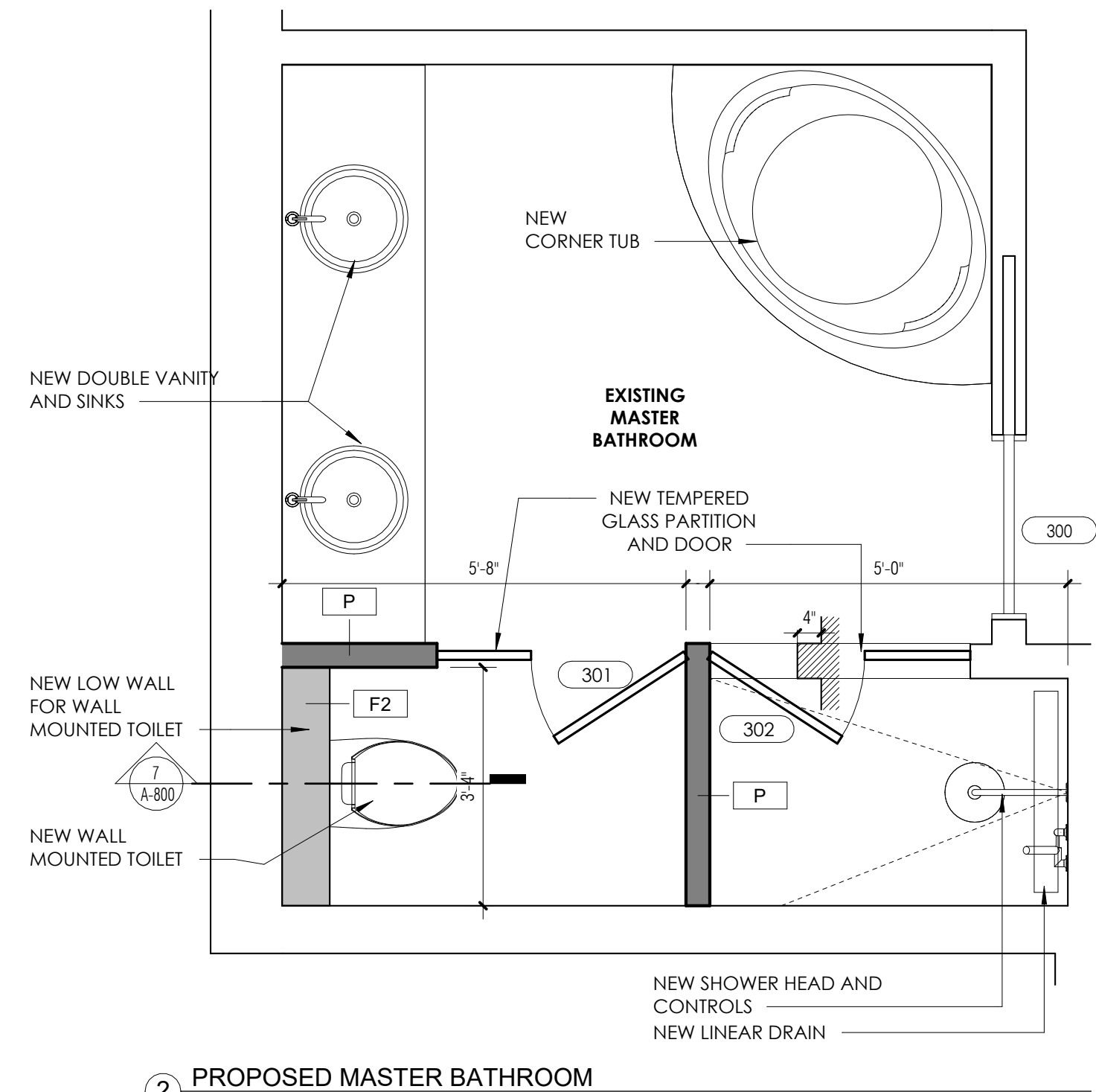
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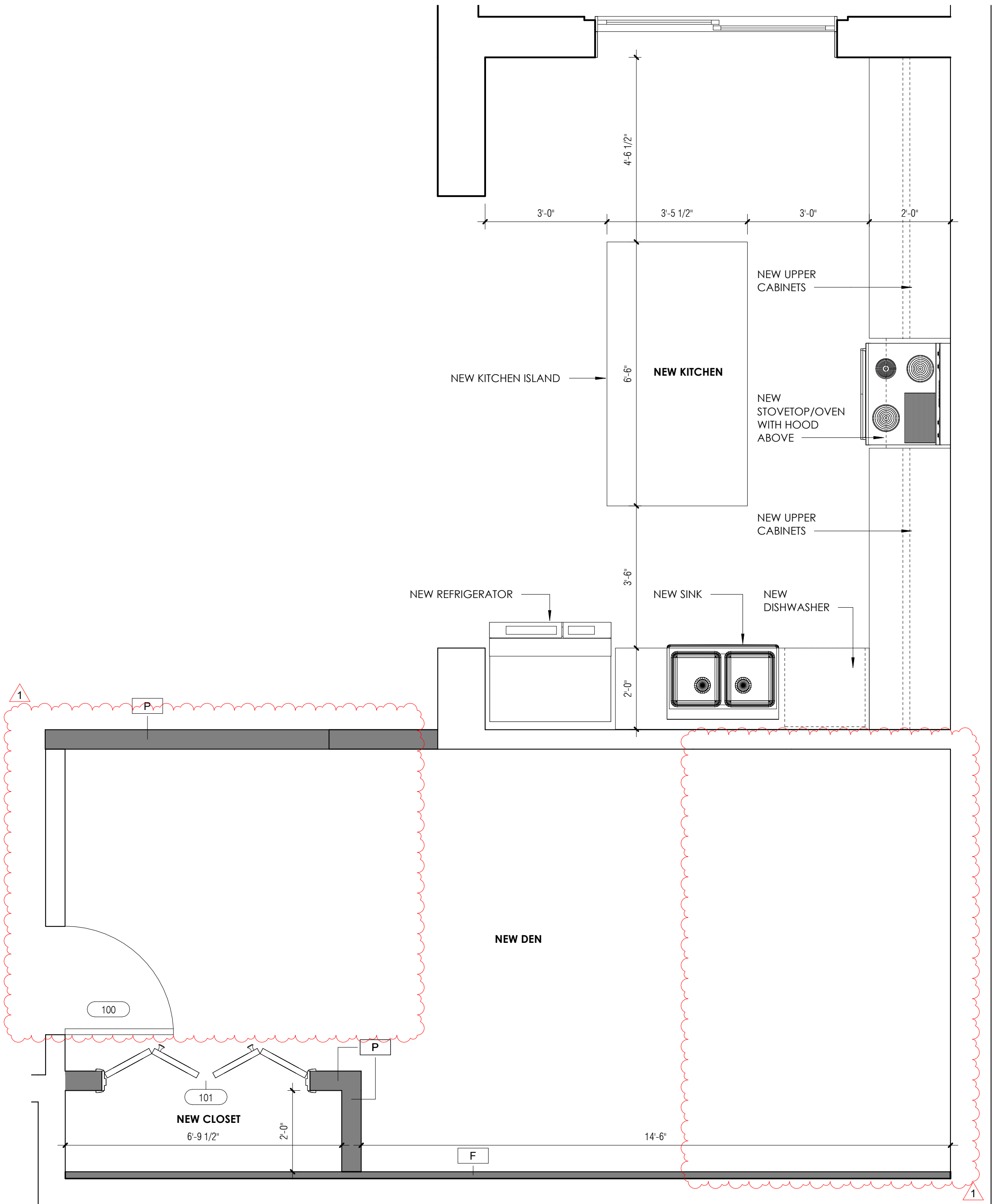
④ PROPOSED FULL BATHROOM
1/2" = 1'-0"



① PROPOSED BEDROOM #2 BATHROOM
1/2" = 1'-0"



② PROPOSED MASTER BATHROOM
1/2" = 1'-0"



③ PROPOSED KITCHEN AND NEW BATHROOM
1/2" = 1'-0"

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3. REFER TO ENLARGED FLOOR PLAN DRAWINGS AND DETAILS FOR ADDITIONAL DIMENSIONS.
4. DIMENSIONS ARE TYPICALLY SHOWN FROM OUTSIDE FACE OF CMU WALL TO OUTSIDE FACE OF CMU WALL, OR CENTERLINE OF PARTITION, UNLESS NOTED OTHERWISE CONTRACTOR SHALL NOTE SPECIAL LOCATIONS IN WHICH "CLEAR" DIMENSION IS SPECIFIED. ("CLEAR" DIMENSIONS ARE FROM FINISH TO FINISH.)
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6. CONTRACTOR TO PROVIDE ADHERED INSULATION AT UNDERSIDE AND TOP OF ALL EXTERIOR SLAB AND WALL AREAS TO CLOSE BUILDING ENVELOPE (I.E. ABOVE EXTERIOR DOORS AND BELOW SLAB AT EXTERIOR AREA).
7. SLOPE ALL FLOORS TO DRAIN WHERE FLOOR DRAIN IS PROVIDED. ALL SLOPED SLABS AND RECESSED SLAB AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH T.C.A. RECOMMENDATIONS.
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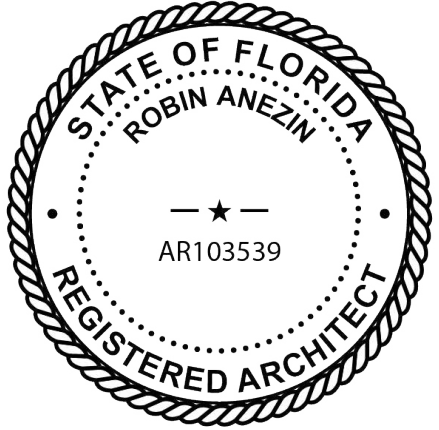
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ENLARGED FLOOR PLANS

Project No.

Scale

Revision

Drawing No.

8.11.2025

A-201

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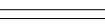
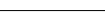
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RCP GENERAL NOTES

1. CONTRACTOR TO VERIFY MOUNTED HEIGHT OF ALL DEVICES WITH HOMEOWNER & ARCHITECT PRIOR INSTALLATION INCLUDING TELEVISION HEIGHT PER ROOM.
2. REFER TO MEASUREMENTS FOR MOUNTED FIXTURES & APPLIANCES.
3. G.C. TO COORDINATE LOCATION OF A/C VENTS WITH ARCHITECTURAL DRAWINGS.
4. ALL DOWNLIGHTS, SPEAKERS TO BE ALIGNED USING FIXTURE CENTERLINES TYPICAL, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO COORDINATE ALL DISCIPLINES TO ENSURE CLEARANCES FOR ALL DUCTWORK, EQUIPMENT, FIXTURES, PIPES, CONDUITS, SUSPENSION AND ACOUSTIC SYSTEMS NECESSARY TO MAINTAIN CEILING ELEVATIONS NOTED.
6. G.C. TO COORDINATE TRANSFORMER LOCATIONS AND MAXIMUM ALLOWABLE VOLTAGE DROP PER EACH MANUFACTURER REQUIREMENTS, SWITCHING AND CIRCUITING PER ELECTRICAL DRAWING SPECIFICATIONS.
7. G.C. TO COORDINATE ALL FIXTURES MARKED WITH A DIMMABLE SWITCH.
8. LIGHT FIXTURE AT SHOWERS IN THE BATHROOMS TO BE "WET" RATED.
9. SMOKE & C/O ALARM/DETECTORS SHALL BE INSTALLED NEW IN COMPLIANCE WITH FBRC-314.2, INSIDE AND OUTSIDE ALL SLEEPING AREAS. DETECTORS TO BE BATTERY POWERED WITH MINIMUM 10 YEAR NON-RECHARGEABLE BATTERY TO MEET MANUFACTURER REQUIREMENTS, DRAWINGS FOR SPECIFICATIONS, REQUIRED LOCATIONS, AND DETAILS.
10. MINIMUM 75% OF ALL NEWLY INSTALLED OR REPLAIED FIXTURES TO BE HIGH EFFICIENCY LAMPS PER FBC R404.1.

REFLECTED CEILING LEGEND





SURFACE FINISHES

	WOOD TONGUE AND GROOVE CEILING FINISH. SPECIFICATION BY OWNER.
	5/8" G.W.B. PAINTED CEILING. G.C. TO PRESERVE AS MUCH EXISTING CEILING AS POSSIBLE. PATCH AND REPAIR AS REQUIRED.

















LIGHT FIXTURES

- | | |
|---|--|
| ① | NEW RECESSED DOWNLIGHT - SELECTED BY OWNER, G.C. TO COORDINATE WITH OWNER ON LIGHT AND TRIM FINISH COLOR/ TEMPERATURE. |
| ⊕ | PENDANT/CEILING MOUNTED FIXTURE - TO BE SELECTED BY OWNER, G.C. TO COORDINATE WITH OWNER ON LIGHT AND TRIM FINISH COLOR/TEMPERATURE. |
| ① | WALL SCONCE - TO BE SELECTED BY OWNER, G.C. TO COORDINATE WITH OWNER ON LIGHT AND TRIM FINISH COLOR/ TEMPERATURE. |
| ⚡ | FLOOD LIGHTS - TO BE SELECTED BY OWNER, G.C. TO COORDINATE WITH OWNER ON LIGHT AND TRIM FINISH COLOR/ TEMPERATURE. |

EQUIPMENT

	A/C SUPPLY GRILL (SEE MECHANICAL DRAWINGS FOR SIZE, OUTPUT ETC.)
	A/C AIR RETURN GRILL (SEE MECHANICAL DWGS FOR SIZE, OUTPUT ETC.)
	EXHAUST FAN
	ACCESS PANEL

ELECTRIC AND DATA PLAN SYMBOLS

	LIGHT SWITCH		3-WAY LIGHT SWITCH
	LIGHT SWITCH WITH DIMMER/WIFI		
	SINGLE RECEPTACLE (E DENOTES EXISTING TO REMAIN)		
	DUPLEX RECEPTACLE (E DENOTES EXISTING TO REMAIN)		
	TWO DUPLEX RECEPTACLES		
	DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER		
	MEDICINE CABINET OUTLETS (COORD. LOCATION WITH CABINET DESIGN)		
	TWO DUPLEX RECEPTACLES MOUNTED ABOVE COUNTER		
	GFCI RECEPTACLE (E DENOTES EXISTING TO REMAIN)		
	TWO GFCI RECEPTACLES (E DENOTES EXISTING TO REMAIN)		
	GFCI RECEPTACLE MOUNTED ABOVE COUNTER		
	WALL MOUNTED JUNCTION BOX		
	WALL MOUNTED TELEVISION RECEPTACLE		
	DATA/PHONE OUTLET WALL MOUNTED		
	SPECIALTY OUTLET		

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Title

REFLECTED CEILING PLAN

Project No.

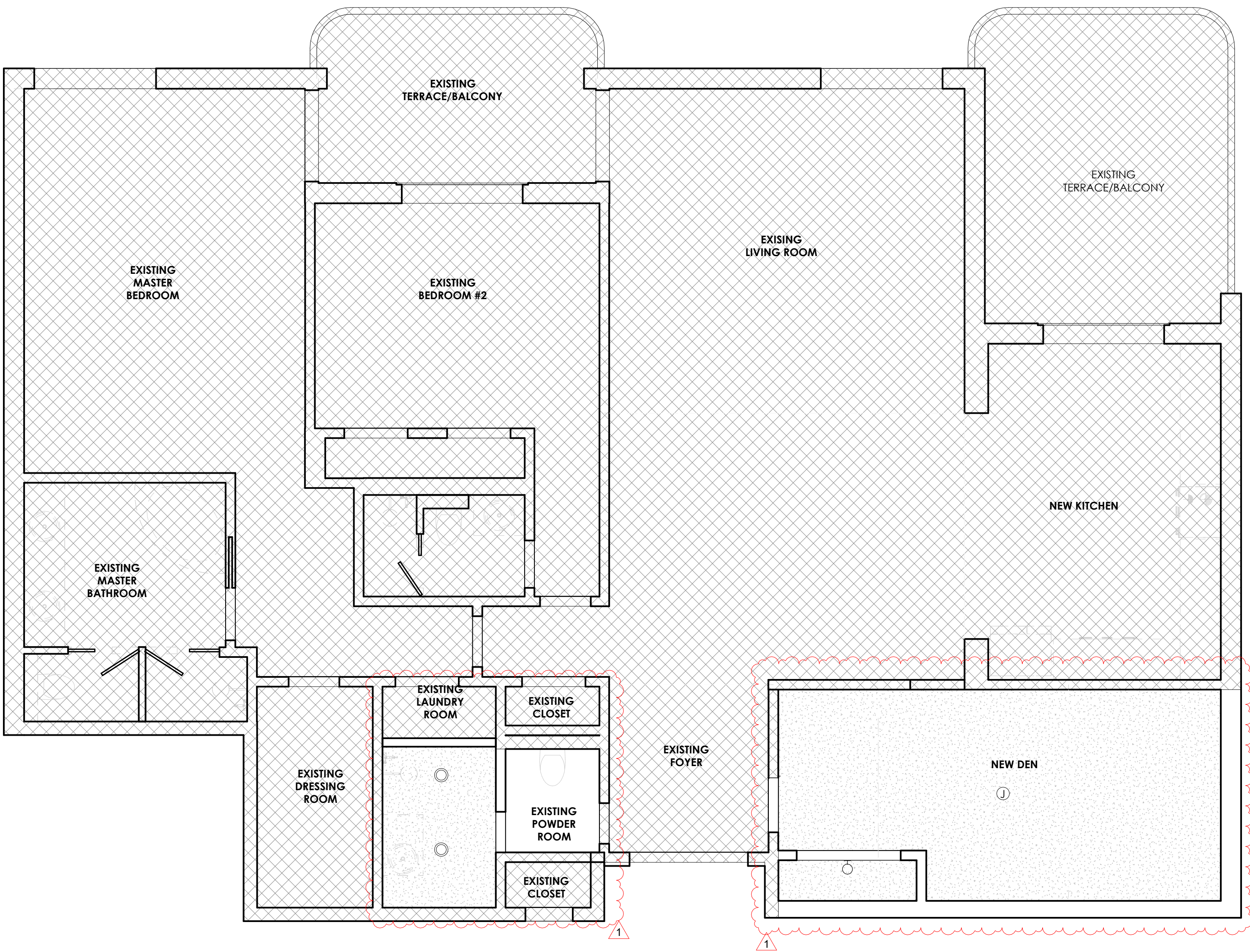
Scale

Revisor

Drawing No.

8.11.2025

A-300

[illegible]

1 PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"

TILE FINISH OVER THINSET OVER CEMENT BOARD. FILE FINISH TO BE NON-ABSORABLE MATERIAL AND SHALL BE INSTALLED NO LOWER THAN 6'-0" HIGH

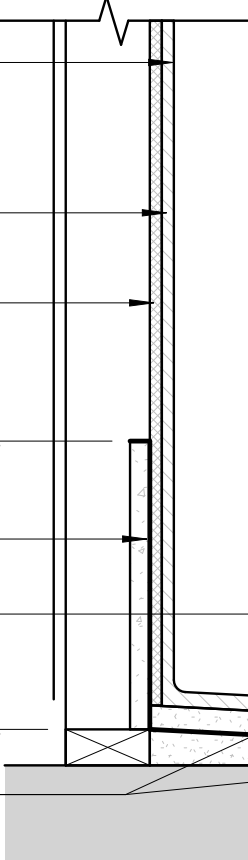
INSTALL DUROCK (CEMENTITIOUS BOARD) AT ALL SURFACES OF SHOWER ENCLOSURE

PRESSURE TREATED WOOD BACKING

SHOWER LINER MEMBRANE, CONTINUOUS AT FLOOR, UP PARTITION (MIN. 12" HIGH) AT ALL SIDES. INSTALL IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

FLOOR DRAIN SHALL BE FLANGED TO PROVIDE A WATER-TIGHT JOINT INTO THE FLOOR

MORTAR MIX SUB-BASE, SLOPED 1/4" PER FOOT TOWARD DRAIN



NOTE: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURVAYS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER FBC R307.2.

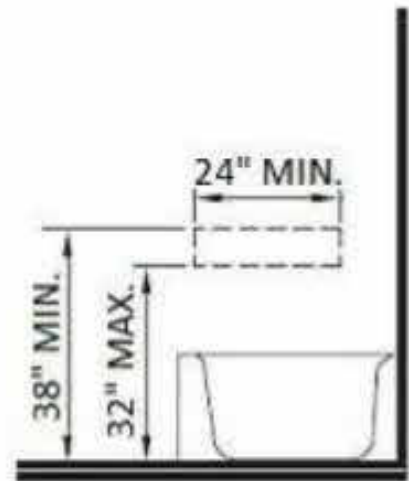
5 SHOWER PAN DETAIL
1 1/2" = 1'-0"

PROVIDE TILE FINISH MUD BASE FOR TILE, THIS SHALL SLOPE UNIFORMLY TOWARD DRAIN NOT LESS THAN 1/4" PER FOOT

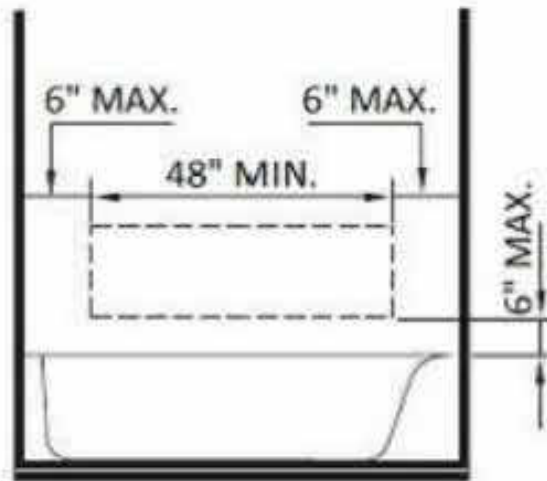
SHOWER LINER MEMBRANE CONTINUOUS AT FLOOR, UP PARTITION (AT MIN. 12" HIGH) AT ALL SIDES. INSTALL IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS

INSTALL DUROCK (CEMENTITIOUS BOARD) AT ALL SURFACE OF SHOWER ENCLOSURE

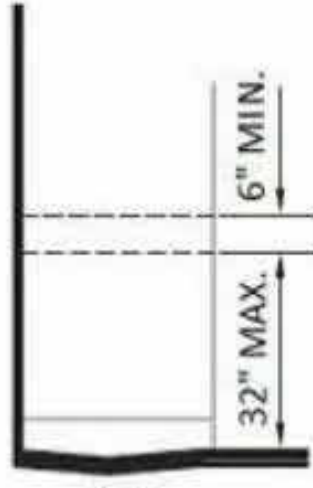
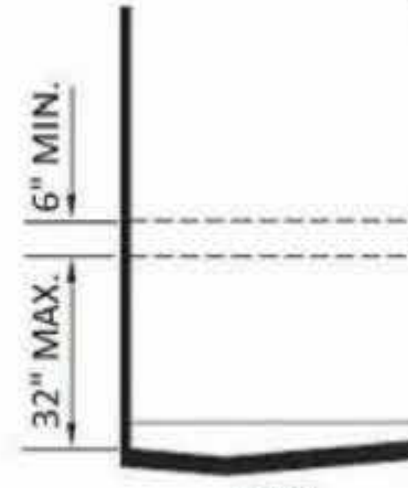
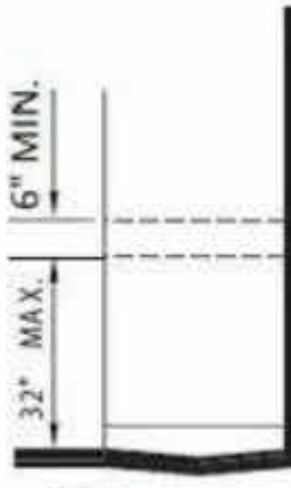
(2) 2"x4" PRESSURE TREATED WOOD ATTACHED TO EXISTING SLAB



(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



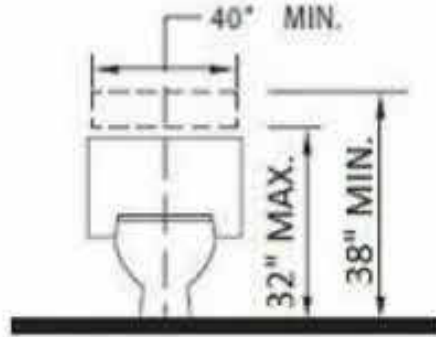
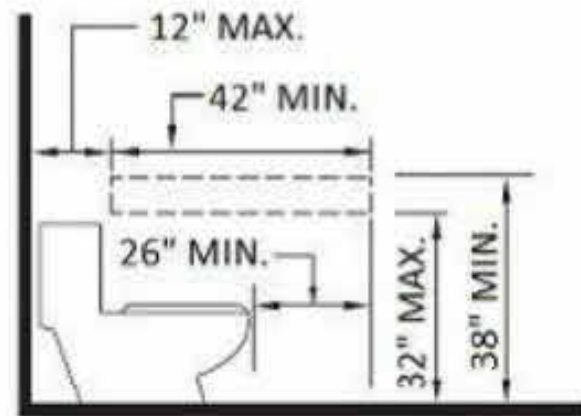
(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



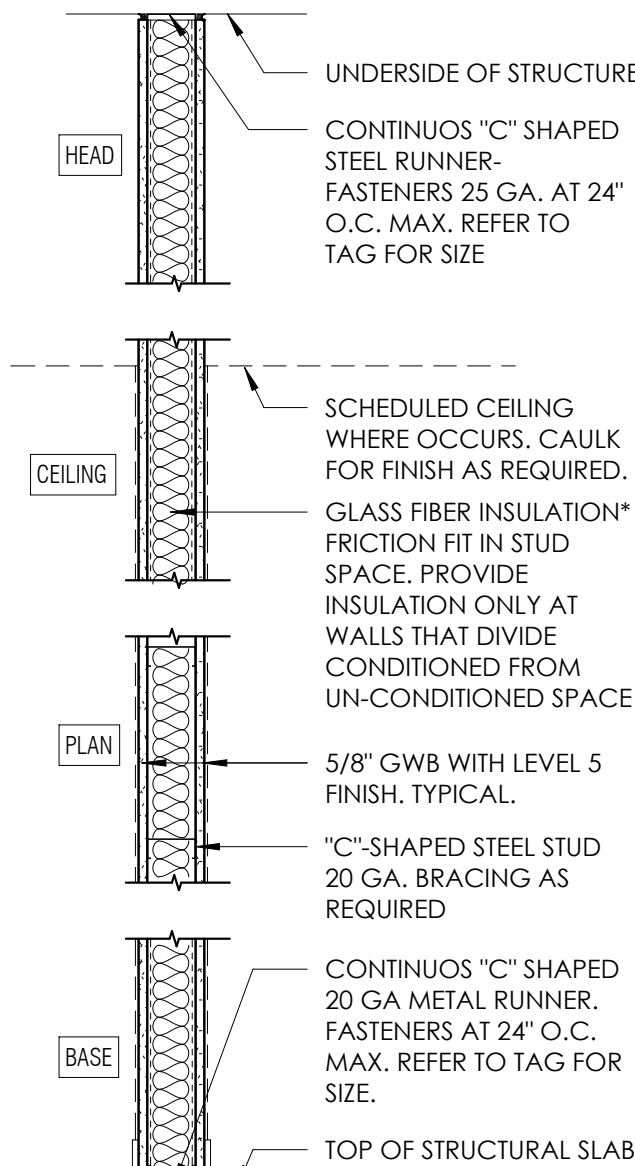
(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

1 GRAB BARS
3/8" = 1'-0"

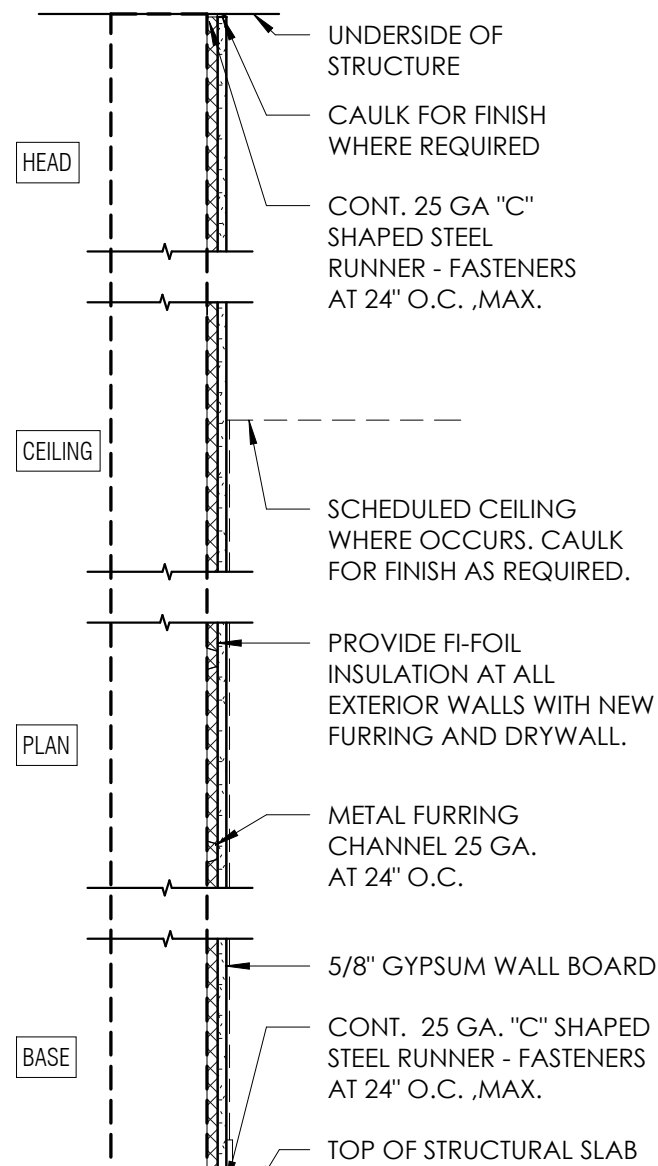
FIGURE 11A-9F
GRAB BARS AT BATHTUBS



PARTITION WALL TYPE



FURRING WALL TYPE



WALL NOTES:

1. PROVIDE 5/8" "DENSIELD" OR "DUROCK" AT ALL WET LOCATIONS. (TYPICAL ALL BATHROOM WALLS.)
2. PROVIDE 5/8" "DENSIELD" OR "DUROCK" BEHIND KITCHEN SINK EXTEND TO NEXT STUD NEXT STUD OUTSIDE OF EDGE OF SINK.
3. ALL G.W.B. TO BE FINISHED TO LEVEL 5 FINISH. TYP. THROUGH OUT.

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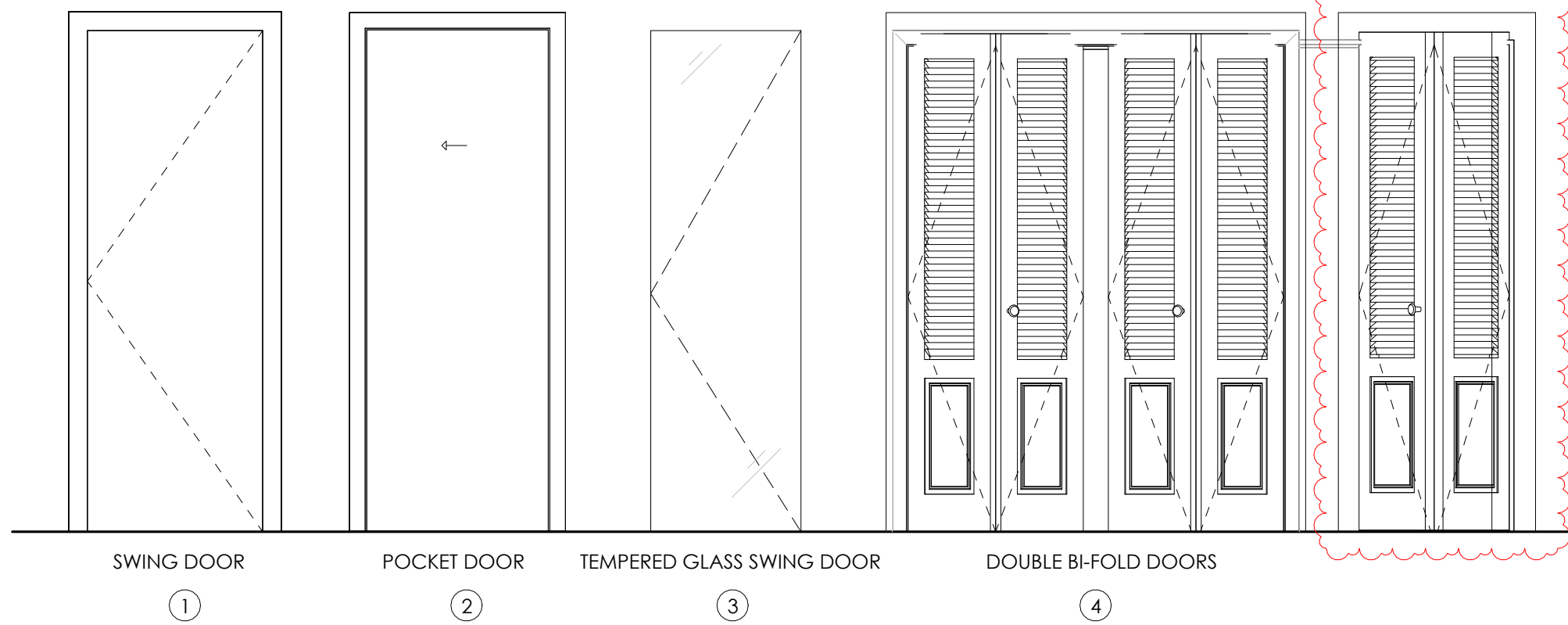
GYPSUM WALLBOARD, STEEL STUDS NOTES

ONE LAYER 1/2" TYPE X PLAIN OR PREDECORATED GYPSUM WALLBOARD APPLIED PARALLEL TO ONE SIDE OF 3 5/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 3/8" ADHESIVE BEADS AT INTERMEDIATE STUDS.

OPPOSITE SIDE: BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. VERTICAL JOINTS AND 12" O.C. AT INTERMEDIATE STUDS. FACE LAYER 1/2" TYPE X PLAIN OR PREDECORATED GYPSUM WALLBOARD APPLIED PARALLEL TO STUDS WITH 1 5/8" TYPE S DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 5/8" ADHESIVE BEADS AT INTERMEDIATE STUDS.

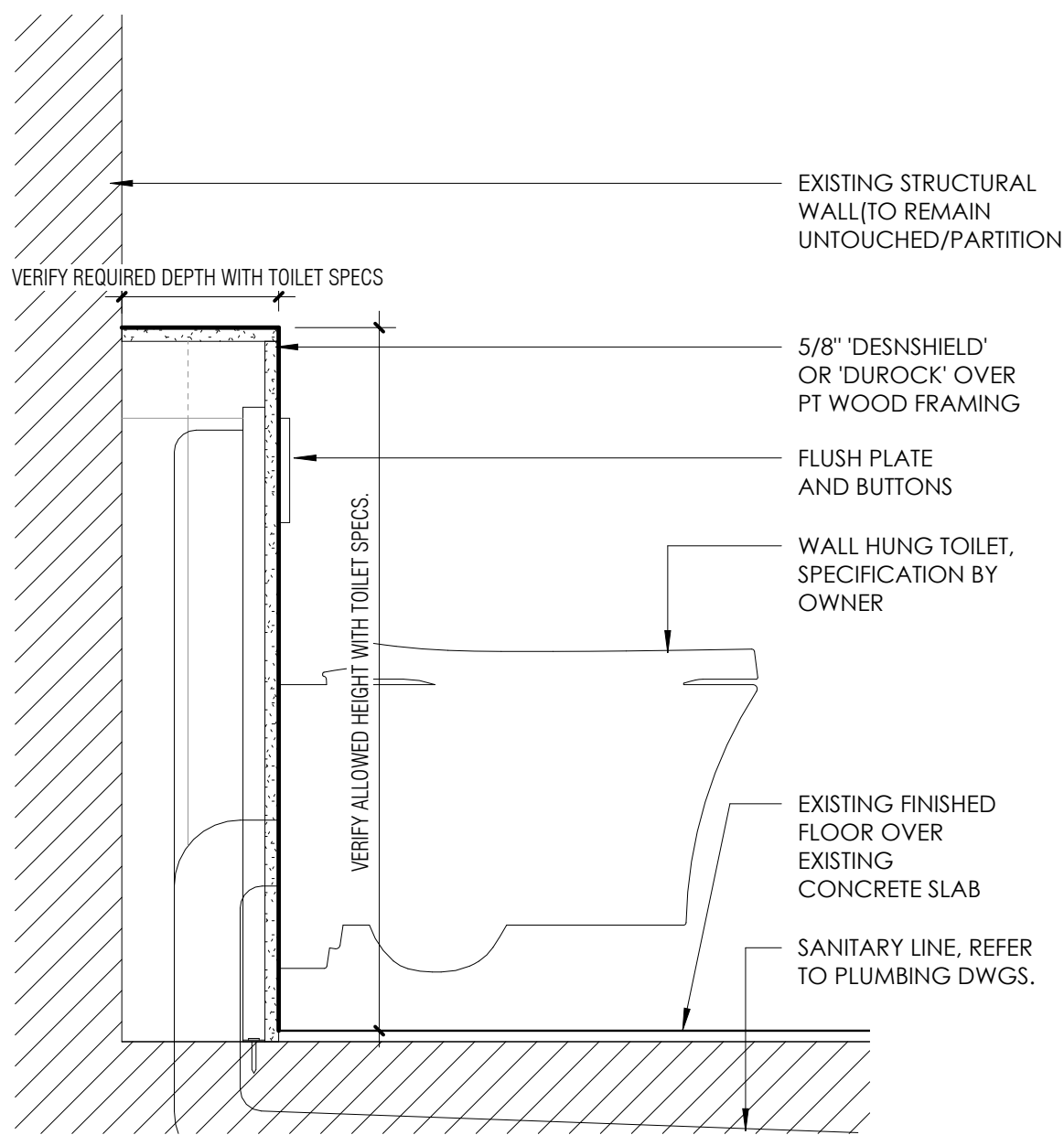
JOINTS STAGGERED 24" EACH LAYER AND SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD SPACE AND ALL LAYERS SCREW ATTACHED WITHOUT ADHESIVE. (NLB)

DOOR ELEVATIONS

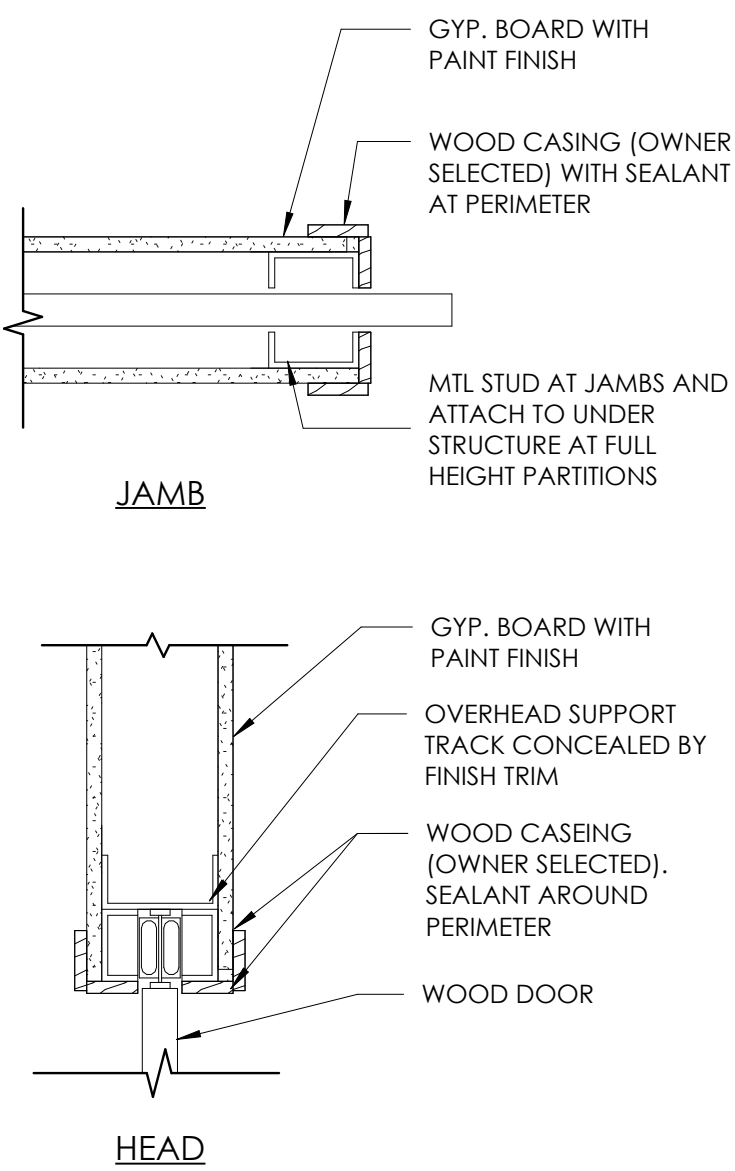


DOOR SCHEDULE

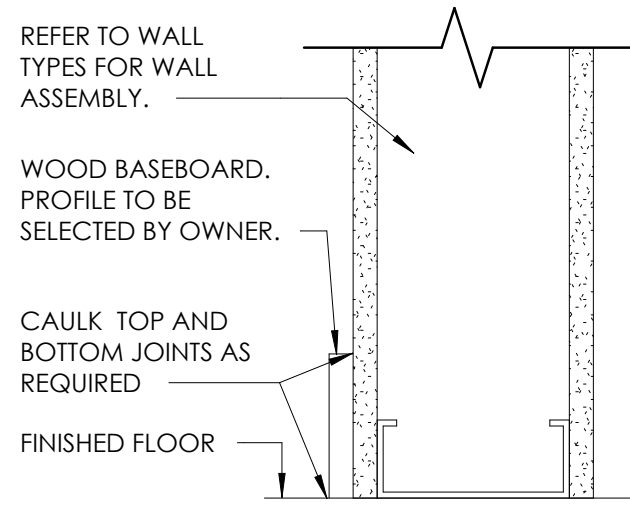
DOOR #	TYPE	ROOM NAME	HEIGHT	WIDTH	THK	MTL	FIN	REMARKS
100	1	NEW DEN	6' - 8"	2' - 8"	0' - 1 3/4"	WOOD	PAINT	
101	4	NEW CLOSET	6' - 8"	5' - 0"	0' - 1 3/4"	WOOD	PAINT	
204	5	EXISTING LAUNDRY ROOM	6' - 8"	3' - 0"	0' - 1 3/4"	WOOD	PAINT	
300	2	EXISTING MASTER BATHROOM	6' - 8"	2' - 6"	0' - 1 3/4"	WOOD	PAINT	
301	3	EXISTING MASTER BATHROOM	6' - 8"	2' - 0"	0' - 0 1/2"	TEMPERED GLASS	N/A	
302	3	EXISTING MASTER BATHROOM	6' - 8"	2' - 0"	0' - 0 1/2"	TEMPERED GLASS	N/A	
400	3	EXISTING BATHROOM	6' - 8"	2' - 0"	0' - 0 1/2"	TEMPERED GLASS	N/A	
500	3	NEW FULL BATHROOM	6' - 8"	2' - 0"	0' - 0 1/2"	TEMPERED GLASS	N/A	



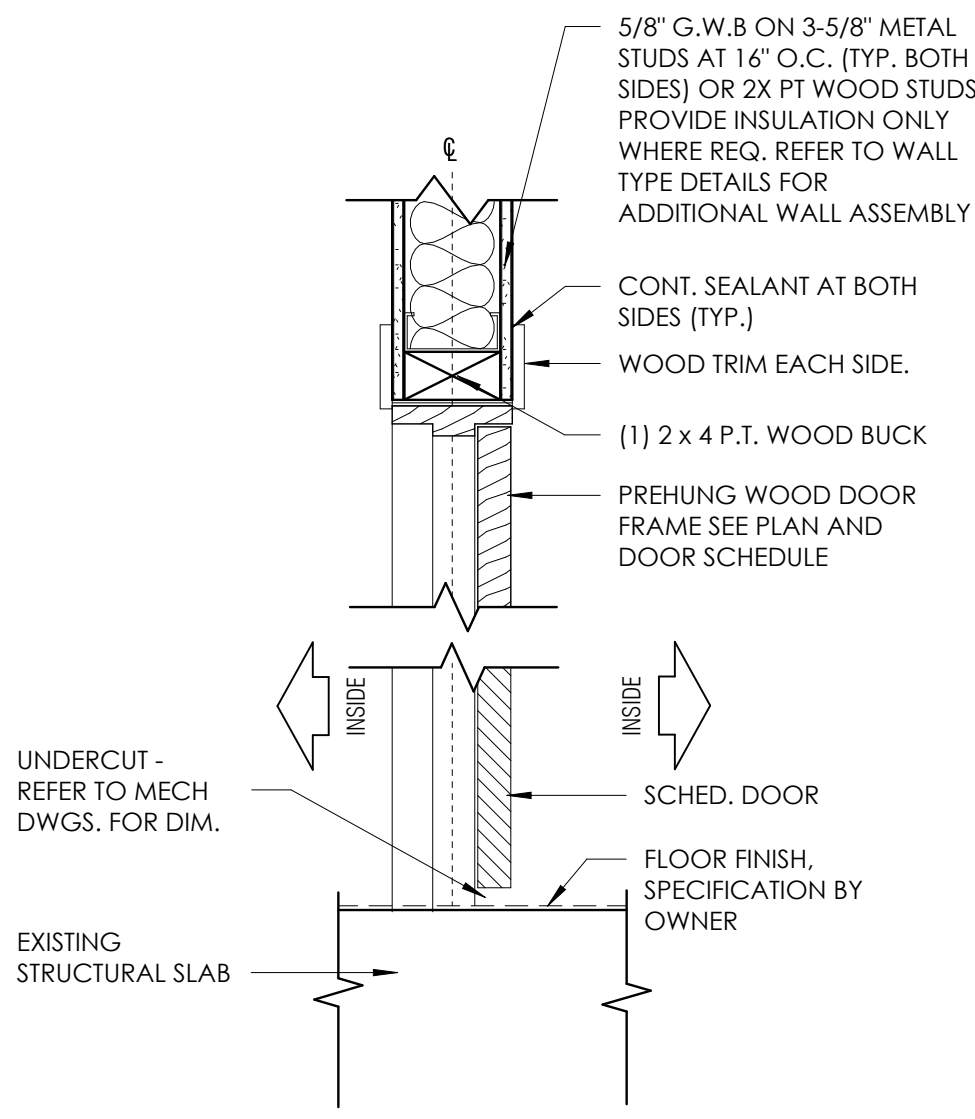
7 WALL HUNG TOILET DETAIL
1 1/2" = 1'-0"



6 POCKET DOOR HEAD/ JAMB DETAIL
1 1/2" = 1'-0"



3 BASEBOARD DETAIL
3" = 1'-0"



4 INTERIOR DOOR HEADER/JAMB
1 1/2" = 1'-0"

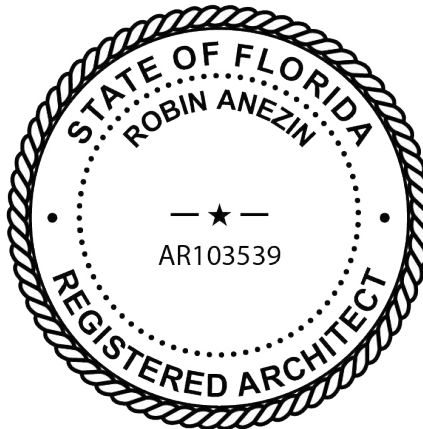
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Title

SCHEDULES AND
DETAILS

Project No.

Scale

Revision

Drawing No.

8.11.2025

GENERAL ELECTRICAL NOTES

- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CODES IN EFFECT : NATIONAL ELECTRICAL CODE (NEC 2020), N.F.P.A., FBC 2023(8TH EDITION), ALL LOCAL CODES, RULES AND ORDINANCES INCLUDING ALL AMENDMENTS TO THE N.E.C.
- AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
 - AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
 - ILLUMINATING ENGINEERS SOCIETY (IES).
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
 - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA).NOTE: THESE STANDARDS ARE SUBORDINATE TO CODES AND STANDARDS SET BY U.L.
- IT SHALL BE UNDERSTOOD THAT ALL THE WORK PERFORMED SHALL BE BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERABLE AND ITS ACCEPTANCE BY THE ENGINEER MUST BE A CONDITION OF THE SUB-CONTRACT. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE, U.O.N.
- IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING SURFACES, EQUIPMENT, ETC. CAUSED DURING THE PERFORMANCE OF WORK. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- THE BIDDERS SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE SUBMISSION OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR LABOR OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE ALLOWED.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN, ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED TO HIM.
- THE CONTRACTOR SHALL KEEP ALL AREAS WHERE WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.
- ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #14 AWG, EXCLUDING CONTROL WIRING. CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL THOSE #8 AND LARGER TO BE STRANDED.
- WHERE USED, CONDUITS SHALL BE :
 - PVC CONDUITS MAY BE USED UNDERGROUND PROVIDED ELBOWS AND RISERS ARE RMC, WHERE SUBJECT TO PHYSICAL DAMAGE.
 - ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS.
 - LIQUID TIGHT FLEXIBLE CONDUIT WHERE REQUIRED.
 - FLEXIBLE METALLIC CONDUIT WHERE REQUIRED IN DRY LOCATIONS ONLY.MC CABLE AND NM CABLE SHALL BE INSTALLED AS PER NEC 2020 330 AND 334. ALL MC OR NM CABLES SHALL BE LISTED.
- ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. CIRCUITS SHOWN ON PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZES. THE EXACT ROUTING SHALL BE DETERMINED IN THE FIELD, UNLESS NOTED OTHERWISE.
- A SEPARATE GROUND CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT AND RACEWAY OR SHALL BE INTEGRAL PART OF ANY INSTALLED NM CABLE AND SHALL BE SECURELY BONDED IN AN APPROVED GROUNDING TERMINAL AT BOTH ENDS OF THE RUN. THE GROUNDING CONDUCTOR SHALL BE SIZED IN ACCORDANCE WITH TABLE 250-122 OF THE N.E.C. CONTRACTOR SHALL SIZE CONDUIT TO ACCOMMODATE ADDITIONAL CONDUCTOR.
- GROUNDING AND BONDING, EQUIPMENT GROUNDING AND EQUIPMENT GROUNDING CONDUCTORS SHALL BE IN ACCORDANCE WITH NEC 2020 250.
- TYPE WRITTEN CIRCUIT INDEX SHALL BE AFFIXED TO INSIDE SURFACE OF EACH PANELBOARD DOOR, CLEARLY INDICATING AREA AND TYPE OF LOAD SERVED BY EACH BRANCH CIRCUIT PROTECTIVE DEVICES, INCLUDING SPARES. HAND PRINTED WILL NOT BE ACCEPTED.
- WHERE CORE DRILLING OF FLOORS/WALLS IS REQUIRED, THE CONTRACTOR SHALL SEAL OPENINGS WATER TIGHT AFTER UTILITIES HAVE BEEN INSTALLED. LOCATION OF CORED HOLES SHALL COORDINATE WITH LOCATION OF EQUIPMENT IN A MANNER THAT IS CLEAN AND FUNCTIONAL. THE CONTRACTOR SHALL INSTALL ONLY ONE CONDUIT PER HOLE AND SEAL THE OPENING AROUND THE CONDUIT.
- PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS, WALLS AND STRUCTURAL SLABS. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY PRIOR TO SUBMITTING BID, THE LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS, AND STRUCTURAL SLABS.
- UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES. SWITCHES SHALL BE HP RATED FOR MAX. HORSEPOWER, GENERAL DUTY TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION.
- LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL ALL VERIFY CIRCUIT PROTECTIVE DEVICE AND EQUIPMENT NAMEPLATE RATINGS BEFORE ORDERING.
- ALL FUSES SHALL BE DUAL ELEMENT, CARTRIDGE TYPE, U.L. LISTED, WITH:
 - NON TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS.
 - TIME DELAY FUSES FOR MOTOR AND HVAC CIRCUITS.FUSES 600A OR LESS SHALL BE GLASS RK1 TYPICAL U.O.N. FUSES OVER 600A SHALL BE TYPE L.
- ALL UNDERGROUND RACEWAYS SHALL BE MINIMUM 3/4". SCHEDULE 40 PVC. ALL OTHER RACEWAYS TO COMPLY WITH GOVERNING CODES. WHERE RIGID STEEL IS USED, IT SHALL BE COMPLETELY COATED WITH AN ALKALINE AND RUST RESISTANT BITUMASTIC PAINT. COPPER NO. 50, AND THREADS SHALL BE COATED WITH ZINC CHROMATE. RIGID STEEL SHALL ALSO BE USED WHEN CONDUIT IS EXPOSED TO EXTERIOR ENVIRONMENT SUCH AS EXTERIOR OF BUILDING OR WHERE IT IS EXPOSED AND SUBJECT TO DAMAGE, INSIDE OF BUILDING.
- ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME TYPE (THERMAL-MAGNETIC). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. THE HANDLES ARE NOT PERMITTED.
- ALL ELECTRICAL EQUIPMENT SHALL BE RAIN TIGHT (NEMA 3R) WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE LIQUID TIGHT.
- OUTLET BOXES SHALL BE U.L. LISTED PLASTIC OR PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES AS REQUIRED FOR OTHER CLASSIFIED AREAS, U.O.N. PROPER PLASTER RINGS SHALL BE USED WITH OUTLET BOXES. PLASTER RINGS SHALL BE A MAXIMUM OF 1/8" FROM THE FINISHED SURFACE OF THE DRYWALL AFTER THE DRYWALL IS INSTALLED. PROPER COORDINATION BETWEEN THE ELECTRICAL CONTRACTOR AND THE GENERAL CONTRACTOR FOR RING INSTALLATION IS REQUIRED. ALL OUTLET BOXES SHALL BE SECURELY FASTENED. ANY AND ALL IMPROPERLY INSTALLED PLASTER RINGS OR OUTLET BOXES SHALL BE REMOVED AND A NEW RING OR OUTLET INSTALLED AT THE CONTRACTOR'S EXPENSE.
- ALL CONNECTIONS TO GROUND RODS SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, U.O.N. THE CONTRACTOR SHALL FORM A GROUNDING ELECTRODE SYSTEM AS PER NEC 250-50.
- FOR A 240V SYSTEM (IF APPLICABLE), CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS: NEUTRAL - WHITE, PHASE A - BLACK, PHASE B - RED, GRND. CONDUCTOR - GREEN.
- ALL ELECTRICAL CONNECTIONS SHALL BE EXECUTED IN COMPLIANCE WITH NEC 2020 110.14. TEMPERATURE RATING WITH THE ASSUMPTION OF A CONDUCTOR SHALL NOT EXCEED THE LOWEST TEMPERATURE RATING OF ANY CONNECTED TERMINATION, CONDUCTOR OR DEVICE.
- CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE "GREEN" TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE "RED" TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ELECTRICAL ENGINEER.
- ALL SWITCHGEAR AND PANELS SHALL BE THE PRODUCT OF THE SAME MANUFACTURER. CONTRACTOR SHALL SUBMIT 6 COPIES OF EQUIPMENT SHOP DRAWINGS FOR ELECTRICAL EQUIPMENT TO THE ENGINEER FOR REVIEW, PRIOR TO ORDERING SUCH EQUIPMENT.
- THE ELECTRICAL CONTRACTOR SHALL MEET AND COORDINATE WITH LOCAL POWER, TELEPHONE AND CATV COMPANIES AT THE SITE PRIOR TO CONSTRUCTION.
- IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN THEIR OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS THEIR RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT PRIOR WRITTEN APPROVAL FROM THE ELECTRICAL ENGINEER, CONTRACTOR WILL NOT BE COMPENSATED.
- ALL FLUORESCENT LIGHT FIXTURES THAT UTILIZE DOUBLE-ENDED LAMPS AND CONTAIN BALLASTS THAT CAN BE SERVICED IN PLACE SHALL BE EQUIPPED WITH DISCONNECTING MEANS AS PER NEC (410-130(S)).

ELECTRICAL NOTES

- ALL WIRES SIZES BASED ON COPPER & ALL SERVICE AND FEEDER WIRING SHALL BE COPPER.
- ALL NEW OUTLETS TO BE ARC FAULT PROTECTED.
- PROVIDE W.P DISCONNECTS AT ALL A/C COMPRESSORS AND SPRINKLER & POOL PUMPS.
- WIRE AND BREAKER PROTECTION FOR ALL APPLIANCES SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENT AND THE RESPONSABILITY OF THE SUB-CONTRACTOR TO VERIFY
- SMOKE DETECTORS SHALL BE 110V INTERCONNECTED AND ARC FAULT PROTECTED
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI. 2020 NEC, SECTION 210.12.
- ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF/G.F.I.
- ALL BATHROOM RECEPTACLES TO BE 20AMP #12 WIRE GFCI PROTECTED ON DEDICATED 20 AMP CIRCUIT AS SHOWN ON PLAN
- ALL KITCHEN COUNTER RECEPTACLES TO BE 20AMP #12 WIRE GFCI PROTECTED
- PROVIDE SMOKE DETECTORS AS SHOWN, HARDWIRE TO A NON-SWITCHABLE KITCHEN OR LIVING ROOM LIGHTING CIRCUIT AND SHALL NOT BE CONNECTED TO LOAD SIDE OF A GFI.
- ALL OUTLET BOXES FOR RECEPTACLES, TV ANTENAS, CABLE OR TELEPHONE JACKS IN RATED WALLS MUST BE METAL OR U.L. RATED.
- ALL INT. GARAGE RECEPTACLES TO BE GFCI AND WP PROTECTED
- COORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS PRIOR TO FABRICATION, INSTALLATION AND ERECTION.
- ELECTRICAL CONTRACTOR TO VERIFY ALL H.V.A.C. UNIT CONNECTIONS WITH H.V.A.C. CONTRACTOR PRIOR INSTALLATION.
- JACUZZI PUMP INSTALLATION TO COMPLY W/2020 NEC, 110V JBOX FOR JACUZZI PUMP BELOW TUB DECK W/ 20"X20" ACCESS PANEL, GFI PROTECTED.
- ALL LIGHTING ABOVE SHOWERS & TUBS SHALL BE VAPOR PROOF.
- ALL RECESSED HI-HAT LIGHT FIXTURES TO BE TYPE IC RATED WITH NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO ATTIC AS PER ASTM E283-91, TESTED AT 75 PA AND LABELED
- ALL NEW RECEPTACLES TO BE TAMPER RESISTANT RECEPTACLES NEC 2020 406.12
- WALL MOUNTED 110 DUPLEX RECEPTACLE 12" AFF TO CL 45" AFF @ KIT/BATHS

GENERAL ELECTRICAL NOTES:

- 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 2020 210-12(A).
- ALL SMALL APPLIANCE RECEPTACLES DEDICATED TO SERVE COUNTERTOP SURFACES IN KITCHEN SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 2020 210-9(A)(6).
- ALL 15A AND 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER RESISTANT (NEC 2020 406.12).
- OUTLET SPACING IN DWELLING UNIT SHALL COMPLY WITH (2020 NEC 210.52).
- LIGHTING SWITCHES SHALL COMPLY WITH NEC 2020 404.2
- RECEPTACLES SHALL COMPLY WITH NEC 2020 406.11

LIGHTING NOTES:

- ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT AS PER FBC 2023 R404.1
- RECESSED LUMINAIRES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS PER FBC 2023 R402.4.5
- ALL LIGHT IN CLOSETS SHALL BE PER NEC 410.16

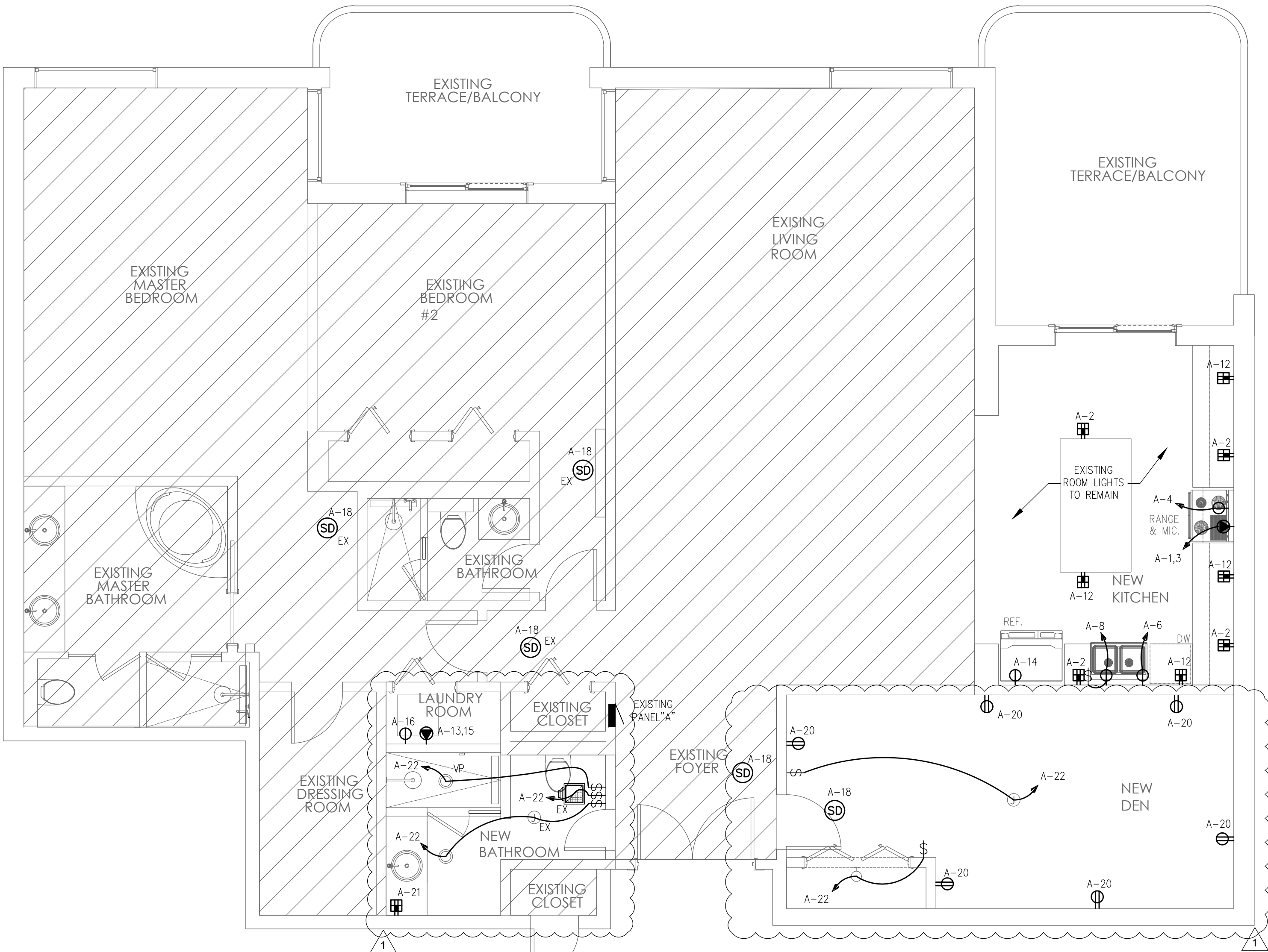
NOTE:

- EQUIPMENT SHALL MEET FAULT CURRENT RATINGS PER NEC 110.9 CALCULATED FROM FPL TRANSFORMER MAXIMUM PROJECTIONS

ELECTRICAL LEGEND

- RECESSED AIR TIGHT LIGHT FIXTURE UL LISTED
- WALL MOUNTED LIGHT FIXTURE UL LISTED
- RECESSED AIR TIGHT LIGHT FIXTURE (VAPOR PROOF) UL LISTED
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- BATHROOM EXHAUST FAN
- SMOKE DETECTOR
- SIMPLEX OUTLET (20A, +18"O.C. FROM A.F.F, U.N.D)
- DUPLEX RECEPT. (20A, +18"O.C. FROM A.F.F, U.N.D)
- SPECIAL PURPOSE RECEPT. (30A,+18"O.C. A.F.F, U.N.D)
- JUNCTION BOX
- GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE 120 VOLT.
- PANELBOARD (+60" A.F.F O.C OF PNL, U.N.D)

PANEL SCHEDULE				"A"				EXISTING																		
Rated Voltage:				120/240V				1PH,3W				Manufacturer: SQUARE D QO OR EQUAL														
Rated Amps: (Cu bus)				200A				SPACES: 28				Location:														
Main:				(200A) MLO				Project No:				Mounting: FLUSH														
												Type: NEMA 1														
												A.I.C. Rating: 10K														
		KVA		KVA																						
CIRCUIT DESIGNATION		O.C.P.	AWGNMS	APPL	OTHER	HVAC	LGTRC	LINE	APPL	OTHER	HVAC	LGTRC	AWGNMS	O.C.P.	CIRCUIT DESIGNATION		NOTES									
1	RANGE	50/2	#6	4.00				1	1.50				#12	20/1	KITCHEN APPLIANCE	2	4									
3			#6	4.00				2	1.20				#12	20/1	MICROWAVE	4	4									
5	EX. AHU-1	40/2	EX			3.00		1	1.20				#12	20/1	DISHWASHER	6	4									
7			EX			3.00		2	0.60				#12	20/1	DISPOSAL	8	4									
9	EX. WATER HEATER	30/2	EX	2.25				1					EX	20/1	EX. RECEPT.	10	2,8									
11			EX	2.25				2	1.50				#12	20/1	KITCHEN APPLIANCE	12	4									
13	DRYER	30/2	#10	2.50				1	1.20				#12	20/1	REFRIG	14	4									
15			#10	2.50				2	1.20				#12	20/1	WASHER	16	4									
17	EX. BEDROOM #2 RECEPT./LIGHTS	15/1	EX					1					EX	15/1	EX. LIGHTS	18	2,8									
19	EX. LIVING ROOM RECEPT./LIGHTS	15/1	EX					2					#14	15/1	DEN RECEPT.	20	2,8									
21	NEW BATH GFCI.	20/1	#12					1					#14	15/1	NEW BATH & DEN LIGHTS	22	2,8									
23	EX. MASTER BATH GFCI.	15/1	EX					2							SPACE	24										
25	EX. MASTER BEDROOM RECEPT./LIGHTS	15/1	EX					1							SPACE	26										
27	EX. BATH #2 GFCI.	15/1	EX					2							SPACE	28										
SUBTOTAL CONNECTED LOAD:																17.5	0.0	6.0	0.0		8.4	0.0	0.0	0.0	SUBTOTAL CONNECTED LOAD	
Area in Sq. Ft. = 2018.0																A/C Load @100%				6.0	note 1	H/CAR Breaker				
Total less A/C= 31.95																Appliance Load @ 100%:				25.9		Receptacle @ 3W/Sq.Ft.				
1st 10K Watts @ 100%= 10.00																Connected Additional Lighting/Receptacle Load @100%:				0.0	note 3	Non-Concurrent Load (AC)				
Remainder @ 40%= 8.78																Other Load @100%:				0.0	note 4	G.F.C.I./Arch Fault type circuit breaker				
A/C @100%= 6.00																Receptacles @ 3W/Ft.:				6.1	note 5	Lockable circuit breaker				
TOTAL COMPUTED KVA= 24.8																					note 6	Provided breaker handle ties for these breaker.				
TOTAL COMPUTED AMPS= 103																					note 7	Verify C/B size with Equipmt. Name plate				
DEMAND LOAD AS PER NEC 2020 220.82																					note 8	Arch Fault Circuit Interrupter				



ELECTRICAL FLOOR PLAN

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

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A2Z Architects
Robin Anezin

BAL HARBOUR RESIDENCE

10175 COLLIN AVE
UNIT 603
BAL HARBOUR, FL

Title

ELECTRICAL FLOOR PLAN

Project No.

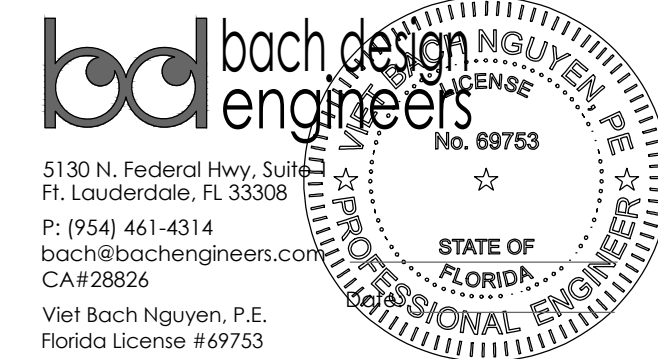
Scale

Revision

Drawing No.

6.27.2025

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HVAC GENERAL NOTES

1. GENERAL
- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2023 FBC BUILDING CODE (MECHANICAL) 8TH ED. AND WITH ALL APPLICABLE REGULATIONS.

B. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE HVAC 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 LABOR. ALL COMPRESSORS SHALL BE GUARANTEED FOR 5 YEARS MINIMUM.
2. SHOP DRAWINGS: CONTRACTORS SHALL SUBMIT FOR APPROVAL, WITHIN 30 DAYS AFTER SIGNING CONTRACT, A MINIMUM OF FIVE COPIES OF FULLY DESCRIPTIVE LITERATURE, INCLUDING BUT NOT LIMITED TO: AIR CONDITIONING UNITS, FANS AND AIR OUTLETS. NO WORK SHALL PROCEED WITHOUT APPROVAL OF THESE SUBMITTALS.
3. DESIGN PARAMETERS:
- A. INDOOR DESIGN TEMPERATURE (SUMMER): 78F DB

B. INDOOR DESIGN TEMPERATURE (WINTER): 72F DB
4. 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.
5. ELECTRICAL CONTROLS AND POWER WIRING: UNDER ELECTRICAL CONTRACT.
6. 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 SPECIFIED.
7. MATERIALS:
- 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 HAVE A THERMAL RESISTIVITY OF AT LEAST R-3 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED IN ACCORDANCE WITH ASTM E 96.

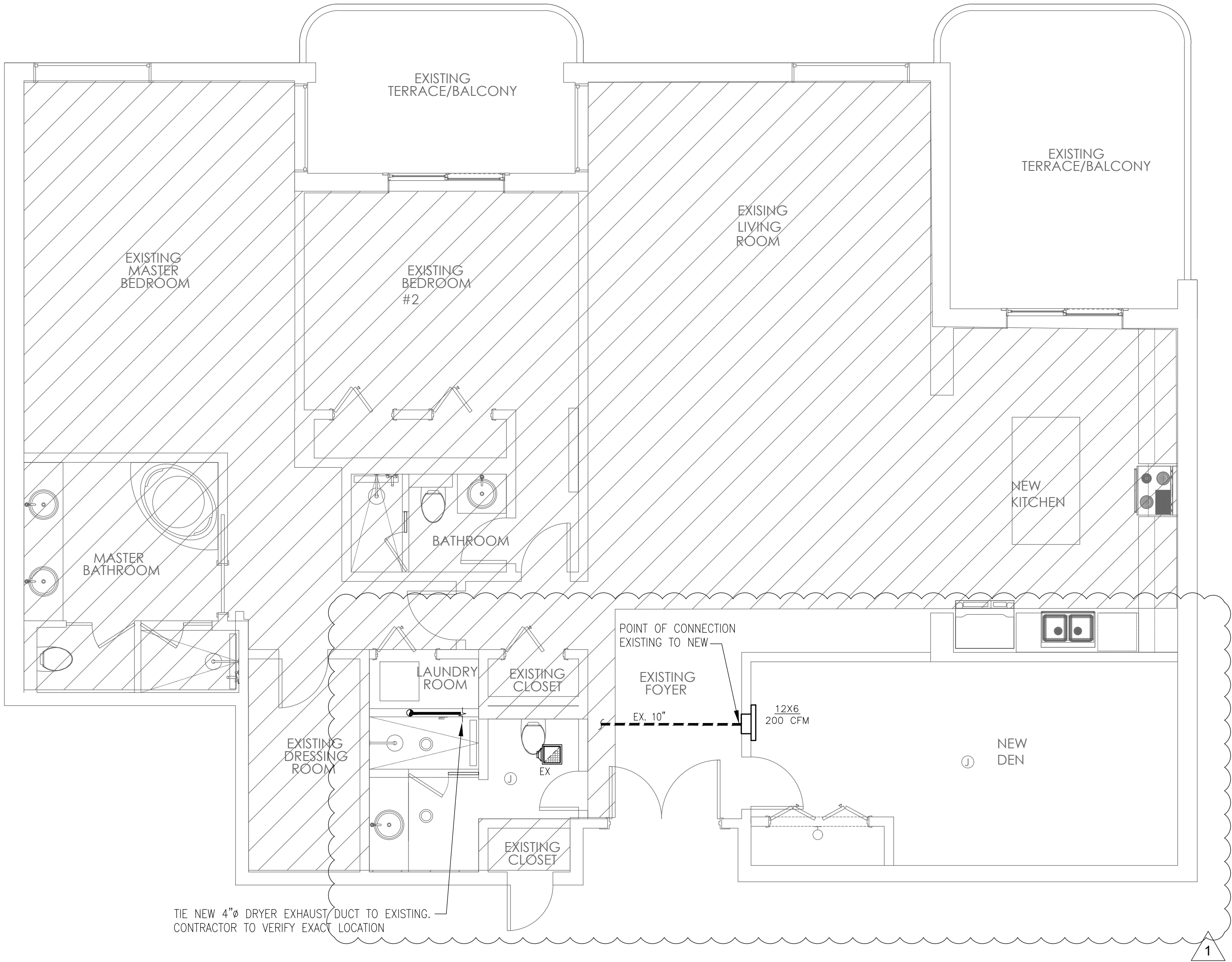
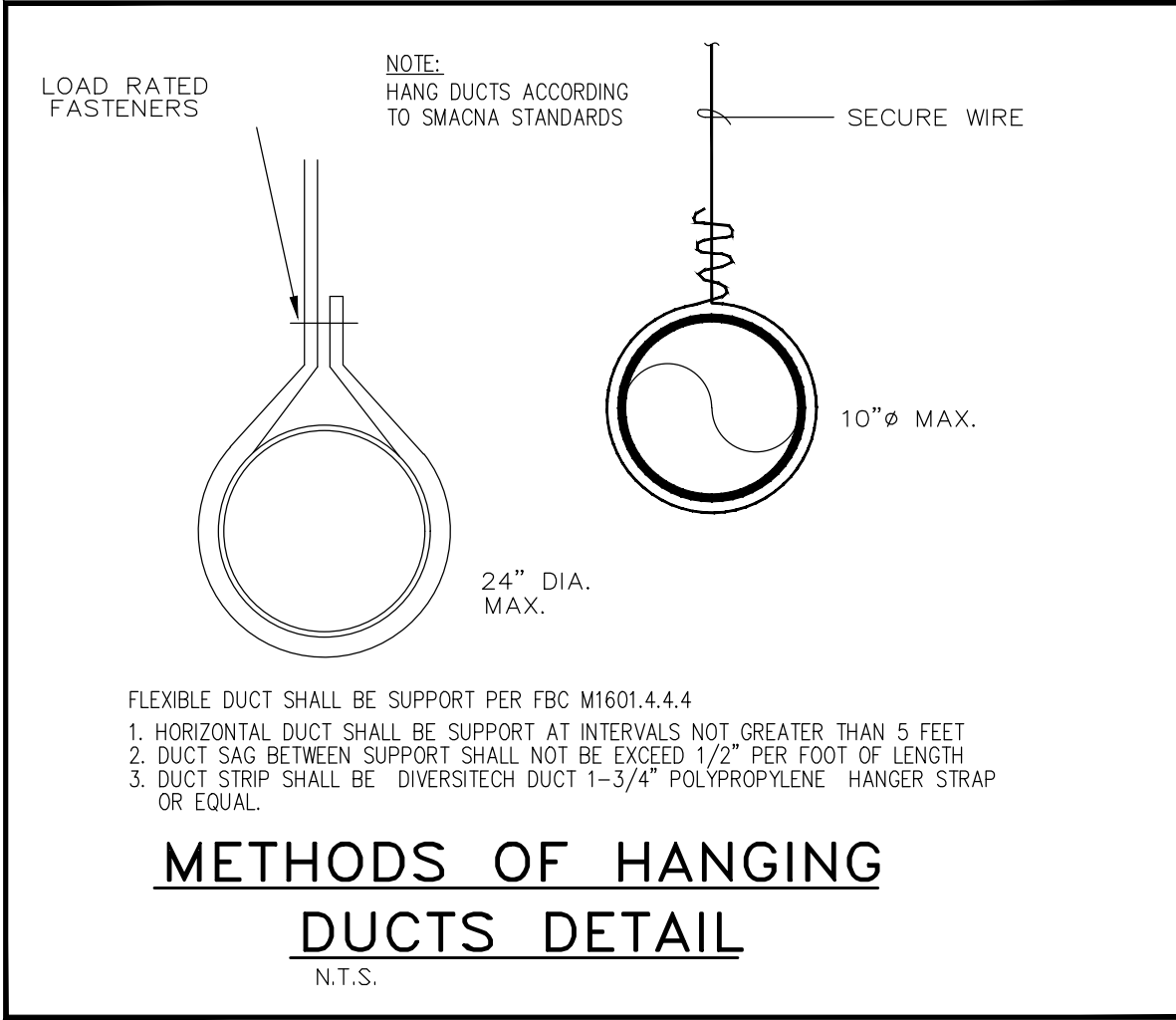
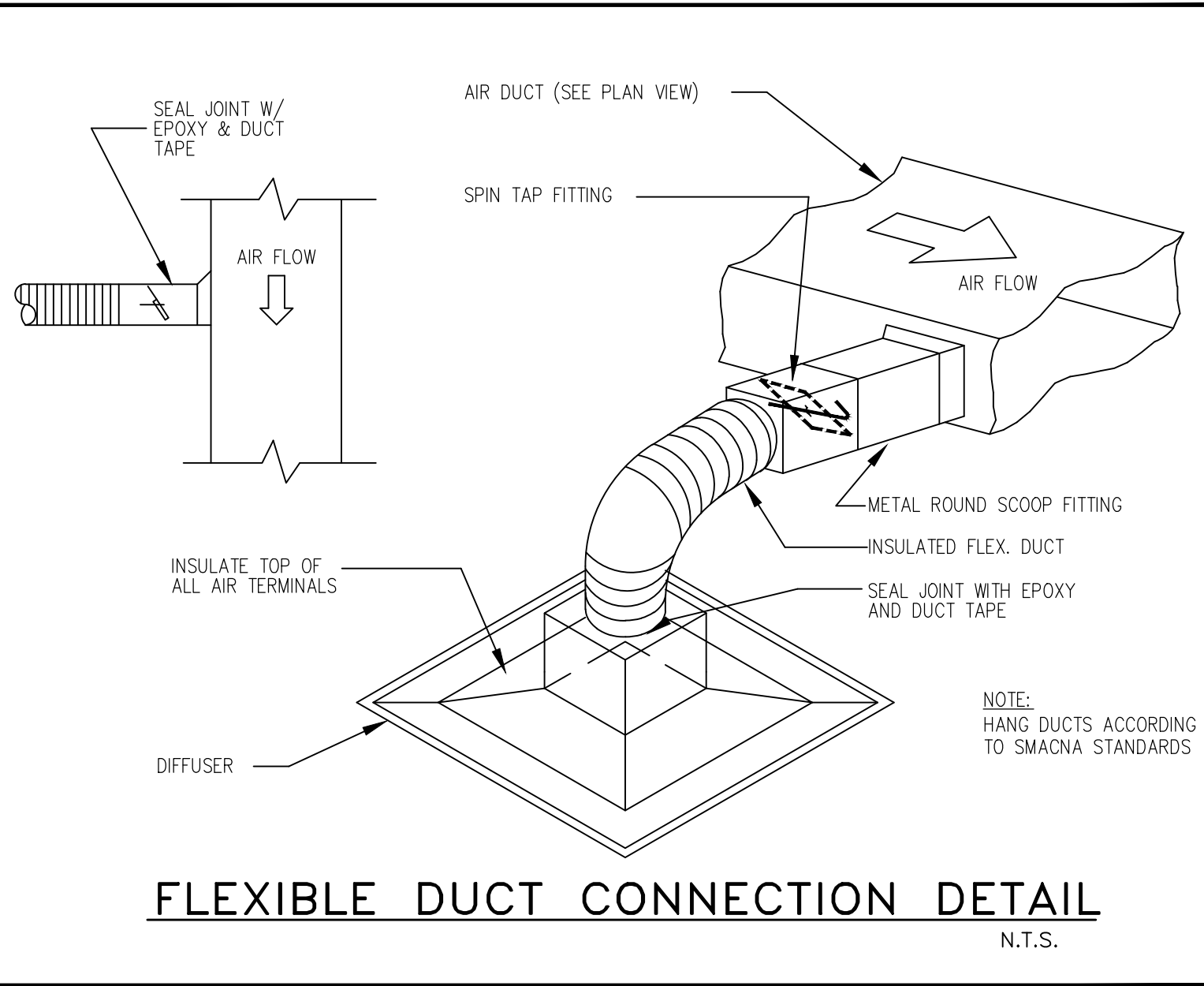
C. DUCTWORK:

A. ALL SUPPLY AIR DUCTWORK SHALL BE 1-1/2" THICK FIBERGLASS DUCTBOARD, FABRICATED AND INSTALLED AS PER LATEST EDITION OF SMACNA "FIBROUS GLASS DUCT MANUAL". R-6.0 MIN.

B. ALL OUTDOOR AND EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL OR ALUMINUM DUCT NOT LIGHTER THAN 24 GAGE.

C. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.

D. FLEXIBLE INSULATED DUCTWORK WITH 1-1/2" THICK FIBERGLASS INSULATION WITH FRK VAPOR BARRIER. R-6.0 MIN.
- B. 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.
9. TEST AND BALANCE: CONTRACTOR SHALL TEST AND BALANCE ALL VENTILATION AND AIR CONDITIONING SYSTEMS. SUBMIT FOUR COPIES OF TEST AND BALANCE REPORT, TO OWNER FOR APPROVAL.
10. 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 ADDITIONAL COST TO OWNER.



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Project No.

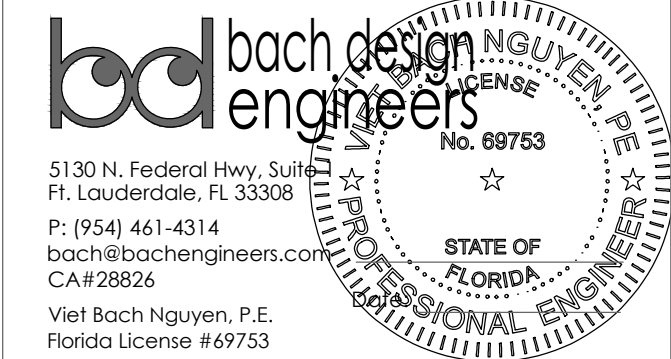
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Revision

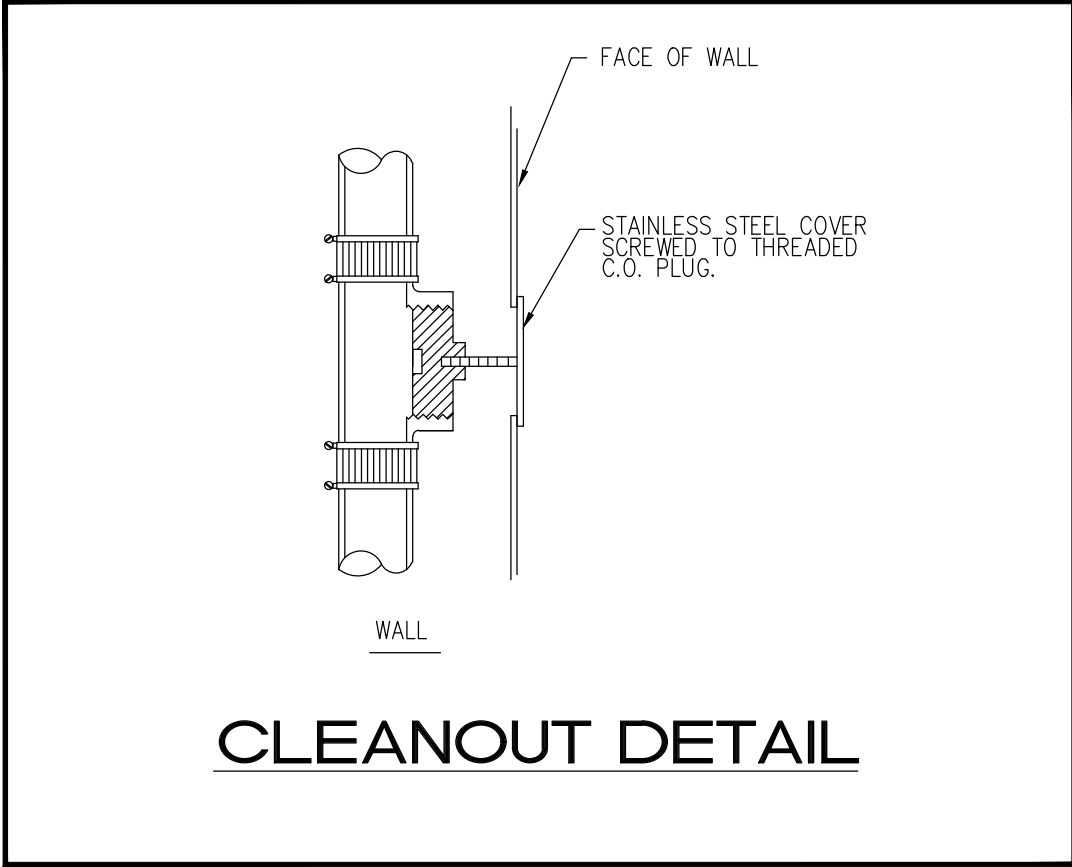
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- GENERAL PLUMBING NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FBC (PLUMBING 2023 8TH ED.) AND WITH ALL APPLICABLE REGULATIONS. DRAWINGS: REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
 - ARRANGE AND PAY FOR ALL PERMITS, 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 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.
 - 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 2023 8TH ED. WATER SAVING STANDARDS.
 - MATERIALS:
 - PIPEING:
 - STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40.
 - DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL.
 - DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES.
 - 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:
 - TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - 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.
 - CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.



PLUMBING SYMBOL LEGEND		
SYMBOL	DESCRIPTION	
	SANITARY LINE	
	VENT LINE	
	SAFEWASTE LINE	
	CONDENSATE LINE	
	GATE VALVE	
	COLD WATER LINE	
	HOT WATER LINE	
	PLUMBING FIXTURE DESIGNATION	
	FLUSH CLEAN OUT	
	FLOOR PENETRATION	
	WATER HAMMER ARRESTOR	
	WALL CLEANOUT	
	VENT THRU ROOF	
	CLEANOUT ON GRADE	
	HOSE BIBB W/VB	

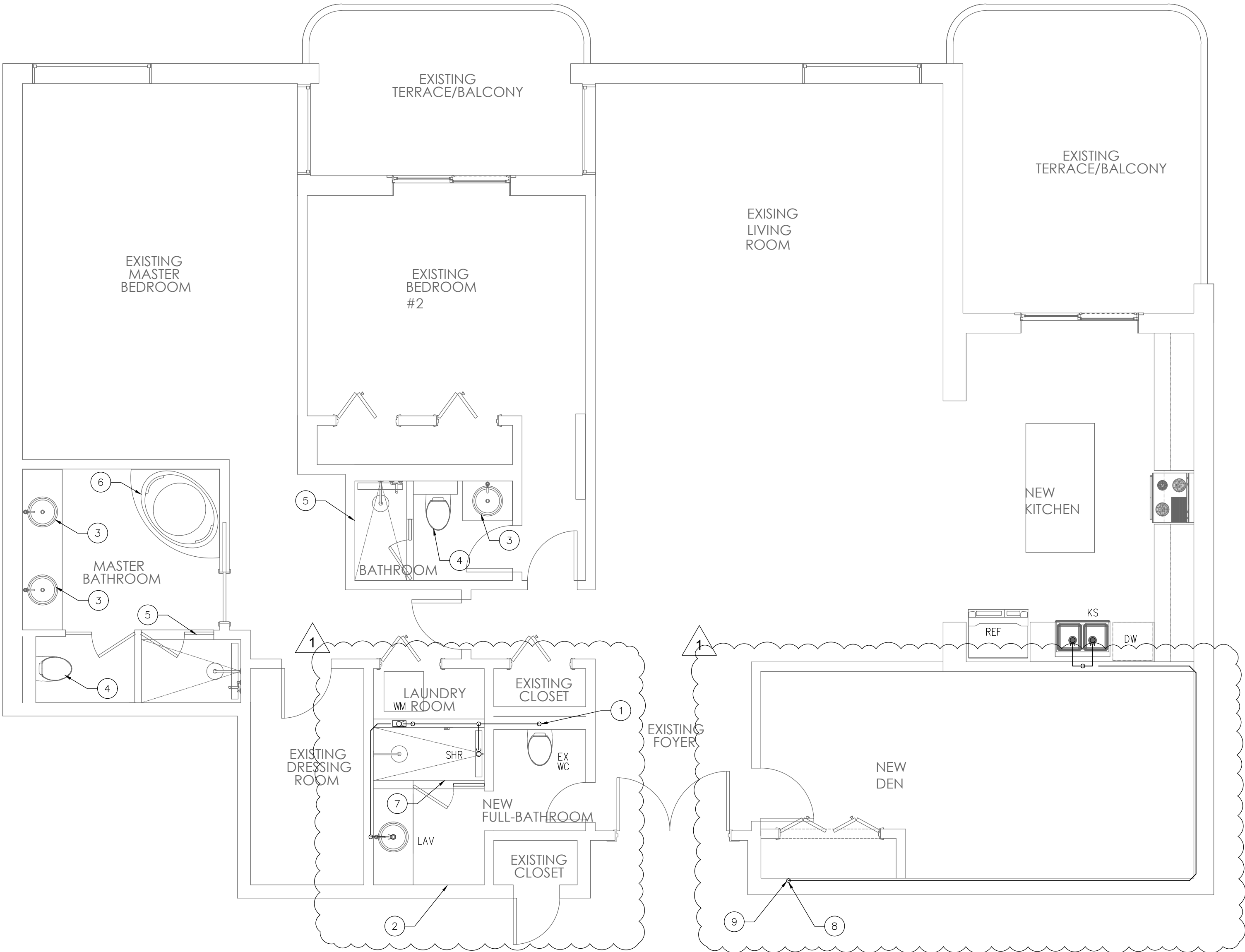
PLUMBING FIXTURE SCHEDULE		
NAME	FIXTURE	MODEL #
WC	WATER CLOSET	BY OWNER
LAV	DROP-IN LAVATORY	BY OWNER
KS	KITCHEN SINK	BY OWNER
SHR	SHOWER	BY OWNER
TUB	TUB	BY OWNER

ALL PLUMBING FIXTURE SHALL COMPLY WITH MIAMI-DADE ORDINANCE 08-31.

ALL TUB AND SHOWER VALVE SHALL BE ANTI-SCALD AND SHALL COMPLY WITH ASSE 1016.

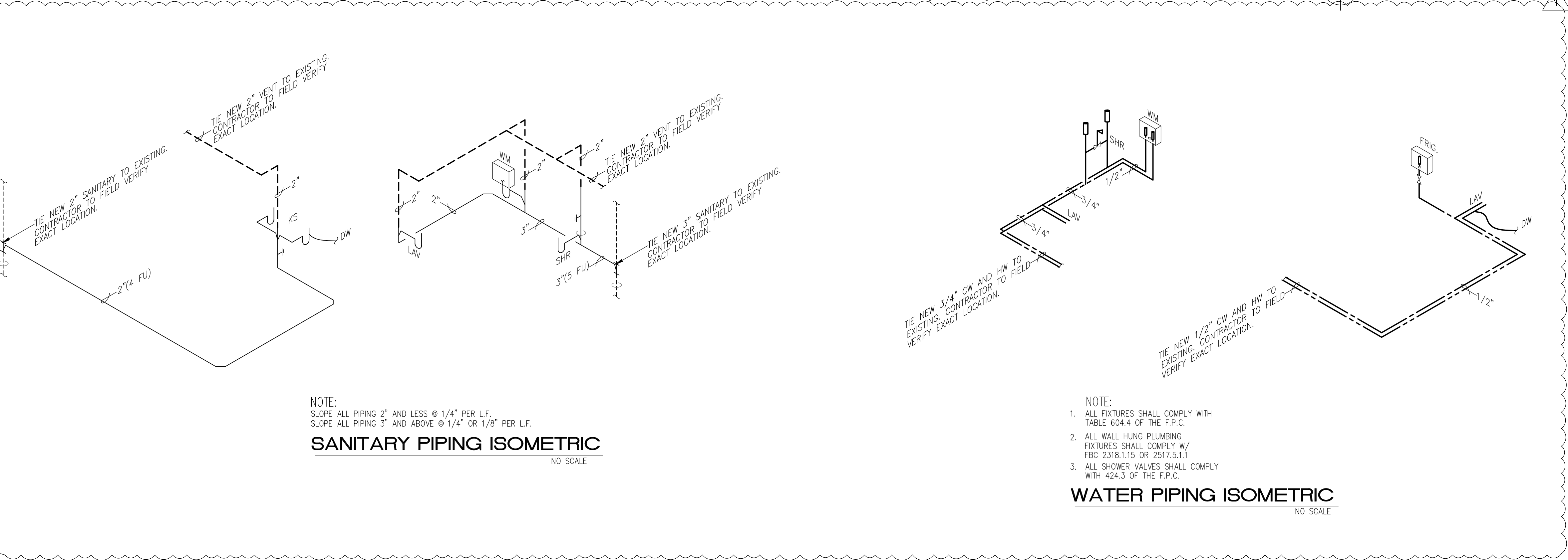
ALL BATHTUB AND WHIRLPOL BATHTUB VALVE SHALL BE ANTI-SCALD AND SHALL COMPLY WITH ASSE 1070.

FIXTURE	WATER PIPE SIZE	NOMINAL SAN. SIZE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)	1/2"	3"	128 GPF
LAVATORY	1/2"	1 1/4"	1.5 GPM
SHOWER	1/2"	2"	1.5 GPM/HEAD
DISHWASHER	1/2"	3/8"	6.5 GPM/CYCLE
WASHER MACHINE	1/2"	2"	WATER FACTOR 8 OR LESS



PLUMBING FLOOR PLAN

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



- PLUMBING KEY NOTES**
- TIE 3" SANITARY TO EXISTING STACK. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
 - TIE 3/4" CW AND HW TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
 - CONNECT NEW LAVATORY TO EXISTING ROUGH-IN. OFFSET ROUGH-IN AS REQUIRED TO ACCOMMODATE NEW FIXTURES. PROVIDE NEW HW & CW ANGLE VALVE.
 - CONNECT NEW WATER CLOSET TO EXISTING ROUGH-IN. OFFSET ROUGH-IN AS REQUIRED TO ACCOMMODATE NEW FIXTURES. PROVIDE NEW CW ANGLE VALVE.
 - CONNECT NEW SHOWER TO EXISTING ROUGH-IN. OFFSET ROUGH-IN AS REQUIRED TO ACCOMMODATE NEW FIXTURES.
 - CONNECT NEW TUB TO EXISTING ROUGH-IN. OFFSET ROUGH-IN AS REQUIRED TO ACCOMMODATE NEW FIXTURES.
 - ELEVATED SHOWER
 - TIE 2" SANITARY TO EXISTING STACK. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
 - TIE 1/2" CW AND HW TO EXISTING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.

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