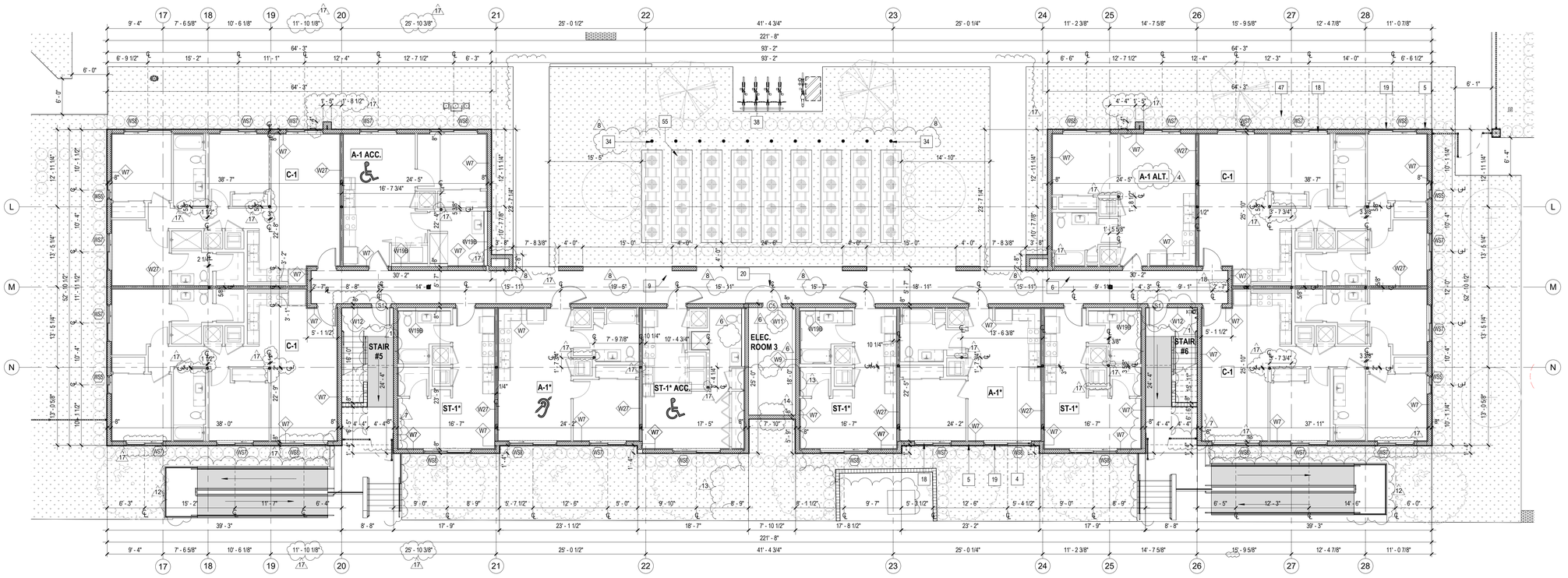


PARTIAL C- GROUND LEVEL FLOOR PLAN - BUILDING II

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

Proccess #C2024040457

ALL CMU WALLS ARE LOAD BEARING WALLS THEREFORE REQUIRED TO HAVE A 2HR FIRE RATE IN ACCORDANCE WITH THE BUILDING CONSTRUCTION TYPE (IB). REFER TO FBC TABLE 601 SHOWN ON SHEET A-0.02.

GENERAL KEYNOTE LEGEND

1. CONCRETE SIDEWALK. RUNNING SLOPE NOT TO EXCEED 1:20 AND CROSS SLOPE NOT TO EXCEED 1:50 AS PER 403.3 FBCA. REFER TO SITE PLAN AND CIVIL DRAWINGS FOR DETAILS.
2. CONCRETE FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
3. STRUCTURAL COLUMN. REFER TO STRUCTURAL DWG. FOR DTLS. PROVIDE 5/8" MIN. LIGHT TEXTURE STUCCO FINISH AT EXTERIOR CONDITIONS (TYP.).
4. STRUCTURAL STEEL COLUMN -2 LAYERS OF FIRE-SHIELD C WALL BD. FURRED WITH 1-5/8" STEEL STUD EACH CORNER. PROTECTION AS REQ. FOR FIREPROOFING -SEE COLUMN LOCATION DIMENSIONS AT PARTIAL GROUND FLOOR PLANS. SEE DETAIL ON A-9.01A-UL X528-PROVIDE INTUMESCENT PAINT AT UNDERSIDE OF SLAB PLATES TO PROVIDE 2 HOUR PROTECTION -LOC. OUTSIDE OF PARTITION.
5. CMU WALL WITH 5/8" MIN. EXT. SMOOTH STUCCO FINISH ON ALL EXPOSED SIDES. REFER TO WALL TYPE SCHEDULE ON SHEET A-6.00 SERIES AND STRUCTURAL DRAWINGS FOR REINFORCEMENT DETAILS.
6. SLAB ON GRADE W/ 15 MIL VAPOR BARRIER SYSTEM. REFER TO STRUCTURAL DRAWINGS FOR SLAB DETAILS.
7. WELL COMPACTED SOIL FILL, TERMITE TREATED. REFER TO STRUCTURAL DWGS. FOR REQUIRED COMPACTION.
8. STRUCTURAL SLAB. REFER TO STRUCTURAL DRAWINGS. PROVIDE STUCCO FINISH AND PAINT AT ALL EXPOSED UNDERSIDE OF SLABS. PROVIDE DRIP EDGE AT PERIMETER OF EXTERIOR EXPOSED SLABS.
9. EXTERIOR CORRIDOR CONCRETE SLAB SLOPED 1/8" PER FT. MIN. TO EXTERIOR. PROVIDE WATERPROOFING AS INDICATED BY DWGS. EXTEND VERTICALLY 2" MIN. AT ALL ADJACENT WALLS. REFER TO 2/A-9.01
10. 42-1/2" HIGH MIN. A.F.F. (TAKEN FROM INTERIOR F.F.E.) ALUMINUM BALCONY RAILING/GUARDRAIL PICKETS TO REJECT 4" OBJECTS. BRONZE COATED COLOR. SUBMIT SHOP DRAWINGS AND SAMPLES FOR APPROVAL PRIOR TO FABRICATION.
11. 3/4" CONT. SLAB RECESS (TYP.).
12. CONTINUOUS DRIP EDGE (TYP.).
13. STRUCTURAL CONCRETE BEAM. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
14. CONCRETE LINTEL (PRECAST OR CAST IN PLACE). REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
15. CONCRETE EYEBROW W/ 1/8"/FT. MIN. SLOPE & APPLIED WATERPROOFING. REFER TO A-9.00 SERIES & STRUCTURAL DRAWINGS FOR DETAILS.
16. MASONRY PIER. REFER TO STRUCTURAL DWGS FOR DETAILS.
17. IMPACT RESISTANT ANODIZED ALUMINUM CAT II SAFETY GLAZING STOREFRONT SYSTEM. BRONZE COATED FRAME AND GRAY TINTED GLASS. PROVIDE SAMPLES FOR APPROVAL. REFER TO A-10.00 SERIES SHEETS FOR ELEVATIONS AND DETAILS.
18. IMPACT RESISTANT ANODIZED ALUMN. CAT II SAFETY GLAZING ROLLING WINDOW. BRONZE COATED FRAME AND GRAY TINTED GLASS. SUBMIT SAMPLES AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. REFER TO A-10.00 SERIES SHEETS FOR ELEVATIONS AND DETAILS.
19. IMPACT RESISTANT ANODIZED ALUMN. CAT II SAFETY GLAZING ROLLING WINDOW WITH BOTTOM FIXED WINDOW. BRONZE COATED FRAME AND GRAY TINTED GLASS. SUBMIT SAMPLES AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. REFER TO A-10.00 SERIES SHEETS FOR ELEVATIONS AND DETAILS.
19A. IMPACT RESISTANT ANODIZED ALUMN. CAT II SAFETY GLAZING ROLLING WINDOW WITH TRANSOM AND BOTTOM FIXED WINDOW. BRONZE COATED FRAME AND GRAY TINTED GLASS. SUBMIT SAMPLES AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. REFER TO A-10.00 SERIES SHEETS FOR ELEVATIONS AND DETAILS.
20. IMPACT RESISTANT METAL DOOR. BRONZE COATED COLOR. REFER TO DOOR SCHEDULE ON A-8.00 SERIES SHEETS.
21. INTERIOR STOREFRONT SYSTEM WITH CAT II SAFETY GLAZING. REFER TO A-10.00 SERIES SHEETS FOR ELEVATIONS AND DETAILS.
22. EXTERIOR CEILING. REFER TO DETAIL 10 & 11/A-8.04.
23. FLAT ROOF SLOPE 1/4"/ 12" MIN. REFER TO ROOF PLAN AND SHEET SERIES A-9.00.
24. R-30 BATT INSULATION IN TRUSSES ABOVE FIRE RATED CEILING (TYP. AT AREAS ABOVE CONDITIONED SPACES)
25. EMERGENCY OVERFLOW ROOF SCUPPER. SEE ROOF PLAN FOR LOCATIONS. REFER TO ARCHITECTURAL DETAIL & PLUMBING DWGS.
26. PARAPET MIN. 5FT HEIGHT, WITH REINFORCED CONCRETE CAP, STUCCO FINISH AND WATERPROOFED. EXTEND VERTICALLY 2" MIN. AT ALL ADJACENT WALLS (VULKEM 350/351 SYSTEM BY TREMCO OR APPROVED EQUAL). REFER TO PLANS FOR HEIGHTS.
27. PRE-ENGINEERED FIRE RETARDANT TREATED WOOD TRUSS @24" O.C. MAX. (TYP.). REFER TO STRUCTURAL DWGS. AND SUBMIT SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.
28. SMOOTH FINISH FLAT CONCRETE TILES W/ SLATE GRAY FINISH.
29. ROOF ACCESS PANEL. REFER TO DETAIL ON SHEET 7, 8, 9, & 10/A-9.01
30. SINGLE PLY MEMBRANE ROOFING OVER LIGHTWEIGHT INSULATING CONCRETE SLOPED TO MAIN AND EMERGENCY OVERFLOW SCUPPERS. SEE SHEET SERIES A-9.00 FOR ROOF DTLS.
31. MECHANICAL CHASE. REFER TO MECHANICAL DWGS.
32. CONCRETE CURB. REFER TO CIVIL DWGS. FOR SITE CURBS. FOR ALL OTHER CONCRETE CURBS, REFER TO STRUCTURAL DWGS.
33. CONC. PAVERS. REFER TO HARDSCAPE PLAN ON LANDSCAPE DWGS.
34. PROTECTION BOLLARDS (TYP.). REFER TO A-1.00 SERIES & REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
35. ACCESSIBLE PATH.
36. H.C. ACCESSIBLE VAN: ACCESS & EGRESS PATH MUST HAVE 8'-2" MIN. CLEAR HEADROOM.
37. DETECTABLE WARNINGS.
38. BIKE RACK. REFER TO SHEET A1.01 FOR DETAILS.
39. ADA FLOOR MOUNTED BIKE RACK. REFER TO SHEET A-1.01 FOR DETAIL.
40. BIKE REPAIR STATION. REFER TO SHEET A-1.01 FOR DETAIL.
41. BIKE WASHING STATION. REFER TO SHEET A-1.01A FOR DETAIL.
42. BIKE PATHS.
43. WALKING PATHS. REFER TO SHEET A-1.01 FOR DETAIL.
44. TRASH DUMPSTERS.
45. HARDSCAPE. REFER TO LANDSCAPE DRAWINGS.
46. EXTERIOR BENCHES. REFER TO LANDSCAPE PLANS.
47. LANDSCAPING. REFER TO LANDSCAPE DWGS.
48. 6 FT HIGH ALUMINUM PICKET FENCING.
49. 6 FT HIGH PRIVACY CHAIN LINK FENCE.
50. PARKING GATE WITH SECURE CONTROL ACCESS.
51. PEDESTRIAN ACCESS POINTS WITH ALUMINUM GATES AND SECURE CONTROL ACCESS.
52. BACK FLOW PREVENTER. REFER TO CIVIL PLANS FOR DETAILS.
53. UNIT INTAKE/EXHAUST VENT TO BE PAINTED TO MATCH BACKGROUND WALL. REFER TO UNIT PLANS AND MECHANICAL DWGS.
54. IMPACT RESISTANT MECHANICAL LOUVER, BRONZE COATED COLOR. REFER TO MECH. DWGS. & ARCHITECTURAL A-10.00 SHEET SERIES FOR SIZES. SUBMIT SHOP DWGS. FOR REVIEW AND APPROVAL. VERIFY DIMENSIONS WITH MEP ENGINEER BEFORE FABRICATION.
55. MECHANICAL EQUIPMENT. REFER TO MEP DRAWINGS FOR DETAILS.
56. MUFFLER EXHAUST, 10'-0" CLEARANCE FROM ANY OPENING. REFER TO MECHANICAL DRAWINGS FOR DETAILS.
57. GENERATOR FILL PORT. REFER TO MEP PLANS.
58. PAINTED LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED). G.C. SHALL PROVIDE FIELD MOCK-UP (APPROX. 8'x8' AREA) FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF FINAL COAT. EXTERIOR STUCCO SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 & C1063.
59. SMOOTH CEMENT PLASTER FINISH ON ALL VERTICAL AND HORIZONTAL GRID ELEMENTS AND COLUMNS NOTED (TYP. THROUGHOUT UNLESS OTHERWISE NOTED).
60. WOOD GRAIN LOOK ACRYLIC SIDING BY SIKA OR SIMILAR.
61. CONT. 1" WIDE BY 1/4" DEEP STUCCO SCORE LINE (NOT TO BE CONSIDERED CONTROL JOINT). ALL LINES TO BE CONTINUOUS AND AT THE SAME HEIGHT THROUGHOUT ELEVATIONS. SEE DETAIL ON SHEET A-9.02. PROVIDE THROUGHOUT AT MAX. 144 SF. OF STUCCO AREA (TYP.).
62. 1 HR FIRE RATED SOFFIT. UL-P531 SYSTEM REQUIRES ONE LAYER 5/8" TYPE "X" G.W.B.; ATTACHED TO GALV. RESILIENT CHANNEL SPACED @ 12" O.C. SECURELY ATTACHED TO WOOD TRUSS SYSTEM.
63. ARCHITECTURAL WOODEN SLAT SYSTEM W/DARK WOOD TONE FINISH.
64. 4'-0" O.C. VERTICAL BALUSTERS.
65. BUILDING ADDRESS IDENTIFICATION SIGNAGE. UNDER SEPARATE PERMIT.
66. WALL MOUNTED, EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER. REFER TO ELECTRICAL DRAWINGS.
67. EXTERIOR LIGHT POSTS. REFER TO CIVIL AND MEP PLANS FOR DETAILS.
68. 1" EXPANSION JOINT. REFER TO A-10.03 AND STRUCTURAL DWGS FOR DETAILS.
69. HATCHED AREAS DEPICT 6" THICK REINFORCED CONCRETE SLAB TO PROVIDE HORIZONTAL SEPARATION FOR COMMON CORRIDOS, STAIRS AND ELECTRICAL ROOMS BELOW.
70. CONTINUOUS ALUMINUM GUTTER TYPICAL THROUGHOUT PERIMETER OF ROOF. PROVIDE DOWNSPOUTS, CONECTED TO STORM DRAIN SYSTEM (COLOR TO BE DETERMINED). PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
71. IMPACT RESISTANT LOUVER SYSTEM INTEGRATED TO STOREFRONT (TYP. WHERE SHOWN).
72. 1 HR FIRE RATED UNIT DEMISING WALL BEYOND. EXTEND THIS WALL UP TO THE UNDERSIDE OF THE ROOF SHEATHING. REFER TO SHEET A-2.03 FOR LAYOUT OF DEMISING WALLS AT ATTIC SPACE.
73. 1 HR FIRE RATED ATTIC DRAFTSTOP BEYOND. REFER TO SHEET A-2.03 FOR NOTES AND DRAFTSTOP LAYOUT.

WALL & SYMBOL LEGEND

- REINF. CMU WALL W/O FURRING
- REINF. CMU WALL W/O FURRING (2 HOUR RATED)
- REINF. CMU WALL W/O FURRING (3 HOUR RATED)
- REINF. SHEAR WALL (2 HOUR RATED)
- LOW PARAPET WALL @ 42" MIN.
- TYP. METAL STUD PARTITION WALL
- TYP. 1 HOUR TENANT SEPARATION/SMOKE BARRIER METAL STUD PARTITION WALL
- 2 HOUR UL RATED SHAFT WALL
- WS3 — WINDOW TYPE. REFER TO WINDOW SCHEDULE
- 200 — DOOR NUMBER. REFER TO DOOR SCHEDULE
- S1 — STOREFRONT TYPE / WINDOW SYSTEM
- L01 — LOUVER TYPE
- CENTER LINE
- W5 — WALL TYPE. SEE SHEET A-8.01
- PAVEMENT STRIPED ZONE- NO PARKING, NO DRIVING & NO STANDING AREA
- (2) — DENOTES QUANTITY
- DENOTES 1/2" MAX. F.F. THRESHOLD
- ELECTRICAL VEHICLE PARKING (EV). CHARGING STATION PROVIDED BY OWNER
- WIRING PROVIDED FOR FUTURE ELECTRICAL VEHICLE PARKING (EV)

WATERPROOFING LEGEND

A. CETCO VOLTEX DSCR WATERPROOFING MEMBRANE ENCAPSULATION OF ALL DEEP PILE CAPS AND ELEVATOR PITS. SEE DETAIL 9/A-9.02.

B. THE AREA OF FLOOR USED FOR AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARDS THE MAIN VEHICLE ENTRY DOORWAY.

C. REMCO - TREMPROF 250 GC (COLD APPLIED) AT 120 MILS APPLIED TO STRUCTURAL SLAB. PROVIDE DRAINAGE PROTECTION MAT (TREMDRAIN DRAINAGE MAT).

D. PROVIDE WATERPROOFING @ POOL INTERSTITIAL LEVEL, TREMCO TREMPROOF 250 GC (COLD APPLIED) AT 120 MILS FOR THE HORIZONTAL APPLICATION AND 90 MILS FOR THE VERTICAL APPLICATION APPLIED TO STRUCTURAL SLAB AND AT ALL VERTICAL LOCATION.

E. PROVIDE WATERPROOFING TREMCO VULKEM 350/951/951 OR APPROVED EQUAL.

F. APPLY TREMCO VULKEM 350NF/351 AT BALCONIES AND EYEBROWS - SANDED TO REJECTION.CMU WALLS TO BE PARGED WITH TAMOSEAL PRIOR TO INSTALLATION OF VULKEM 350NF/351.

G. APPLY TREMCO VULKEM 350/346/346 VEHICULAR COATING, SANDED TO REJECTION AT AREAS ABOVE OCCUPIED SPACES. TERMINATE UP THE PERIMETER WALLS, OR ONTO A REGLET WHERE APPLICABLE PER MANUFACTURER'S SPECS. TRAFFIC COATING TO EXTEND 3 FT. PAST THE FOOT PRINT OVER THE OCCUPIED AREA BELOW.

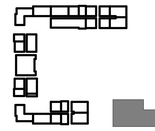
H. EUCOPOXY TUFCOAT OVER CONCRETE FLOORS. TERMINATE EPOXY 8" UP PERIMETER WALLS, CANT BEAD OF DYNOMIC 100 AT ALL TRANSITIONS AND PENETRATIONS. WALLS AND CEILING TO RECEIVE EUCLID CHEMICAL DURALKOTE 240 EPOXY COATING APPLICATION. SLAB TO BE SLOPED TO DRAIN.

I. PROVIDE WATERPROOFING TREMCO VULKEM EWS AT BALCONIES AND EYEBROWS OVER OCCUPIED SPACES.

J. PROVIDE SINGLE PLY TPO 60 MIL ASSEMBLY ROOFING MEMBRANE OR APPROVED EQUAL

NOTES

1. ALL ALUMINUM COMPONENT TO BE FINISHED WITH AN INHIBITIVE THERMO-CURED PRIMER AND A THERMO- CURED FLUOROCARBON COATING CONTAINING "KYNAR 500" RESIN OR APPROVED EQUAL. COMPLY WITH NAAMM "METAL FINISHES MANUAL" FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.
2. PROVIDE SEPARATION BETWEEN DISSIMILAR METALS.
3. ALUMINUM SURFACE IN CONTACT WITH CONCRETE OR OTHER MASONRY MATERIALS, SHALL BE PROTECTED WITH ALKALI-RESISTANT COATING SUCH AS HEAVY BITUMINOUS PAINT.
4. ALL STUCCO LINES SHALL BE UNIFORM AND STRAIGHT
5. ALL WINDOWS & HORIZONTAL ROLLERS SHALL ALIGN VERTICALLY AND HORIZONTALLY FROM FLOOR TO FLOOR.
6. ALL ELEVATIONS ARE TO TOP OF SLAB



KEY PLAN
N.T.S.

CORWIL ARCHITECTS
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QUALIFIER LIC. NO. AR0016003 T:305.448.7383

PROJECT:

HERITAGE VILLAGE

26905 SW 142nd Ave,
Homestead, FL 33032

OWNER:

ATLANTIC PACIFIC COMMUNITIES

161 NW 6 St Ste 1020,
Miami, FL 33136

PARTIAL C- GROUND LEVEL FLOOR PLAN

PHASE:

PERMIT SET

PERMIT No.:

REVISIONS		
No.	Revision Description	Date
4	COORDINATION	04/26/24
6	COORDINATION	05/14/24
7	Bldg. Dept. Com.	06/18/24
8	COORDINATION	06/25/24
9	Bldg. Dept. Com.	07/11/24
11	Bldg. Dept. Com.	08/13/24
12	FEMA-CLOMR Coord.	10/23/24
13	FPL Coordination	10/25/24
14	COORDINATION	11/22/24
17	COORDINATION	04/21/25
18	COORDINATION	12/19/25

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