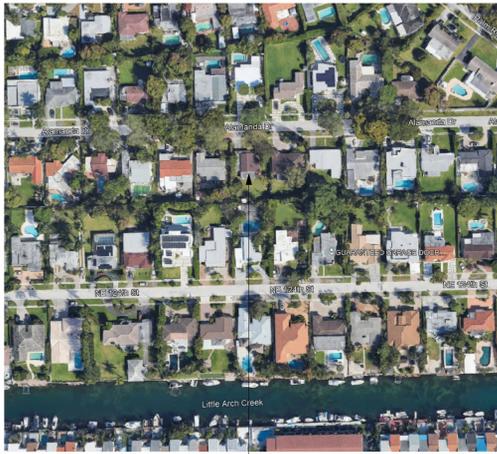


# PROPOSED CUSTOM HOME FOR:

## 2096 ALAMANDA HOUSE LLC

2096 ALAMANDA DRIVE, NORTH MIAMI, FLORIDA 33181



2096 ALAMANDA DRIVE,  
NORTH MIAMI, FLORIDA  
33181



① 2096 ALAMANDA  
1/4" = 1'-0"

**ARCHITECT & STRUCTURAL ENGINEER**

**INIVOS GROUP LLC**

16619 NW 72 AVE-MIAMI LAKES, FL 33014  
PH: 786-516-3016

**OWNER**

**2096 ALAMANDA HOUSE LLC**

2096 ALAMANDA DRIVE, NORTH MIAMI, FLORIDA 33181

**M. E. P. ENGINEER**

**RM2 Engineering & Design**

3389 SHERIDAN ST, #530-HOLLYWOD FLORIDA 33021  
PH: 786-519-2985

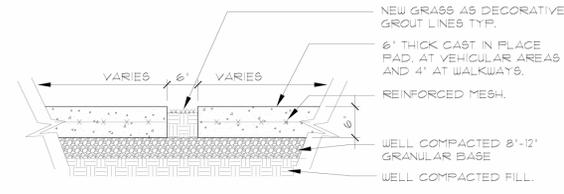


FLOOD LEGEND	
1. FLOOD ZONE	"AE"
2. BASE FLOOD ELEVATION (BFE)	+8.00' NGVD
3. FLOOD INSURANCE RATE MAP PANEL (FIRM)	12086 C 0143
4. EXISTING CROWN OF ROAD ABUTTING THE ROAD	+5.28' NGVD
5. EXISTING HIGHEST CROWN OF ROAD ABUTTING THE PROPERTY	+5.35' NGVD
6. PROPOSED LOWEST FLOOR ELEVATION	+9.00' NGVD
7. PROPOSED LOWEST MACHINERY ELEVATION ( ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT SHOULD BE MINIMUM BFE+1 FEET OR COR + 1 FEET IN ZONE AE)	+9.00' NGVD
8. PROPOSED GARAGE FLOOR ELEVATION	+7.60' NGVD

SITE & LEGAL DESCRIPTION			
ADDRESS:	2096 ALAMANDA, NORTH MIAMI, FL 33181		
FOLIO NUMBER:	06-2228-010-0410		
LEGAL DESCRIPTION:	LOT 10, IN BLOCK 13, OF "SECTION THREE KEYSTONE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA		
ZONING DISTRICT:	R-1		
	ALLOWED	EXISTING	PROPOSED
MAXIMUM LOT COVERAGE	N/A	N/A	N/A
RESIDENTIAL DENSITY	5.10 DU/ ACRE	SAME	SAME
MAXIMUM BUILDING HEIGHT	35 FT MAX	9'-8"	22'-8" (31'-8" T.O.R NGVD)
MAXIMUM BUILDING HEIGHT(STORIES)	3 STORIES	1 STORY	2 STORY
FLOOR AREA RATIO	N/A	N/A	N/A
MAXIMUM BUILT AREA ALLOWED	13,785 S.F.	1,546 S.F.	4,303 S.F.
MAXIMUM BUILDING FOOTPRINT	4,595 S.F.	1,546 S.F.	2,956 S.F.
MINIMUM OPEN SPACE	0%	0%	0%

BUILDING SETBACKS				
	ALLOWED	EXISTING	PROPOSED	REMARKS
FRONT	25 FT MIN.	-	25'-0"	
REAR	25 FT MIN.	-	31'-9"	
INTERIOR SIDE	7.5 F.T. MIN.	-	12'-11"	
PARKING (PS)	2 P.S.	2 P.S.	2 P.S.	

SITE CALCULATION	
TOTAL SITE AREA:	NET AREA= 8,841 SF or .20 ACRES
BUILDING FOOTPRINT AREA	2,956 SF
DRIVEWAY	450 SF
POOL (NO PART OF WORK)	891 SF
CONCRETE SLAB	247 SF
<b>TOTAL IMPERVIOUS AREA=</b>	<b>3,653 SF (41.31 %)</b>
<b>TOTAL PERVIOUS AREA=</b>	<b>5,188 SF (58.69 %)</b>
<b>(GREEN AREA-PROPOSED POOL SPACE NO IN THIS SCOPE)</b>	



BUILDING CALCULATION			
	1ST FLOOR	2ND FLOOR	TOTAL
UNDER AIR	1,991 SF	2,313 SF	4,304 SF
COVERED TERRACE	196 SF	-	196 SF
GARAGE	415 SF	-	415 SF
BALCONY	-	206 SF	206 SF

TOTAL: 5,121 SF

**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH. 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING & DESIGN, LLC**  
MECH. ELECT. PLUMB. ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@rm2eng.com

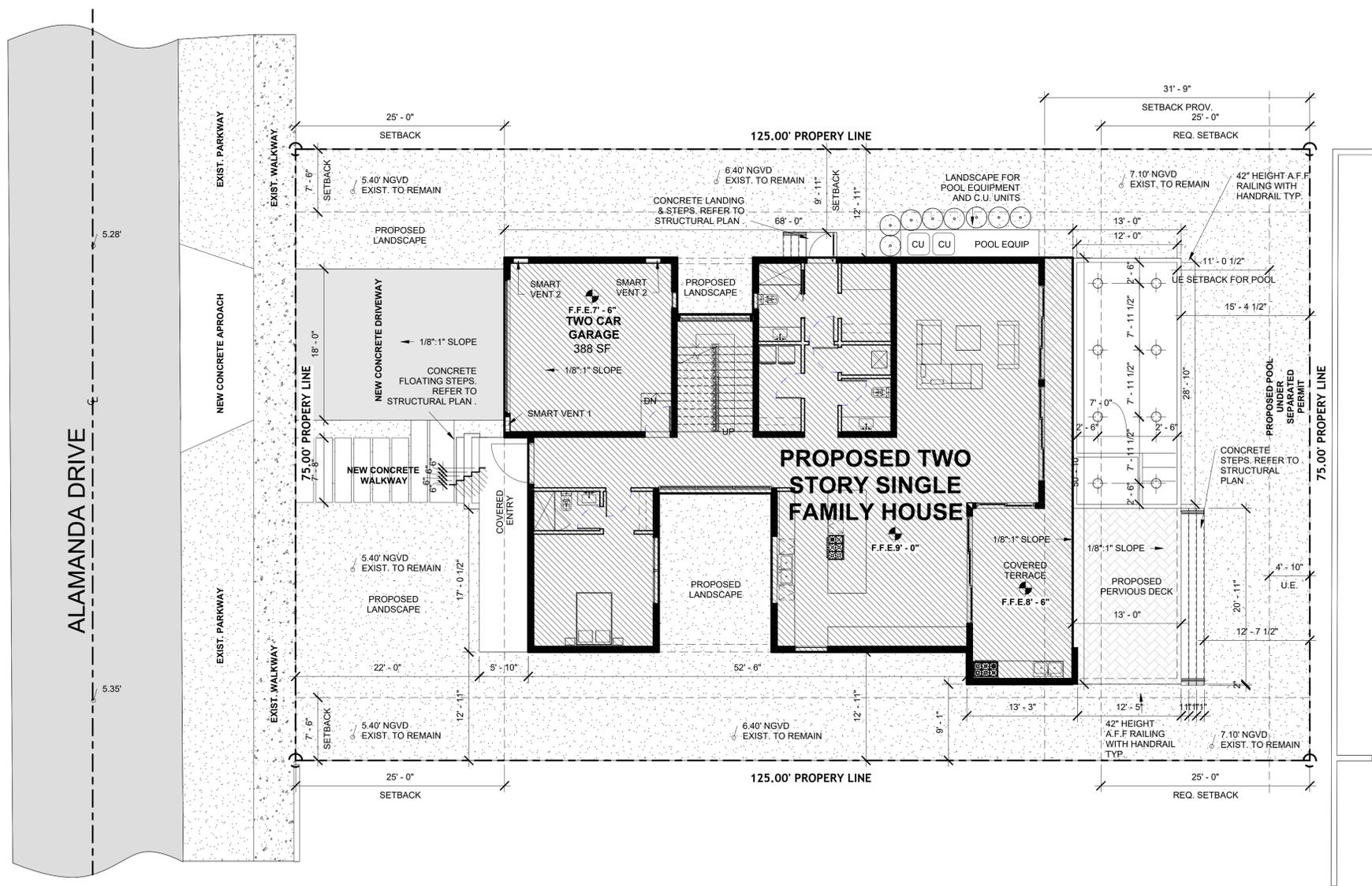
SEAL:

PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS  
**.SP 1.1**  
Scale As indicated

11/19/2024 8:31:05 PM

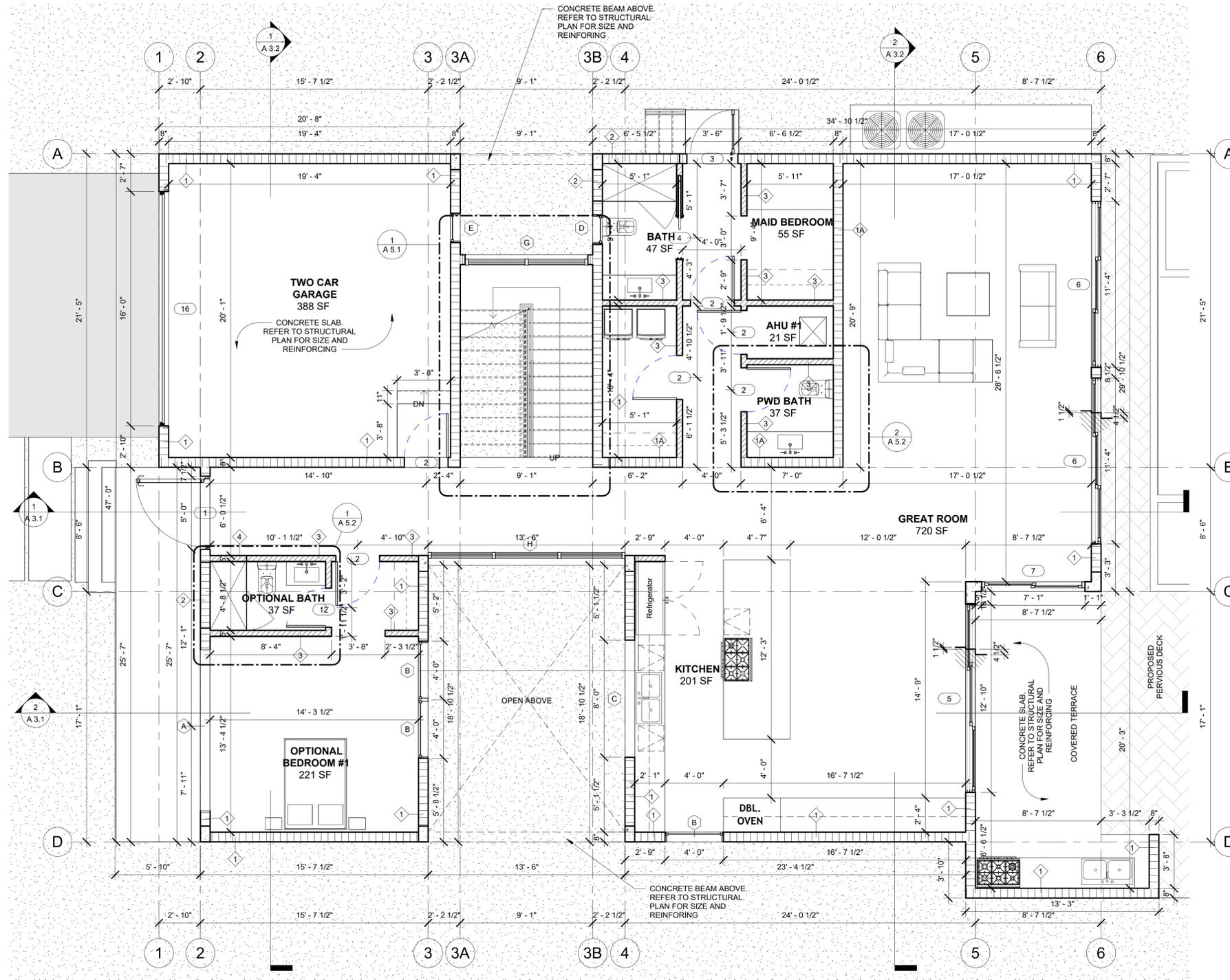


NOTE:  
AE BFE 8.0' PANEL 12086 C 0143.  
PROPOSED LOWEST FLOOR ELEVATION= 9.0' NGVD.  
PROPOSED LOWEST MACHINERY / EQUIPMENT ELEVATION=9.0' NGVD  
PROPOSED GARAGE ELEVATION=7.5' NGVD AVERAGE  
PROPOSED GARAGE 504.00 SF  
(1) SMART VENT@200 SF EACH TO BE 12" ABOVE GRADE REQUIRED  
(2) SMART VENT ON NORTH WALL & (1) SMART VENT AT EAST WALL PROVIDED

MODEL NAME	MODEL NUMBER	MODEL SIZE (IN)	COVERAGE (SF)
SMART VENT 1	1540-510	15 3/4" X 7 3/4"	200 SF
SMART VENT 2	1540-510	15 3/4" X 7 3/4"	200 SF
SMART VENT 3	1540-510	15 3/4" X 7 3/4"	200 SF
<b>TOTAL AREA= 600 SF</b>			
<b>PROPOSED GARAGE= 388 SF (PROVIDE COVERAGE 600 SF)</b>			

1 SITE PLAN  
1/8" = 1'-0"





1 GROUND FLOOR (0'-0") NGVD  
 1/4" = 1'-0"

No.	Description	Date

Project number	024-004
Date	11/02/2024
Drawn by	A.G.
Checked by	HS

**A 1.1**

Scale 1/4" = 1'-0"



**INIVOS GROUP LLC**  
**ARCHITECTURE & STRUCTURAL ENGINEERING**  
 16618 NW 72 AVE  
 MIAMI LAKES, FL 33014  
 PH. 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING & DESIGN, LLC**  
**MECH. ELECT. PLUMB. ENGINEER**  
 3389 SHERIDAN STREET, #530  
 HOLLYWOOD, FL 33021  
 PH: 786-519-2985  
 EMAIL: info@rm2eng.com

SEAL:

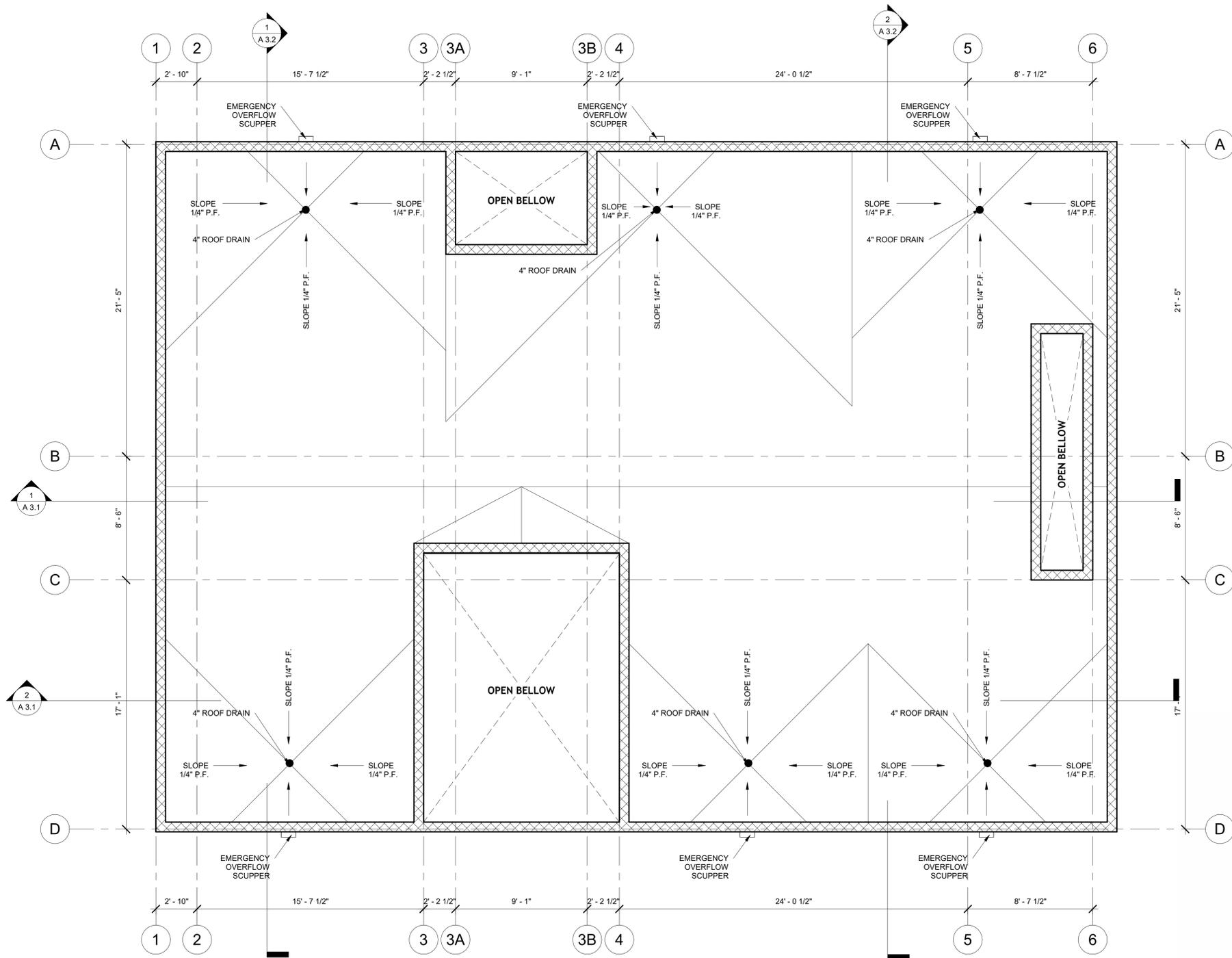
**PROPOSED CUSTOM HOME FOR:**  
 2096 ALAMANDA HOUSE LLC  
 2096 ALAMANDA DRIVE, NORTH MIAMI,  
 FLORIDA 33181

No.	Description	Date

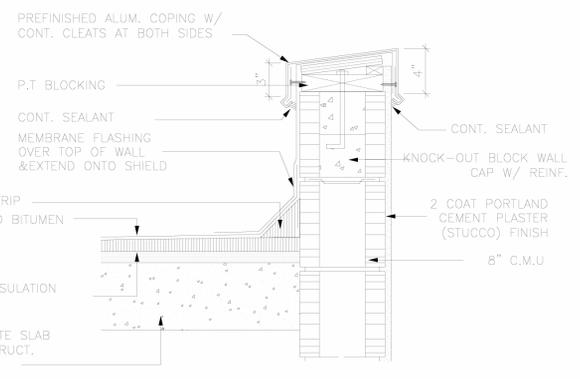
Project number 024-004  
 Date 11/02/2024  
 Drawn by A.G.  
 Checked by HS  
**A 1.3**  
 Scale As indicated

NOTE:  
 BASE OF TABLE 1106.7, OF THE FBC PLUMBING, FOR AN AVERAGE OF 5 INCHES OF RAINFALL PER HOUR, A 2" X 4" SCUPPER IS REQUIRED FOR AN AREA OF 641 S.F.  
 THE BIGGEST ROOF AREA FOR THIS BUILDING IS 572 S.F., THEREFORE USE A 2" X4" MINIMUM SCUPPER SIZE FOR ALL ROOF SCUPPER IN THIS PROJECT

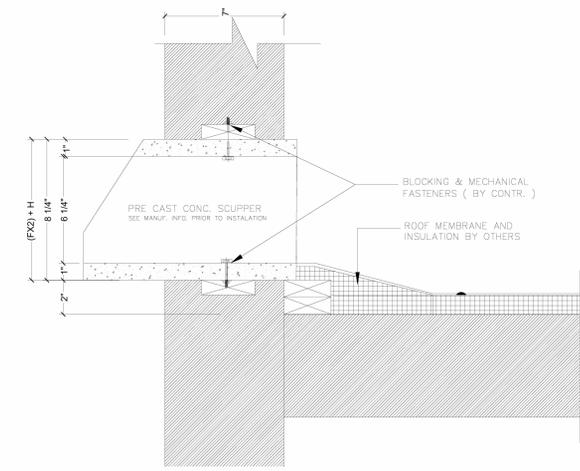
NOTE:  
 1. ROOF MATERIALS SHOULD BE LIGHT-COLORED, HIGH ALBEDO OR A PLANTED SURFACE.  
 2. ROOFING TO BE MODIFIED ABUTMENT ROOFING SYSTEM PRE NOA 16-0607.06



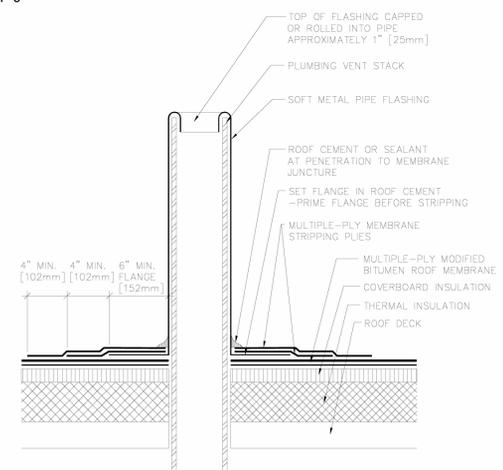
1 TOP OF ROOF(+22'-8") NGVD  
 1/4" = 1'-0"



2 PARAPET AND FLASHIN DETAIL  
 1 1/2" = 1'-0"



3 PRECAST SCUPPER DETAIL  
 1 1/2" = 1'-0"



4 PLUMBING VENT DETAIL  
 1 1/2" = 1'-0"

No.	Description	Date

Project number	024-004
Date	11/02/2024
Drawn by	A.G.
Checked by	HS

**A 1.4**

Scale 1/4" = 1'-0"

**NOTES**

- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200, SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2014 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25, SMOKE DEVELOPED MAX. 450 TO COMPLY WITH FBC 2014 R 302.10
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2014 R 702.4.2
- PARTITIONS CARRYING LOADS ARE 20 GA SPACED AT 16" O.C.
- EGRESS WINDOWS AS MEANS OF ESCAPE AND RESCUE OPENING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS WITH A MINIMUM NET OPENING OF 5.7 SQ. FT., BEING THE MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH 20 INCHES FBC R 310.1.1 THROUGH R 310.1.3.

**BATHROOM NOTES**

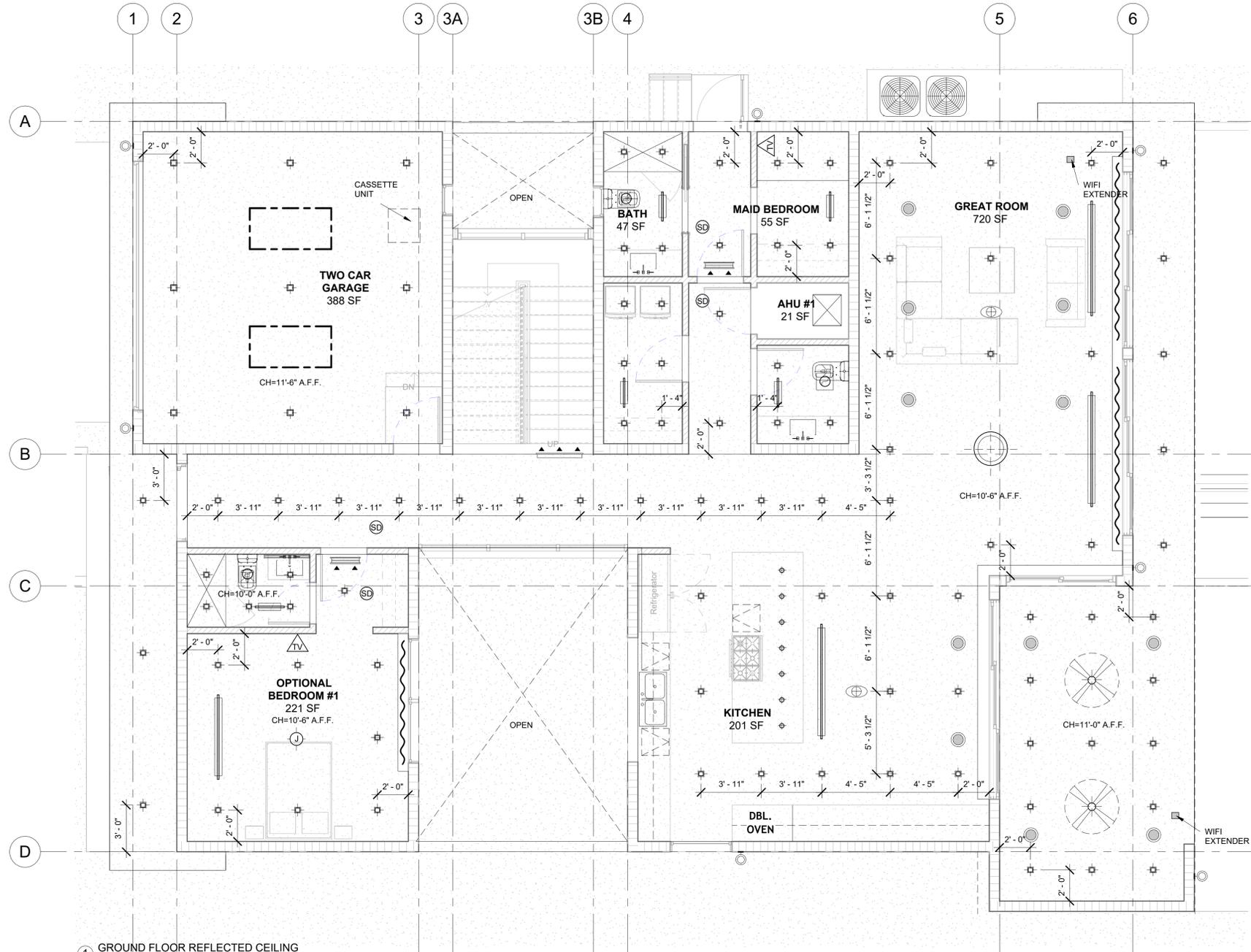
- SHOWER ENCLOSURE SHALL CONFORM TO THE SAFETY STANDARD FOR ARC. GLAZING MATERIAL CATEGORY II
- GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER R4410.2.6.1 AND R308.4.5 FBC.
- BATHTUB SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR - FBC R307.2

**FIXTURE SCHEDULE**

	CEILING MOUNTED FAN W/ LIGHT FIXTURE
	WALL MOUNTED INDICAD. LIGHT FIXTURE HORIZONTAL
	TV OUTLET
	CEILING LIGHT FIXTURE
	WALL MOUNTED RECESSED LIGHT FIXTURE
	MINI RECESSED LIGHT FIXTURE
	FLUSH MOUNTED STRIP LIGHTING
	AC VENTS SIDE BLOW
	AC VENTS LINEAR
	EXTRACTOR
	JUNCTION BOX
	CANOPY MOUNTED PENDANT DECORATIVE FIXTURE
	ELECTRICAL PANEL
	ELECTRICAL METER

**ABBREVIATIONS:**  
 ABOVE FINISH FLOOR= A.F.F.  
 UNDER CABINETS= UC  
 COUNTER TOP LEVEL= C  
 BELOW COUNTER= BC  
 GROUND FAULT INTERRUPTER= GFI  
 VERIFY PRIOR TO INSTALLATION= VH  
 PUSH BOTTON= PB  
 VAPOR PROOF= VP  
 WEATHER PROOF= WP

○ FIXTURE SCHEDULE  
 1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING  
 1/4" = 1'-0"

PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

**NOTES**

- FLAME SPREAD FOR WALL CEILING FINISHES MAX. 200. SMOKE DEVELOPED MAX. TO COMPLY WITH 450 FBC 2014 R 302.9 AND FLAME SPREAD FOR INSULATION MAX. 25. SMOKE DEVELOPED MAX. 450 TO COMPLY WITH FBC 2014 R 302.10

- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS TO COMPLY WITH FBC 2014 R 702.4.2

- PARTITIONS CARRYING LOADS ARE 20 GA SPACED AT 16" O.C.

- EGRESS WINDOWS AS MEANS OF ESCAPE AND RESCUE OPENING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS WITH A MINIMUM NET OPENING OF 5.7 SQ. FT., BEING THE MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH 20 INCHES FBC R 310.1.1 THROUGH R 310.1.3.

**BATHROOM NOTES**

- SHOWER ENCLOSURE SHALL CONFORM TO THE SAFETY STANDARD FOR ARC. GLAZING MATERIAL CATEGORY II

- GLAZING WITHIN 60° OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60° HORIZONTALLY OF TUB OR SHOWER SHALL BE SAFETY GLAZING CAT. II PER R4410.2.6.1 AND R308.4.5 FBC.

- BATHTUB SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDED TO A HEIGHT OF NOT LESS THAN 6 FT ABOVE THE FLOOR - FBC R307.2

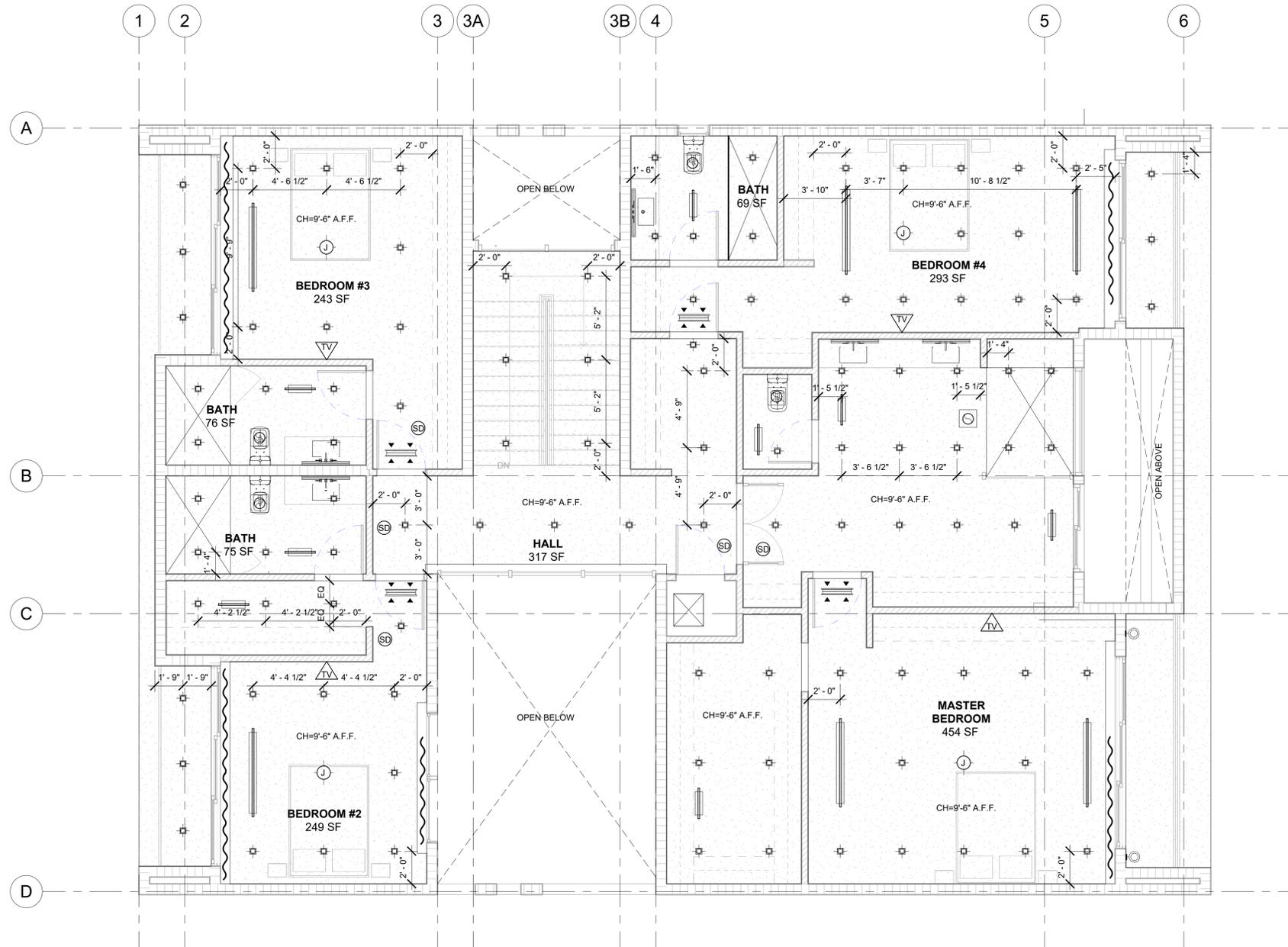
**FIXTURE SCHEDULE**

	CEILING MOUNTED FAN W/ LIGHT FIXTURE
	WALL MOUNTED INDICAD. LIGHT FIXTURE HORIZONTAL
	TV OUTLET
	CEILING LIGHT FIXTURE
	WALL MOUNTED RECESSED LIGHT FIXTURE
	MINI RECESSED LIGHT FIXTURE
	FLUSH MOUNTED STRIP LIGHTING
	AC VENTS SIDE BLOW
	AC VENTS LINEAR
	EXTRACTOR
	JUNCTION BOX
	CANOPY MOUNTED PENDANT DECORATIVE FIXTURE
	ELECTRICAL PANEL
	ELECTRICAL METER

**ABBREVIATIONS:**

ABOVE FINISH FLOOR= A.F.F.  
UNDER CABINET= UC  
COUNTER TOP LEVEL= C  
BELOW COUNTER= BC  
GROUND FAULT INTERRUPTER= GFI  
VERIFY PRIOR TO INSTALLATION= VH  
PUSH BOTTON= PB  
VAPOR PROOF= VP  
WEATHER PROOF= WP

○ FIXTURE SCHEDULE  
1/4" = 1'-0"



① SECOND FLOOR REFLECTED CEILING  
1/4" = 1'-0"

No.	Description	Date

Project number	024-004
Date	11/02/2024
Drawn by	A.G.
Checked by	HS

**A 1.5**

Scale 1/4" = 1'-0"



**INIVOS GROUP LLC**  
 ARCHITECTURE &  
 STRUCTURAL ENGINEERING  
 16618 NW 72 AVE  
 MIAMI LAKES, FL 33014  
 PH: 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING &  
 DESIGN, LLC**  
 MECH. ELECT. PLUMB.  
 ENGINEER  
 3389 SHERIDAN STREET, #530  
 HOLLYWOOD, FL 33021  
 PH: 786-519-2985  
 EMAIL: info@m2eng.com

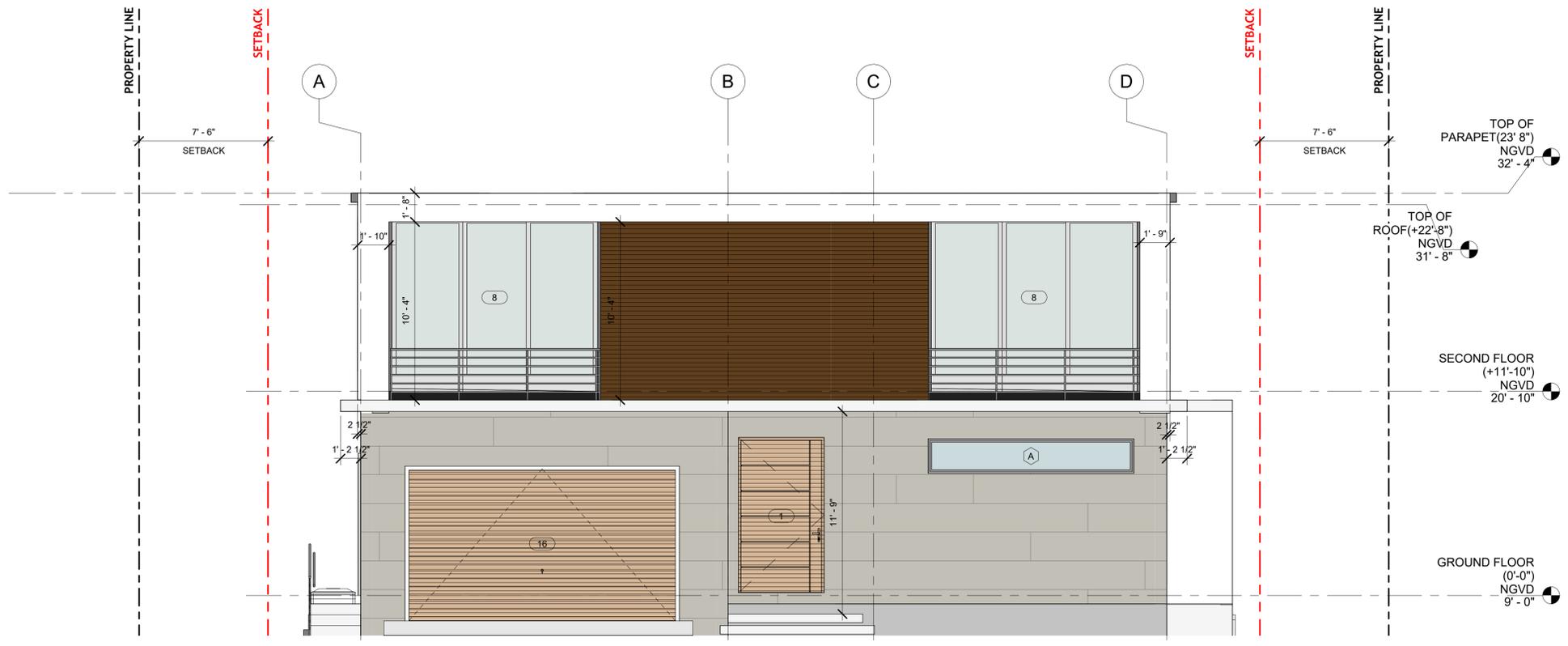
SEAL:

**PROPOSED CUSTOM HOME FOR:**  
 2096 ALAMANDA HOUSE LLC  
 2096 ALAMANDA DRIVE, NORTH MIAMI,  
 FLORIDA 33181

No.	Description	Date

Project number 024-004  
 Date 11/02/2024  
 Drawn by A.G.  
 Checked by HS  
**A 2.1**  
 Scale 1/4" = 1'-0"

11/19/2024 8:31:24 PM

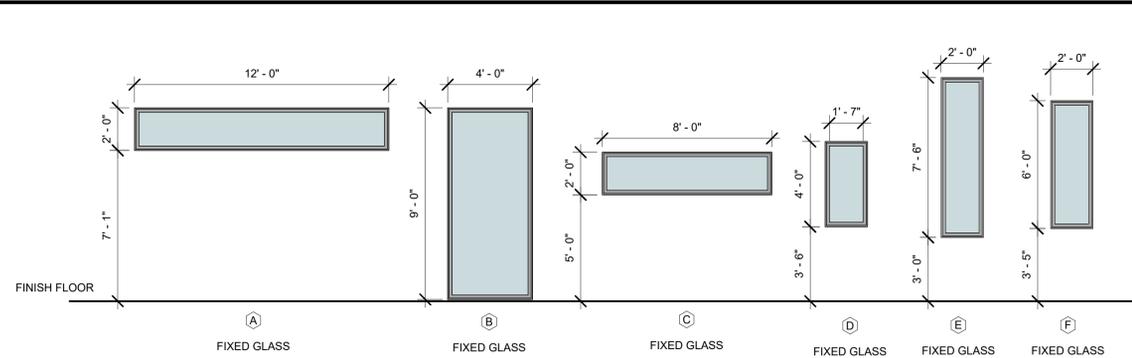


1 EAST ELEVATION  
 1/4" = 1'-0"



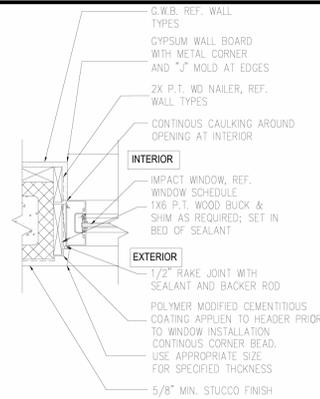
3 WEST ELEVATION  
 1/4" = 1'-0"



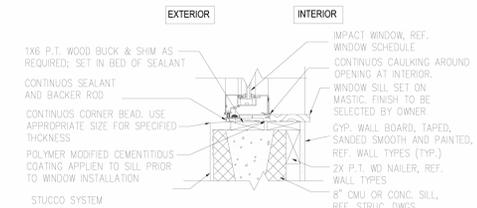


NOTE:  
EMERGENCY ESCAPE WINDOW HAS A 24" OPENING WIDTH, 46" CLEAR OPENING HEIGHT AND 7.66 S.F. OF NET CLEAR OPEN AREA.  
EMERGENCY ESCAPE WINDOW MEETS THE FOLLOWING REQUIREMENTS.

1. MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24".
2. MIN. NET CLEAR OPENING WIDTH SHALL BE 20"
3. MIN. NET CLEAR OPENING AREA SHALL BE 5.7 SQ. FEET, (GROUND FLOOR OPENINGS SHALL BE PERMITTED TO HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ. FEET).



6 WINDOW JAMB DETAIL  
1 1/2" = 1'-0"



4 WINDOW SILL DETAIL  
1 1/2" = 1'-0"

3 WINDOWS ELEVATIONS  
1/4" = 1'-0"

### Window Schedule

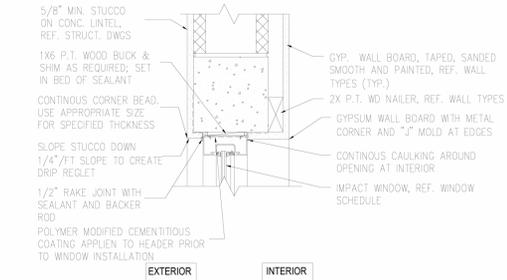
Type Mark	Count	Height	Width	Type	Frame Material	Glass	Impact	Remarks	Rough Opening
A	1	2'-0"	12'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
B	5	9'-0"	4'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
C	1	2'-0"	8'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
D	1	4'-0"	2'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
E	1	7'-6"	2'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
F	1	6'-0"	2'-0"	FIXED GLASS	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
G	1	11'-0"	8'-5"	CURTAIN WALL	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
H	1	11'-0"	13'-6"	CURTAIN WALL	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
I	1	9'-6"	8'-5"	CURTAIN WALL	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
J	1	9'-8"	13'-6"	CURTAIN WALL	ALUM.	TINTE D	YES	impact windows 1 fixed panel, see elevation for detail	AS PER MANUF.
YY	1								

Grand total: 15

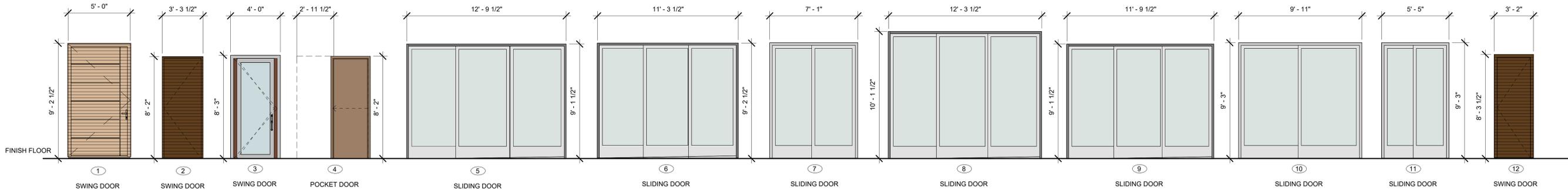
- NOTE:
1. ALL WINDOWS TO HAVE TINTED GLAZING.
  2. REFER TO ELEVATIONS FOR WIND PRESSURES. TYP.
  3. ALL OPENINGS AND DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR WITH WINDOW MANUFACTURER PRIOR TO CONSTRUCTION. ADJUST OPENING DIMENSIONS FOR WINDOW MANUFACTURER, TYP.
  4. ALL EGRESS WINDOW SIZES AND DIMENSIONS TO BE VERIFIED WITH WINDOW MANUFACTURER EACH MANUFACTURER HAS THEIR OWN SPECIFIC WAY OF MEETING THE MINIMUM SIZE REQUIREMENTS WHICH MIGHT CHANGE THE WINDOW DIMENSIONS SHOWN, TYP.
  5. SHUTTERS NOT REQUIRED SINCE ALL EXTERIOR GLASS TO BE IMPACT RESISTANT, TYP.
  6. ALL EXISTING WINDOWS AND DOORS ARE IMPACT RESISTANT.
  7. GC TO PROVIDE WINDOW TREATMENT-BLINDS ON ALL WINDOWS.

### WINDOWS NOA

- WINDOW MANUFACTURER: MR. GLASS DOORS AND WINDOWS
- PICTURE WINDOW: SERIES MG 5000
- NOA NO. FL27000-R2
- CASEMENT WINDOW: SERIES MG 600
- NOA NO. FL29676-R1
- G.C. SHALL VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW / DOOR MANUFACTURERS / SUPPLIER PRIOR TO CONSTRUCTION.
- G.C. TO SUBMIT PRODUCT NOTICE OF APPROVALS TO THE BUILDING DEPARTMENT.
- ALL WINDOWS AND DOORS ARE TO BE FULLY CAULKED FOR WEATHER TIGHT CONDITIONS.



5 WINDOWS HEAD DETAIL  
1 1/2" = 1'-0"



2 DOOR ELEVATIONS  
1/4" = 1'-0"

- 1) SOLID RABBETED JAMBS FROM 2 x 4 SELF CLOSER.
- 2) ALL SWINGING GLASS DOORS, SLIDING GLASS DOORS, SIDELITES & SHOWER ENCLOSURES WITHIN 60" A.F.F. OF TUBS & SHOWERS SHALL HAVE CATEGORY 2 SAFETY GLAZING, AS PER F.B.C. 2411.3 & 2405.2.1 (1) & (2).
- 3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET AS PER 21-2.4.3
- 4) EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- 5) CONTRACTOR TO FIELD VERIFY ALL INTERIOR DOOR OPENINGS AND DIMENSIONS PRIOR TO INSTALLATION OF DOORS AND IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT SO OPENING DIMENSIONS MAY BE ADJUSTED.

### Door Schedule

Mark	Count	Width	Height	Type	Material	Jamb	HD WR	Remarks	SHGC	V-Value
1	1	5'-0"	9'-0"	SWING	WOOD	WOOD		EXTERIOR		
2	14	3'-0"	8'-0"	SWING	WOOD	WOOD		INTERIOR		
3	1	3'-6"	8'-0"		WOOD					
4	1	2'-10"	8'-0"	POCKET	WOOD	WOOD		INTERIOR		
5	1	12'-6"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
6	2	11'-0"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
7	1	6'-8"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
8	2	12'-0"	10'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
9	1	11'-6"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
10	1	9'-6"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
11	1	5'-0"	9'-0"	SLIDING G.D	ALUM.	ALUM.		EXTERIOR		
12	2	2'-8"	8'-0"	SWING	WOOD	WOOD		INTERIOR		
13	1	5'-0"	8'-0"	FRENCH	WOOD	WOOD		INTERIOR		
15	4	<varies>	7'-0"	SHOWER	GLASS	ALUM.		INTERIOR		
16	1	16'-0"	9'-0"	GARAGE	ALUM.	ALUM.		EXTERIOR		

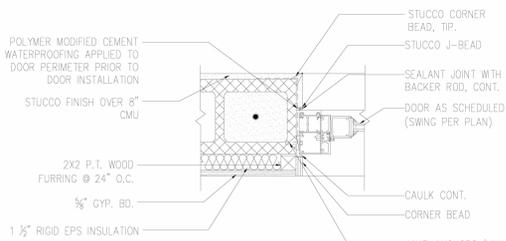
### DOOR HARDWARE SET

- GROUP HW 01:  
DOORS: EXTERIOR SINGLE SWING  
- HINGES  
- ENTRANCE LEVER LOCKSET  
- WEATHER STRIP  
- THRESHOLD
- GROUP HW 02:  
DOORS: EXTERIOR DOUBLE SWING  
- HINGES  
- ENTRANCE LEVER LOCKSET  
- CONCEAL FLUSH BOLT (INACTIVE LEAF)  
- WEATHER STRIP  
- THRESHOLD
- GROUP HW 03:  
DOORS: INTERIOR SINGLE SWING  
- HINGES  
- PRIVACY LEVER LOCKSET  
- WALL STOP (AS REQUIRED)  
- FLOOR TRANSITION STRIP AT DISSIMILAR FLOOR MATERIALS, FINISH BY OWNER
- GROUP HW 04:  
DOORS: CLOSET HORIZONTAL SLIDER  
- HEADER TRACK, HANGER AND GUIDE ASSEMBLY  
- FINGER PULL
- GROUP HW 05:  
DOORS: A/C CLOSET  
- HINGES  
- PASSAGE LEVER LOCKSET
- GROUP HW 06:  
DOORS: POCKET  
- HEADER TRACK, HANGER AND GUIDE ASSEMBLY  
- PRIVACY LOCKSET  
- FLOOR TRANSITION STRIP AT DISSIMILAR FLOOR MATERIALS, FINISH BY OWNER

### DOOR NOA

- DOOR MANUFACTURER: MR. GLASS DOORS AND WINDOWS
- SINGLE & DOUBLE SWING DOOR: SERIES MG 3000  
-NOA NO. FL26942-R2
- HORIZONTAL SLIDING DOOR: MG 1000 OR 1500  
-NOA NO. FL19092-R4 OR FL38057-R1
- DOOR MANUFACTURER: CLOPAY CORPORATION  
GARAGE DOOR: MODERN 2 STEEL SECTIONAL GARAGE DOOR  
-NOA NO. 21-0628.08

7 STOREFRONT DOOR JAMB  
1 1/2" = 1'-0"



**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH: 786-516-3016

MEP CONSULTANT:

**RM2 ENGINEERING & DESIGN, LLC**  
MECH. ELECT. PLUMB. ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@rm2eng.com

SEAL:

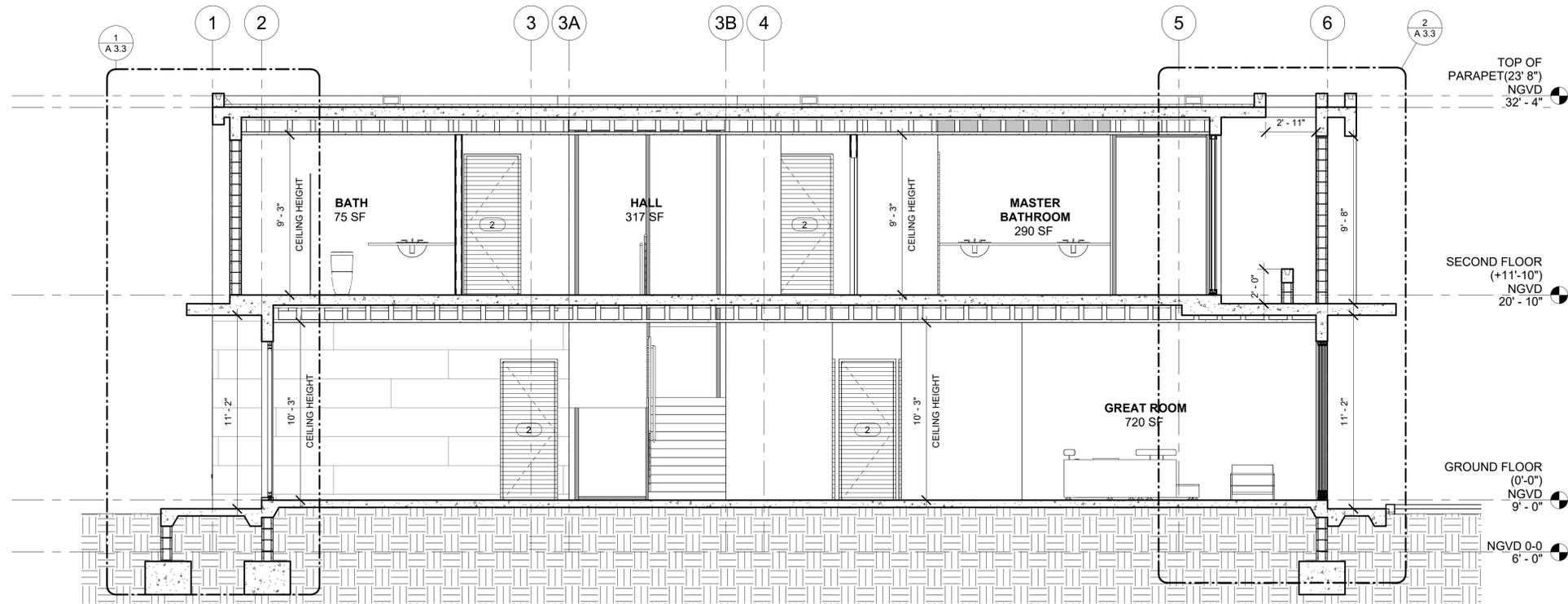
PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

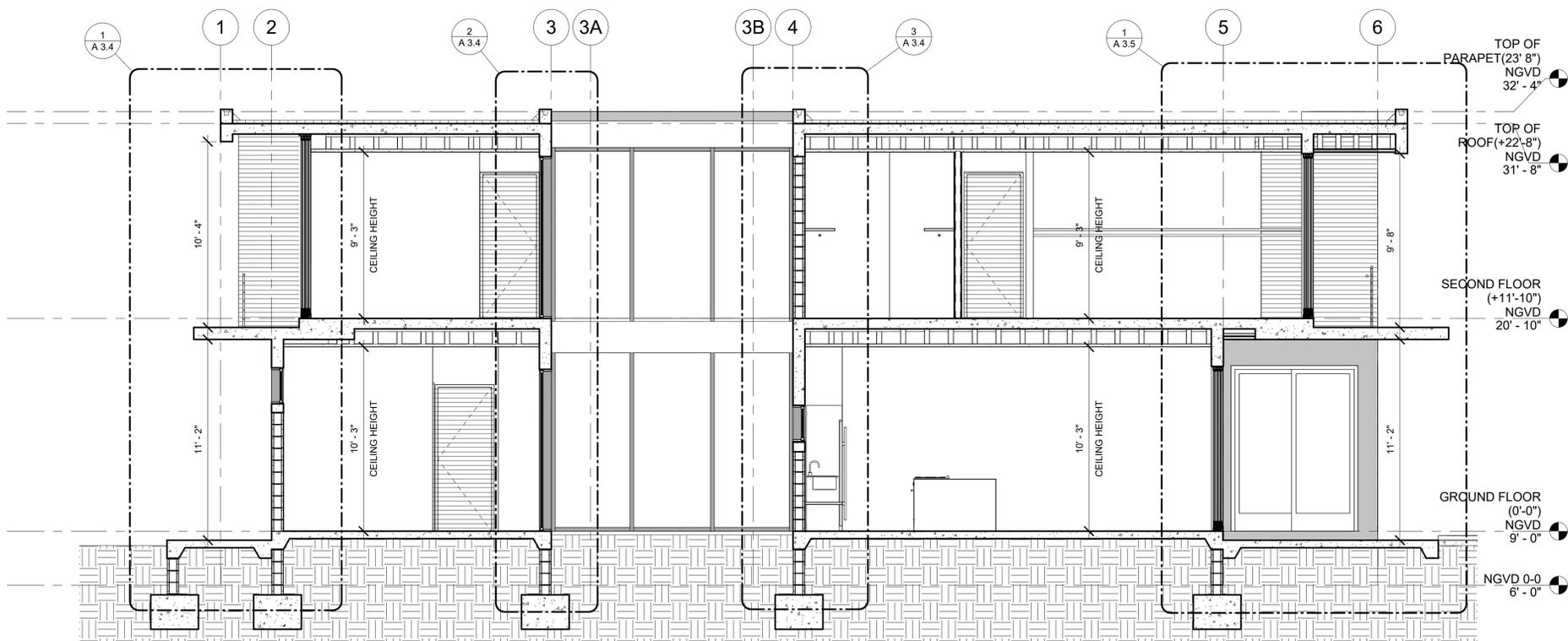
Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS

**A 2.3**

Scale As indicated



1 BUILDING SECTION A  
1/4" = 1'-0"



2 BUILDING SECTION B  
1/4" = 1'-0"

**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH: 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING &  
DESIGN, LLC**  
MECH. ELECT. PLUMB.  
ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@m2eng.com

SEAL:

PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

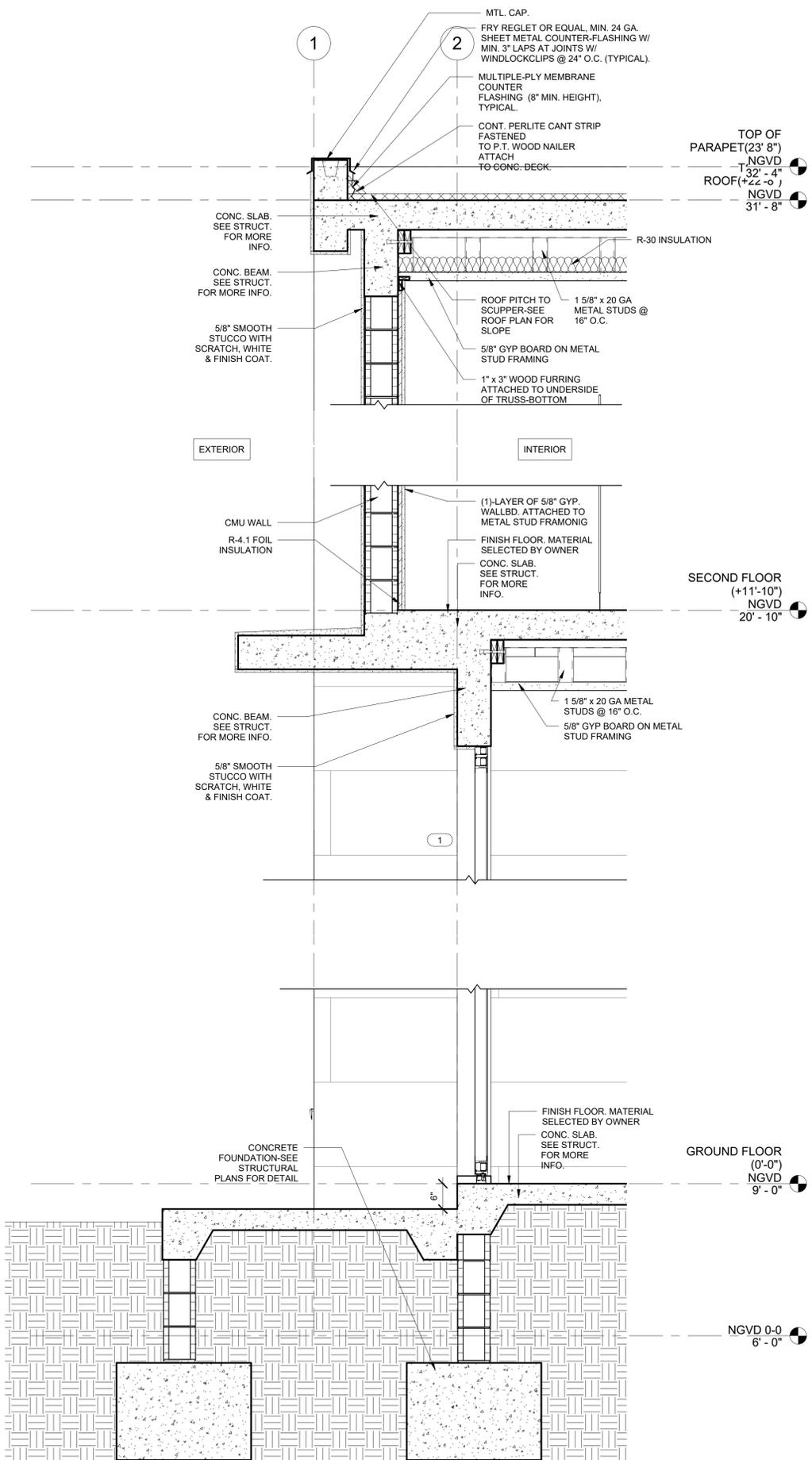
Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS

**A 3.1**

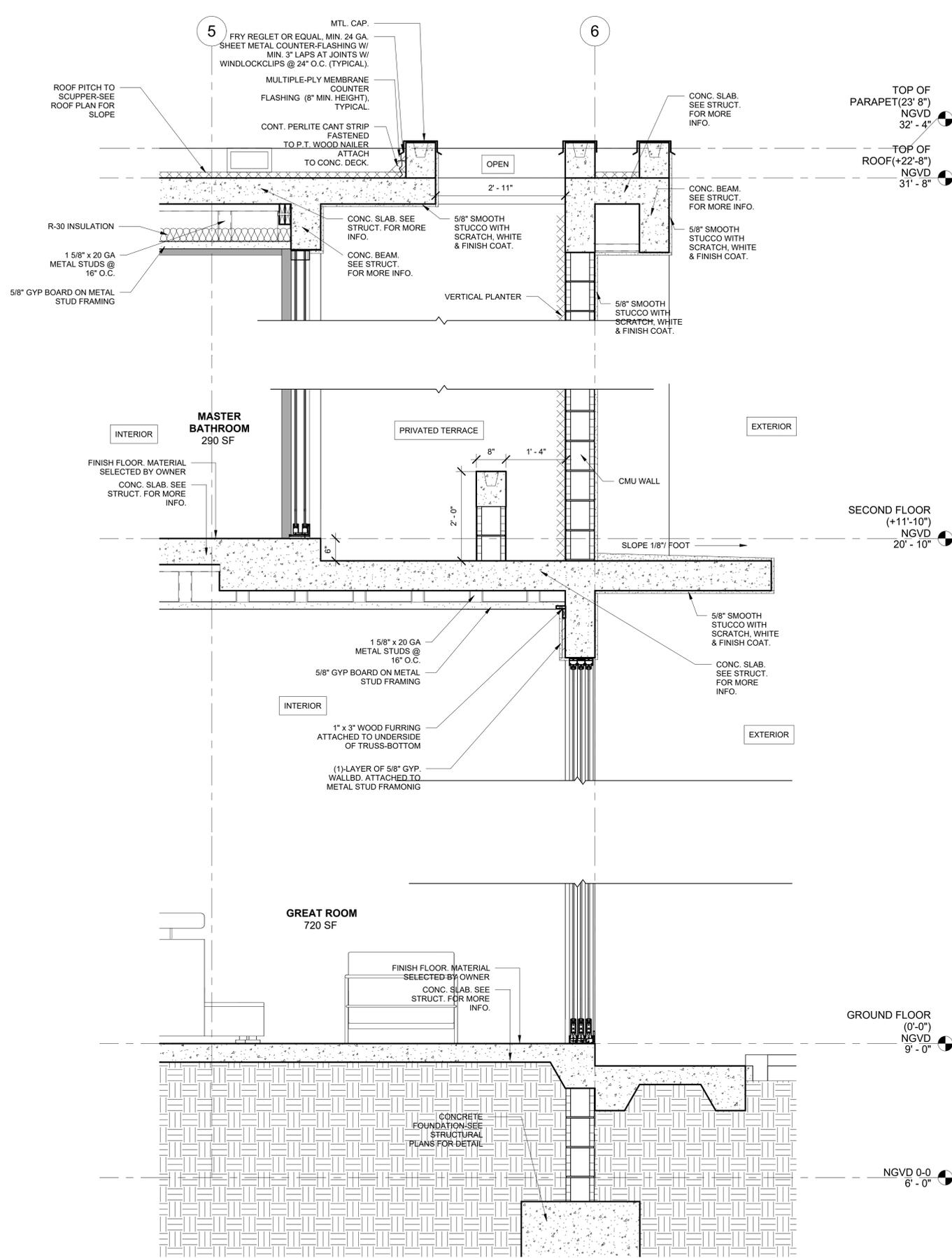
Scale 1/4" = 1'-0"

11/19/2024 8:31:35 PM





1 BUILDING SECTION A - Callout 1  
3/4" = 1'-0"



2 BUILDING SECTION A - Callout 2  
3/4" = 1'-0"

**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH: 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING & DESIGN, LLC**  
MECH. ELECT. PLUMB. ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@rm2eng.com

SEAL:

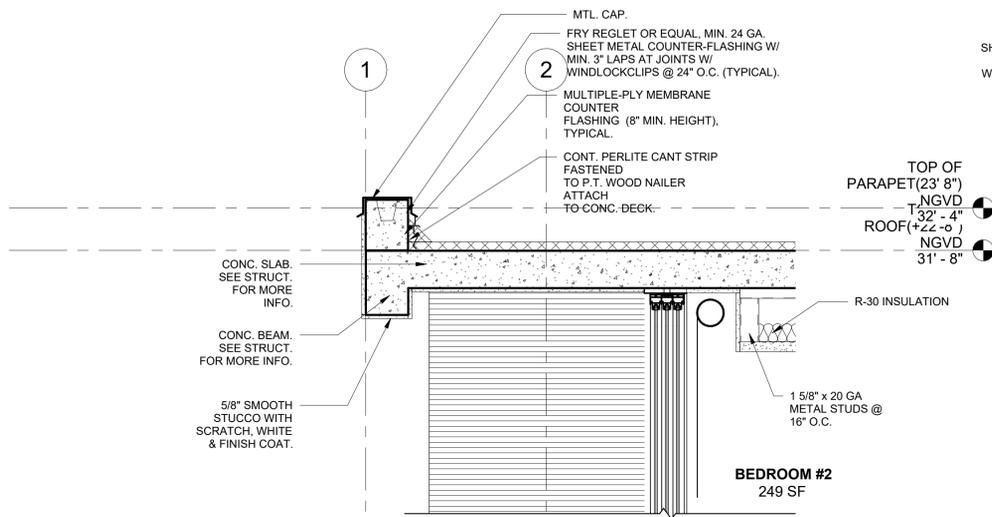
PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

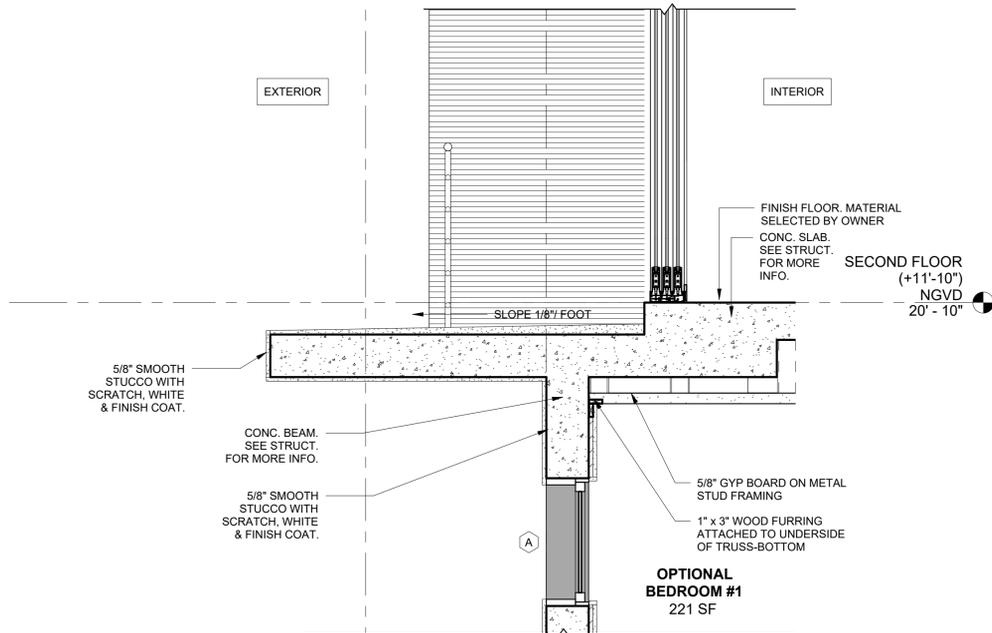
Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS

**A 3.3**  
Scale 3/4" = 1'-0"

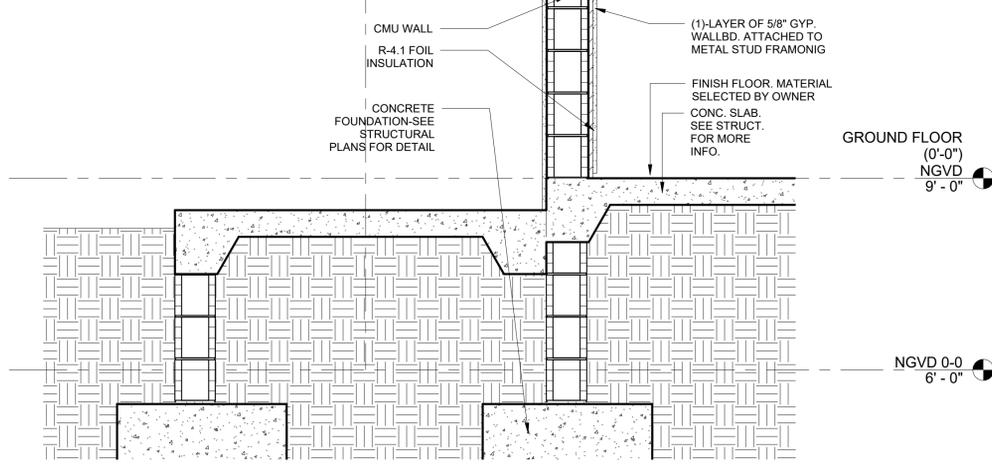
11/19/2024 8:31:37 PM



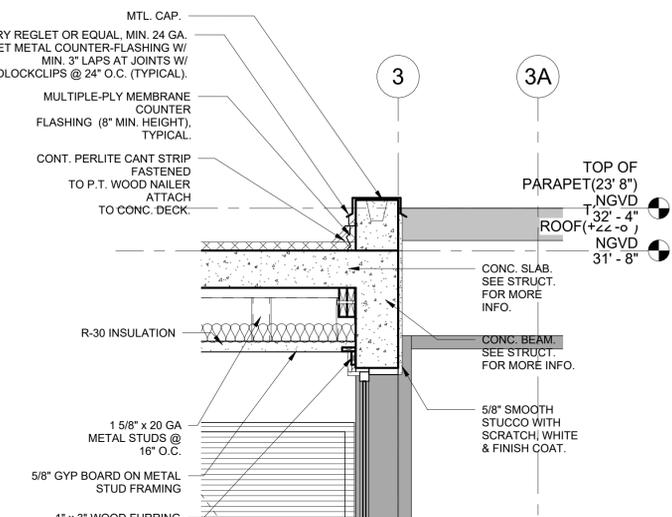
1 BUILDING SECTION B - Callout 1  
3/4" = 1'-0"



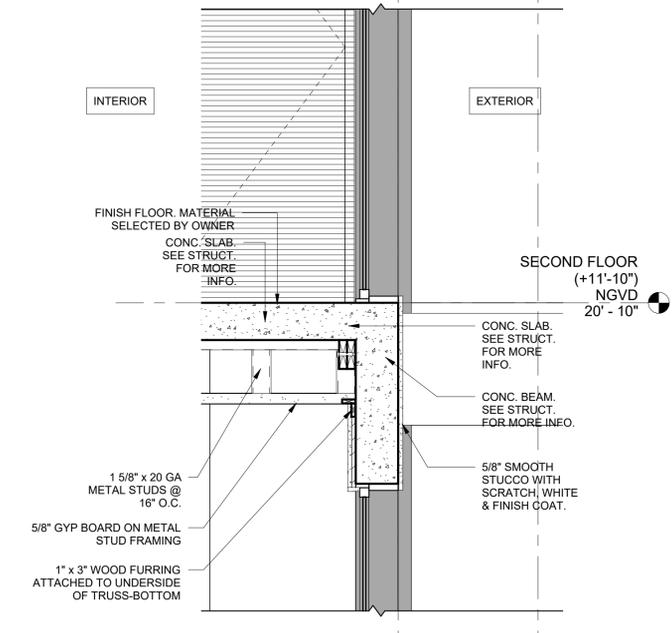
2 BUILDING SECTION B - Callout 2  
3/4" = 1'-0"



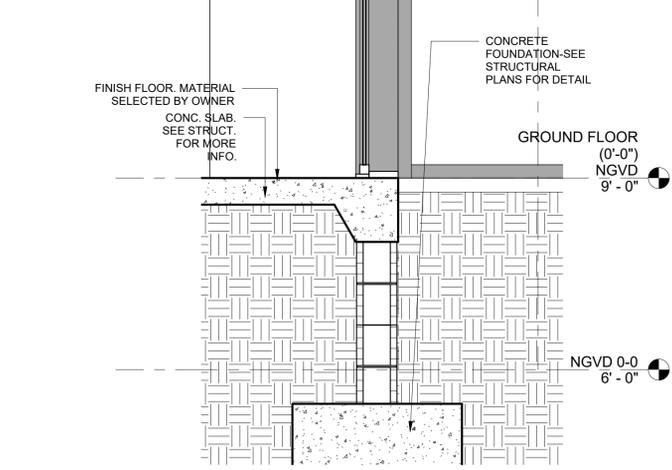
3 BUILDING SECTION B - Callout 3  
3/4" = 1'-0"



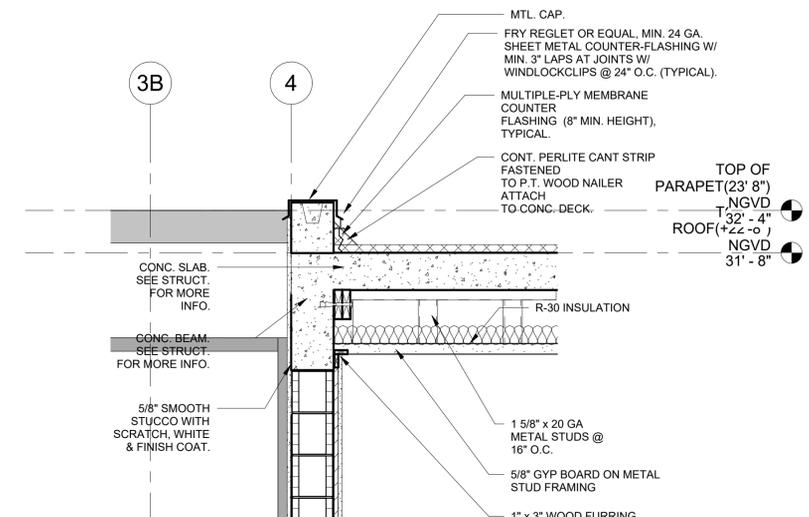
3A BUILDING SECTION B - Callout 3A  
3/4" = 1'-0"



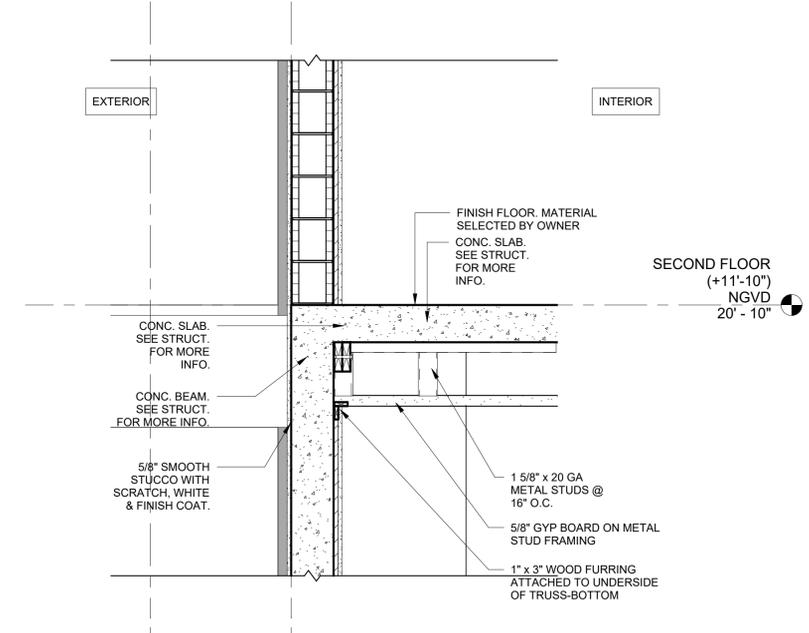
3A BUILDING SECTION B - Callout 3A  
3/4" = 1'-0"



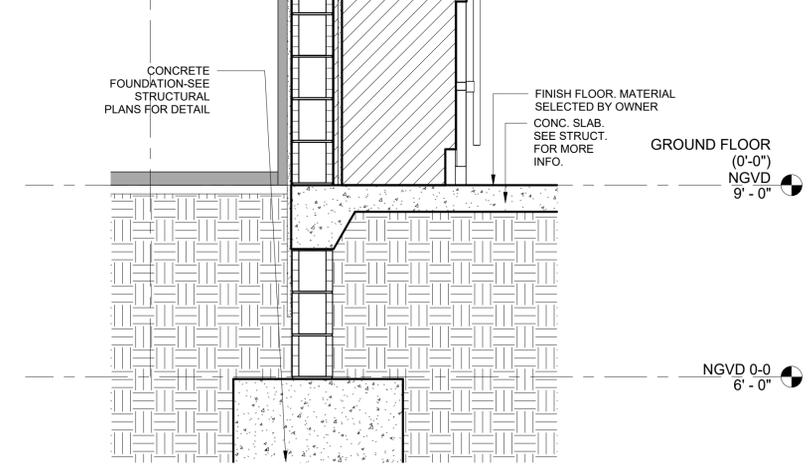
3A BUILDING SECTION B - Callout 3A  
3/4" = 1'-0"



3B BUILDING SECTION B - Callout 3B  
3/4" = 1'-0"



3B BUILDING SECTION B - Callout 3B  
3/4" = 1'-0"



3B BUILDING SECTION B - Callout 3B  
3/4" = 1'-0"

**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH: 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING & DESIGN, LLC**  
MECH. ELECT. PLUMB. ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@rm2eng.com

SEAL:

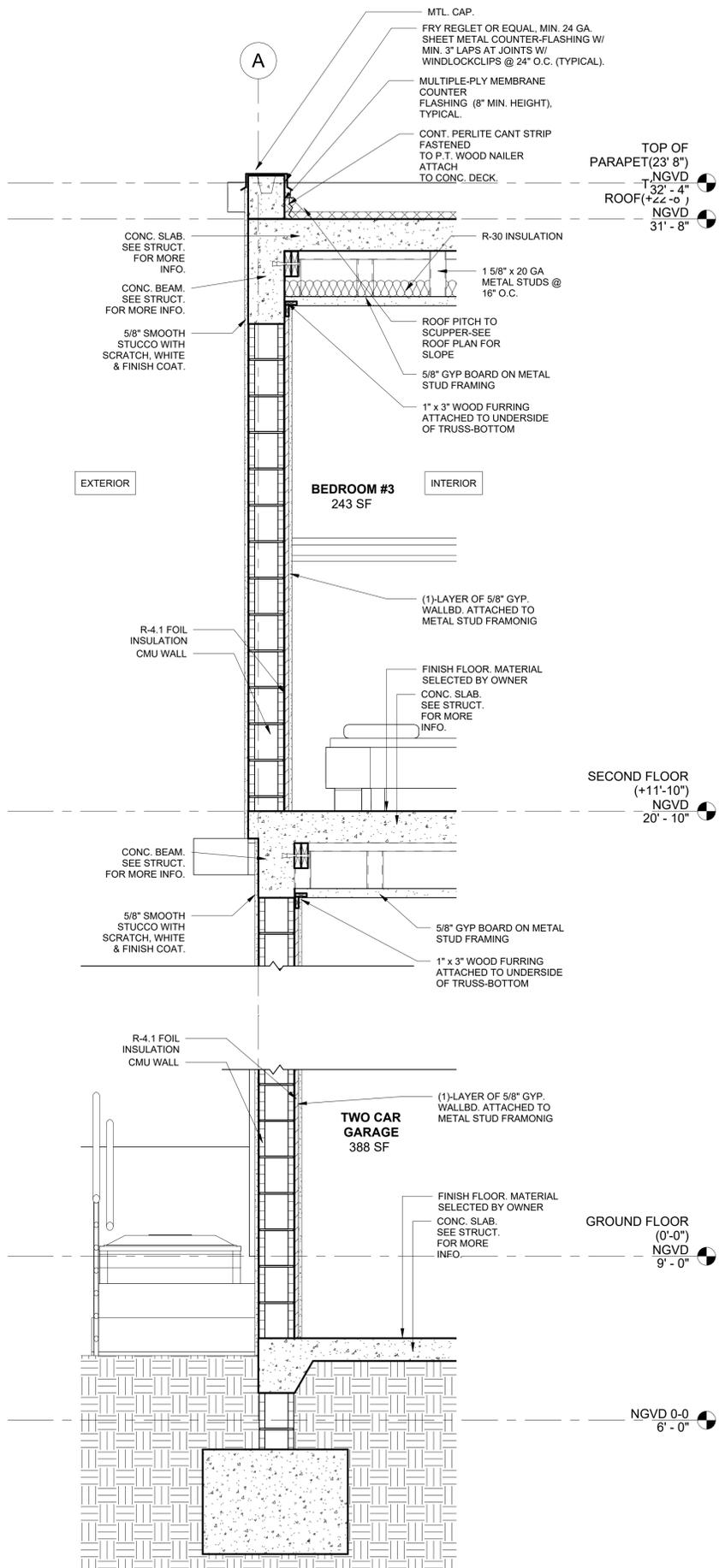
PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

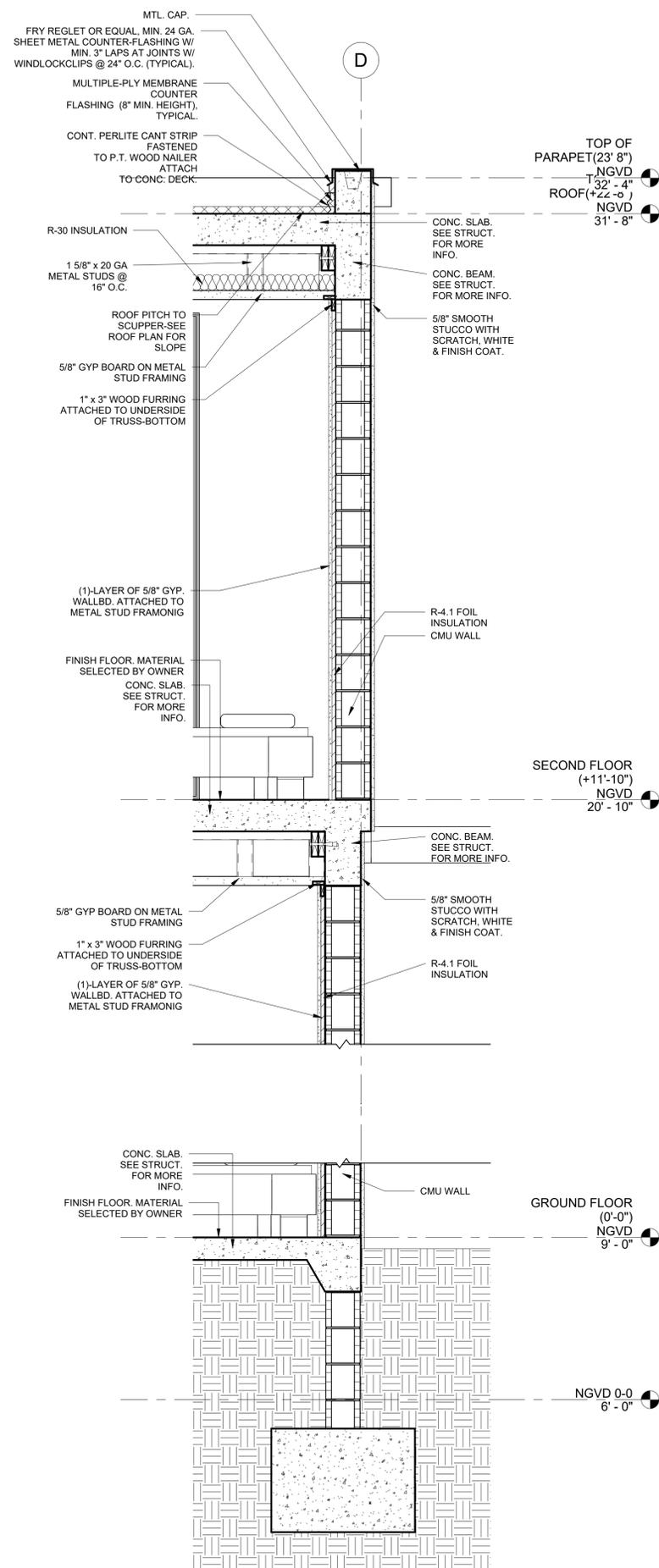
Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS  
**A 3.4**  
Scale 3/4" = 1'-0"

11/19/2024 8:31:37 PM





1 BUILDING SECTIONS C - Callout 1  
3/4" = 1'-0"



2 BUILDING SECTIONS C - Callout 2  
3/4" = 1'-0"

**INIVOS GROUP LLC**  
ARCHITECTURE &  
STRUCTURAL ENGINEERING  
16618 NW 72 AVE  
MIAMI LAKES, FL 33014  
PH: 786-516-3016

MEP CONSULTANT:  
**RM2 ENGINEERING & DESIGN, LLC**  
MECH. ELECT. PLUMB. ENGINEER  
3389 SHERIDAN STREET, #530  
HOLLYWOOD, FL 33021  
PH: 786-519-2985  
EMAIL: info@rm2eng.com

SEAL:

PROPOSED CUSTOM HOME FOR:  
2096 ALAMANDA HOUSE LLC  
2096 ALAMANDA DRIVE, NORTH MIAMI,  
FLORIDA 33181

No.	Description	Date

Project number 024-004  
Date 11/02/2024  
Drawn by A.G.  
Checked by HS  
**A 3.6**  
Scale 3/4" = 1'-0"

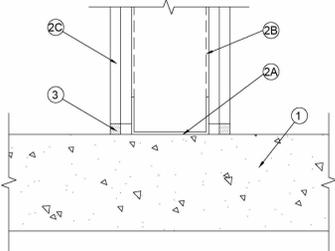






DESIGN No. BW-S-0002

ASSEMBLY RATINGS - 1 and 2 HR (SEE ITEM 1)  
JOINT WIDTH - 3/4" MAXIMUM



1. FLOOR ASSEMBLY - MIN. 4-1/2" THICK STEEL-REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) STRUCTURAL CONCRETE

2. WALL ASSEMBLY - THE 1 OR 2 HOUR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

- A. STEEL FLOOR RUNNERS - FLOOR RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF MIN. NO 25 GAUGE GALVANIZED STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). FLOOR RUNNERS TO BE PROVIDED WITH 1-1/4" FLANGES. RUNNERS SECURED WITH STEEL FASTENERS SPACED 12" O.C.
B. STUDS - STEEL STUDS TO BE MIN 3-1/2" WIDE. STUDS CUT 1/2" TO 3/4" LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN, RESTING ON, AND FASTENED TO FLOOR RUNNER WITH SHEET METAL SCREWS. STUD SPACING NOT TO EXCEED 24" O.C.
C. GYPSUM BOARD - GYPSUM BOARD SHEETS INSTALLED TO A MIN. TOTAL THICKNESS OF 5/8" AND 1-1/4" ON EACH SIDE OF WALL FOR 1 OR 2-HR FIRE RATED ASSEMBLIES, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL U400 OR V400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, EXCEPT THAT A MAX 3/4" GAP SHALL BE MAINTAINED BETWEEN THE BOTTOM OF GYPSUM BOARD AND TOP OF CONCRETE FLOOR. THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL.

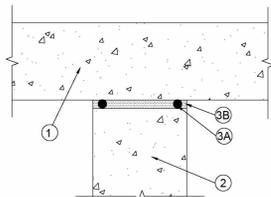
3. FILL, VOID, OR CAVITY MATERIAL - SEALANT - MAX SEPARATION BETWEEN TOP OF FLOOR AND BOTTOM OF WALL IS 3/4". MIN. 5/8" THICKNESS OF FILL MATERIAL INSTALLED ON EACH SIDE OF THE WALL BETWEEN THE BOTTOM OF THE GYPSUM BOARD AND THE TOP OF THE CONCRETE FLOOR, FLUSH WITH EACH SURFACE OF THE WALL.

- HILTI CONSTRUCTION CHEMICALS, DIV OF
- HILTI INC - CP601S ELASTOMERIC FIRESTOP SEALANT, CP606 FLEXIBLE FIRESTOP SEALANT OR FS-ONE SEALANT

\* Bearing the UL Classification Mark

DESIGN No. HW-D-0189

ASSEMBLY RATINGS - 2 HR  
NOMINAL JOINT WIDTH - 1"  
CLASS II MOVEMENT CAPABILITIES -  
12.5% COMPRESSION



1. FLOOR ASSEMBLY - MIN. 4-1/2" THICK STEEL-REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) STRUCTURAL CONCRETE

2. WALL ASSEMBLY - MIN 4-1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT STRUCTURAL CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS.

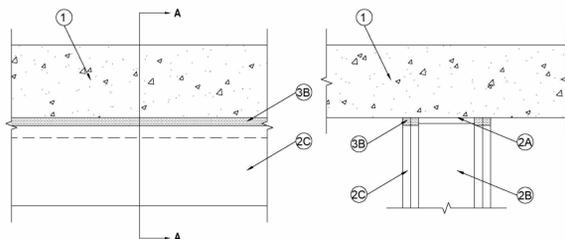
3. JOINT SYSTEM - MAX SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL (AT TIME OF INSTALLATION OF JOINT SYSTEM) IS 1". THE JOINT SYSTEM IS DESIGNED TO ACCOMMODATE A MAX 12.5% COMPRESSION OR EXTENSION FROM ITS INSTALLED WIDTH. THE JOINT SYSTEM WILL CONSIST OF THE FOLLOWING:

- A. PACKING MATERIAL - (OPTIONAL) OPEN OR CLOSED CELL POLYURETHANE FOAM BACKER ROD USED AS A FORM TO PREVENT THE LEAKAGE OF FILL MATERIAL. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF THE WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
B. FILL, VOID OR CAVITY MATERIAL - SEALANT - FILL MATERIAL APPLIED WITHIN THE JOINT, FLUSH WITH BOTH SURFACES OF THE WALL. THE THICKNESS OF FILL MATERIAL WITHIN THE JOINT IS DEPENDENT UPON THE TYPE OF FILL MATERIAL USED. IF FS 900+ SEALANT IS USED, THE MIN FILL MATERIAL THICKNESS IS 1/2". IF FS 1900 SEALANT IS USED, THE MIN FILL MATERIAL THICKNESS IS 5/8".
- W.R. GRACE AND CO - CONN - FS 900+ OR FS 1900 SEALANT

\* Bearing the UL Classification Mark

DESIGN No. HW-D-0079

ASSEMBLY RATINGS - 1 and 2 HR (SEE ITEM 2)  
JOINT WIDTH - 3/4" MAXIMUM  
CLASS II MOVEMENT CAPABILITIES - 25% COMPRESSION



1. FLOOR ASSEMBLY - MIN. 4-1/2" THICK STEEL-REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) STRUCTURAL CONCRETE

2. WALL ASSEMBLY - THE 1 OR 2 HOUR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U400 OR V400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STEEL FLOOR AND CEILING RUNNERS - FLOOR AND CEILING RUNNERS OF WALL ASSEMBLY SHALL CONSIST OF GALV STEEL CHANNELS SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B) WITH MIN 1-1/4" LONG FLANGES. CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" O.C.

A1. LIGHT GAUGE FRAMING - CLIPPED CEILING RUNNER - AS AN ALTERNATIVE TO THE CEILING RUNNER IN ITEM 2A. CLIPPED CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH CLIPS PREFORMED IN TRACK FLANGES WHICH POSITIVELY ENGAGE THE INSIDE FLANGE OF THE STEEL STUDS (ITEM 2B). TRACK SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). TRACK FLANGES TO BE MIN 2-1/2" LONG. CLIPPED CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" O.C.

A2. LIGHT GAUGE FRAMING - SLOTTED CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNER IN ITEM 2A. CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH SLOTTED FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACES MAX 24" O.C.

A3. LIGHT GAUGE FRAMING - VERTICAL DEFLECTION CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNER IN ITEM 2A. VERTICAL DEFLECTION CEILING RUNNER TO CONSIST OF GALV STEEL CHANNEL WITH SLOTTED VERTICAL DEFLECTION CLIPS MECHANICALLY FASTENED WITHIN RUNNER. SLOTTED CLIP PROVIDED WITH STEP BUSHINGS FOR PERMANENT FASTENING OF STEEL STUDS. FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). VERTICAL DEFLECTION CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" O.C.

A4. LIGHT GAUGE FRAMING - NOTCHED CEILING RUNNER - AS AN ALTERNATE TO THE CEILING RUNNERS IN ITEMS 2A THROUGH 2-A3. NOTCHED CEILING RUNNERS TO CONSIST OF C-SHAPED GALV STEEL CHANNEL WITH NOTCHED RETURN FLANGES SIZED TO ACCOMMODATE STEEL STUDS (ITEM 2B). NOTCHED CEILING RUNNER SECURED TO CONCRETE FLOOR SLAB WITH STEEL MASONRY ANCHORS SPACED MAX 24" O.C.

B. STUDS - STEEL STUDS TO BE MIN 3-1/2" WIDE. STUDS CUT 1/2" TO 3/4" LESS IN LENGTH THAN ASSEMBLY HEIGHT WITH BOTTOM NESTING IN AND RESTING ON FLOOR RUNNER AND WITH TO NESTING IN CEILING RUNNER WITHOUT ATTACHMENT. WHEN DEFLECTION CHANNEL (ITEM 3A) IS USED, STEEL STUDS ATTACHED TO CEILING RUNNER WITH SHEET METAL SCREWS LOCATED 1/2" BELOW THE BOTTOM OF THE DEFLECTION CHANNEL. WHEN SLOTTED CEILING RUNNER (ITEM 2A2) IS USED, STEEL STUDS SECURED TO SLOTTED CEILING RUNNER WITH NO. 8 BY 1/2" LONG WAFER HEAD STEEL SCREWS AT MIDHEIGHT OF SLOT ON EACH SIDE OF WALL. WHEN VERTICAL DEFLECTION CEILING RUNNER (ITEM 2A3) IS USED, STEEL STUDS SECURED TO SLOTTED VERTICAL DEFLECTION CLIPS, THROUGH BUSHINGS, WITH STEEL SCREWS AT MIDHEIGHT OF EACH SLOT. STUD SACING NOT TO EXCEED 24" O.C.

C. GYPSUM BOARD - GYPSUM BOARD SHEETS INSTALLED TO A MIN. TOTAL THICKNESS OF 5/8" AND 1-1/4" ON EACH SIDE OF WALL FOR 1 AND 2-HR FIRE RATED ASSEMBLIES, RESPECTIVELY. WALL TO BE CONSTRUCTED AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, EXCEPT THAT A NOM 3/4" GAP SHALL BE MAINTAINED BETWEEN THE TOP OF THE GYPSUM BOARD AND THE BOTTOM SURFACE OF THE FLOOR. IN ADDITION, THE TOP ROW OF SCREWS SHALL BE INSTALLED INTO THE STEEL STUDS 1/2" TO 1" BELOW THE BOTTOM EDGE OF THE CEILING RUNNER FLANGE.

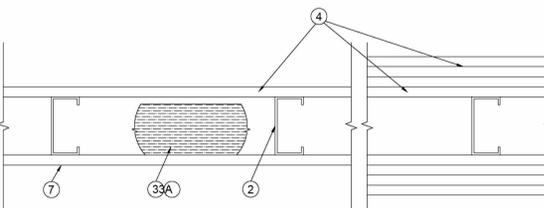
THE HOURLY FIRE RATING OF THE JOINT SYSTEM IS DEPENDANT ON THE HOURLY FIRE RATINGS OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

3. JOINT SYSTEM - MAX SEPARATION BETWEEN BOTTOM OF FLOOR AND TOP OF WALL IS 3/4". THE JOINT SYSTEM IS DESIGNED TO ACCOMMODATE A MAX 25% COMPRESSION FROM ITS INSTALLED WIDTH. THE JOINT SYSTEM CONSISTS OF THE FOLLOWING:

- A. FORMING MATERIAL - (OPTIONAL, NOT SHOWN) - IN 2-HR FIRE RATED WALL ASSEMBLIES, POLYETHYLENE BACKER ROD, MINERAL WOOL BATT INSULATION OR FIBERGLASS BATT INSULATION FRICTION FIT INTO JOINT OPENING.
B. FILL, VOID, OR CAVITY MATERIAL - SEALANT - MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN JOINT OPENING ON BOTH SIDES OF WALL, FLUSH WITH BOTH SURFACES OF WALL. AS AN OPTION IN 1-HR FIRE RATED WALLS, BOND BREAKER TAPE APPLIED TO CEILING CHANNEL (ITEM 2A) PRIOR IN INSTALLATION OF FILL MATERIAL.

DESIGN No. U419

NON-BEARING WALL RATINGS  
1, 2, 3, or 4 HOURS (SEE ITEMS 3 & 4)



1. FLOOR AND CEILING RUNNERS - (NOT SHOWN) CHANNEL SHAPED, FABRICATED FROM MIN. 25 MSG CORROSION-PROTECTED STEEL MIN WIDTH TO ACCOMMODATE STUD SIZE, WITH MIN 1" LONG LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24" O.C. MAX

2. STEEL STUDS - CHANNEL SHAPED, FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL MIN WIDTH AS INDICATED UNDER ITEM 4, MIN 1-1/4" FLANGES AND 1/4" RETURN, SPACED A MAX OF 24" O.C. STUDS TO BE CUT 3/8" TO 3/4" LESS THAN ASSEMBLY HEIGHT

3. BATTS AND BLANKETS - (REQUIRED AS INDICATED UNDER ITEM 4) - MINERAL WOOL BATTS. FRICTION FITTED BETWEEN STUDS AND RUNNERS. MIN NOM THICKNESS AS INDICATED UNDER ITEM 4. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES

3A. BATTS AND BLANKETS - (OPTIONAL) - PLACED IN STUD CAVITY, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES

4. GYPSUM BOARD - GYPSUM PANELS WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEM) STAGGERED ONE STUD CAVITY. HORIZONTAL JOINTS NEED NOT BE BACKED BY STEEL FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (MULTILAYER SYSTEMS) STAGGERED A MIN OF 12". THE THICKNESS AND NUMBER OF LAYERS FOR THE 1-HR, 2-HR, 3-HR, AND 4-HR RATINGS ARE AS FOLLOWS:

Table with 4 columns: RATING, MIN STUD DEPTH, NO. LAYERS AND THKNS OF PANEL, MIN THKNS OF INSULATION. Rows 1-4 show specifications for 1, 2, 3, and 4 hour ratings.

- CANADIAN GYPSUM COMPANY - 1/2" THICK TYPE C, IP-X2 OR IPC-AR OR WRC, 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, OR WRC; 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
- UNITED STATES GYPSUM COMPANY - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC; 5/8" THICK TYPE SOX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC
- USG MEXICO S A DE CV - 1/2" THICK TYPE C, IP-X2, IPC-AR, OR WRC; 5/8" THICK TYPE AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC; 3/4" THICK TYPE IP-X3, ULTRACODE, ULTRACODE SHC, OR ULTRACODE WRC

4A. GYPSUM BOARD - (AS AN ALTERNATE TO ITEM 4) - 5/8" THICK, 2'-0" WIDE TONGUE AND GROOVE EDGE. APPLIED HORIZONTALLY AS THE OUTER LAYER TO ONE SIDE OF THE ASSEMBLY. SECURED AS DESCRIBED IN ITEM 5. JOINT COVERING (ITEM 7) NOT REQUIRED.

- CANADIAN GYPSUM COMPANY - TYPE SHX
- UNITED STATES GYPSUM CO - TYPE SHX
- USG MEXICO S A DE CV - TYPE SHX

5. FASTENERS - (NOT SHOWN) - TYPE S OR S-19 STEEL SCREWS USED TO ATTACH PANELS TO STUDS (ITEM 2) OR FURRING CHANNELS (ITEM 6). SINGLE LAYER SYSTEM: 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 8" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, OR 8" O.C. ALONG VERTICAL AND BOTTOM EDGES AND 12" O.C. IN THE FIELD WHEN PANELS ARE APPLIED VERTICALLY. TWO LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS OR 1-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS OR 2-1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WITH SCREWS OFFSET 8" FROM FIRST LAYER. THREE-LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 24" O.C. FOUR LAYER SYSTEM: FIRST LAYER - 1" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. SECOND LAYER - 1-5/8" LONG FOR 1/2" AND 5/8" THICK PANELS SPACED 24" O.C. THIRD LAYER - 2-1/4" LONG FOR 1/2" OR 2-5/8" LONG FOR 5/8" PANELS, SPACED 24" O.C. FOURTH LAYER - 2-5/8" LONG FOR 1/2" THICK PANELS OR 3" LONG FOR 5/8" THICK PANELS, SPACED 12" O.C. SCREWS OFFSET MIN. 6" FROM LAYER BELOW.

6. FURRING CHANNELS - (OPTIONAL, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS) - RESILIENT FURRING CHANNELS FABRICATED FROM MIN 25 MSG CORROSION-PROTECTED STEEL. SPACED VERTICALLY A MAX OF 24" O.C. FLANGE PORTION ATTACHED TO EACH INTERSECTING STUD WITH 1/2" LONG TYPE S-12 STEEL SCREWS. NOT FOR USE WITH ITEM 4A.

6A. STEEL FRAMING MEMBERS (NOT SHOWN) - (OPTIONAL ON ONE OR BOTH SIDES, NOT SHOWN, FOR SINGLE OR DOUBLE LAYER SYSTEMS) - AS AN ALTERNATE TO ITEM 6, FURRING CHANNELS AND STEEL FRAMING MEMBERS AS DESCRIBED BELOW:

- a. FURRING CHANNELS - FORMED OF NO. 25 MSG GALVANIZED STEEL 2-3/8" WIDE BY 7/8" DEEP. SPACED MAX 24" O.C PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM b. GYPSUM BOARD ATTACHED TO FURRING CHANNELS AS DESCRIBED IN ITEM 5. NOT FOR USE WITH ITEM 4A.
b. STEEL FRAMING MEMBERS - USED TO ATTACH FURRING CHANNELS (ITEM 6a) TO STUDS (ITEM 2). CLIPS SPACED MAX 48" O.C. AND SECURED TO STUDS WITH NO 8 X 1-1/2" MIN SELF-DRILLING, S-12 STEEL SCREWS THROUGH THE CENTER GROMMET. FURRING CHANNELS ARE FRICTION FITTED INTO CLIPS
- PAC INTERNATIONAL INC - TYPE RSIC-1

7. JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OR OUTER LAYER. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYER PANELS. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM PANELS ARE SUPPLIED WITH A SQUARE EDGE.

8. SIDING, BRICK, OR STUCCO - (OPTIONAL, NOT SHOWN) - ALUMINUM, VINYL, OR STEEL SIDING, BRICK VENEER, OR STUCCO, MEETING THE REQUIREMENTS OF LOCAL CODE AGENCIES, INSTALLED OVER GYPSUM PANELS. BRICK VENEER ATTACHED TO STUDS WITH CORRUGATED METAL WALL TIES ATTACHED TO EACH STUD WITH STEEL SCREWS, NOT MORE THAN EACH SIXTH COURSE OF BRICK.

9. CAULKING AND SEALANTS - (OPTIONAL, NOT SHOWN) - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL

- UNITED STATES GYPSUM CO - TYPE AS

\* Bearing the UL Classification Mark

INIVOS GROUP LLC
ARCHITECTURE & STRUCTURAL ENGINEERING
16618 NW 72 AVE
MIAMI LAKES, FL 33014
PH. 786-519-2985
PH. 786-516-3016

MEP CONSULTANT:
RM2 ENGINEERING & DESIGN, LLC
MECH, ELECT., PLUMB., ENGINEER
3389 SHERIDAN STREET, #530
HOLLYWOOD, FL 33021
PH: 786-519-2985
EMAIL: info@rm2eng.com

SEAL:

PROPOSED CUSTOM HOME FOR:
2096 ALAMANDA HOUSE LLC
2096 ALAMANDA DRIVE, NORTH MIAMI, FLORIDA 33181

Table with 3 columns: No., Description, Date. Empty rows for tracking.

Project number 024-004
Date 11/02/2024
Drawn by A.G.
Checked by HS

A 5.4
Scale