

**RESOLUTION No. 25-123**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SPECIAL EXCEPTION FOR SMASH PADEL COURTS, FOR THE PROPERTY LOCATED AT 8080 NW 58 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 68-849(B)(5) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City's Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

**WHEREAS**, Blas Sanchez (the "Applicant") is seeking special exception approval to permit fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5) for the property located at 8080 NW 58 Street in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0150 (the "Property") as legally described in "Exhibit A" (the "Project"); and

**WHEREAS**, City staff finds that the proposed special exception, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

**WHEREAS**, a zoning workshop was held on January 22, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

**WHEREAS**, the City Council reviewed the special exception application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's

Comprehensive Plan and Land Development Regulations, and that the special exception maintains the basic intent and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Findings and Conclusions.** Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for special exception and related site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

**Section 3. Approval.** The Mayor and City Council hereby approve the special exception and related site plan to permit fitness/sports services, including health/exercise centers that are larger than 5,000 gross square feet, pursuant to City Code Section 68-849(b)(5) for PDC Doral, for the property located at 8080 NW 58 Street in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3022-000-0150, as legally described in "Exhibit A." The special exception and related site plan proposes the adaptive reuse of an existing warehouse with seven (7) indoor padel courts, offices and a self-service concession area on approximately 2.05

acres of the Property; a copy of the site plan is provided in "Exhibit B." The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Change of Use for: Smash Padel Club Doral" prepared by Oscar Posada, dated stamped received March 12, 2025.
2. The Project shall be landscaped in accordance with the landscape plan, prepared by Parametrika Land & Design, dated stamped received February 7, 2025 as amended, and included with the site plan submittal.
3. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
4. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
5. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
6. The Applicant shall provide the Building Department a certified drainage inspection report prior to the issuance of a certificate of occupancy.
7. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
8. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.
9. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required.

Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>.

Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.

10. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
11. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
13. All applicable local, state, and federal permits must be obtained before commencement of the development.
14. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Pineyro who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 16 day of April, 2025.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY

# EXHIBIT “A”



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, April 16, 2025 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing. The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The City of Doral proposes to adopt the following Resolution:

#### **Resolution No. 25-**

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SPECIAL EXCEPTION FOR SMASH PADEL COURTS, FOR THE PROPERTY LOCATED AT 8080 NW 58 STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 68-849(B)(5) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 25-04-DOR-01

**APPLICANT:** Blas Sanchez (the "Applicant")

**PROJECT NAME:** Smash Padel

**PROPERTY OWNER:** CCD PR NO 11 LLC

**LOCATION:** 8080 NW 58 Street, Doral, FL

**FOLIO NUMBER:** 35-3022-000-0150

**SIZE OF PROPERTY:** ±2.05 acres

**FUTURE LAND USE MAP CATEGORY:** Industrial and Adaptive Reuse Area

**ZONING DISTRICT:** Industrial (I) and Adaptive Reuse Area

**REQUEST:** The Applicant proposes a change of use from Industrial to Assembly to allow interior renovations for seven (7) padel courts.

## Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at [planningandzoning@cityofdoral.com](mailto:planningandzoning@cityofdoral.com)

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

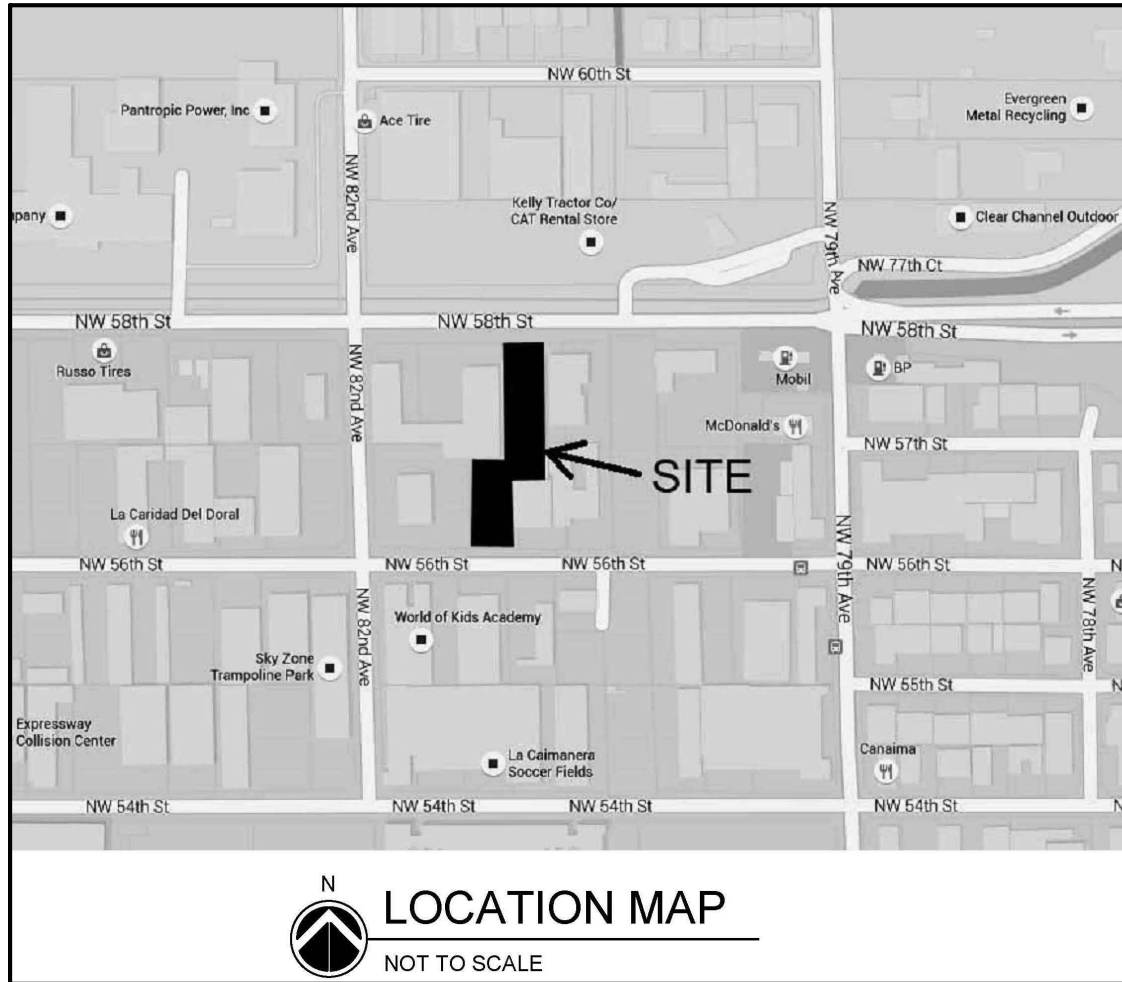
**Connie Diaz, MMC**  
**City Clerk, City of Doral**

# EXHIBIT “B”

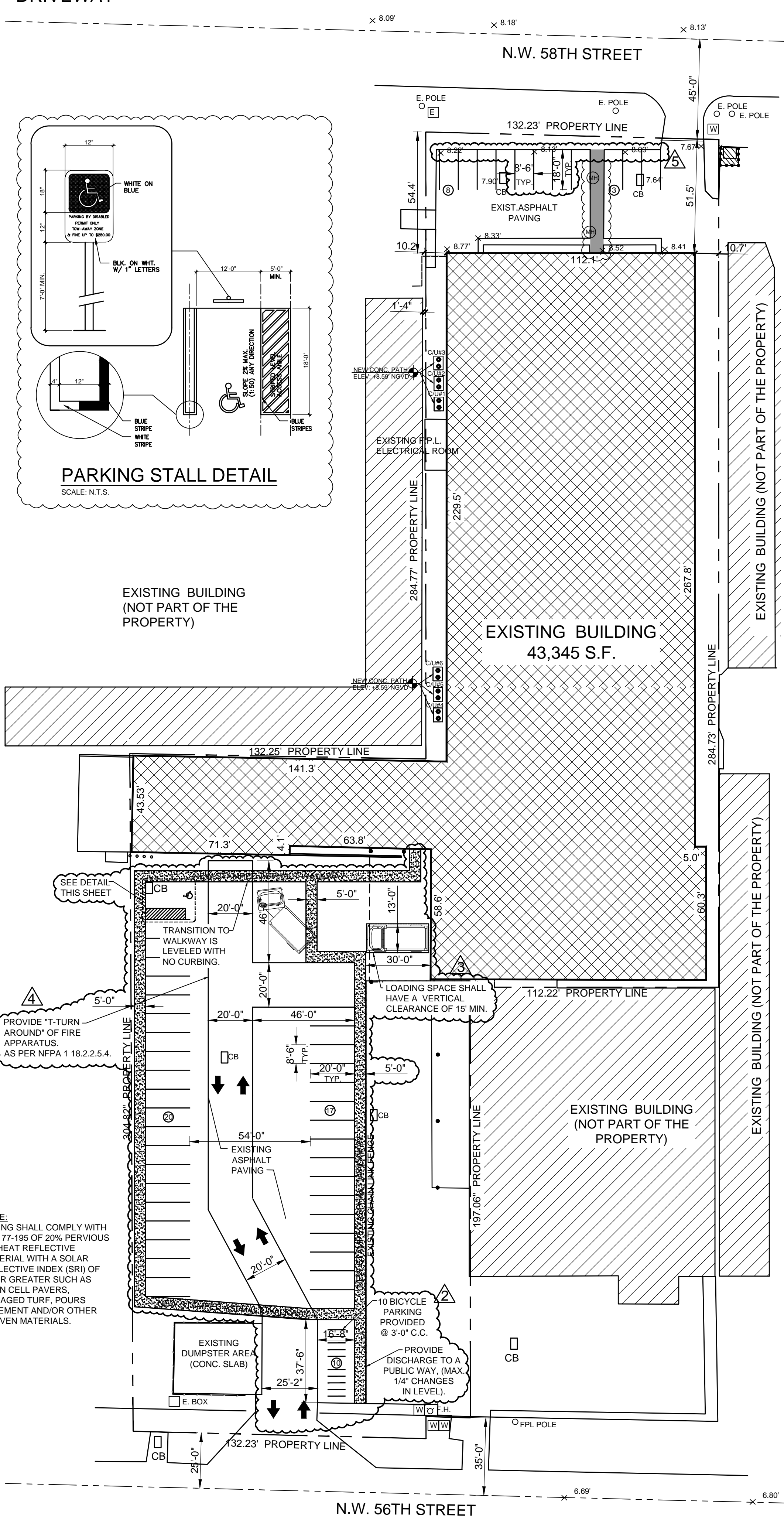


## GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS, VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. X RAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
9. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.
10. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.
12. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
13. PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
14. PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS, ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
15. CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SHIM COGERS, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT, MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
16. MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER. UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS, FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
17. CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
18. PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.
19. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.
20. DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER, ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.



NOTE:  
PAVING SHALL COMPLY WITH  
SEC 77-195 OF 20% PERVIOUS  
OR HEAT REFLECTIVE  
MATERIAL WITH A SOLAR  
REFLECTIVE INDEX (SRI) OF  
28 OR GREATER SUCH AS  
OPEN CELL PAVERS  
MANAGED TURF, POURS  
PAVEMENT AND/OR OTHER  
PROVEN MATERIALS.

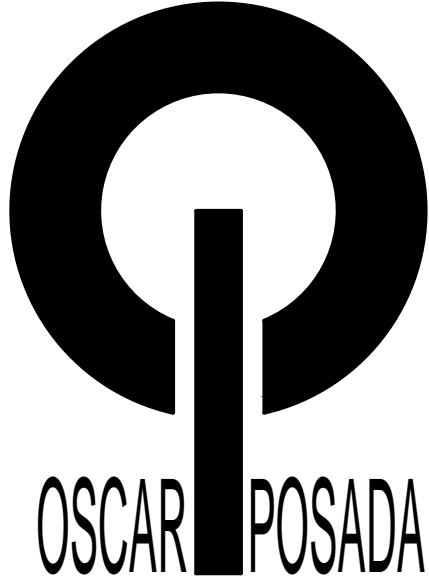
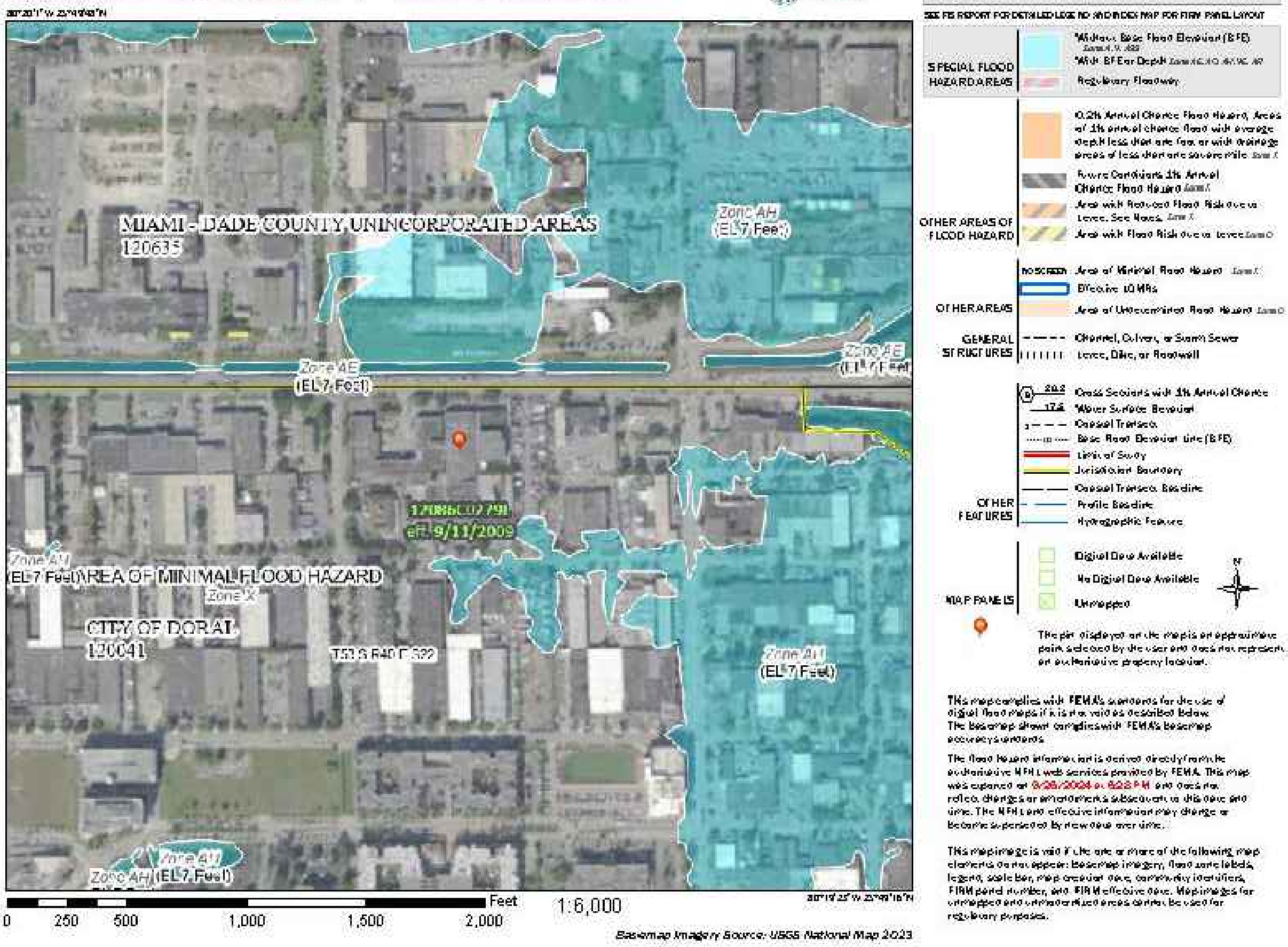


## EXISTING SITE PLAN

SCALE: 1/32"=1'-0"

PROJECT DATA:	FULL LEGAL DESCRIPTION:
Folio: 35-3022-000-0150	22 53 40 2.05 AC M/L E132.185FT OF W528.74FT OF N1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N45FT & W264.368FT OF E1057.472FT OF S1/2 OF N1/2 OF NW1/4 OF NE1/4 LESS N197FT OF E232FT OF W132.23FT OF E925.88FT THEREOF OR 12070-680 0284 2 F/A/U 30-3022-000-0150
Sub-Division: UNPLATTED	
Property Address: 8080 NW 58 ST	
PA Primary Zone: 7600 INTENSIVE USE	
Primary Land Use: 4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE	
Existing Warehouse Area: 36,612 Sq.Ft.	
Existing Office Area: 3,367 Sq.Ft.	
Lot Size: 89,298 Sq.Ft	
Year Built: 1973	
CONSTRUCTION TYPE: II-B	
ALTERATION LEVEL: 2	
OCCUPANCY: ASSEMBLY GROUP A-3, & GROUP B.	
ZONING CODE: DDAD- Downtown Doral Arts District.	
FLOOD ZONE LEGEND:	
FLOOD ZONE: "X"	
BASE FLOOD ELEVATION: N/A	
FIRM PANEL:	
MAP PANEL #12086C274, SUFFIX "L", REVISED ON 9-1-2019	
HIGH CROWN OF ROAD ON 58th ST: +8.2'	
LOW CROWN OF ROAD ON 58th ST: +8.1'	
EXISTING LOWEST FLOOR ELEVATION: +8.42'	
APPLICABLE CODES:	
- JURISDICTION OF MIAMI DADE COUNTY - F.B.C.B (2023 8th EDITION) - F. B. C. EXIST BUILDING (2023 8th EDITION) - F.B.C. ACCESSIBILITY 2023 8th EDITION - FFPC A 101, 8th EDITION, 2023 - F. B. C. MECHANICAL, 2023 8th EDITION - NFPA 6th EDITION, 2018 (101 LIFE) - ORDINANCES CITY OF DORAL.	
CLASS OF REHABILITATION:	
- AS PER CHAPTER 43.2.2.1.2 SHALL BE: RENOVATION	
REQUIRED	PROVIDED
PADDLE COURT: 4 Space for Courts 7 Court X 4 = 28	28 SPACES
OFFICE: 1 Space for 300 SF = 3,367 SF/300=11	11 SPACES
RETAIL (Beverage Counter & Pro Shop) = 1 Space per 250 S.F. 2,119.25 SF = 9 Space.	9 SPACES
REQ'D BICYCLE PARKING SPACE: 0.10 X 48 = 5	10 SPACES
TOTAL OF PARKING SPACES REQUIRED: 48 SPACES	48 SPACES
HANDICAP PARKING: 1 Space for 25 = 1 Space	1 SPACE
TOTAL PARKING REQUIRED: 48 SPACES	48 SPACES
REGULAR PARKING SPACE DIMENSIONS: 20'-0" X 8'-6"	
A.D.A. PARKING SPACE DIMENSIONS: 18'-0" X 12'-0"	
SCOPE OF WORK:	
INVOLVE INTERIOR RENOVATION OF EXISTING 43,345 SQ. FT. TO CHANGE OF USE FOR: "SMASH PADDLE CLUB DORAL".	
- INSTALL 7 PADDLE COURT AS PER MANUFACTURER SPCS. - INSTALL NEW AIR CONDITIONING SYSTEM. (NO ROOF PENETRATION.) - INSTALL NEW ALUM/GLASS ENTRY DOOR. - ALL EXISTING LIGHTING FIXTURES WILL REMAIN AT SAME LOCATION.	
- FIRE SPRINKLERS, AND LIFE SAFETY SYSTEM WILL REMAIN AS IT. - ALL EXISTING ELECTRICAL PANELS TO REMAIN.	
INDEX OF DRAWINGS	
ARCHITECTURAL A-0 COVER, PROJECT DATA, SITE PLAN. A-1 EXISTING FLOOR PLAN. A-2 PROPOSED FLOOR PLAN. A-3 LIFE SAFETY PLAN. A-4 EXISTING FIRE SPRINKLER PLAN. A-5 DETAILS PLAN.	
MECHANICAL M-1 MECHANICAL PLAN. M-2 MECHANICAL DETAILS.	
ELECTRICAL E-1 ELECTRICAL PLAN. E-2 RISER, PANEL SCHEDULE	

## National Flood Hazard Layer FIRMette



ARCHITECT  
AR 0016550

9231 SW 12 ST.  
Miami Fl. 33174  
305-554 1094  
786-6835155

Fax: 305-5541134  
ARENCO@AOL.COM

No.	REVISION
1	12-19-24 Bldg Dptm. Comments
2	02-04-25 Bldg Dptm. Comments
3	02-28-25 Bldg Dptm. Comments
4	03-05-25 Miami Dade Fire Dptm.
5	03-1-25 Bldg Dptm. Comments

Project Name:  
**Change of Use for:  
Smash Padel Club Doral**

Project Location:  
8080 NW 58th St.  
Doral, FL 33166

ALL CONCEPTS, DESIGN, ARRANGEMENTS,  
DRAWINGS AND SPECIFICATIONS ARE OWNED  
AND ARE THE PROPERTY OF OSCAR A. POSADA  
AND WERE CREATED, INVOLVED AND DEVELOPED  
FOR USE ON AND IN CONNECTION  
WITH THE SPECIFIC PROJECT. NO IDEA,  
DESIGN, ARRANGEMENT OR PLAN SHALL BE  
USED BY OR DISCLOSED TO ANY PERSON,  
FIRM OR CORPORATION FOR ANY PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF  
OSCAR A. POSADA ARCHITECT.

Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN
Title	COVER, SITE PLAN, PROJECT DATA.
Sheet	A-0

ARCHITECT  
AR 0016550

9231 SW 12 ST.  
Miami Fl. 33174  
305-554 1094  
786-6835155  
Fax: 305-5541134  
ARENCO@AOL.COM

No.	REVISION
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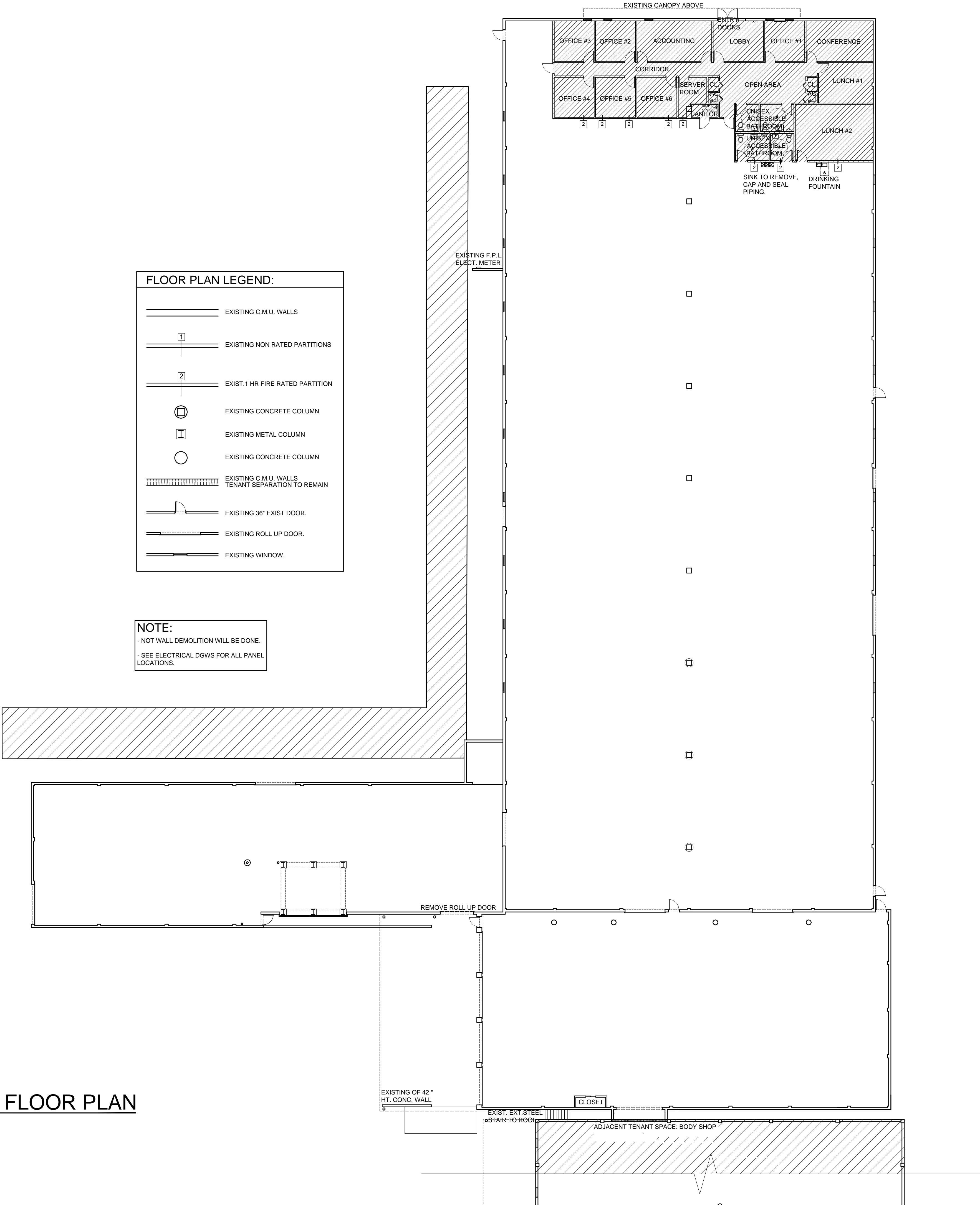
Project Name:  
**Change of Use for:  
Smash Padel Club Doral**  
Project Location:  
8080 NW 58th St.  
Doral, FL 33166

ALL CONCEPTS, DESIGNS, ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE OWNED AND ARE THE PROPERTY OF THIS OFFICE AND WERE CREATED, INVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NO IDEA, DESIGN, ARRANGEMENT OR PLAN SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF OSCAR A. POSADA ARCHITECT.

Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN

Title:  
**EXISTING / DEMO  
FLOOR PLAN**

Sheet: **A-1**



FLOOR PLAN LEGEND:	
	EXISTING C.M.U. WALLS
	EXISTING NON RATED PARTITIONS
	EXIST. 1 HR FIRE RATED PARTITION
	EXISTING CONCRETE COLUMN
	EXISTING METAL COLUMN
	EXISTING CONCRETE COLUMN
	EXISTING C.M.U. WALLS TENANT SEPARATION TO REMAIN
	EXISTING 36" EXIST DOOR.
	EXISTING ROLL UP DOOR.
	EXISTING WINDOW.

NOTE:  
- NOT WALL DEMOLITION WILL BE DONE.  
- SEE ELECTRICAL DGWS FOR ALL PANEL LOCATIONS.

**EXISTING FLOOR PLAN**  
SCALE 1/16" = 1'-0"

## PROJECT NOTES

- All dimensions to be field verified by contractor prior start the construction, and before ordering materials, built-in furniture, appliances, etc.
- Threshold change in levels shall be between  $\frac{1}{8}$ " Min. and  $\frac{1}{2}$ " Max. HT for  $\frac{1}{2}$ " Ht shall be beveled w/ sloped no steeper than 1:2
- G.C. to post at the main entrance building the maximum occupancy allowed for each area.
- Glass to be safety glass cat-II
- All door in means of egress to be equipped with locking an latching hardware that does not req. a key, tool or special knowledge or effort from egress side. all door hardware must comply with nfpa 101:7.2.1:6
- Door in fire barrier and smoke barrier to be provide w/self closing or automatic closing device ffpc 101:7.2.1.8
- All doors in exit passageway, exit discharge, and exit stairway shall identified by tactile sign complying with sect. 703.1 703.2 and 705.5 of ada 2014 and florida accessibility code 2014.
- Accessible toilet room to be identified with international symbol of accessibility and comply w/ FAC'14 section 703.7, 703.7.1 & 703.7.2.1
- Metals stud at this wall to be 20 Gauge, provide backing reinforcing.
- Metal racks, G.C. to submit city revision shop drawing.
- G.C. shall field verify all existing conditions prior to start any work.
- Any firewall penetration/opening shall be protected by proper "UL" listed assembly.
- Firewalls shall be labeled above ceiling as per FFPC NFPA 1.
- General Contractor shall verify firewalls and repair as needed, providing the respective "UL" listed fire separation assembly.
- All Doors hardware to be equipped w/ lever type hardware as per the requirements of FAC'14 section 404.2.7
- Doors in means of egress, and its hardware, shall comply with FFPC NFPA-101 7.2.1.

OCCUPANT LOAD CALCULATION  
AS PER CHAPTER 10 TABLE: 1004.5

- NEW PADEL COURTS: ASSEMBLY (GROUP A-3)  
4 PERSONS FOR EACH COURT = 4 X 7 = 28
- NEW FITNESS AREAS: ASSEMBLY (GROUP A-3)  
GROSS FLOOR AREA: 893 Sq. Ft. / 50 = 17
- NEW STORAGE (GROUP S)  
GROSS FLOOR AREA: 3,576 Sq. Ft. / 300 = 11
- NEW LOOSE SITTING / ENTRY HALL (ASSEMBLY A-3)  
GROSS FLOOR AREA: 1,632 Sq. Ft. / 15 = 108
- BUSINESS (GROUP B)
- EXISTING OFFICE: BUSINESS (GROUP B)  
Total floor area: 3,367 Sq. Ft. / 150 = 22.4 = 23
- NEW RECEPTION COUNTER / CHECK IN AREA:  
GROSS FLOOR AREA: 733 Sq. Ft. / 150 = 4
- NEW BEVERAGE SELF SERVICE :  
GROSS FLOOR AREA: 1,116 Sq. Ft. / 150 = 7
- NEW SELF SERVICE PRO SHOP:  
GROSS FLOOR AREA: 1,337 Sq. Ft. / 150 = 8

TOTAL OCCUPANT LOAD = 206 PERSONS

PLUMBING FIXTURES CALCULATIONS  
(TABLES 403.1 F.B.C.)

	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1 PER 75 (1)	1 PER 40 (3)	1 W/C	3 W/C
LAVATORIES	1 PER 200 (1)	1 PER 150 (1)	1	3
DRINKING FOUNTAIN		1/1000		1
SERVICE SINK		1		1

## FLOOR PLAN LEGEND:

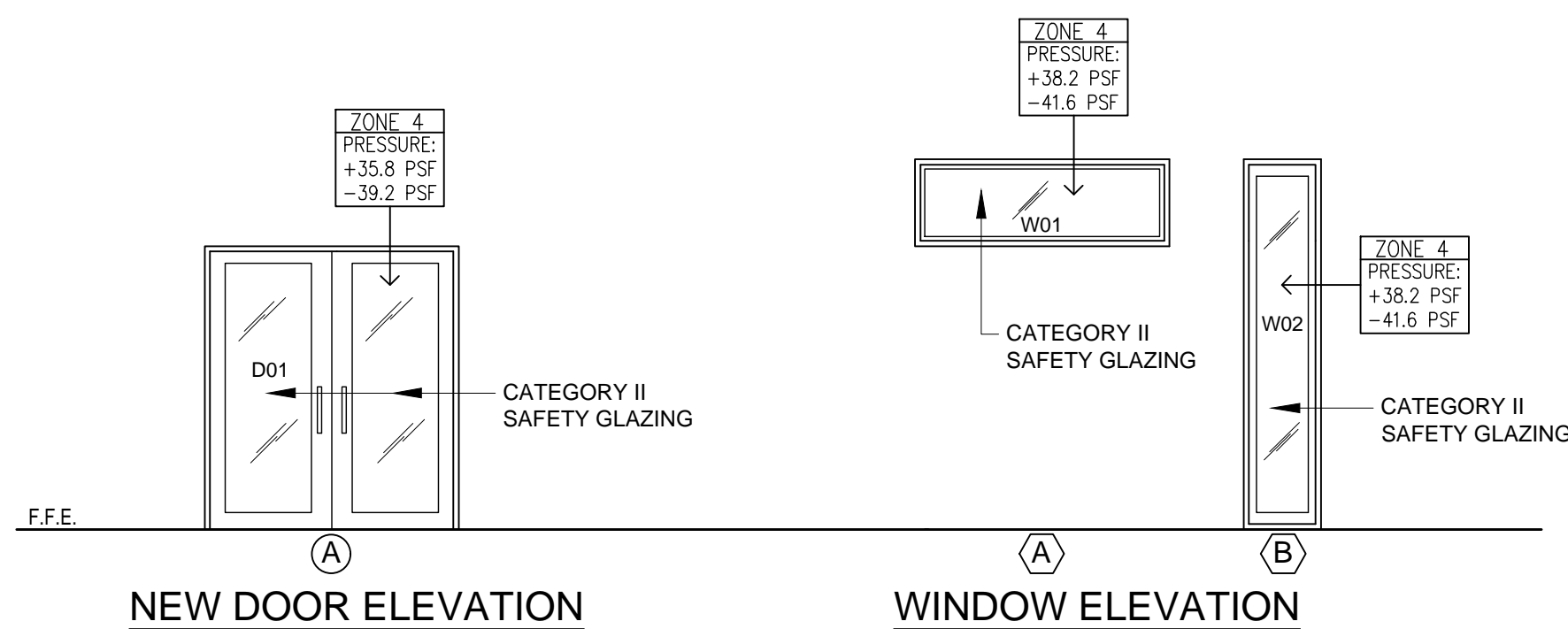
	EXISTING C.M.U. WALLS
	EXISTING NON RATED PARTITIONS
	EXIST. 1 HR FIRE RATED PARTITION
	EXISTING METAL COLUMN
	EXISTING CONCRETE COLUMN
	NEW DOOR, SEE DOOR SCHEDULE
	EXISTING WINDOW TO REMAIN
	EXISTING C.M.U. WALLS TENANT SEPARATION TO REMAIN

## NOTE:

- SEE ELECTRICAL DGWS FOR ALL PANEL LOCATIONS.

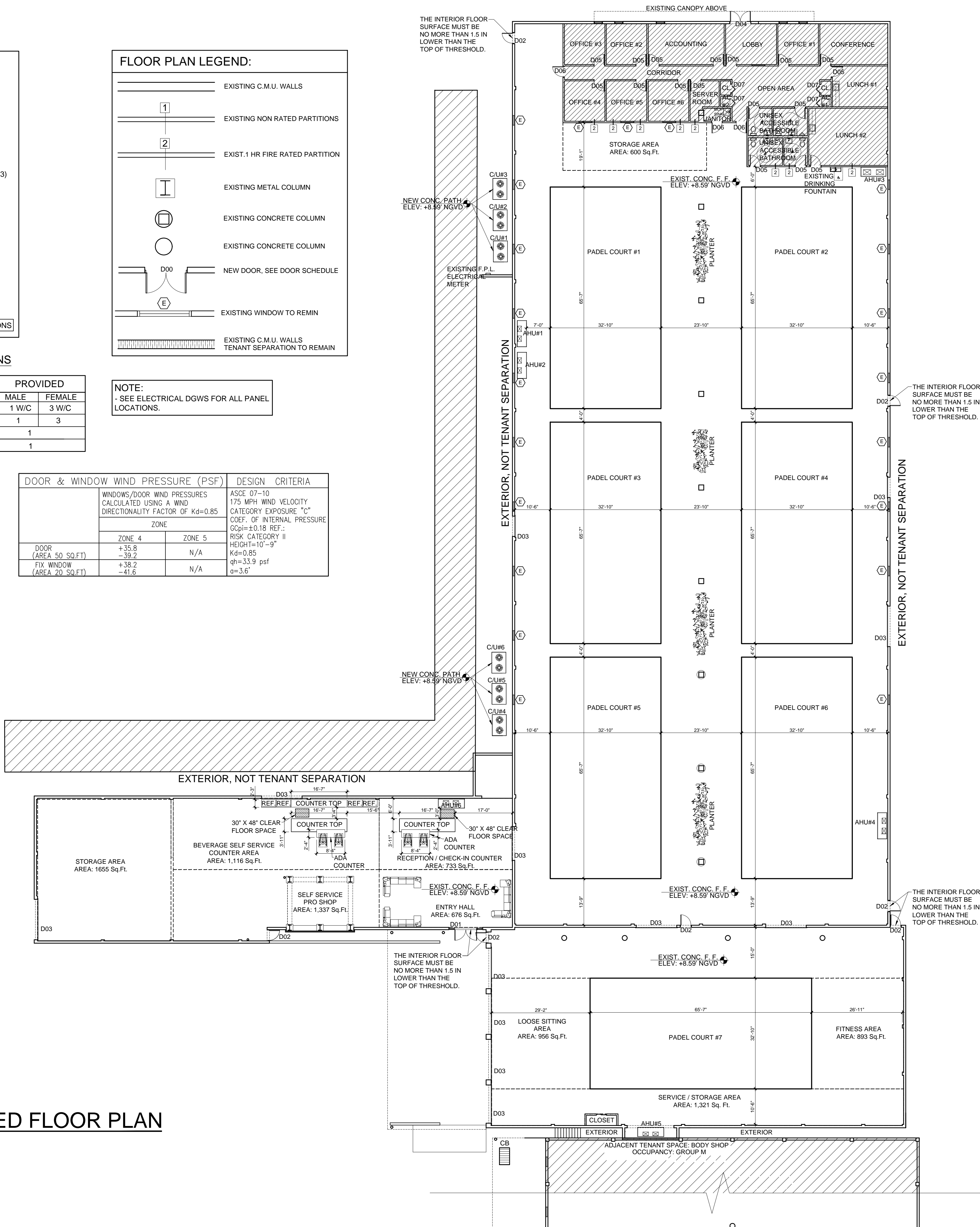
DOOR SCHEDULE							
Door Number	Description	Width	Height	Elevation	Material	Type	Comments
D01**	NEW ENTRY DOOR	(2) 3'-0"	8'-0"	A	ALUMIN/GLASS	FRENCH	VIF ADA HARDWARE AND ADA THRESHOLD
D02**	EXISTING SERVICE DOOR	3'-0"	7'-0"	N/A	METAL	SWING	VIF ADA HARDWARE, PANIC HARDWARE
D03	EXIST. METAL O.H. DOOR	10'-0"	8'-0"	N/A	METAL	SWING	
D04**	EXISTING ENTRY DOOR	(2) 3'-0"	7'-0"	N/A	ALUMIN/GLASS	FRENCH	VIF ADA HARDWARE AND ADA THRESHOLD
D05	EXISTING DOOR	3'-0"	6'-8"	N/A	WOOD	SWING	INTERIOR DOOR
D06	EXISTING DOOR	3'-0"	6'-8"	N/A	METAL	SWING	ONE HOUR FIRE RATED
D07	EXISTING DOOR	2'-6"	6'-8"	N/A	METAL	BI-FOLD	FULLY LOUVERED

\*\* NOTE:  
ALL EXIT DOORS SHALL HAVE PANIC HARDWARE.



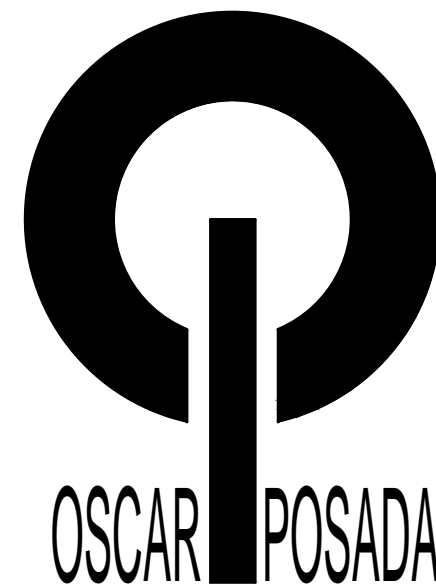
WINDOW SCHEDULE							
Window Number	Description	Width	Height	Elevation	Material	Frame	Comments
W01	FIX ALUMIN/GLASS	76"	24"	A	ALUMIN/GLASS	ALUMIN.	CATEGORY II SAFETY GLASS WINDOW
W02	FIX ALUMIN/GLASS	27"	120"	B	ALUMIN/GLASS	ALUMIN.	CATEGORY II SAFETY GLASS WINDOW

DOOR & WINDOW WIND PRESSURE (PSF)		DESIGN CRITERIA
WINDOWS/DOOR WIND PRESSURES CALCULATED USING A WIND DIRECTIONALITY FACTOR OF Kd=0.85		ASCE 07-10 175 MPH WIND VELOCITY CATEGORY EXPOSURE "C" COEF. OF INTERNAL PRESSURE GCp1=±0.18 REF.: RISK CATEGORY II HEIGHT=10'-9" Kd=0.85 qh=33.9 psf a=3.6'
ZONE		
ZONE 4	ZONE 5	
DOOR (AREA 50 SQ.FT)	+35.8 -39.2 N/A	
FIX WINDOW (AREA 20 SQ.FT)	+38.2 -41.6 N/A	



## PROPOSED FLOOR PLAN

SCALE 1/16" = 1'-0"

ARCHITECT  
AR 00165509231 SW 12 ST.  
Miami Fl. 33174  
305-554 1094  
786-6835155  
Fax: 305-5541134  
ARENCO@AOL.COM

No.	REVISION

Project Name:  
**Change of Use for:  
Smash Padel Club Doral**

Project Location:  
8080 NW 58th St.  
Doral, FL 33166

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Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN
Title	PROPOSED FLOOR PLAN
Sheet	A-2

ARCHITECT  
AR 0016550

9231 SW 12 ST.  
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Drawn by E.L.  
Date 08-03-24  
Scale AS SHOWN

Title:  
**LIFE SAFETY PLAN**

Sheet:  
**A-3**

**NOTE:**

- As per NFPA 101 all doors in the mean of egress shall be single action release and shall not require the use of a key, tool or special knowledge to open from egress side and shall comply with NFPA 101:7.2.1.5.1 and NFPA 101:7.2.1.5.2.

- As per NFPA 101: 38.2.2.2.2 Where approved doors, other than those complying with 38.2.11.2, shall be permitted to be locked to prevent unwanted entry provided that all of the following conditions are met:

(a) The locking means shall be capable of being engaged without opening the door.  
(b) The unlocking and unlatching operation from side of the door shall be accomplished without the use of a key, tool, or special knowledge or effort.  
(c) The releasing mechanism shall open the door leaf with not more than one releasing motion.  
(d) The releasing mechanism for unlocking and unlatching shall be located at a height not less than 34 in. (865 mm) and not exceeding 48 in. (1220 mm) above the finished floor.  
(e) Looks, if remotely engaged, shall be un lockable from the egress side of the door without the use of a key, tool, or special knowledge or effort.  
(f) The door shall be capable of being unlocked and opened from outside the room with the necessary key or other credential.  
(g) The locking means shall not modify the door closer, panic hardware, or fire exit hardware.  
(h) Modifications to required fire door assembly, including door hardware, shall be in accordance with NFPA 80.

- NFPA 101: 38.2.2.2.3 Locks complying with 7.2.1.5.6 shall be permitted only on exterior, principal entrance/exit doors.

- NFPA 101: 38.2.3.2 The clear width of any corridor or passageway serving an occupant load of 50 or more shall be not less than 44 in. (1120mm).

- NFPA 101: 38.3.3.1 General. Interior finish shall be in accordance with section 10.2.

- NFPA 101: 38.3.3.2.1 Interior finish material complying with section 10.2 shall be Class A or Class B in exits and in exit access corridors.

- NFPA 101: 38.3.3.2.2 Interior wall and ceiling finishes shall be Class A, Class B, or Class C in areas other than those specified in 38.3.3.2.1.

- NFPA 101: 38.3.3.3.1 Interior floor finish shall comply with section 10.2.

- NFPA 101: 38.3.3.3.2 Interior floor finish in exit enclosures shall be Class I or Class II.

- NFPA 101: 38.3.3.3.3 Interior floor finish shall comply with 10.2.7.1 or 10.2.7.2, as applicable.

- The numerical address will be provided on All exterior doors as per City Ordinance 52.10 with 6inch numbers, weatherproof, and contrasting colors.

- All furniture/fixtures must be in place at the time of Fire Inspection.

- All ceiling tiles (If applicable) must be in place and replace all broken at the time of Fire Inspection.

- All floor in front of the electrical breaker panels a yellow striping/hash marks will be painted out 3 feet from the wall and extending 1 foot past each side of the electrical breaker panel(s), with the wording "NO STORAGE, DO NOT BLOCK" inside the hash marks.

- NFPA 101: 38.4.4 Alcohol-Based Hand-Rub dispensers in accordance with 8.7.3.3 shall be permitted.

- Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with the code NFPA 1: 1.14.4.

- Submit fire alarm permit and shop drawings by a certified and licensed fire alarm contractor. Shall comply with NFPA 72 (2019 ed).

**NFPA 101 2023 EDITION. TABLE 7.3.1.2**

**OCCUPANT LOAD CALCULATIONS:**

BUSINESS AREA: 6,553 Sq.Ft. / 150 = 43  
STORAGE AREA: 3,576 Sq.Ft. / 300 = 12  
ASSEMBLY 4 PERSONS FOR EACH COURT  
= 4 X 7 COURT = 28  
TOTAL PERSONS: 83

NFPA 101 2018 EDITION. TABLE A.7.6		SPRINKLERED			
NAME OCCUPANCY	COMMON PATH		DEAD-END		TRAVEL DISTANCE
	ALLOWED	PROVIDED	ALLOWED	PROVIDED	ALLOWED / PROVIDED
OFFICE/BUSINESS	100'	50'	50'	50'	300' 181'-4" (Worse Case) N/A
COURT/ASSEMBLY	20' / 75'	20'	20'	20'	250'
STORAGE	100'	50'	50'	50'	400' 27'-9" (Worse Case)

EGRESS WIDTH (0.2 X # PERS.)  
1005.3.2 F.B.C.  
0.2 X 118 PERSONS = 23.6' / 8 EXITS REQUIRED = 2.95'  
PROVIDED 8 EXIT DOORS OF 36" CLEAR WIDTH EACH ONE.

### LIFE SAFETY SYMBOLS

- ③ EXISTING FIRE EXTINGUISHER MINIMUM 2 A10BC K CLASS MAX TRAVEL DISTANCE TO EXTINGUISHER 75' (CLASS A HAZARD).
- EXISTING EXIT SIGN WITH EMERGENCY LIGHT W/BATTERY BACKUP, WILL OPERATE FOR THE SPECIFIC TIME FRAME REQUIRED BY THE FLORIDA FIRE PREVENTION CODE 2023 8th EDITION NFPA 1 AND NFPA 101 WITHIN THE SPACES BEING INSTALLED.
- EXIT SIGN WITH DIRECTIONAL ARROWS.
- EXISTING EMERGENCY LIGHT WALL MOUNT (WITH BATTERY PACK 90 MIN. EMERGENCY OPERATION).
- EXISTING FIRE ALARM STROBE.
- EXISTING WALL MOUNTED FIRE ALARM.
- ③ NEW FIRE EXTINGUISHER MINIMUM 2 A10BC K CLASS MAX TRAVEL DISTANCE TO EXTINGUISHER 75' (CLASS A HAZARD).

**NOTE:**  
- SEE ELECTRICAL DGWS FOR ALL PANEL LOCATIONS.

**INTERIOR FINISH CLASSIFICATION**  
(TABLE 803.3)

**SPRINKLER**

VERTICAL EXITS B  
EXIT ACCESS B  
OTHER SPACES C

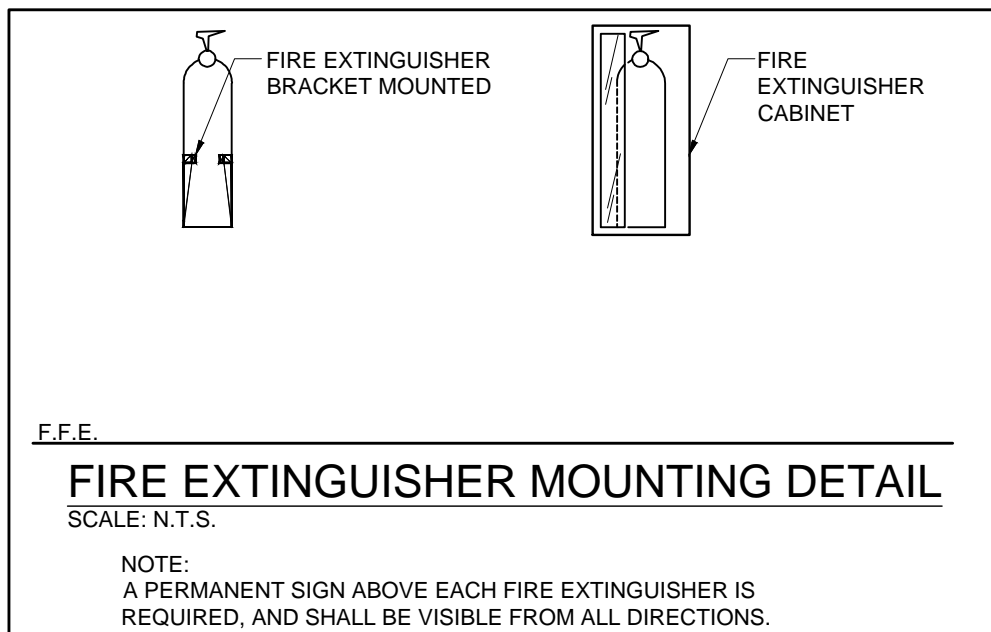
-CLASS A  
INT. WALL AND CEILING FINISH- FLAME SPREAD 0-25 (NEW)  
SMOKE DEVELOPED 0-450.

-CLASS B  
INT. WALL AND CEILING FINISH- FLAME SPREAD 26-75,  
(NEW) SMOKE DEVELOPED 0-450.

-CLASS C  
INT. WALL AND CEILING FINISH- FLAME SPREAD 76-200,  
(NEW) SMOKE DEVELOPED 0-450.

### FLOOR PLAN LEGEND:

- EXISTING C.M.U. WALLS
- ① EXISTING NON RATED PARTITIONS
- ② EXIST. 1 HR FIRE RATED PARTITION
- EXISTING METAL COLUMN
- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE COLUMN
- EXISTING C.M.U. WALLS  
TENANT SEPARATION TO REMAIN



**NOTE:**

- FIRE EXTINGUISHERS SHALL BE MOUNTED AT 48" A.F.F.

- FIRE EXTINGUISHERS SHALL BE CURRENTLY DATED AND TAGGED BY LICENSED FIRE EQUIPMENT COMPANY. ADDITIONAL FIRE EXTINGUISHERS MAY BE REQUIRED BY THE FIRE INSPECTOR AT THE TIME OF THE FINAL FIRE INSPECTION.

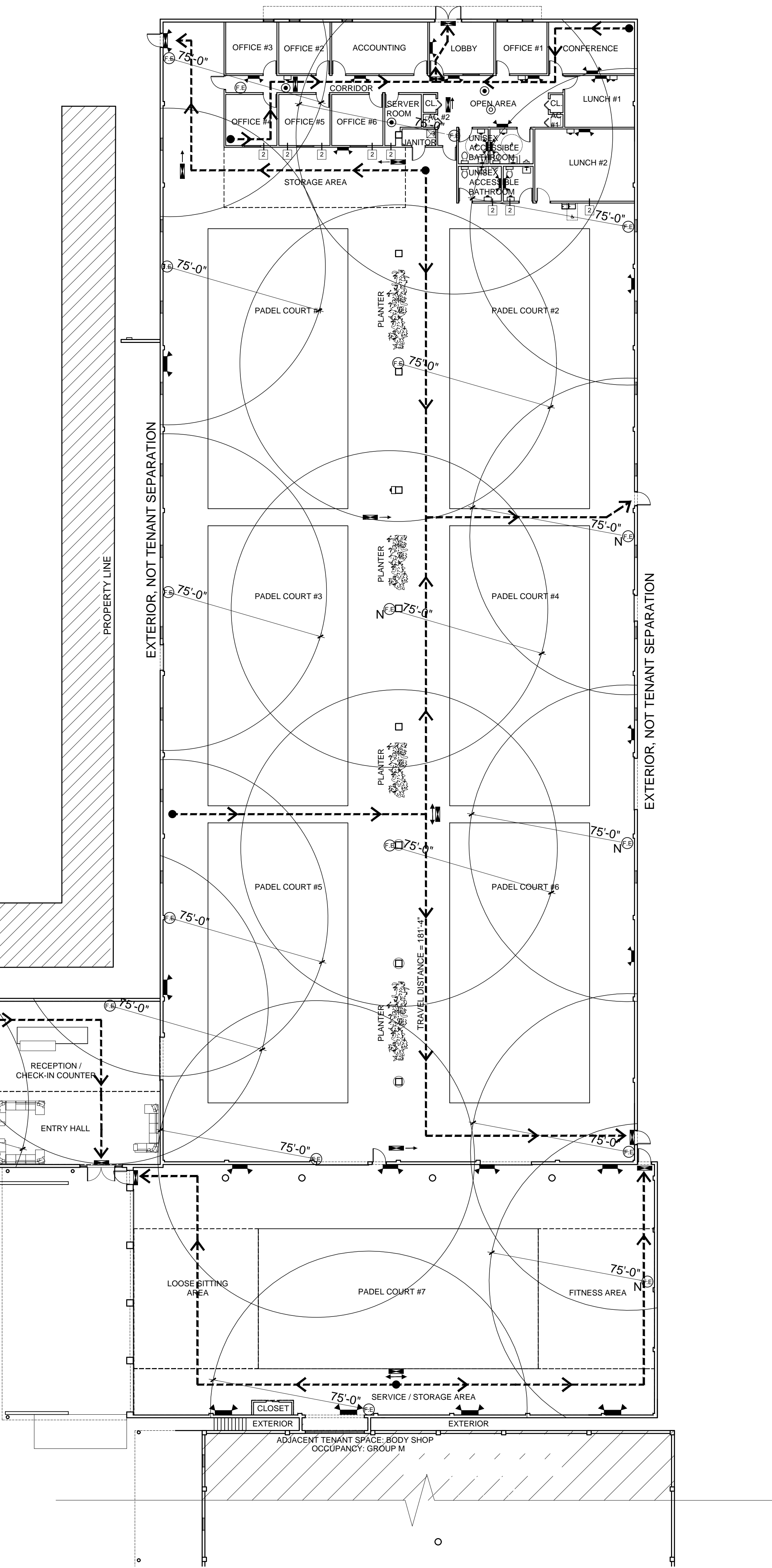
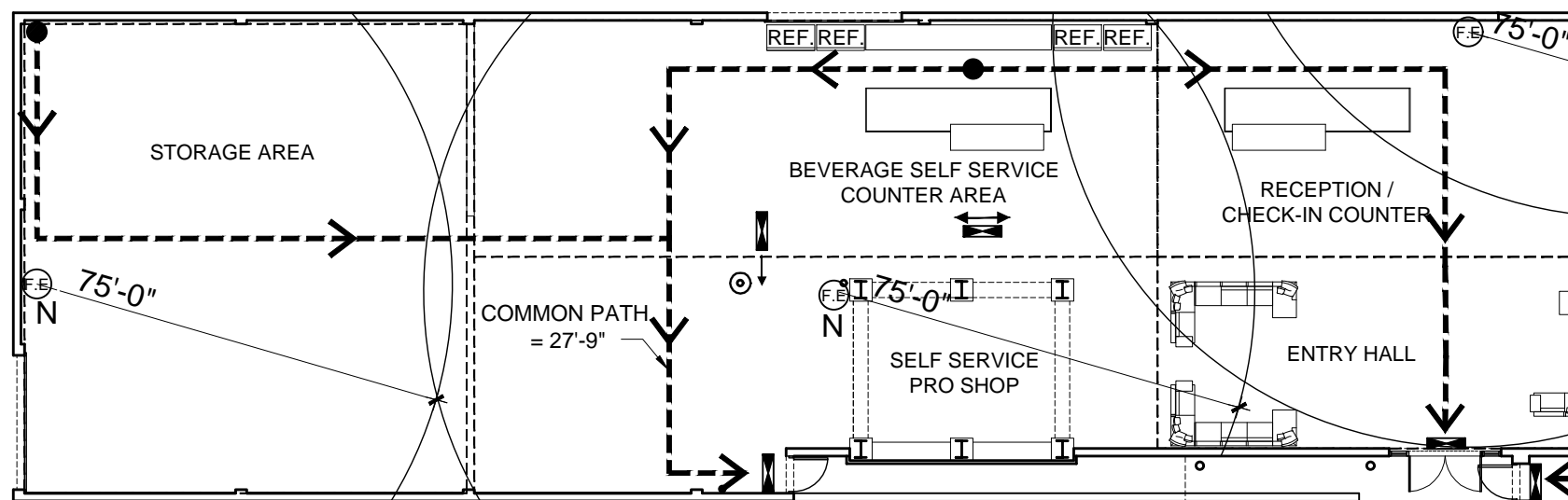
- ALL EMERGENCY LIGHTS AND EXIT SIGNS MUST BE WORKING ON EMERGENCY BATTERY BACKUP. LEVEL THE ELECTRICAL BREAKER THAT CONTROL THE EXIT SIGNS AND EMERGENCY LIGHTS. DEPICT ALL EXIT SIGNS AND EMERGENCY LIGHTS ON MATCHING ELECTRICAL SHEETS.



## PROPOSED LIFE SAFETY PLAN

SCALE 1/16" = 1'-0"

### EXTERIOR, NOT TENANT SEPARATION



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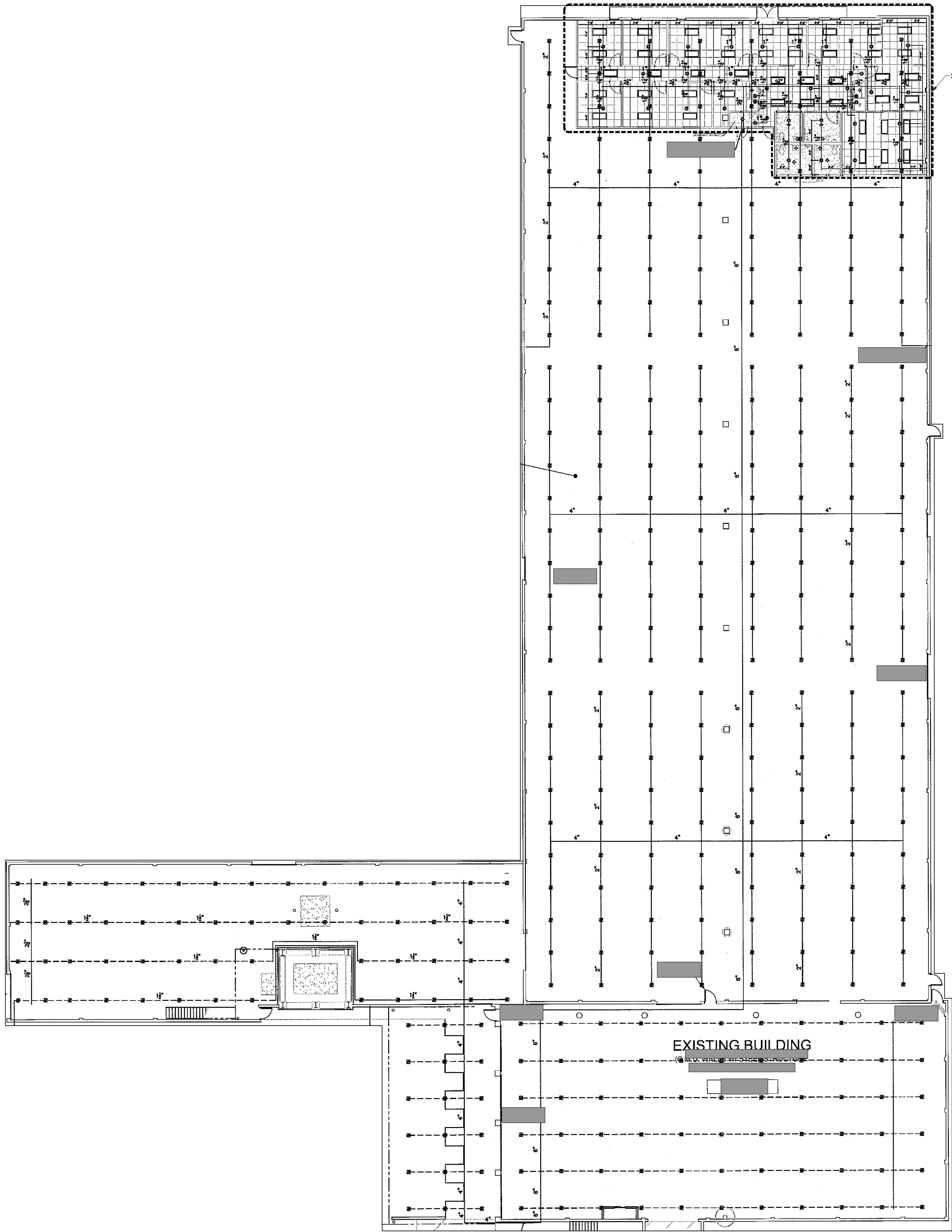
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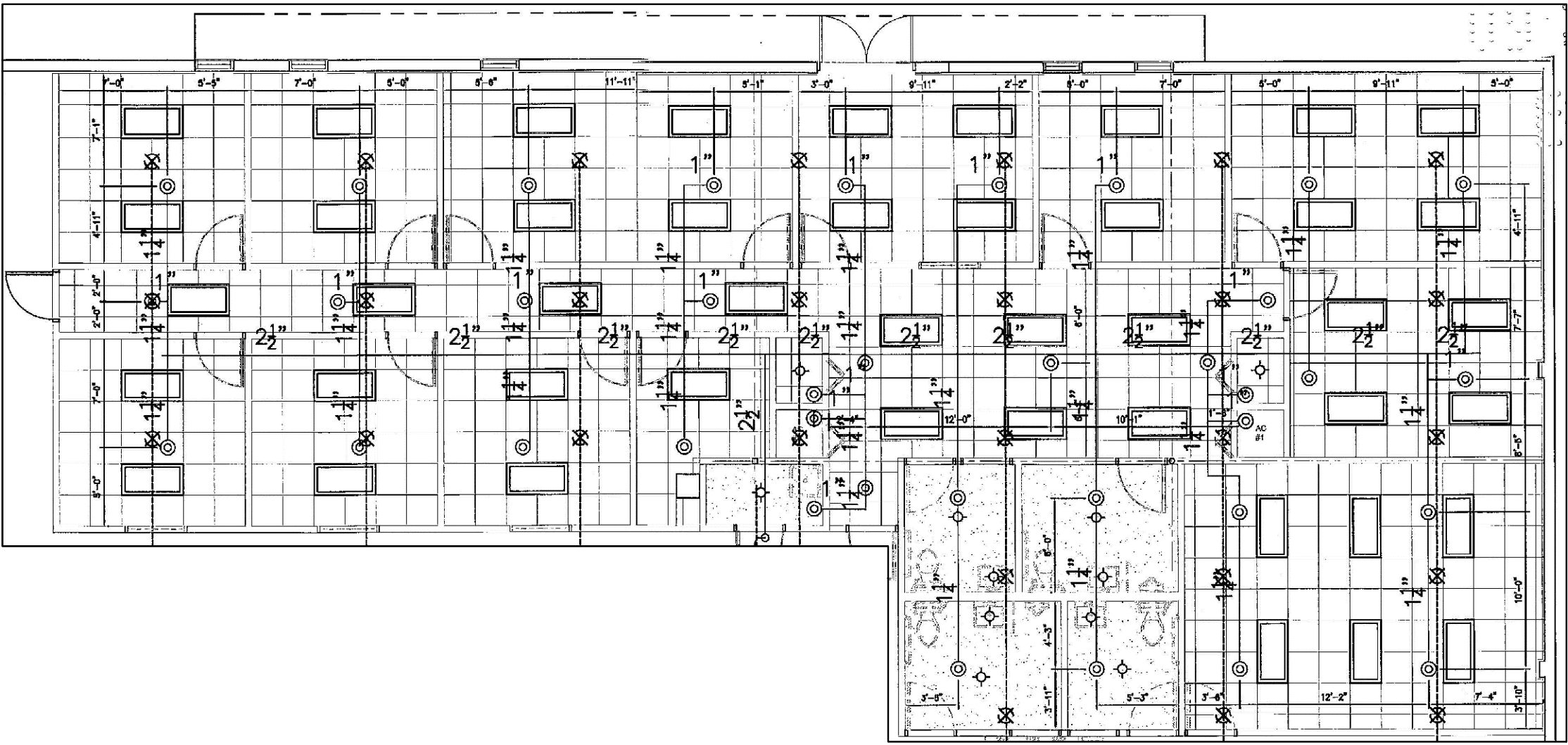
Project Name:  
**Change of Use for:  
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Project Location:  
8080 NW 58th St.  
Doral, FL 33166

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FIRM OR CORPORATION FOR ANY PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF  
OSCAR A. POSADA ARCHITECT.

Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN
Title:	EXISTING FIRE SPRINKLERS LAYOUT & DETAILS
Sheet:	A-4

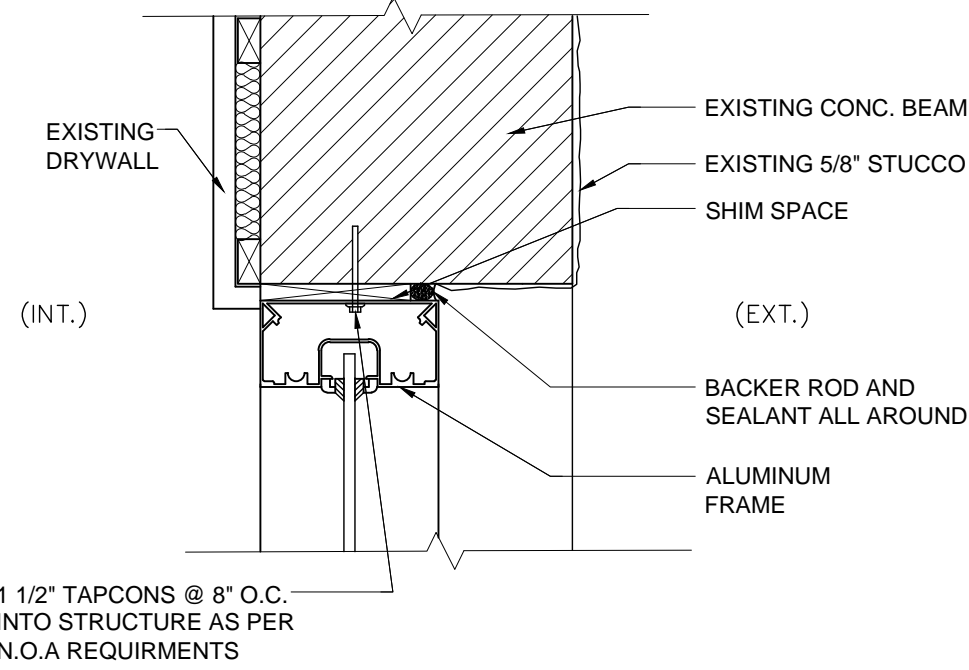
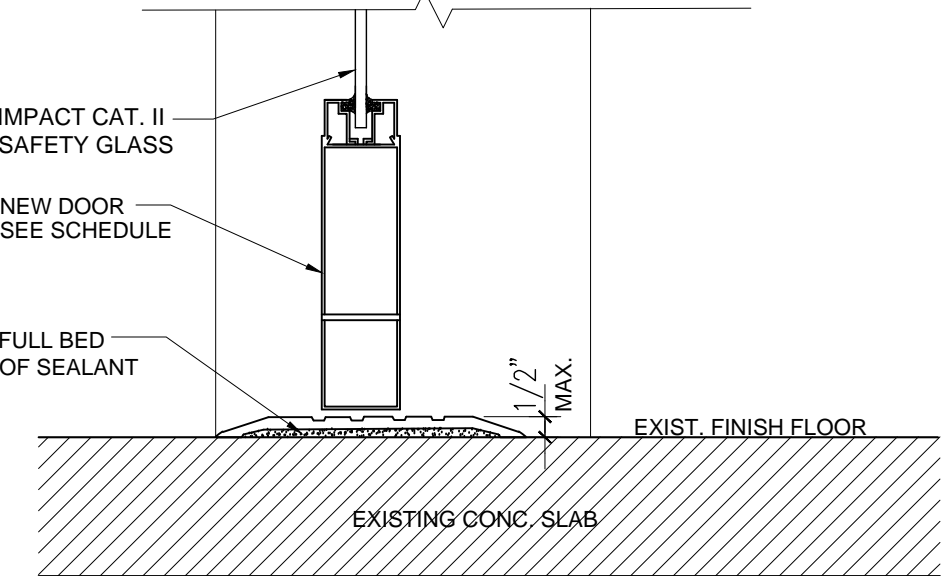
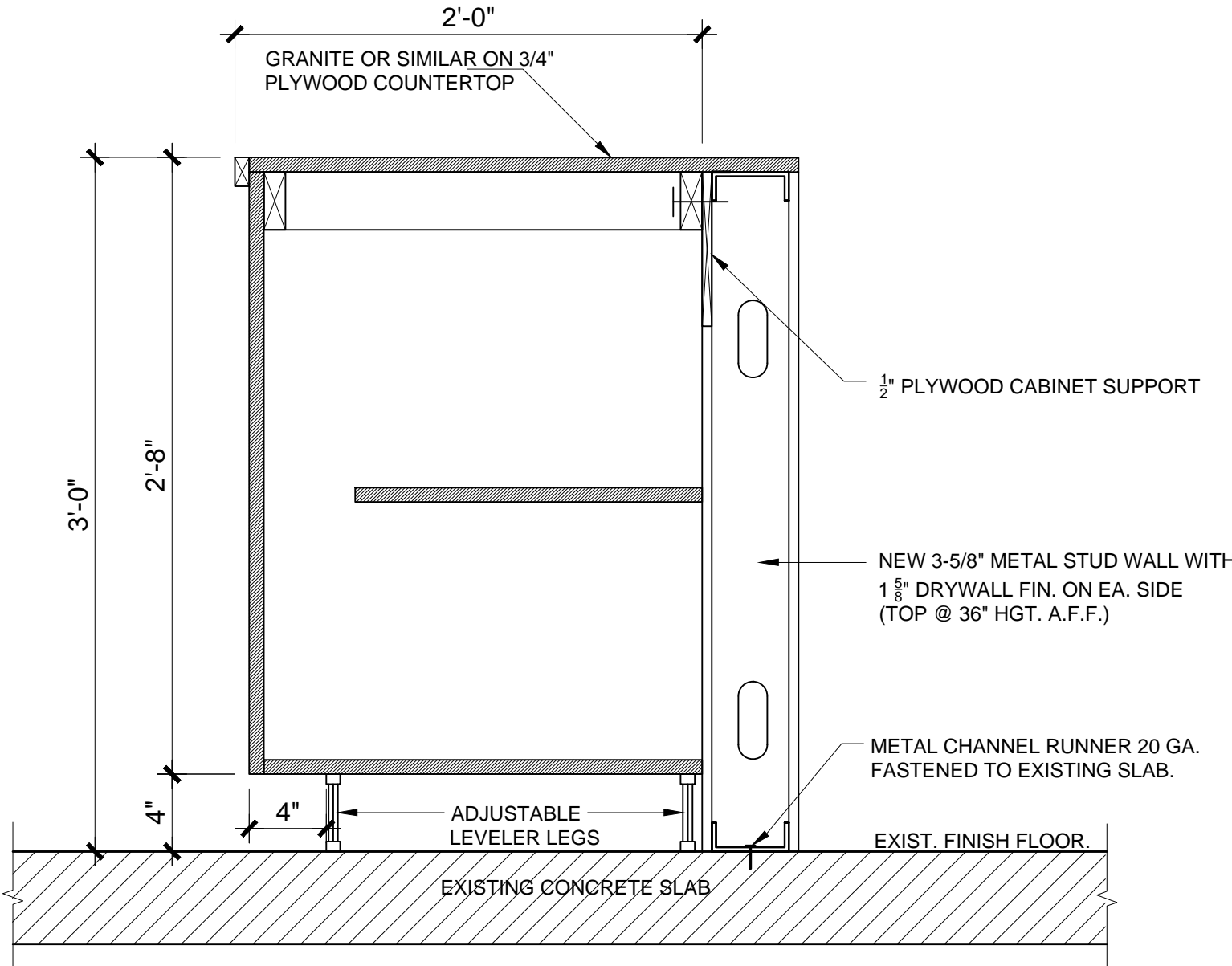
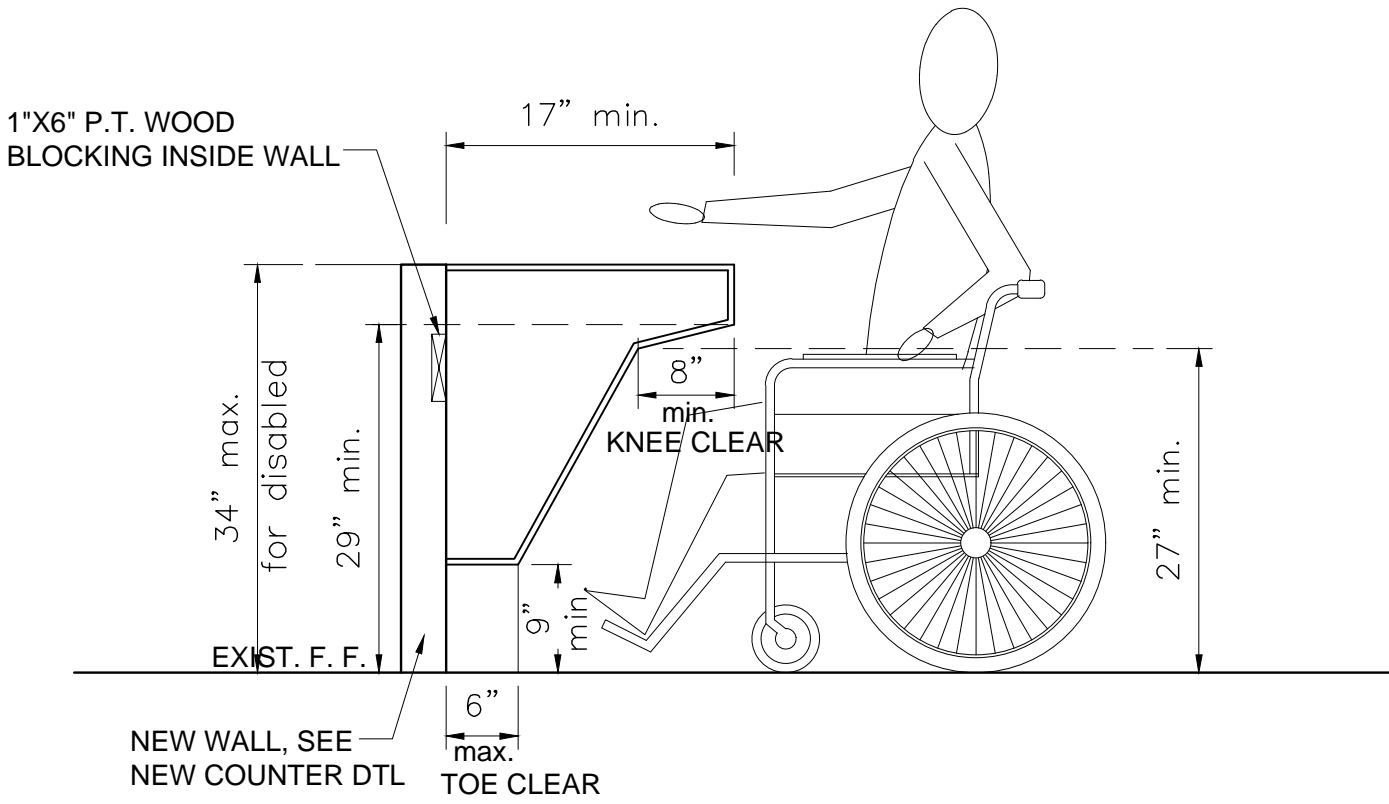
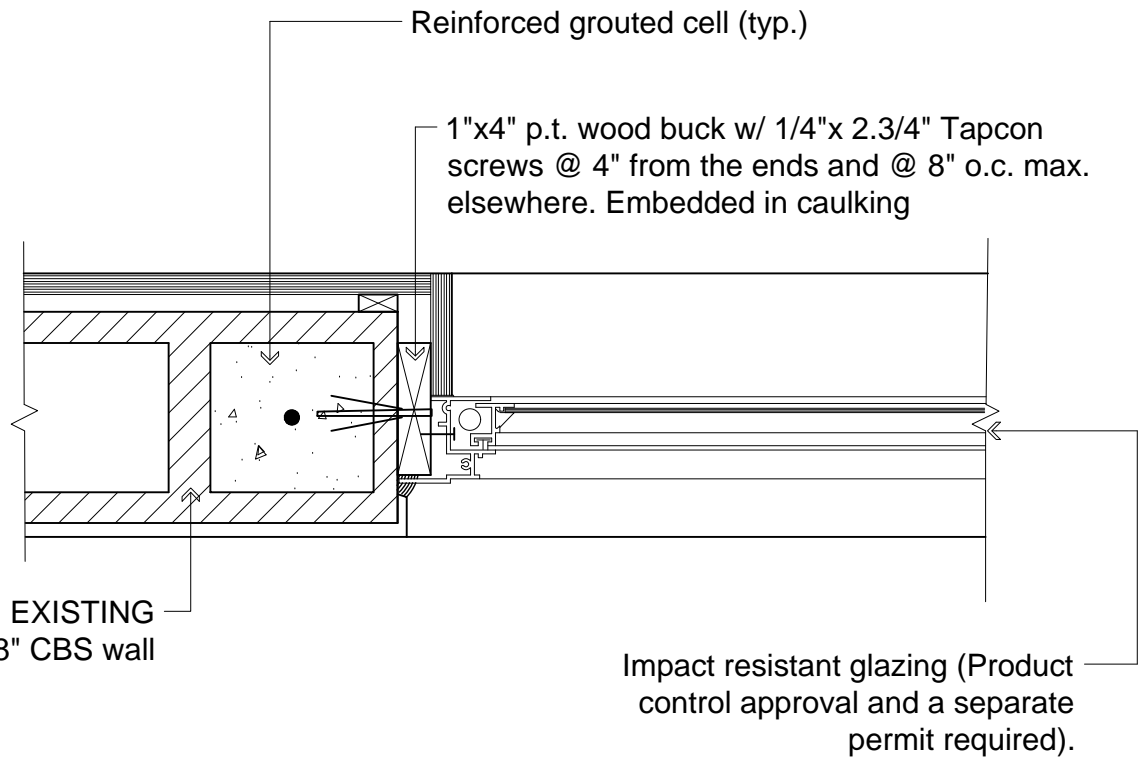


N  
EXISTING FIRE SPRINKLER LAYOUT  
SCALE: N.T.S.



N  
OFFICE ENLARGEMENT EXIST. FIRE SPRINKLER LAYOUT  
SCALE: N.T.S.

NOTE:  
- FIRE SPRINKLERS ARE EXISTING TO REMAIN,  
NOT MODIFICATION IS NECESSARY.

		
DOOR HEAD DETAIL <small>SCALE: N.T.S.</small>	THRESHOLD DETAIL <small>SCALE: N.T.S.</small>	NEW COUNTER SECTION <small>SCALE: N.T.S.</small>
		
	HANDICAP TOE/KNEE CLEARANCE DTL <small>SCALE: N.T.S.</small>	NEW DOOR BUCK DETAIL <small>SCALE: N.T.S.</small>

ARCHITECT  
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No.	REVISION

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Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN

Title:  
**DETAILS PLAN.**

Sheet: **A-5**



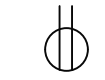

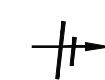


# GENERAL ELECTRICAL NOTES:

1. A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "FLORIDA BUILDING CODE" AND ALL LOCAL ORDINANCES.INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE NFPA
- B. ELECTRICAL WORK SHALL COMPLY WITH THE STANDARDS OF THE FOLLOWING ORGANIZATIONS. ADA (AMERICAN DISABILITY ACT), EIA/TIA (ELECTRICAL INDUSTRIES ASSOC./TELECOMMUNICATIONS INDUSTRIES ASSOC.), ANSI (AMERICAN NATIONAL STANDARD INSTITUTE), FM (FACTORY MUTUAL), (IEEE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS), NECA(NATIONAL ELECTRICAL CONTRACTORS ASSOC.), INC.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER AND SHALL BE COMPLETED AND FULLY OPERATIVE TO THE ACCEPTANCE OF THE OWNER, GENERAL CONTRACTOR AND ENGINEER.
3. CONTRACTOR SHALL GUARANTEE ALL ELECTRICAL WORK, INCLUDING PARTS AND LABOR, FOR A PERIOD OF ONE (1) YEAR AFTER FINAL WRITTEN ACCEPTANCE BY OWNER AND ENGINEER.
4. OBTAIN FULL INFORMATION REGARDING PECULIARITIES AND LIMITATIONS OF SPACE AVAILABLE FOR INSTALLATION OF THE EQUIPMENT AND MATERIALS UNDER CONTRACT, AND PROVIDE READY ACCESSIBILITY TO ELECTRICAL EQUIPMENT, INCLUDING ANY PART OF SYSTEM REQUIRED TO BE REACHED FOR MAINTENANCE AND OPERATIONS.
5. PROVIDE AN ACCURATE LAYOUT, GRADES AND ELEVATIONS; TAKE PROPER PRECAUTIONS TO PROTECT WORK AND EQUIPMENT FROM DAMAGE.
6. CUT ALL OPENINGS REQUIRED TO ACCOMMODATE THE WORK UNDER THIS CONTRACT, AND REPAIR ALL SURFACES, ETC., DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS HEADING MUST CONFORM IN EVERY RESPECT TO FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP SPECIFIED UNDER APPROPRIATE SECTIONS. CONCRETE FLOOR OPENINGS SHALL BE CORE DRILLED. FIRE SEAL PENETRATIONS AS REQUIRED.
7. PROVIDE CODE APPROVED FIRE STOPPING AT ALL CONDUIT, PENETRATIONS THROUGH BUILDING CONSTRUCTION TO MAINTAIN FIRE, SMOKE AND SOUND RATINGS; FIRE SEAL ALL PENETRATIONS; SEAL TELECOMMUNICATION SLEEVES AFTER CABLES HAVE BEEN INSTALLED.
8. THE ELECTRICAL, TELEPHONE AND DATA SERVICE INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF THE POWER, TELEPHONE AND DATA COMPANY. CONTRACTOR SHALL COORDINATE SERVICE REQUIREMENTS WITH THE RESPECTIVE UTILITY COMPANY, PRIOR TO COMMENCEMENT OF WORK AND PROVIDE ALL THEIR REQUIREMENT WITHOUT ADDITIONAL COST TO OWNER.
9. ALL MATERIAL SHALL BE NEW AND OF AMERICAN MANUFACTURE AND BEAR THE UNDERWRITERS'S LABORATORY AND UNION LABELS WHERE APPLICABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DELIVERY SCHEDULE OF MATERIAL.
10. SUBMIT LAYOUT DRAWINGS FOR MAIN ELECTRICAL EQUIPMENT SPACES SUCH AS ELECTRICAL ROOMS, SWITCHGEAR ROOMS, MAJOR CONDUIT BANK RUNS, METER ROOMS. THESE DRAWINGS SHALL BE SUBMITTED IN TIME FOR REVIEW PRIOR TO INSTALLATION OF ELECTRICAL WORK.
11. CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANEL AND SHALL BALANCE THE LOAD ON THE PHASES UNDER NORMAL OPERATING CONDITIONS. PROVIDE TYPEWRITTEN PANEL BOARD DIRECTORIES. UPDATE ALL DIRECTORIES IN EXISTING PANEL BOARDS AFFECTED BY THIS PROJECT ELECTRONICALLY TRACING ALL CIRCUITS.
12. OUTLET BOXES SHALL BE GALVANIZED STEEL OR RUST RESISTANT MALLEABLE IRON ALLOY. OUTLET BOXES FOR WIRING DEVICES SHALL BE ONE PIECE STANDARD GANG BOX. IDENTIFY BOXES AS REQUIRED PER N.E.C. FOR EMERGENCY AND LIFE SAFETY CIRCUITS.
13. PULL AND JUNCTION BOXES SHALL BE OF STEEL CONSTRUCTION, SPOT OF SEAM WELDED AT JOINTS AND HOT DIPPED GALVANIZED AFTER FABRICATION. IDENTIFY PULL AND JUNCTION BOXES AS REQUIRED PER N.E.C.
14. SWITCHES AND DUPLEX CONVENIENCE RECEPTACLES SHALL BE OF SPECIFICATIONS GRADE, BACK OR SIDE WIRED, RATED AT 20 AMPS, 125 VOLT, COLOR AS SELECTED BY ARCHITECT. DUPLEX RECEPTACLES SHALL BE UL-SLOTTED GROUNDING TYPE; GFI RECEPTACLES SHALL BE FEED THROUGH TYPE, WITH INTEGRAL NEMA WD 6, CONFIGURATION 5-2 OR DUPLEX RECEPTACLE TO PROTECT CONNECTED DOWNSTREAM RECEPTACLE, AND SWITCHES SHALL BE HEAVY DUTY OF THE QUIET TYPE. WALL PLATE SHALL MATCH CORRESPONDING WIRING DEVICE. PLATE-SECURING SCREWS SHALL BE METAL WITH HEAD COLOR TO MATCH PLATE FINISH. MATERIAL FOR WALL PLATE SHALL BE SMOOTH PLASTIC.
15. PANEL BOARD SHALL BE DEAD-FRONT CIRCUIT BREAKER GFCI CIRCUIT BREAKRS SHALL BE SINGLE OR TWO-POLE CONFIGURATIONS WITH 5 M-A-LE SENSITIVITY. SUPPLIED WITH COPPER BUSSES, INCLUDING NEUTRAL BAR AND GROUNDING BAR. CABINET SHALL BE FABRICATED OF CODE GAUGE GALVANIZED SHEET METAL AND COMPLETELY GALVANIZED FOR CORROSION PROTECTION. SUPPLY PHENOLIC NAMEPLATE 25.4mm (1") x 76.2mm (3") ON EXTERIOR OF PANEL AND ENGRAVED WITH PANEL DESIGNATION. PROVIDE TYPEWRITTEN DIRECTORY INCLUDING LOAD TYPE AND ROOMS SERVED.
16. COORDINATION WITH OTHER TRADES:
  - A. PROVIDE COMPLETE AND PROPERLY FUNCTIONING ELECTRICAL SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THE CONDITION OF THE PREMISES, THESE PLANS AND ALL CONTRACT DOCUMENTS AND SPECIFICATIONS RELATING TO THE AREA OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR RESOLUTION AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK AS A RESULT OF ANY OF THESE CONDITIONS WILL NOT BE ACCEPTED.
  - B. SPECIAL ATTENTION SHALL BE GIVEN BUT NOT BE LIMITED TO NEW AND EXISTING SITE UTILITIES AND/OR FIELD CONDITIONS.
  - C. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LUMINAIRES (LIGHT FIXTURES).
  - D. VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR. PROVIDE LUMINAIRES (LIGHT FIXTURES) WHICH ARE COMPATIBLE WITH THE CEILING SYSTEM AND INCLUDE ALL REQUIRED MOUNTING ACCESSORIES AND HARDWARE.
  - E. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AND UTILITIES.

SCOPE OF WORK:  
POWERING 6 NEW AC MACHINES, 7 PADEL COURTS  
AND ADD 4 REFRIGERATOR AS PER FLORIDA BUILDING  
CODE 2023(8TH EDITION) IN EXISTING BUILDING  
AND NEC 2020.

NOTE:  
REFER TO PADEL COURT SHOW DRAWINGS FOR  
POWERING, GROUNDING AND LIGHTING.

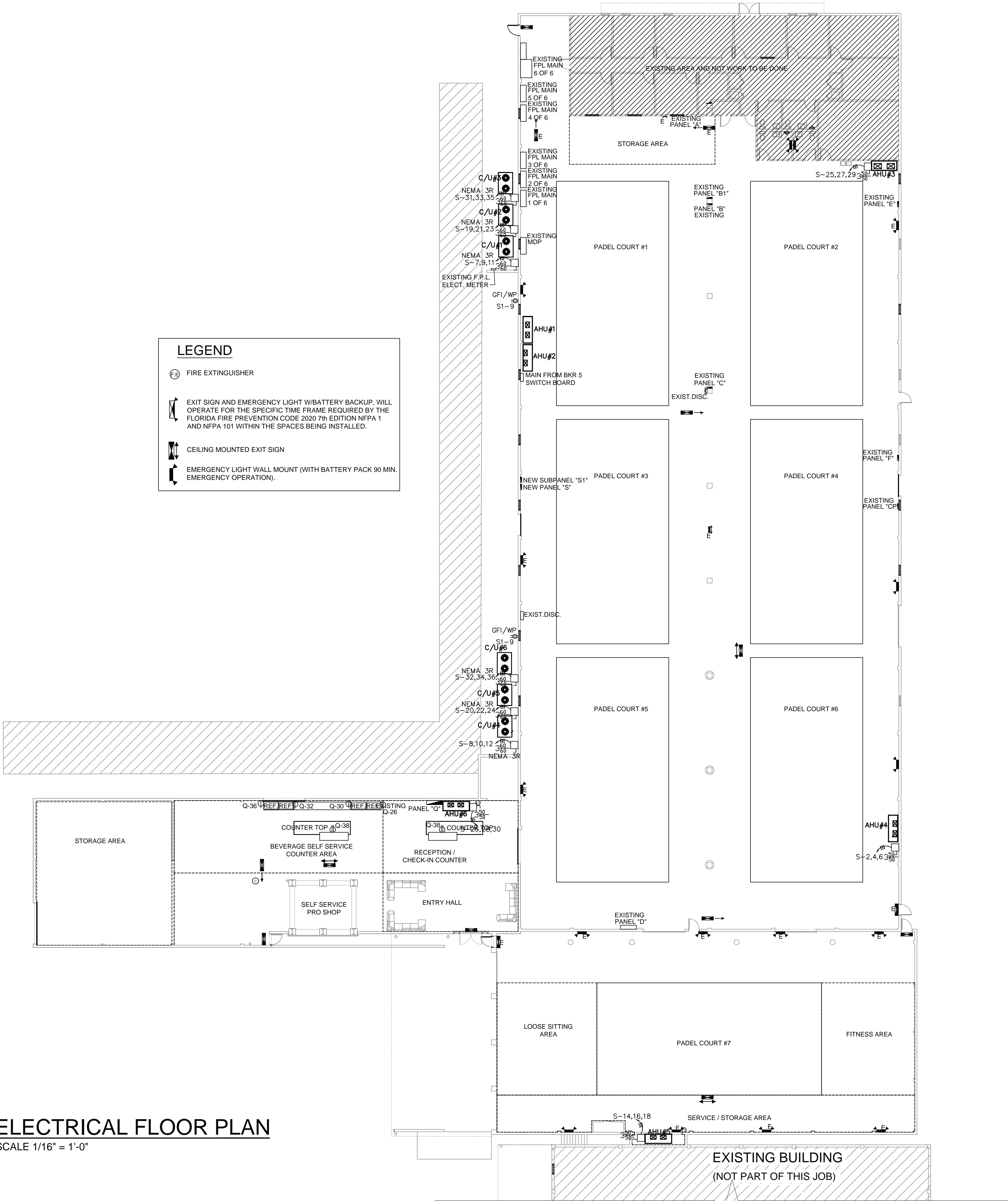
## LEGEND

-  ELECTRIC PANEL
-  GFI GROUND FAULT INTERRUPTER
-  DUPLEX RECEPTACLE OUTLET, 120 VOLTS, 3-WIRE, GROUNDING TYPE 20 AMPS, INSTALL 18" A.F.F. UNLESS OTHERWISE INDICATED.
-  WP WEATHER-RESITANT
-  HOME-RUN TO ELECTRIC PANEL. HATCH MARKS INDICATE NUMBER OR WIRES.
-  E DENOTE EXISTING DEVICE TO REMAIN
-  N DENOTE NEW DEVICE

NOTE:  
ALL EXISTING LIGHTING TO REMAIN.

## ELECTRICAL FLOOR PLAN

SCALE 1/16" = 1'-0"

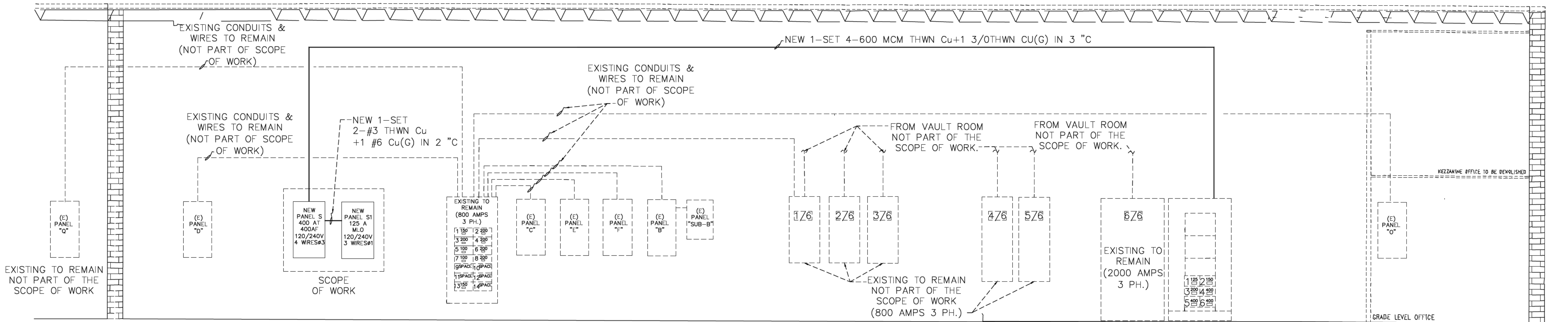


No.	REVISION

Project Name: **Change of Use for: Smash Padel Club Doral**  
Project Location: **8080 NW 58th St. Doral, FL 33166**

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Drawn by	E.L.
Date	08-03-24
Scale	AS SHOWN
Title:	RISER & PANELS SCHEDULES
Sheet:	E-2



## PARTIAL EXISTING ELECTRICAL RISER DIAGRAM

NTS

NEW SUB-PANEL S1																
VOLTAGE:			120 / 240 VOLTS			MAIN: 125 AMPS										
PHASE:			3 PHASES, 4 WIRES			NEUTRAL: 125 AMPS										
MOUNTING:			SURFACE			BREAKER SIZE: MLO										
Cond	Wire	Circuit ID	LOAD	Poles	Trip	CKT #	A	C	CKT #	Trip	Poles	LOAD	Circuit ID	Wire	Cond	
1/2"	#12	PADEL COURT #1	400	1	20	1	x		2	20	1	400	PADEL COURT #2	#12	1/2"	
1/2"	#12	PADEL COURT #3	400	1	20	3		x	4	20	1	400	PADEL COURT #4	#12	1/2"	
1/2"	#12	PADEL COURT #5	400	1	20	5	x		6	20	1	400	PADEL COURT #6	#12	1/2"	
1/2"	#12	PADEL COURT #7	400	1	20	7		x	8							
1/2"	#12	RECEPTACLES	920	1	20	9	x		10							
						11		x	12							
						13	x		14							
						15		x	16							
						17	x		18							
						19		x	20							
Total Demand KVA=1.25*(LIGHTS+HIGHEST MOTOR)+OTHERS @ 100%= 4420 FEED FROM NEW PANEL S																
18 AMPS																

NEW PANEL S																
VOLTAGE:			120 / 240 VOLTS			MAIN: 400 AMPS										
PHASE:			3 PHASES, 4 WIRES			NEUTRAL: 400 AMPS										
MOUNTING:			SURFACE			BREAKER SIZE: 400 AMPS										
Cond	Wire	Circuit ID	LOAD	Poles	Trip	PHASES						Circuit ID	Wire	Cond		
						CKT #	A	B	C	CKT #	Trip				Poles	LOAD
1"	#6	AHU-1(*)	16224	3	50	1	x			2	50	3	16224	AHU-4(*)	#6	1"
						3		x		4						
						5			x	6						
1"	#6	CU-1(*)	16973	3	60	7	x			8	60	3	16973	CU-4(*)	#6	1"
						9		x		10						
						11			x	12						
1"	#6	AHU-2(*)	16224	3	50	13	x			14	50	3	16224	AHU-5(*)	#6	1"
						15		x		16						
						17			x	18						
1"	#6	CU-2(*)	16973	3	60	19	x			20	60	3	16973	CU-5(*)	#6	1"
						21		x		22						
						23			x	24						
1"	#6	AHU-3(*)	16224	3	50	25	x			26	50	3	16224	AHU-6(*)	#6	1"
						27		x		28						
						29			x	30						
1"	#6	CU-3(*)	16973	3	60	31	x			32	60	3	16973	CU-6(*)	#6	1"
						33		x		34						
						35			x	36						
						37	x			38	100	2	4420	SUBPANEL S1	#3	1-1/2"
						39		x		40						
						41			x	42						
HL																
Total Demd and KVA=1.25*(LIGHTS+HIGHEST MOTOR)+OTHERS @ 10 131718      FEED FROM MAIN 6 OF 6																
317 AMPS																

EXISTING PANEL Q																	
VOLTAGE:			120 / 240 VOLTS			MAIN: 150 AMPS			PHASE:			1 PHASES, 3 WIRES			NEUTRAL: 150 AMPS		
MOUNTING:			SURFACE			BREAKER SIZE			MLO								
PHASES																	
Cond	Wire	Circuit ID	LOAD	Poles	Trip	CKT #	A	B	C	CKT #	Trip	Poles	LOAD	Circuit ID	Wire	Cond	
1-1/2"	#4	SUBPANEL G1	15360	2	80	1	x			2	20	1	720	GENERAL RECEPTACLES	#12	1/2"	
						3		x		4	20	1		SPARE			
1/2"	#12	ROLL UP DOOR	400	1	20	5			x	6	20	1	800	ROLL UP DOOR	#12	1/2"	
1/2"	#12	GENERAL RECEPTACLES	400	1	20	7	x			8	20	1	800	ROLL UP DOOR	#12	1/2"	
		SPARE				9		x		10	20	2	1000	EXTRACTOR #4	#12	1/2"	
1/2"	#12	GENERAL RECEPTACLES	720	1	20	11			x	12							
1/2"	#12	GENERAL LIGHTS	920	1	20	13	x			14	20	2	1000	EXTRACTOR #5	#12	1/2"	
1/2"	#12	ROLL UP DOOR	1200	2	20	15		x		16							
						17			x	18	30	2		SPARE			
1"	#6	COMP. #1	4500	2	60	19	x			20							
						21		x		22							
1"	#6	COMP. #2	4500	2	60	23			x	24	20	1	720	GENERAL LIGHTS	#12	1/2"	
						25	x			26	20	1	1500	NEW REFRIGERATOR	#12	1/2"	
1"	#6	COMP. #3	4000	2	60	27		x		28							
						29			x	30	20	1	1500	NEW REFRIGERATOR	#12	1/2"	
1"	#6	COMP. #4	4000	2	60	31	x			32	20	1	1500	NEW REFRIGERATOR	#12	1/2"	
						33		x		34							
						35			x	36	20	1	1500	NEW REFRIGERATOR	#12	1/2"	
						37	x			38	20	1	1500	NEW COUNTER	#12	1/2"	
						39		x		40							
						41			x	42							
HL																	
Total Dem and KVA=1.25*(LIGHTS+HIGHEST MOTOR)+OTHERS @ 100%= 48575 FEED FROM NEW PANEL MDP 800 AMPS 117 AMPS																	

EXISTING MDP 6 OF 6																
VOLTAGE:			120 / 240 VOLTS			MAIN: 2000 AMPS										
PHASE:			3 PHASES, 4 WIRES			NEUTRAL: 2000 AMPS										
MOUNTING:			SURFACE			BREAKER SIZE: 2000 AMPS										
PHASES																
Cond	Wire	Circuit ID	LOAD	Poles	Trip	CKT #	A	B	C	CKT #	Trip	Poles	LOAD	Circuit ID	Wire	Cond
1-1/2"	#1	EOL #1	41184	3	125	1	x			2	150	3	16224	PANEL AIR COMP.	#1/0	2"
						3		x		4						
						5			x	6						
2"	#3/0	EOL #2	62400	3	200	7	x			8	400	3	131718	NEW PANEL S		
						9		x		10						
						11			x	12						
		SPARE		3	400	13	x			14	400	3		SPARE		
						15		x		16						
						17			x	18						
Total Dem and KVA=1.25*(LIGHTS+HIGHEST MOTOR)+OTHERS @ 10 255582 FEED FROM VAULT 614 AMPS																

SPLIT-SYSTEM SCHEDULE		
AIR HANDLER	SYSTEM#	1,2,3,4,5 & 6
	AREA SERVING	SEE M1
	NOMINA. CAP. (TN)	20
	TOTAL CAP. (BTU/HR)	240,000
	SENSIBLE CAP. (BTU/HR)	224,100
	EER	11
	DISIGN MANUFACTURE	TRANE (or equal approved)
	VOLTAGE	460V-3P
	REFRIGERANT LINES (LIQ/SUCT)	1-5/8" - 5/8"
	MODEL	TWE240
	SUPPLY (CFM)	7200
	OUT SIDE AIR SUPPLY (CFM)	1680 CFM EA SYSTEM
CONDENSER	EXT STATIC PRESS. IN WG	1.2
	HEATER (KW)	15
	MCA (AMP)	39
	EVAP. ENTERING AIR TEMP (F) DB/WB	80/67
	MODEL	TIA240
	MCA (AMP)	40.8
	AMBIENT AIR TEMP (F) DB	95
	CONDENSING TEMP (F) MAX	125

NOTE:  
1- INSTALL EACH THERMOSTAT IN A PLAIN LOCKABLE WALL MOUNTED BOX.

MECHANICAL SCOPE OF WORK:
(THIS IS A PROPOSE INSTALL A/C IN A PADEL COURTS AREA)
- IS LIMITED TO FURNISH AND INSTALL 6 A/C UNITS AS SPECIFIED IN THESE PLANS
- IS LIMITED TO INSTALL NEW A/C DUCT WORK AS SPECIFIED IN THESE PLAN
- EXISTING OFFICE AREA DENOTED IN HACTH WILL REMAIN AND IS NOT PART OF SCOPE OF WORK.

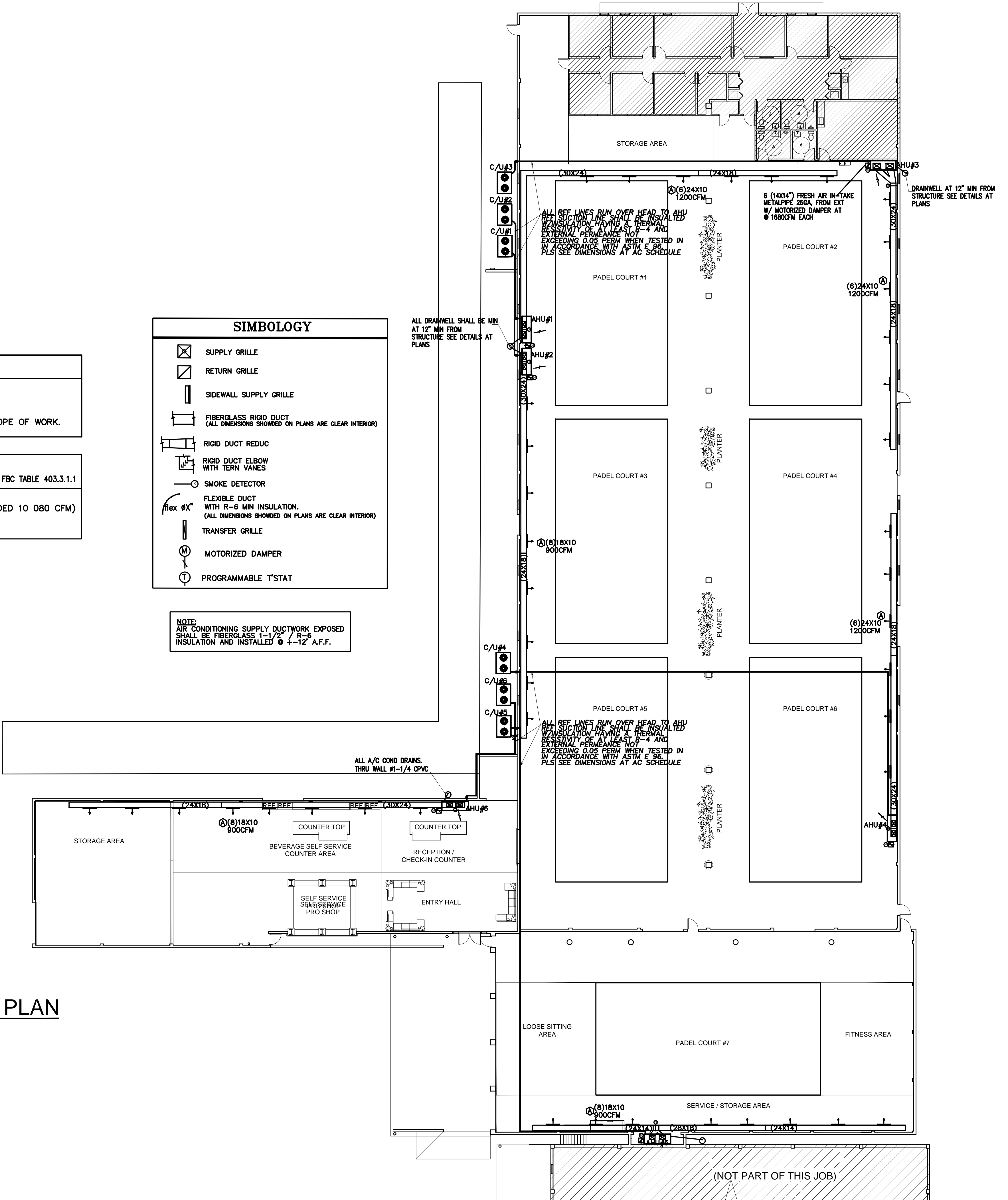
OUTDOOR AIR CALCULATIONS	AS PER FBC TABLE 403.3.1.1
40CFM/PER X 100 PERS + 0.12 CFM/SQFT X 42000 SQFT = 10 000 CFM (PRVIDED 10 080 CFM)	

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR(S)	X	
FIRE DAMPER(S)		X
SMOKE DAMPER(S) [1]		X
FIRE RATED ENCLOSURE		X
FIRE RATED ROOF/FLOOR		X
FIRE STOPPING		X
SMOKE CONTROL		X

SIMBOLOGY	
	SUPPLY GRILLE
	RETURN GRILLE
	SIDEWALL SUPPLY GRILLE
	FIBERGLASS RIGID DUCT (ALL DIMENSIONS SHOWN ON PLANS ARE CLEAR INTERIOR)
	RIGID DUCT REDUC
	RIGID DUCT ELBOW WITH TERN VANES
	SMOKE DETECTOR
	FLEXIBLE DUCT WITH R-6 MIN INSULATION. (ALL DIMENSIONS SHOWN ON PLANS ARE CLEAR INTERIOR)
	TRANSFER GRILLE
	MOTORIZED DAMPER
	PROGRAMMABLE T'STAT

NOTE:  
AIR CONDITIONING SUPPLY DUCTWORK EXPOSED  
SHALL BE FIBERGLASS 1-1/2" / R-6  
INSULATION AND INSTALLED @ 4'-12" A.F.F.

**MECHANICAL FLOOR PLAN**  
SCALE 1/16" = 1'-0"



ARCHITECT  
AR 0016550

9231 SW 12 ST.  
Miami Fl. 33174  
305-554 1094  
786-6835155  
Fax: 305-5541134  
ARENCO@AOL.COM

REVISION	No.

Project Name:  
**Residence Addition.**

Property Owner:  
2100 NW 107 Street.  
Miami, FL 33167

ALL CONCEPTS, DESIGNS, ARRANGEMENTS,  
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OSCAR A. POSADA ARCHITECT.

Drawn by	E.L.
Date	07-18-2022
Scale	AS SHOWN

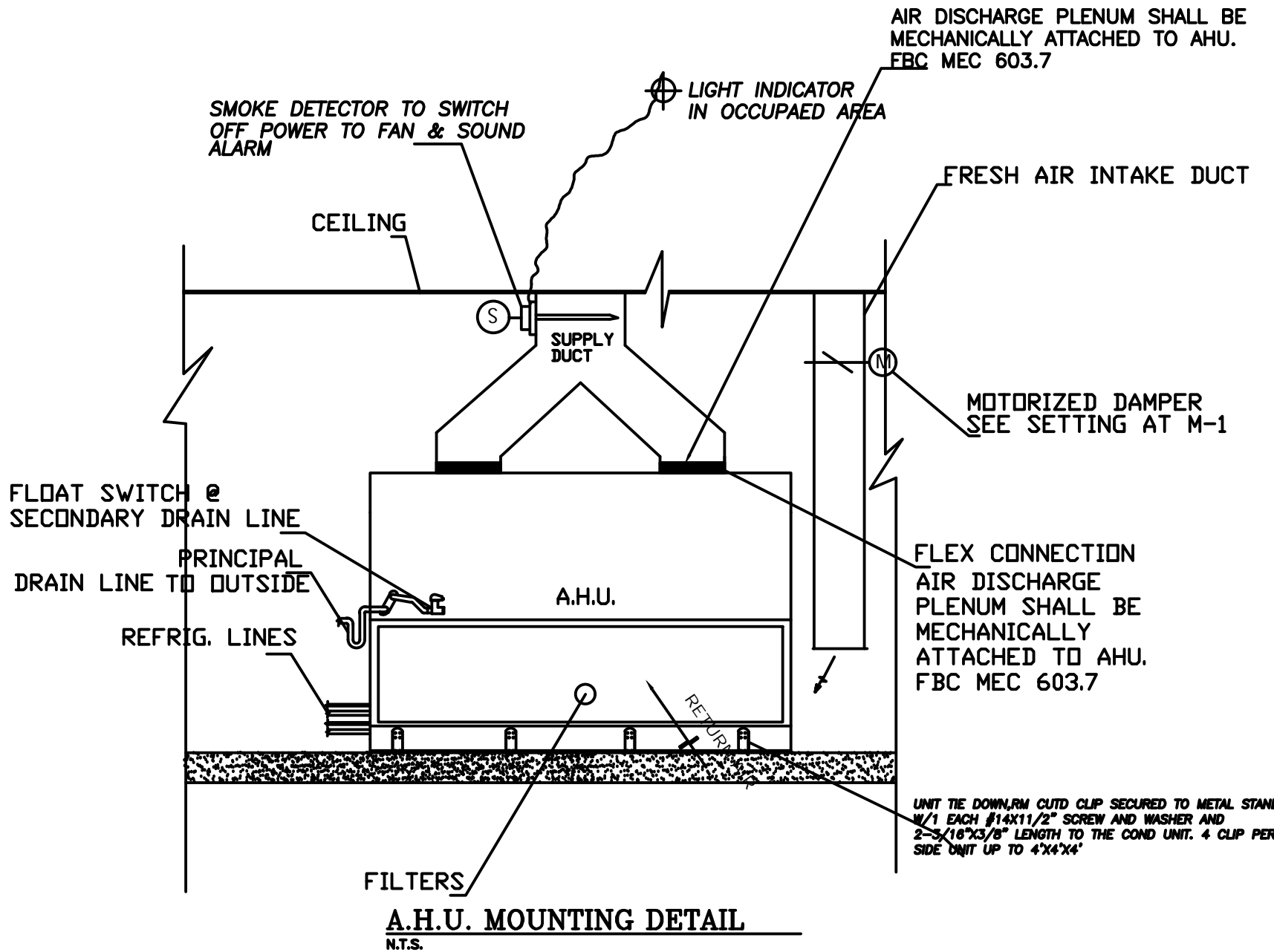
Title:

Sheet:  
**MECHANICAL  
FLOOR PLAN  
M-1**

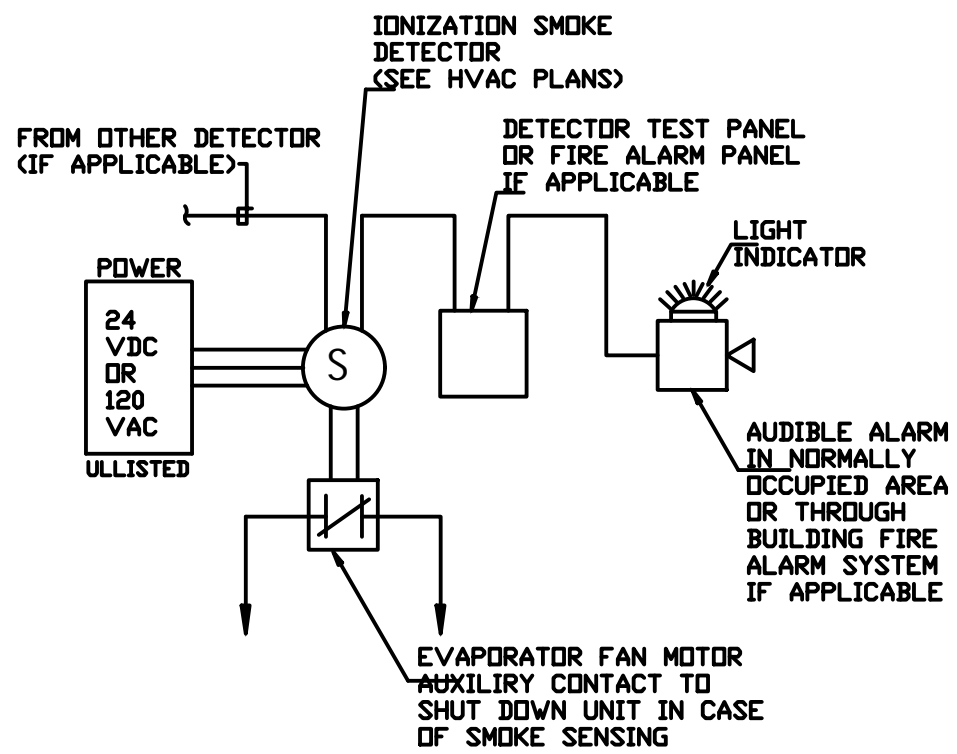
H.V.A.C. GENERAL NOTES

- ALL WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE 2023, 8th ED, NFPA, NEC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, PERFORMANCE BONDS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE MECHANICAL SYSTEMS, AND SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN PERMIT.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- EXCEPT WHERE LONGER WARRANTIES ARE SPECIFIED FOR SPECIFIC EQUIPMENT, CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL WRITTEN ACCEPTANCE OF THE PROJECT BY THE OWNER.
- PROVIDE ALL NECESSARY INSTRUCTIONS TO THE OWNER IN THE OPERATION OF THE MECHANICAL SYSTEMS BEFORE FINAL ACCEPTANCE.
- PROVIDE EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS. MANUALS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR ACCEPTANCE.
- SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND EQUIPMENT FOR ACCEPTANCE OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT AND MATERIALS.
- LABEL AND IDENTIFY ALL EQUIPMENT, MOTOR STARTERS, CONTROLS, PIPING AND VALVES. SUBMIT IDENTIFICATION SCHEME TO THE ARCHITECT/ENGINEER FOR APPROVAL.
- ALL CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL SUB-CONTRACTOR. WIRING SHALL BE AS PER THE ELECTRICAL SPECIFICATIONS. MECHANICAL SUB-CONTRACTOR TO FURNISH ALL MOTORS AND STARTERS, RELAYS, TIME CLOCKS, ETC.
- PRODUCTS AND MATERIALS SPECIFIED BY TRADE NAME AND/OR MODEL ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, APPEARANCE, PERFORMANCE AND DIMENSIONS. CONTRACTOR SHALL BASE HIS BID ON THOSE ITEMS, WHICH SHALL BE CONSIDERED TO ESTABLISH A STANDARD BASIS OF BIDDING. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER DEMONSTRATING THAT THE PROPOSED PRODUCT IS COMPARABLE, AND THAT BASIC DESIGN, CONSTRUCTION STANDARDS, QUALITY AND WARRANTIES ARE EQUAL OR BETTER THAN THE PRODUCT SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE IN THE WORK REQUIRED BY OTHER TRADES AND SHALL PAY FOR ANY EXPENSES INCURRED DUE TO THE CONTRACTOR'S REQUEST FOR REVISIONS OR SUBSTITUTIONS.
- CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE PROJECT SITE WITH UP-TO-DATE INFORMATION ON AS-BUILT CONDITIONS INDICATING WITH COLORED PENS ALL CHANGES AND DEVIATIONS FROM THE CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE TURNED OVER TO THE ARCHITECT/ENGINEER AT THE COMPLETION OF THE PROJECT AS A PRE-REQUISITE FOR FINAL PAYMENT.
- PROVIDE ALL NEW MATERIALS OF AMERICAN MANUFACTURE, BEARING THE U.L. LABEL AS APPLICABLE. PROVIDE SUPPLEMENTAL MATERIALS NOT SPECIFICALLY NOTED HEREIN, BUT REQUIRED TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DRAWINGS, AT NO ADDITIONAL COST TO THE OWNER.
- FURNISH ALL NECESSARY ACCESS PANELS TO CONTROL VALVES, DAMPERS, ETC., TO THE GENERAL CONTRACTOR, FOR INSTALLATION UNDER THE GENERAL TRADES.
- BALANCE ALL SYSTEMS TO PROVIDE AIR QUANTITIES AND CAPACITIES INDICATED ON DRAWINGS. SUBMIT FINAL TEST AND BALANCE REPORT TO ARCHITECT/ENGINEER FOR ACCEPTANCE.
- ALL WORK SHALL BE FIELD CHECKED BEFORE INSTALLATION AND COORDINATED WITH ALL OTHER TRADES. THE CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DEPICT APPROXIMATE EQUIPMENT LOCATIONS AND ARRANGEMENTS, NOT TO SHOW ANY MINOR DETAIL. PLANS SHALL NOT BE SCALED. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DIMENSIONS.
- ALL SIZES SHOWN FOR DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS.
- ADJUST DUCT SIZES TO MATCH INLET AND OUTLET CONNECTIONS OF FANS, AIR CONDITIONERS, ETC.
- EXCEPT AS SPECIFIED OTHERWISE, AIR CONDITIONING SUPPLY, TRANSFER AND RETURN AIR DUCTWORK SHALL BE CLASS 1 GLASS FIBER DUCT BOARD CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA FIBROUS DUCT CONSTRUCTION STANDARDS.
- AIR CONDITIONING SUPPLY DUCTWORK EXPOSED SHALL BE FIBERGLASS 1" R-4 INSULATION AND INSTALLED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION AND SEALED ALL DUCT JOINTS
- OUTSIDE AIR AND TOILET EXHAUST AIR DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. ALL DUCT JOINTS SHALL BE SEALED AND TAPED. TOILET EXHAUST DUCTWORK SHALL TERMINATE WITH A WALL CAP EQUIPPED WITH 5/16-INCH MESH STAINLESS STEEL SCREENS.
- PROVIDE VOLUME DAMPERS, TURNING VANES, ETC., IN DUCTWORK FOR PROPER AIR FLOW AND BALANCE. PROVIDE VOLUME DAMPER WITH LOCKING QUADRANT AT ALL FLEXIBLE DUCT CONNECTIONS WITH SUPPLY DUCTWORK. PROVIDE MULTIPLE VANE EXTRACTORS WITH CONTROL RODS ACCESSIBLE FROM THE REGISTER AT ALL OUTLETS CONNECTED CLOSER THAN TWO DUCT DIAMETERS TO MAIN SUPPLY DUCT, AND WHERE SHOWN ON DRAWINGS.
- FLEXIBLE DUCTS SHALL BE THE INSULATED TYPE, SUPPORTED AND INSTALLED TO AVOID SAGS AND KINKS. ALL FLEXIBLE DUCTS SHALL BE SIMILAR IN LENGTH TO AVOID DISSIMILAR PRESSURE DROPS. FLEXIBLE DUCTS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. SEAL ALL FLEXIBLE DUCTS TO SUPPLY DUCTS AND DIFFUSERS WITH DUCT TAPE AND MASTIC.

- UNLESS NOTED OTHERWISE, FLEXIBLE DUCTS SHALL BE SAME SIZE AS DIFFUSER NECKS.
- FRESH AIR INTAKES SHALL BE PROVIDED WITH A STAINLESS STEEL SCREENS NOT LARGER THAN 1/2-INCH MESH, AND WHERE LOCATED ON ROOFS, SHALL BE PERMANENTLY MARKED "INTAKE".
- INTERLOCK ELECTRIC DUCT HEATERS WITH COMPRESSOR CIRCUIT SO THAT HEATERS CAN NOT OPERATE SIMULTANEOUSLY WITH COMPRESSORS.
- LOCATE ELECTRIC HEATERS TO PROVIDE ADEQUATE ACCESS AND CLEARANCES AT FRONT OF CONTROL PANEL FOR MAINTENANCE IN ACCORDANCE WITH CODES.
- FIRE DAMPERS SHALL BE U.L. LABELED AND CERTIFIED TO HAVE BEEN TESTED AND RATED IN ACCORDANCE WITH UL-555 FOR AIR VELOCITY AND DIFFERENTIAL AIR PRESSURE IN EITHER DIRECTION.(IF APPLY)
- PROVIDE INTERNAL LINING (R-4, 1 PCF, NEOPRENE COATED, NFPA 90-A GLASS FIBER LINING) FOR ALL AIR CONDITIONING SUPPLY AIR DUCTWORK EXPOSED.
- CEILING PLENUMS: WHERE PLENUMS ARE USED FOR RETURN AIR DO NOT INSTALL COMBUSTIBLE OR PLASTIC MATERIALS IN CEILING PLENUMS.
- MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO MAKE SURE THAT NO ELECTRICAL CONDUITS ARE INSTALLED PRIOR TO THE DUCTS BEING HUNG, WHERE THE CONDUITS MAY INTERFERE WITH THE REQUIRED DUCT CLEARANCES IN THE CEILING SPACES. GRAVITY TYPE PLUMBING PIPING TAKES PRECEDENCE OVER OTHER TRADES. PLUMBING PRESSURE PIPING MAY BE OFFSET TO CLEAR DUCTWORK AS REQUIRED.
- REFRIGERANT PIPING SHALL BE SEAMLESS COPPER TUBING TYPE L HARD OR SOFT DRAWN OR ACR COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT FITTINGS. SOLDER SHALL BE 95/5, APPLIED WITH SUITABLE FLUX. REFRIGERANT PIPING ON THE ROOF SHALL BE RIGID COPPER TUBING.
- PROVIDE FOR EACH REFRIGERANT SYSTEM, THERMOSTATIC EXPANSION VALVES WITH EXTERNAL EQUALIZERS, LIQUID REFRIGERANT FILTER WITH ISOLATION VALVES, MOISTURE INDICATOR, PURGER AND CHARGING FITTINGS, AND SHUT OFF VALVES AT CONDENSING UNITS. PROVIDE SUCTION PIPING ACCUMULATORS WHERE RECOMMENDED BY THE AIR CONDITIONING EQUIPMENT MANUFACTURER.
- INSULATE REFRIGERANT SUCTION PIPING WITH 1/2" FIRE RESISTANT FOAM PLASTIC OR CLOSED CELL POLYETHYLENE PRE-MOLDED PIPE INSULATION. INSULATION FOR PIPING EXPOSED TO WEATHER SHALL BE CLOSED CELL POLYETHYLENE INSULATION. ALL INSULATION JOINTS SHALL BE SOLVENT SOLDERED.
- MOUNT VERTICAL AIR HANDLING UNITS ON RUBBER-IN-SHEAR VIBRATION ISOLATORS HAVING A MINIMUM STATIC DEFLECTION OF 1/4 INCH. SUPPORT AIR HANDLERS ON FABRICATED STEEL FRAME BASES SECURED TO THE FLOOR AND INDEPENDENT FROM ALL WALLS AND PARTITIONS.
- PROVIDE AUXILIARY DRAIN PAN UNDER SUSPENDED AIR HANDLERS WITH SEPARATE DRAIN TO DISCHARGE AS NOTED ON DRAWINGS.
- PROVIDE ROOF SUPPORT FOR CONDENSING UNITS AND REFRIGERANT PIPING. ALL STEEL SUPPORTS EXPOSED TO WEATHER SHALL BE GALVANIZED AFTER FABRICATION. HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
- ALL REFRIGERANT COMPRESSORS SHALL BE WARRANTED FOR A MINIMUM OF 5 YEARS AFTER DATE OF ACCEPTANCE OF THE PROJECT.
- PROVIDE AIR CONDITIONING UNITS WITH MATCHING HEAT-COOL THERMOSTATS WITH ON-OFF-AUTO SUB-BASE SWITCH, FURNISHED BY THE A/C EQUIPMENT MANUFACTURER.
- CEILING FANS: PROVIDE WITH CEILING GRILLES, CENTRIFUGAL FANS, SOUND ATTENUATED ENCLOSURES AND AUXILIARY SWITCH.
- PROVIDE BASEMENT EXHAUST FAN WITH A CARBON MONOXIDE CONTROLLER SET TO START FAN WHENEVER A CONCENTRATION OF 25 PPM OR LARGER IS DETECTED. (IF APPLY)
- DUCT LOCATIONS MAY CHANGE DUE TO FIELD CONDITIONS.
- UNDERCUT 1 INCH ALL INTERIOR DOORS.
- THERMOSTAT SHALL BE PROGRAMMABLE HONEYWELL OR SIMILAR.
- REFRIGERANT SCTION LINE SHALL BE INSULATED W/ ARMAFLEX 1/2" MIN THINCK.
- TEST AND BALANCE REPORT ARE REQUIRED BY MECHANICAL CONTRACTOR FOR FINAL INSPECTION. FBC M-507.16.

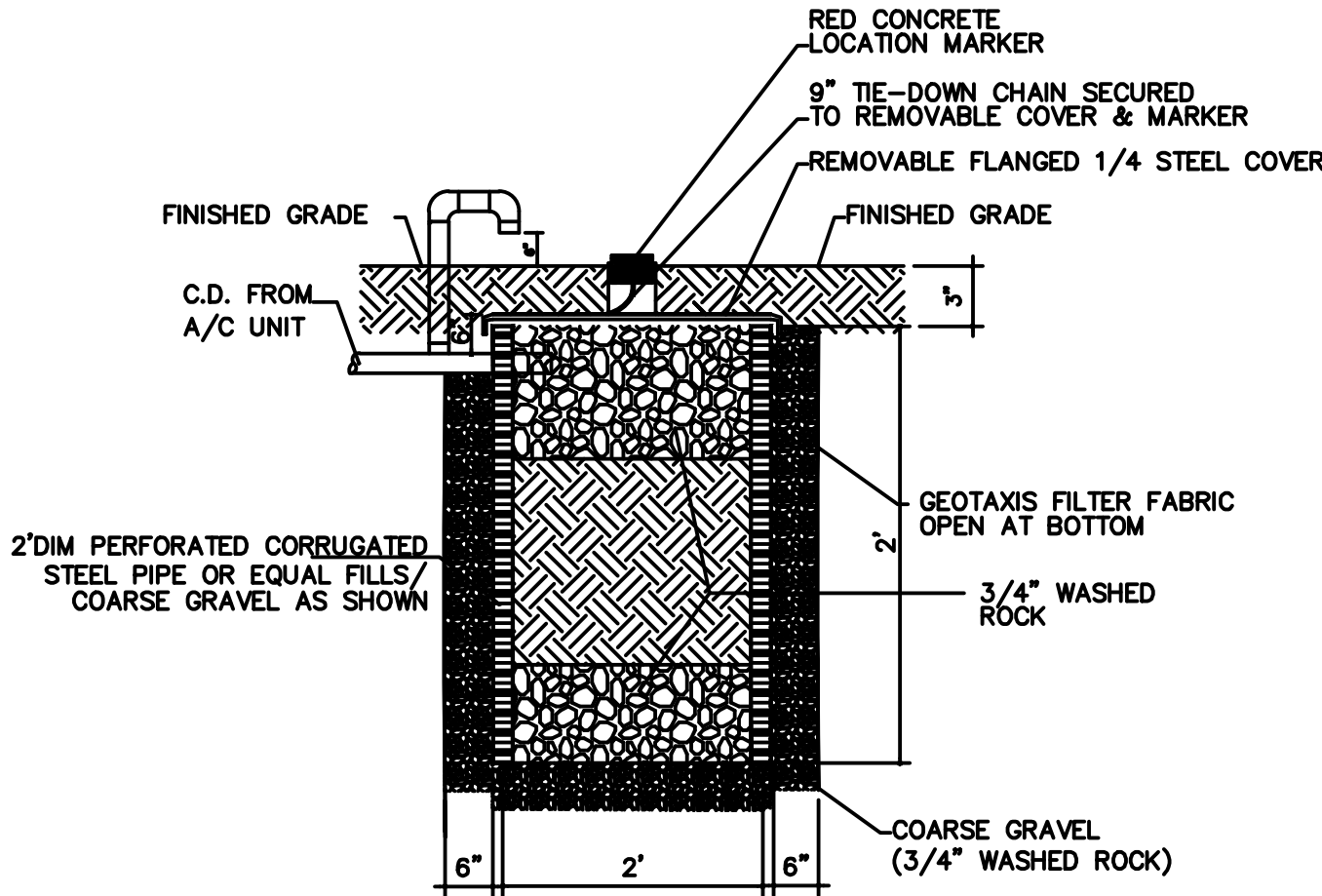


NOTES:  
- AHU SHALL BE INSTALLED MAINTAIN MFR'S RECOMMENDED CLEARANCES FOR AIRFLOW AND MAINTENANCE ACCESS  
- COMBUSTIBLE MATERIALS ARE NOT ALLOWED INSIDE A/C CLOSET AND OR PLENUMS.

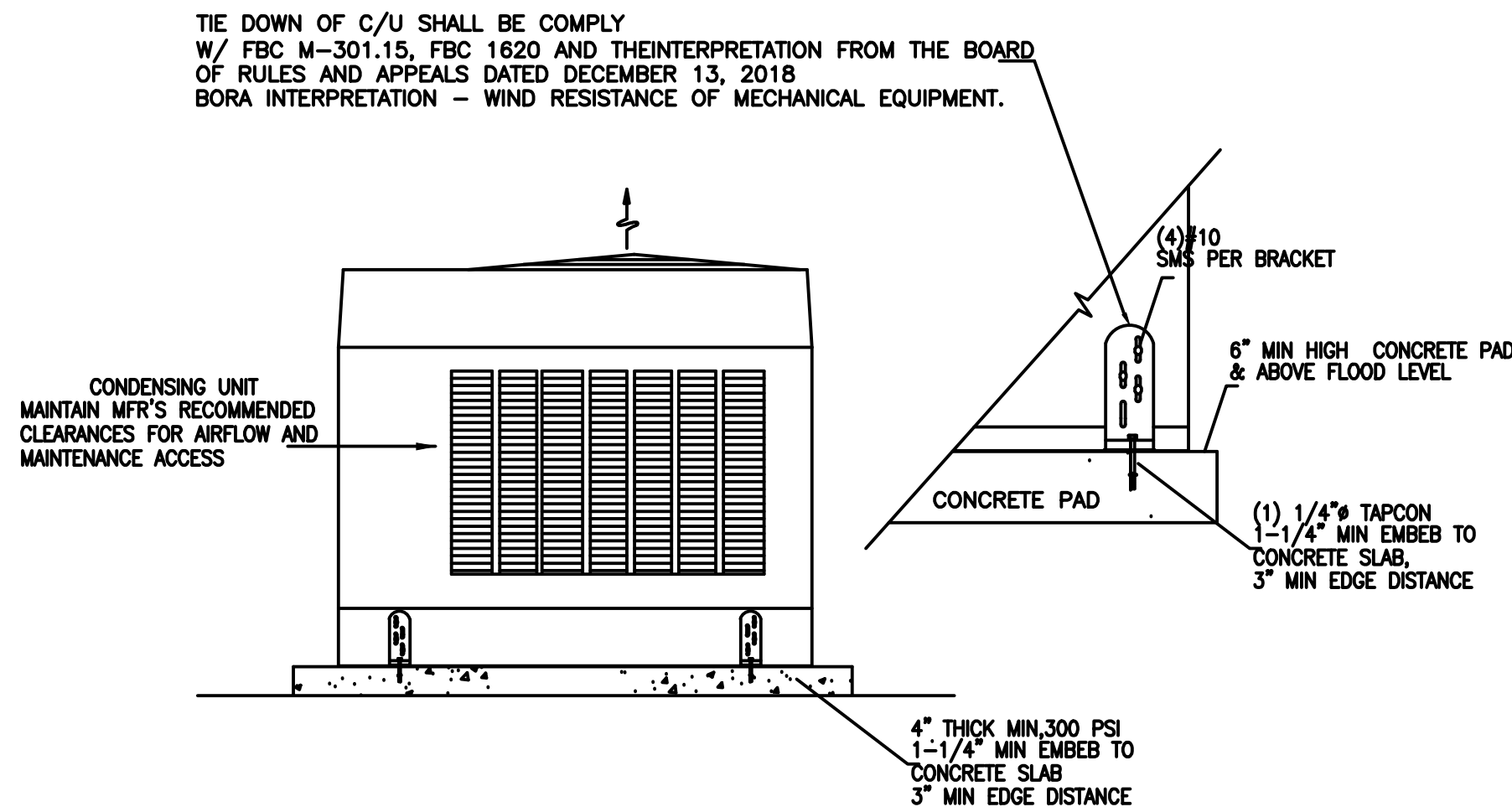


AHU DUCT SMOKE DETECTOR  
N.T.S.

- NOTE:  
FLEXIBLE DUCT INSTALLATION AND SUPPORT:  
FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT CONSTRUCTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
  - BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
  - TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
  - HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN IMMEDIATE FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCTS OR EQUIPMENT SHALL BE CONSIDERED TO BE SUPPORTS.
  - VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
  - HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING FLEXIBLE DUCT THAT IN DIRECT CONTACT WITH IT BE LESS THAN 1/2 INCHES WIDE.



A/C CONDENSATE DRYWELL DET  
N.T.S.

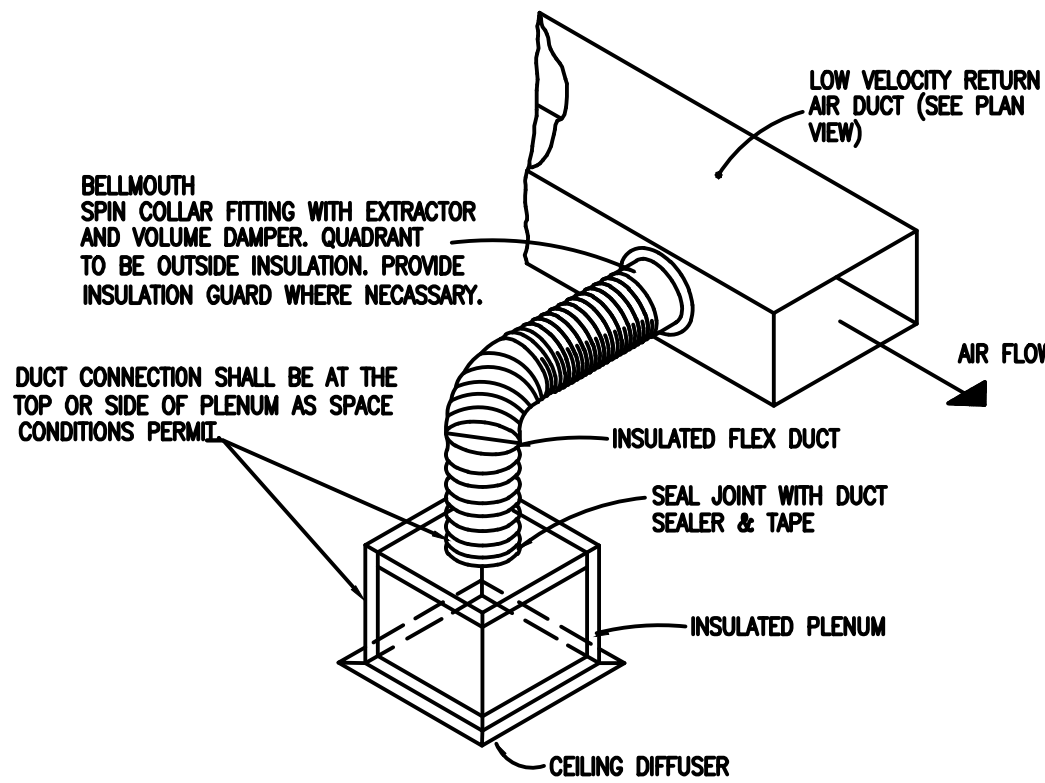


CONDENSING UNIT INSTALLATION DETAIL  
N.T.S.

NOTES:  
- REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS. TO COMPLIANCE WITH THE FBC, R SECTION M1411.6.  
- ALL EXPOSED REFRIGERANT PIPING INSULATION TO BE JACKETED OR PAINTED WITH AV PROTECTIVE PAINT. NOTE ON CONDENSING UNIT MOUNTING DETAIL.

A/C GRILLE SPECS.

A	SUPPLY GRILLE	TITUS MODEL: 250-AA W/O.B.D. or similar
B	RETURN GRILLE	TITUS MODEL: 350FL or similar

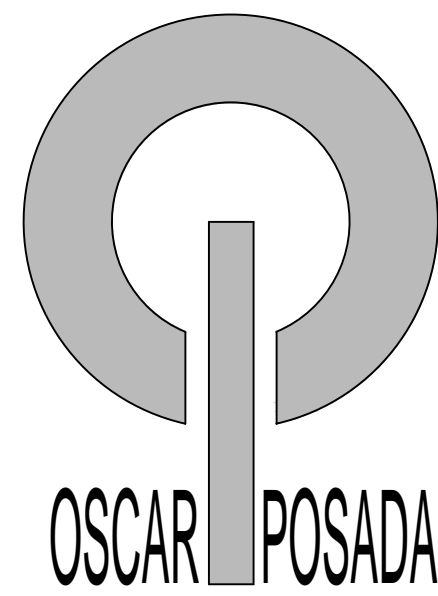


FLEXIBLE DUCT CONNECTIONS DETAIL (TYPICAL)  
N.T.S.

STANDARD 3" WIDE HANGERS	
Hanger extension to be the sum of the distances between the hanging wires and the duct size, ID (Smacna)	
Duct size, Inches	Maximum Hanger Spacing
48: Wide or grater	4 ft
Less tha 48" wide and less than 48" deep	6ft
Width between 28" & 48" and greater than 16" deep	6ft
Less than 28" wide and 18" depth or less	8ft

CHANNEL SECTION		
If Total Extension is not greater than:	Minimum Channel Gauge	Minimum Channel Profile
6"	24	3" x 1.5"
18"	22	3" x 2"
30"	18	3" x 2"

USE OF 2" WIDE 22 gauge 2"x 1.5" hangers may be substituted for 3" hangers for ducts with widths not over 48" and depths not over 24" provided that not more than one joint occurs between hangers and the maximum hanger spacing 4ft. Exception: When duct perimeter is 80" or less and does not require reinforcement two joints are permitted between hangers



ARCHITECT  
AR 0016550

9231 SW 12 ST.  
Miami Fl. 33174  
305-554 1094  
786-6835155  
Fax: 305-5541134  
ARENCO@AOL.COM

REVISION	No.

Project Name:  
**Residence Addition.**

Property Owner:

Project Location:  
2100 NW 107 Street.  
Miami, FL 33167

ALL CONCEPTS, DESIGNS, ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE OWNED AND ARE THE PROPERTY OF THIS OFFICE. AND WHERE CREATED, INVENTED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NO IDEA, DESIGN, ARRANGEMENT OR PLAN SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF: OSCAR A. POSADA ARCHITECT.

Drawn by	E.L.
Date	07-18-2022
Scale	AS SHOWN

Title:

MECHANICAL NOTES  
AND DETAILS

Sheet:

M-2

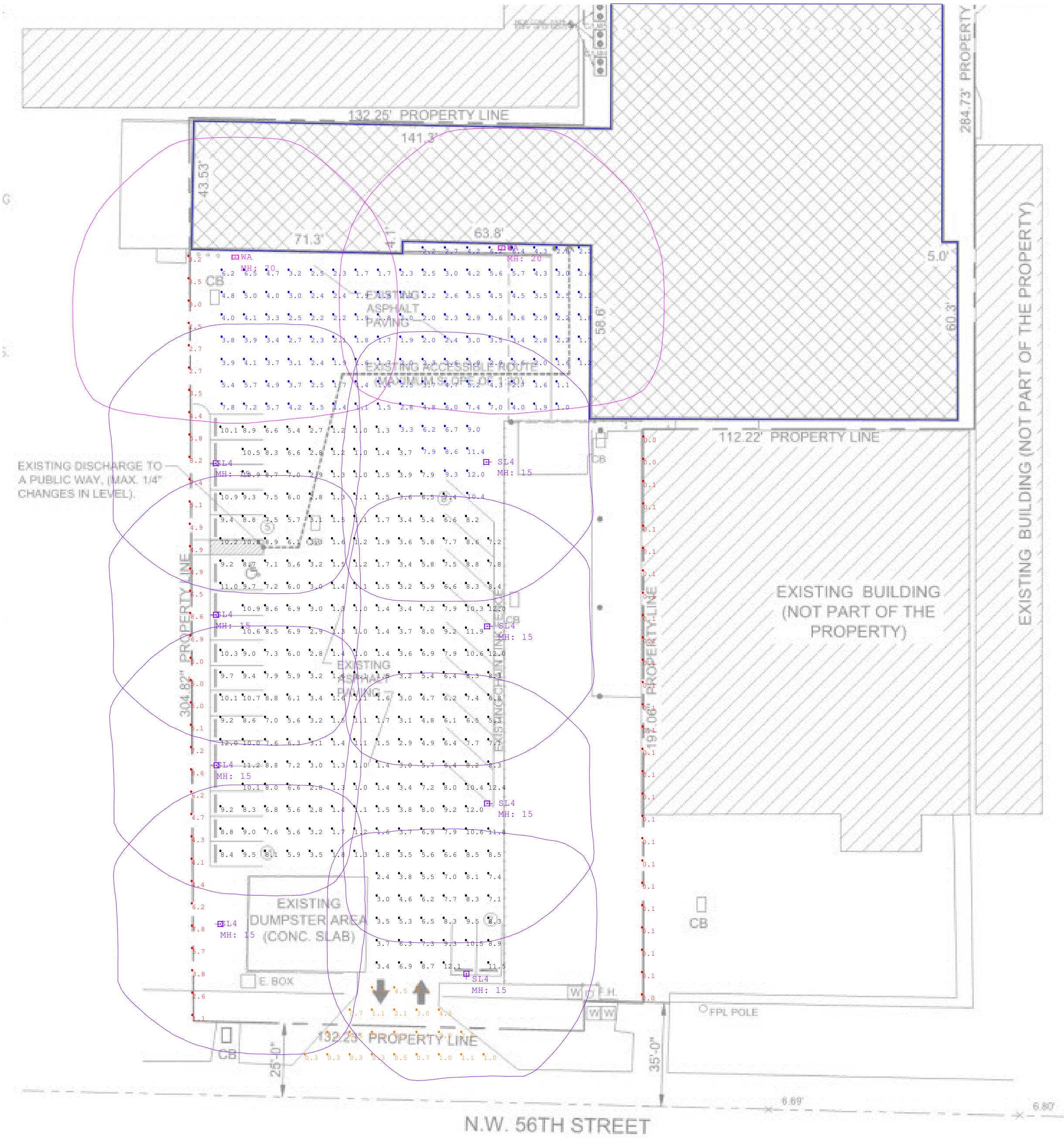
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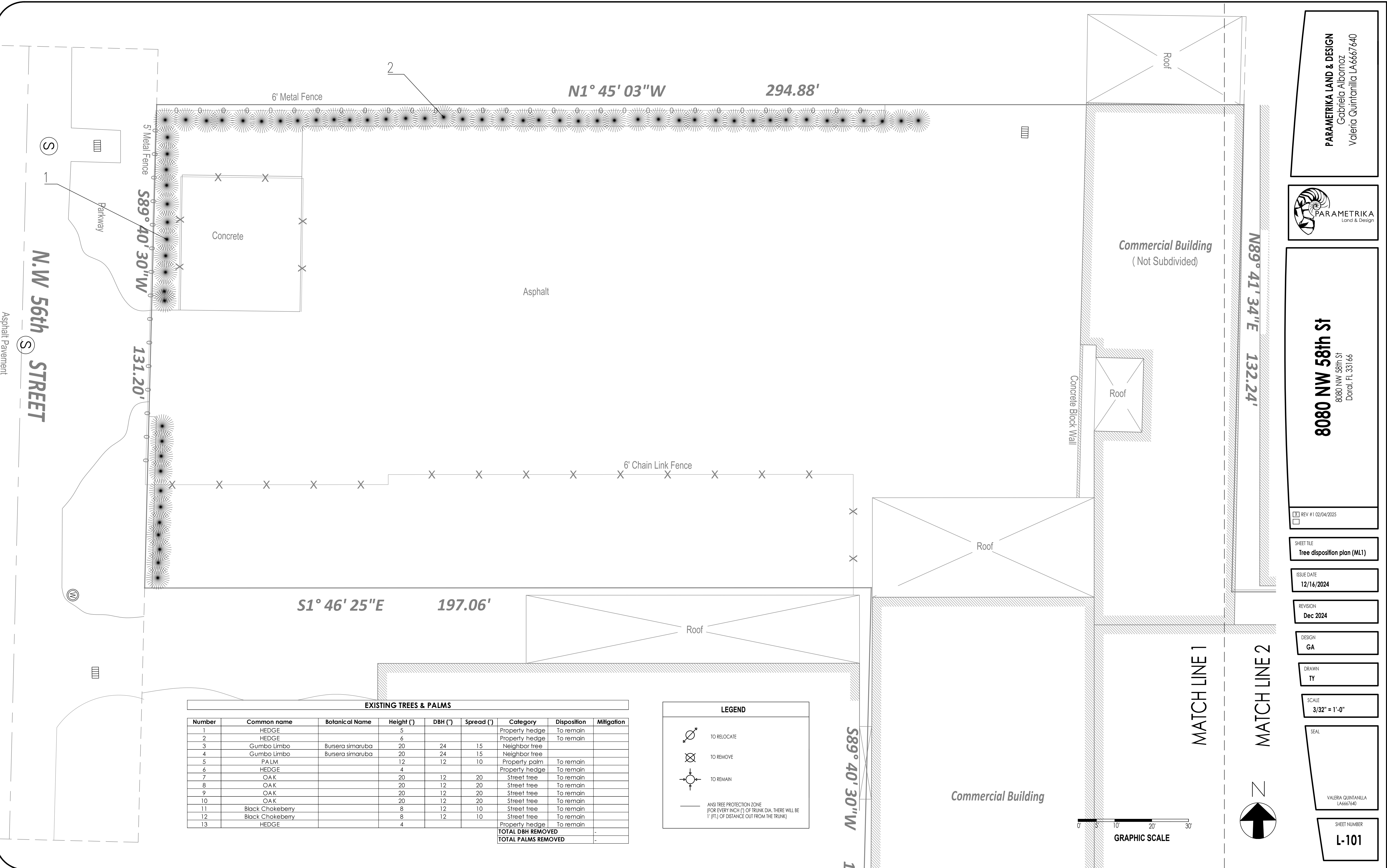
DB Lighting Consultation (DBLC) assumes no responsibility for any errors in the IES files, background images, or other information provided to DBLC to be used in these calculations. Actual or measured results may vary due to manufacturer tolerances, component malfunctions, obstructions, varying surface reflectance's and other field conditions. The owner assumes all responsibility for compliance with federal, state and/or local codes and regulations.

Luminaire Data - DB Lighting Consultation							
Label	Qty	Symbol	(MANUFAC)	Description	LLF	Watts	Lumens
SL4	8	□	Lumipro Lighting	1-ST-RM-200W-T4	0.900	205.221	26714
WA	2	□	Lumipro Lighting	1-ST-RM-150W-T4	0.900	148.383	18846

Calculation Values - DB Lighting Consultation						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Driveway	Illuminance	Fc	1.98	6.3	0.3	5.27
Parking	Illuminance	Fc	5.71	12.4	1.0	5.71
Property Line East	Illuminance	Fc	0.09	0.1	0.0	N/A
Property Line West	Illuminance	Fc	5.01	8.6	1.1	4.55
Service Yard	Illuminance	Fc	3.87	12.0	1.0	3.87

- NOTES:
- The calculated results of this lighting simulation represent a prediction of system performance and are not guaranteed.
  - Actual measured results may vary from the anticipated performance and are subject to means and conditions which are beyond the control of DB Lighting Consultation.
  - Illumination values shown (in foot-candles) are horizontal at grade level based on Pole Mounting Height 15'-0" Wall Mounting Height 20'
  - Calculation points are on an 8' x 8' spacing
  - Per fixture isolines shown represent 0.35 fc and is for reference only





PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



8080 NW 58th St

8080 NW 58th St

Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE

Tree disposition plan (ML1)

ISSUE DATE

12/16/2024

REVISION

Dec 2024

DESIGN

GA

DRAWN

TY

SCALE

3/32" = 1'-0"

SEAL

VALERIA QUINTANILLA

LA6667640

SHEET NUMBER

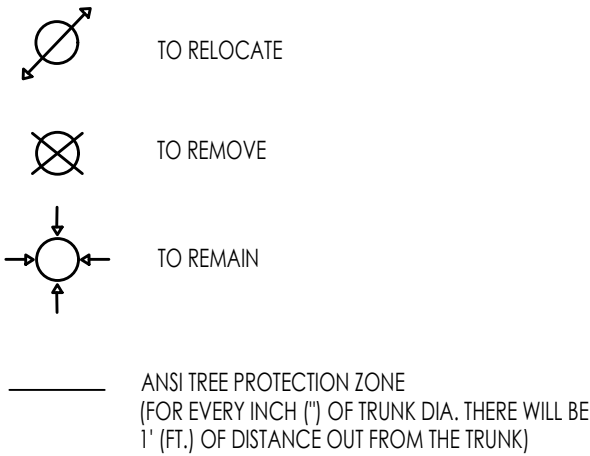
L-101

EXISTING TREES & PALMS

Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Category	Disposition	Mitigation
1	HEDGE		5			Property hedge	To remain	
2	HEDGE		6			Property hedge	To remain	
3	Gumbo Limbo	Bursera simaruba	20	24	15	Neighbor tree		
4	Gumbo Limbo	Bursera simaruba	20	24	15	Neighbor tree		
5	PALM		12	12	10	Property palm	To remain	
6	HEDGE		4			Property hedge	To remain	
7	OAK		20	12	20	Street tree	To remain	
8	OAK		20	12	20	Street tree	To remain	
9	OAK		20	12	20	Street tree	To remain	
10	OAK		20	12	20	Street tree	To remain	
11	Black Chokeberry		8	12	10	Street tree	To remain	
12	Black Chokeberry		8	12	10	Street tree	To remain	
13	HEDGE		4			Property hedge	To remain	

TOTAL DBH REMOVED -  
TOTAL PALMS REMOVED -

LEGEND



Two Story  
Commercial Building No. 8130  
(Not Subdivided)

Two Story  
Commercial Building No. 8080  
(Not Subdivided)

Commercial Building No. 8050  
(Not Subdivided)

PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
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8080 NW 58th St  
Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE  
Tree disposition plan (ML2)

ISSUE DATE  
12/16/2024

REVISION  
Dec 2024

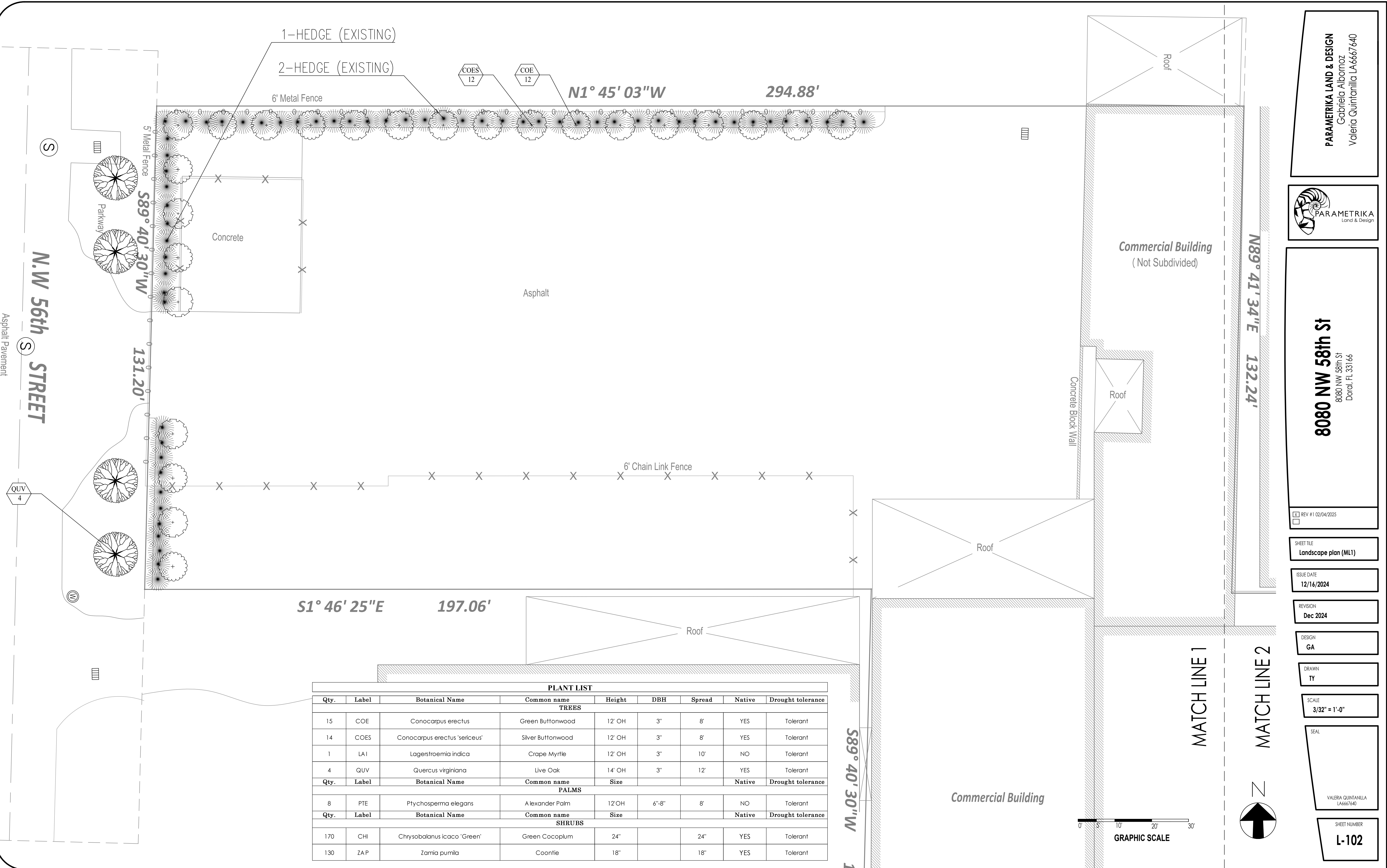
DESIGN  
GA

DRAWN  
TY

SCALE  
3/32" = 1'-0"

SEAL  
VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-101.1



PLANT LIST								
Qty.	Label	Botanical Name	Common name	Height	DBH	Spread	Native	Drought tolerance
TREES								
15	COE	Conocarpus erectus	Green Buttonwood	12' OH	3"	8'	YES	Tolerant
14	COES	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' OH	3"	8'	YES	Tolerant
1	LA I	Lagerstroemia indica	Crape Myrtle	12' OH	3"	10'	NO	Tolerant
4	QUV	Quercus virginiana	Live Oak	14' OH	3"	12'	YES	Tolerant
Qty.	Label	Botanical Name	Common name	Size			Native	Drought tolerance
PALMS								
8	PTE	Ptychosperma elegans	Alexander Palm	12' OH	6"-8"	8'	NO	Tolerant
Qty.	Label	Botanical Name	Common name	Size			Native	Drought tolerance
SHRUBS								
170	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"		24"	YES	Tolerant
130	ZAP	Zamia pumila	Coontie	18"		18"	YES	Tolerant

PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



8080 NW 58th St

8080 NW 58th St

Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE

Landscape plan (ML1)

ISSUE DATE

12/16/2024

REVISION

Dec 2024

DESIGN

GA

DRAWN

TY

SCALE

3/32" = 1'-0"

SEAL

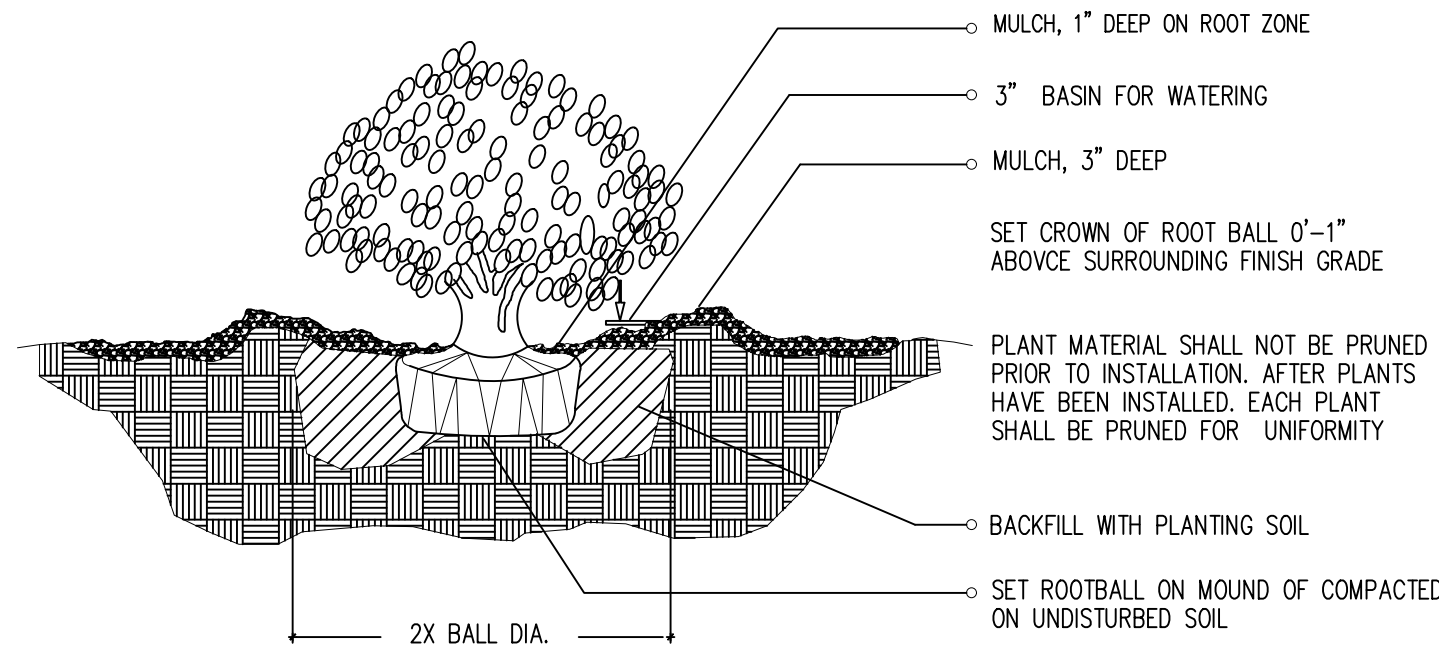
VALERIA QUINTANILLA

LA6667640

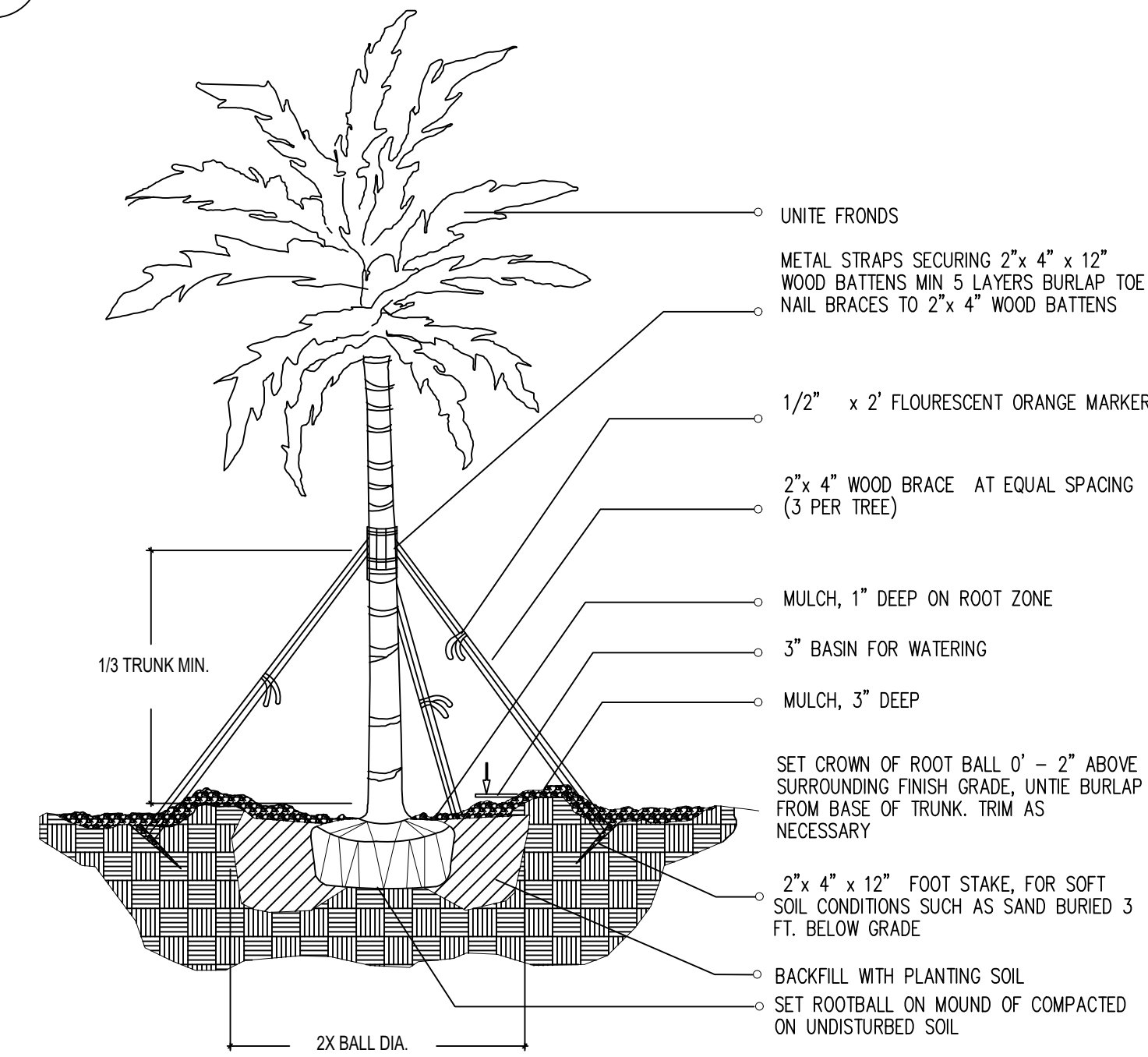
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L-102

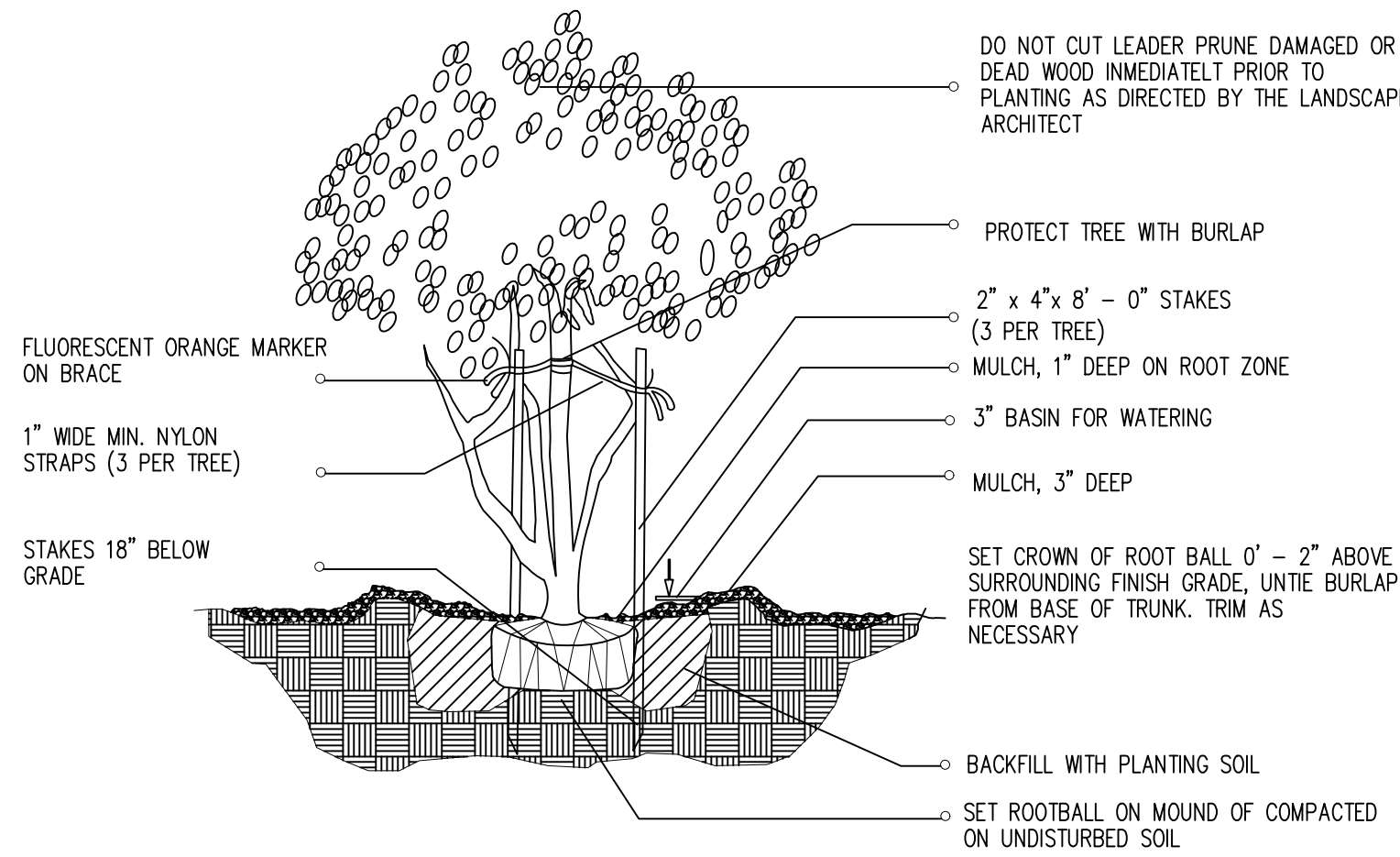




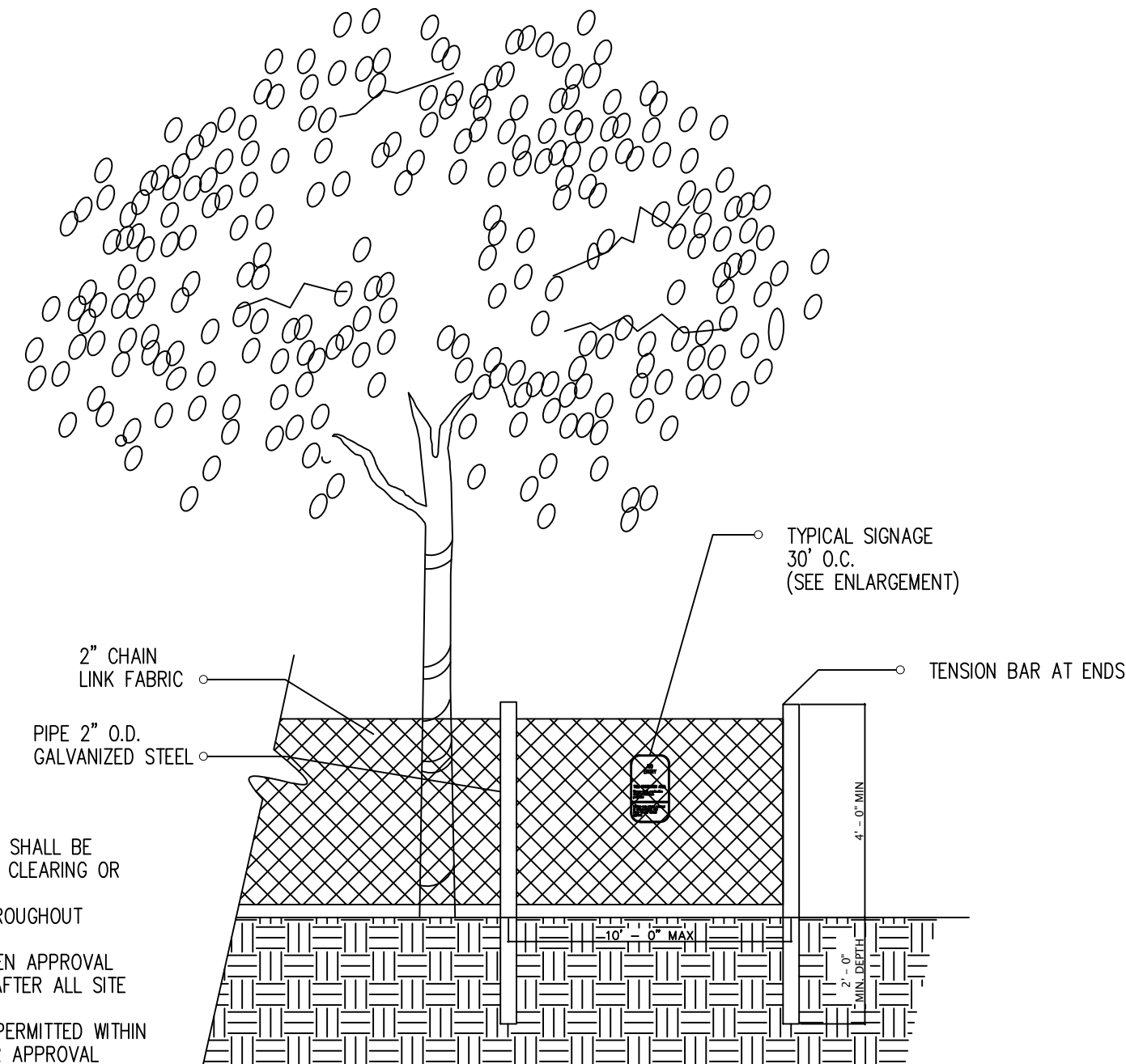
1-1 SHRUB / PLANTING DETAIL



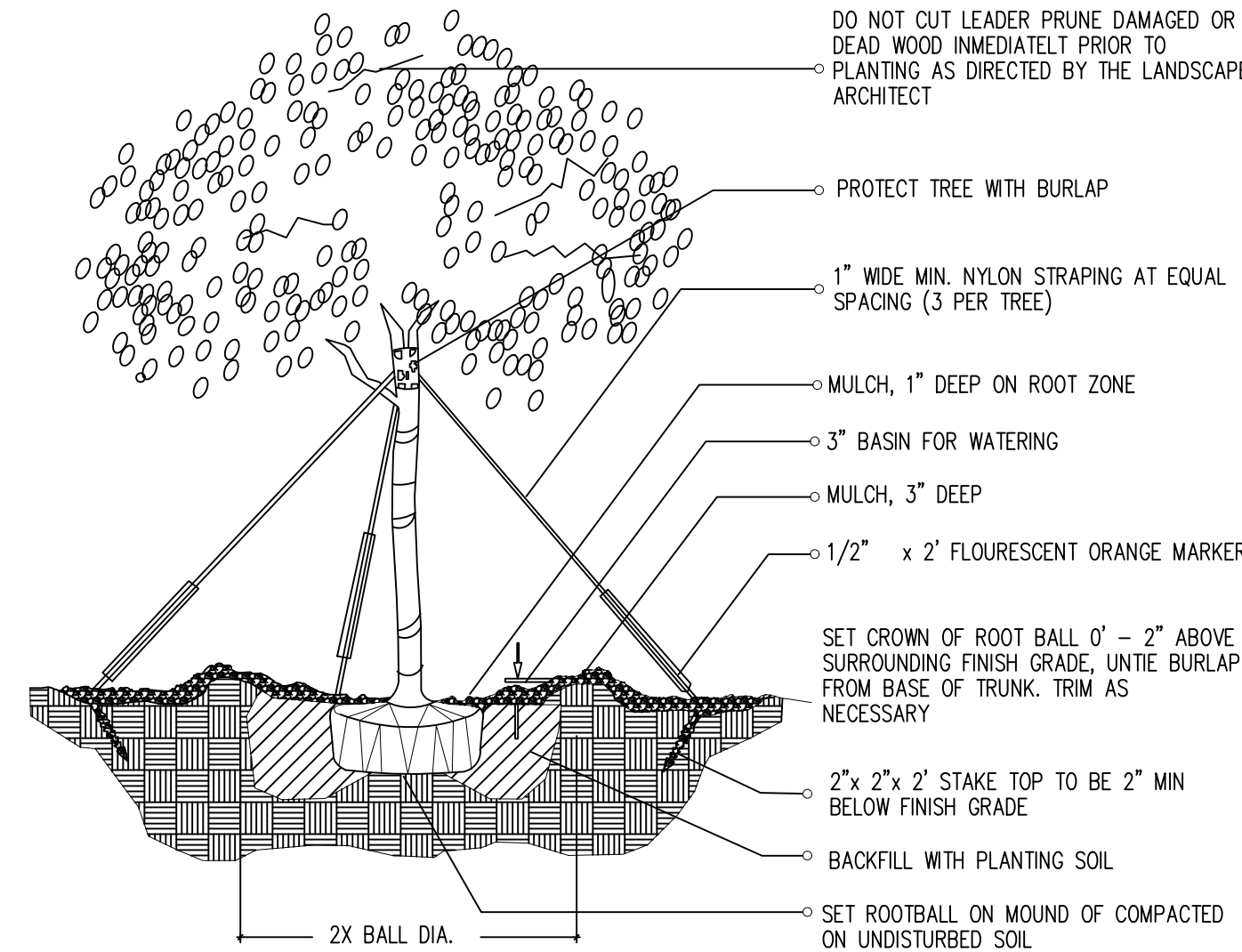
1-4 LARGE PALM / PLANTING DETAIL



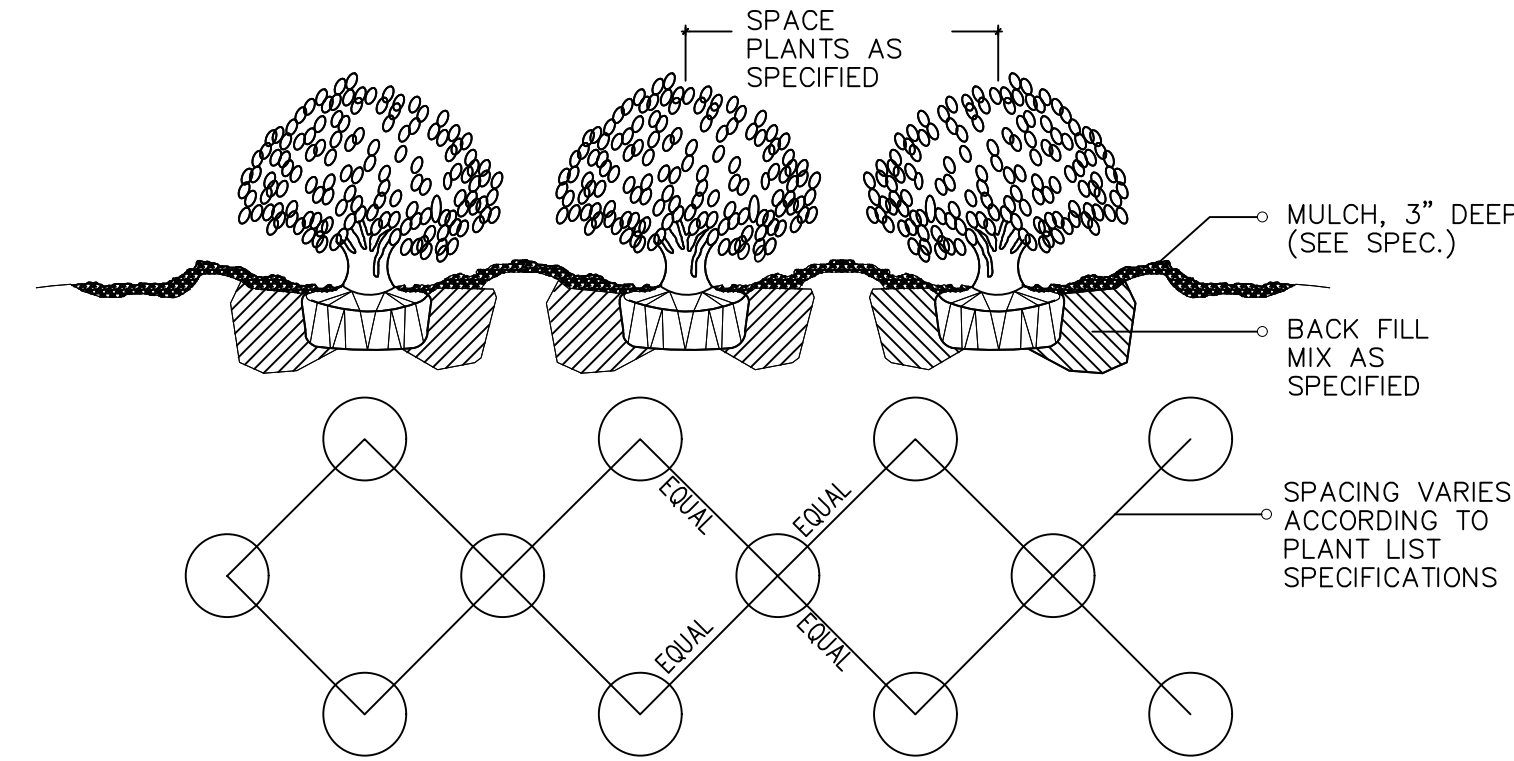
1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



1-5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL



1-6 SHRUB / GROUNDCOVER SPACING PLANTING DETAIL

LANDSCAPE LEGEND		
Zoning District: <b>R-1</b> Net Lot Area: 2.05 acres 89,298 square feet		
	REQUIRED	PROVIDE
<b>OPEN SPACE REQUIRED PROVIDED</b>		
<b>A. Square feet of open space required by Chapter 33, as indicated on site plan:</b>		
Lot area = 89,298 square feet x 15% = 13,395 square feet	13,395	43,138
<b>B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:</b>		
Number of parking spaces 11 x 10 square feet per parking space =	110	110
<b>C.Total square feet of landscaped open space required by Chapter 33 = A+B</b>	<b>123,395</b>	<b>153,138</b>
<b>LAWN AREA CALCULATION</b>		
<b>A. Square feet of landscaped open space required by Chapter 3 =</b>		
	123,395	153,138
<b>B. Maximum lawn area (Sod) permitted = .20% x 153,138 square feet=</b>		
	30,628	628
<b>TREES</b>		
<b>A. Number of trees required per net lot acre, less the existing meeting min requirements</b>		
15 trees x 2.05 net lot acres =	30	30
<b>B. % palm allowed: Number of trees required x 30% = Maximum (2 palms = 1 tree)</b>		
	9	9 (1 ex. palm)
<b>C. % natives required = number of trees required x 50% = Minimum</b>		
	15	29
<b>D. Street trees (maximum average spacing of 35' o.c.):</b>		
131.20 linear feet along street /35 =	4	4
<b>E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.):</b>		
132.20 linear feet along street /25 =	5	6 ex. Trees
<b>F. Total number of trees provided (A+D+E)=</b>		
	39	40
<b>SHRUBS</b>		
<b>A. Number of shrubs required: Number of trees required x 10</b>		
	390	450 (150 ex. Shrubs)
<b>B. % native shrubs required = Number of shrubs required X 50 % =</b>		
	195	300

- LANDSCAPE NOTES**
- Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
  - All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
  - All shrubs to be planted a minimum of 24"; and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc.... Isara Nora Grant and Raphiolepis indica to be planted 30" from edge of walkways.
  - All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
  - All palms except for species such as Coccothrinax, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
  - All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
  - Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc.... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the work.
  - Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform its work.
  - All work shall conform to Miami-Dade County's landscape ordinance Chapter 18A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the project's location, includes street trees.
  - Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
  - Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
  - Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
  - Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
  - Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
  - Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
  - One year warranty

- TREES & PLANTING TO BE PRESERVED NOTES**
- Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
  - Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
  - Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
  - The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
  - The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
  - The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
  - Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
    - The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
    - All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
    - Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Trimming Standards.
    - For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
    - After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
    - Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
    - Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
    - After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
    - Immediately prior to transplanting tie the branches of the tree up to avoid damage.
    - The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
    - Finish cutting of root ball for transplanting.
    - Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
    - Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
    - The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
    - Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted or damaged by the equipment.
    - The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree or heavy palm. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, grading and result in decline and death of the tree.
    - The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
    - Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
    - The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
    - Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
    - A 6" saucer shall be created around the edge of the plant pit to help hold water; see planting detail for additional information.
    - Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
    - Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
    - Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
    - After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period of a minimum of:
      - First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 4" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week.

PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



8080 NW 58th St  
8080 NW 58th St  
Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE  
Landscape details and notes

ISSUE DATE  
12/16/2024

REVISION  
Dec 2024

DESIGN  
GA

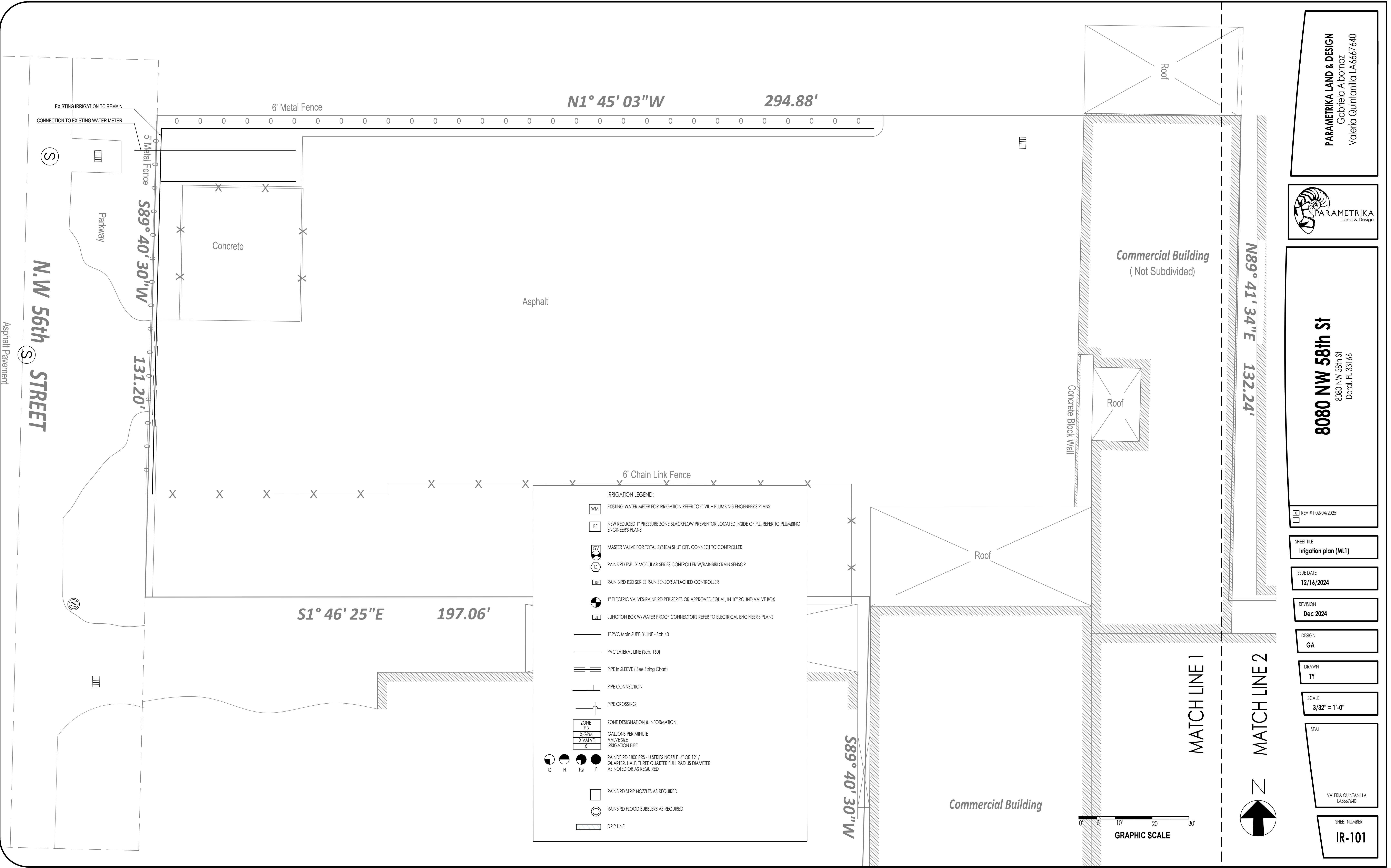
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SCALE  
N/A

SEAL

VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
L-103



MATCH LINE 1

MATCH LINE 2

Two Story  
Commercial Building No. 8130  
(Not Subdivided)

Two Story  
Commercial Building No. 8080  
(Not Subdivided)

Commercial Building No. 8050  
(Not Subdivided)

IRRIGATION LEGEND:

WM

EXISTING WATER METER FOR IRRIGATION REFER TO CIVIL + PLUMBING ENGINEER'S PLANS

BF

NEW REDUCED 1" PRESSURE ZONE BACKFLOW PREVENTOR LOCATED INSIDE OF P.L. REFER TO PLUMBING ENGINEER'S PLANS

GV

MASTER VALVE FOR TOTAL SYSTEM SHUT OFF. CONNECT TO CONTROLLER

C

RAINBIRD ESP-LX MODULAR SERIES CONTROLLER W/RAINBIRD RAIN SENSOR

RS

RAIN BIRD RSD SERIES RAIN SENSOR ATTACHED CONTROLLER

1" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 10" ROUND VALVE BOX

B

JUNCTION BOX W/WATER PROOF CONNECTORS REFER TO ELECTRICAL ENGINEER'S PLANS

1" PVC MAIN SUPPLY LINE - SCH 40

PVC LATERAL LINE (SCH. 160)

PIPE IN SLEEVE (SEE SIZING CHART)

PIPE CONNECTION

PIPE CROSSING

ZONE  
# X  
X GPM  
X VALVE  
X

ZONE DESIGNATION & INFORMATION  
GALLONS PER MINUTE  
VALVE SIZE  
IRRIGATION PIPE

Q

H

TQ

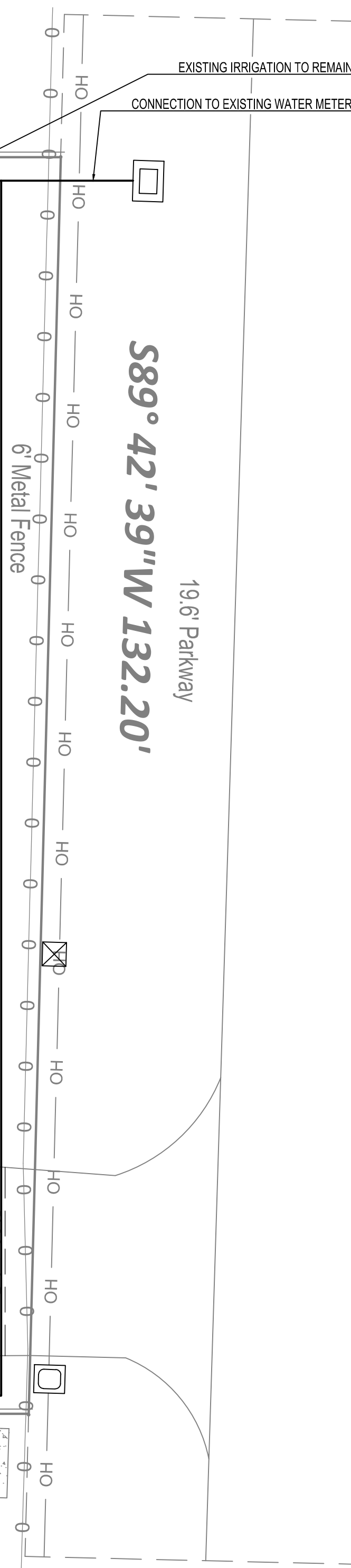
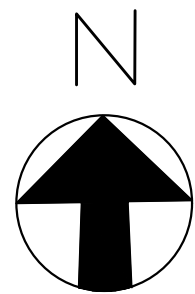
F

RAINBIRD 1800 PRS - U SERIES NOZZLE 6" OR 12" / QUARTER, HALF, THREE QUARTER FULL RADIUS DIAMETER AS NOTED OR AS REQUIRED

RAINBIRD STRIP NOZZLES AS REQUIRED

RAINBIRD FLOOD BUBBLERS AS REQUIRED

DRIP LINE



PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



8080 NW 58th St  
8080 NW 58th St  
Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE  
Irrigation plan (ML1)

ISSUE DATE  
12/16/2024

REVISION  
Dec 2024

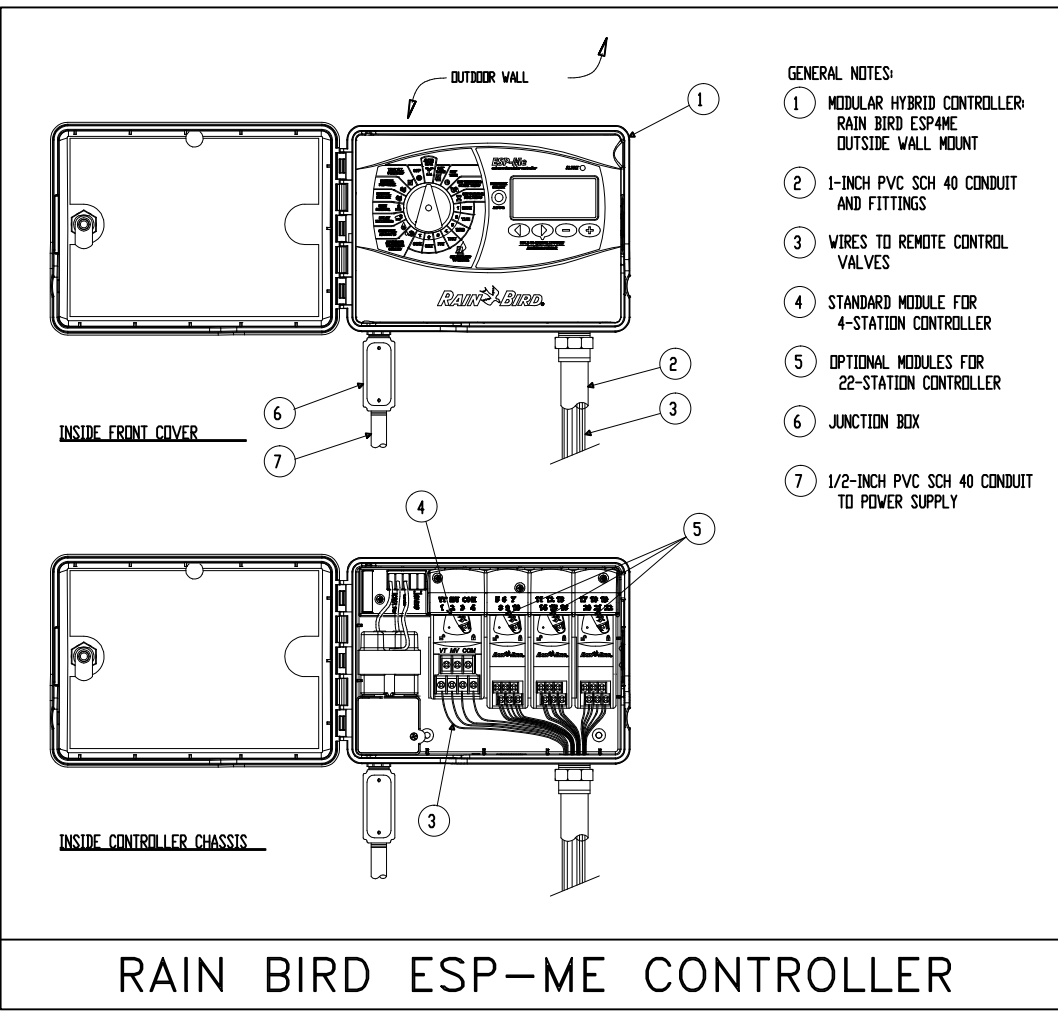
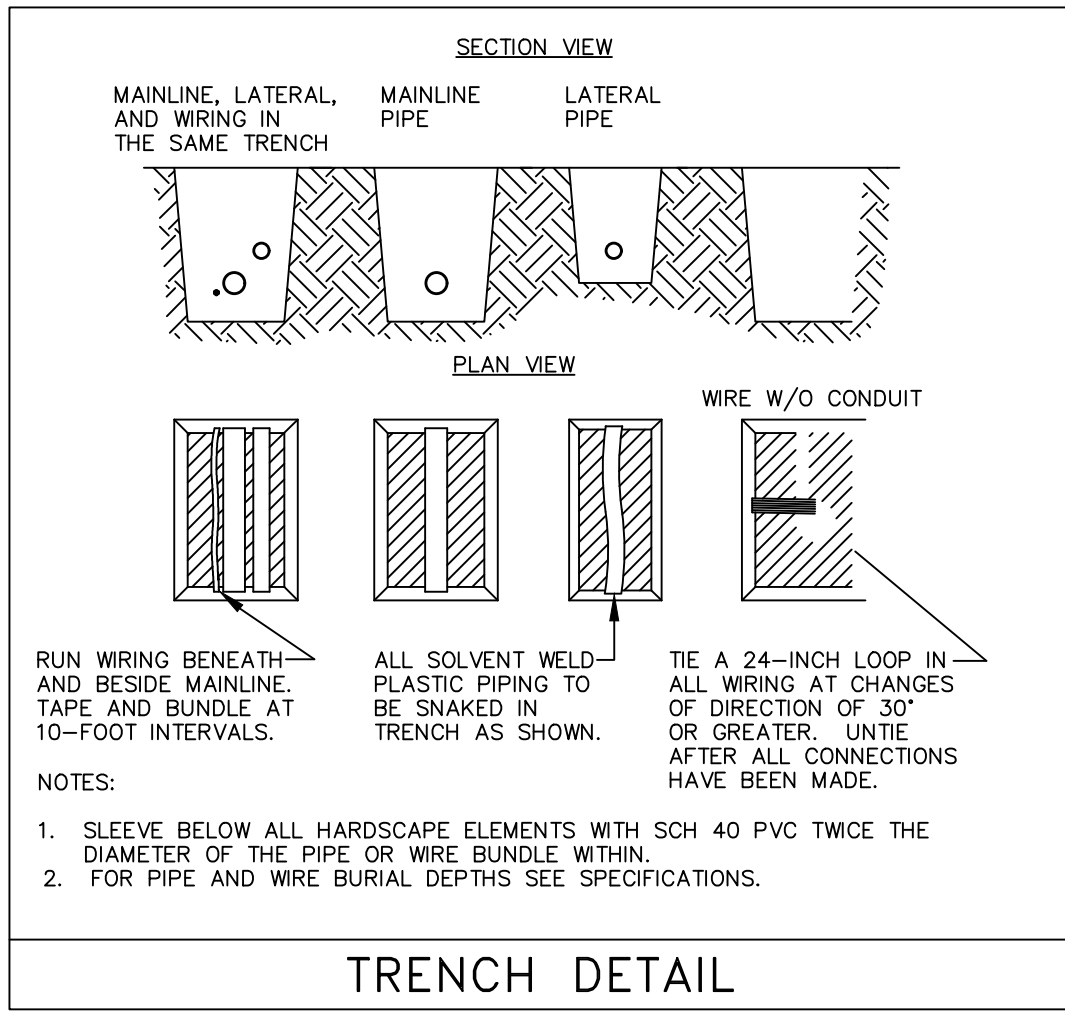
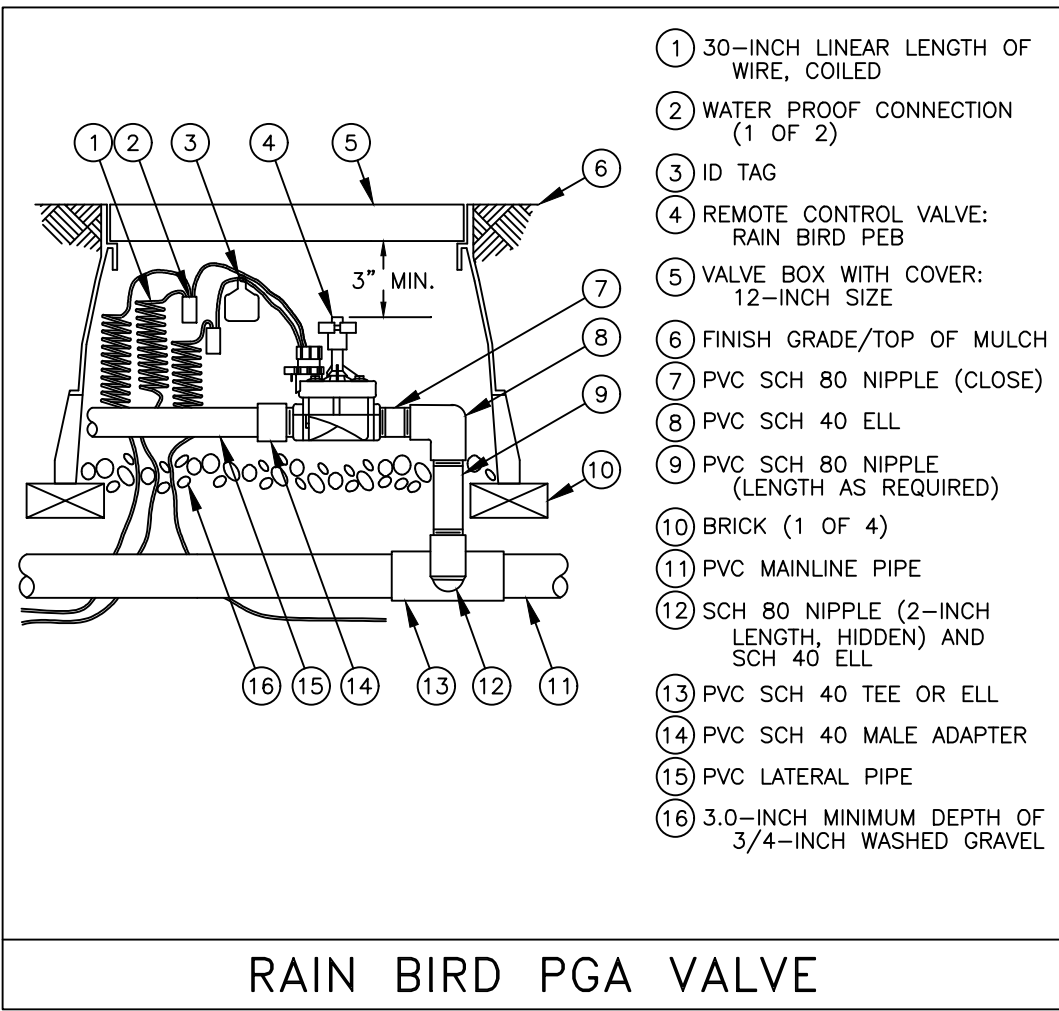
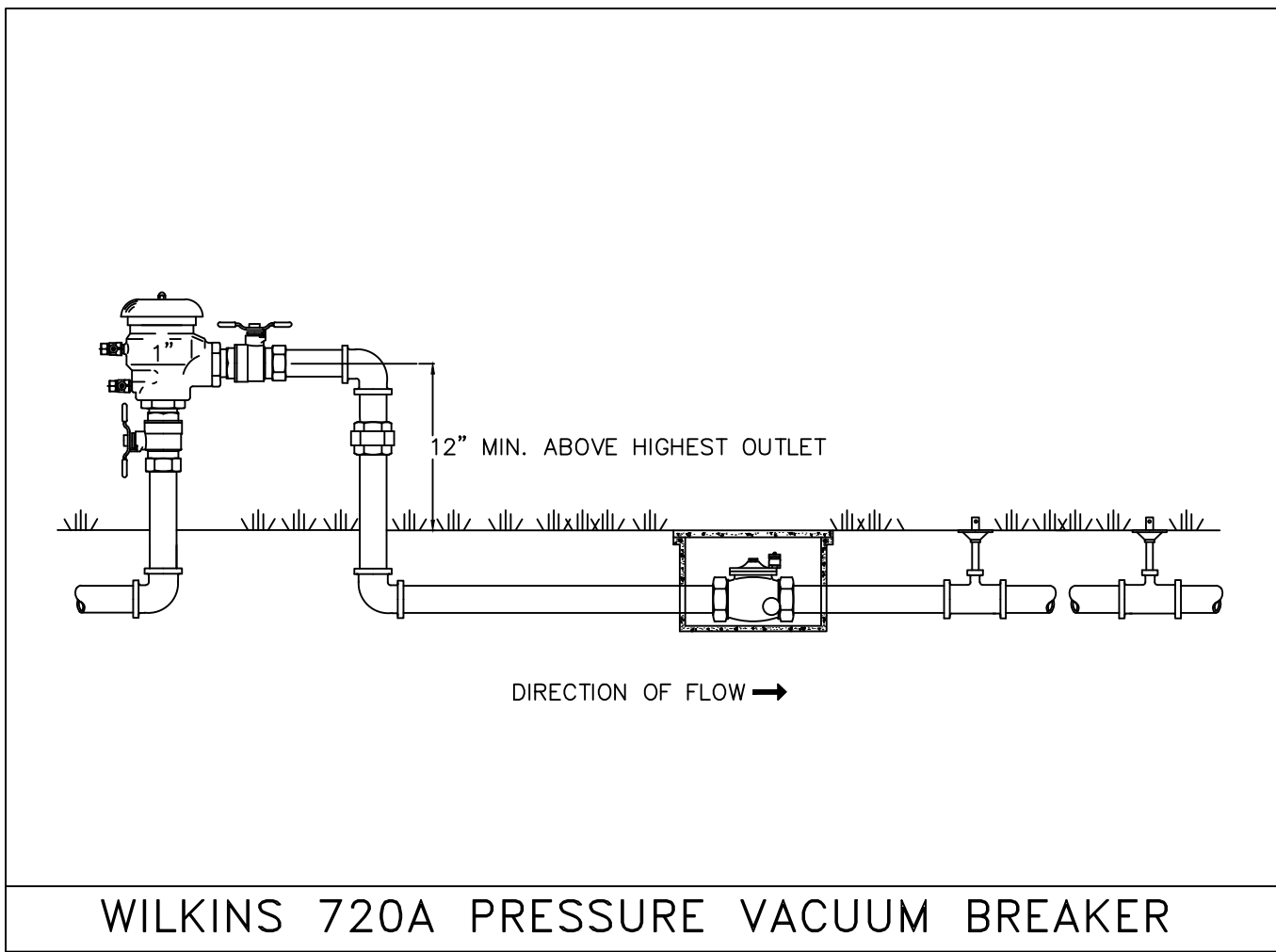
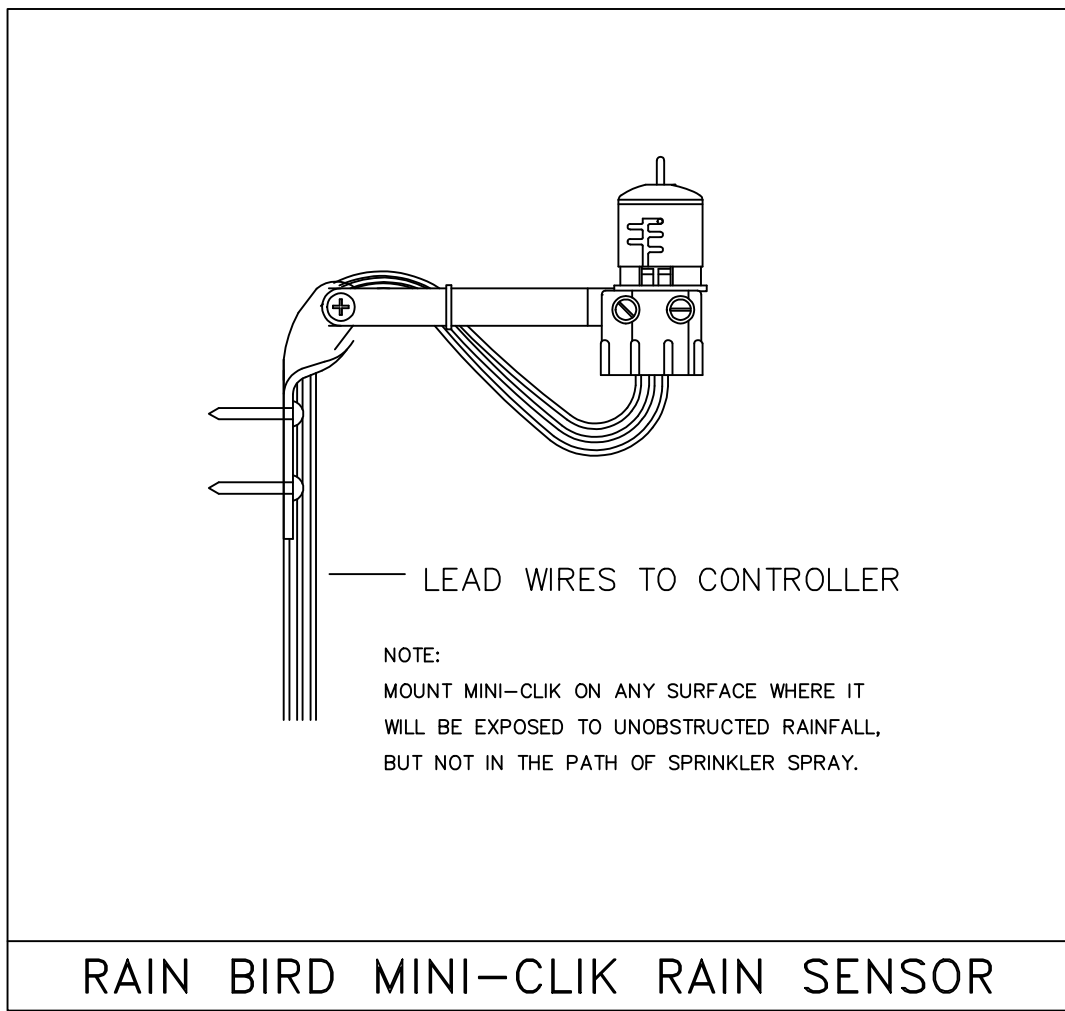
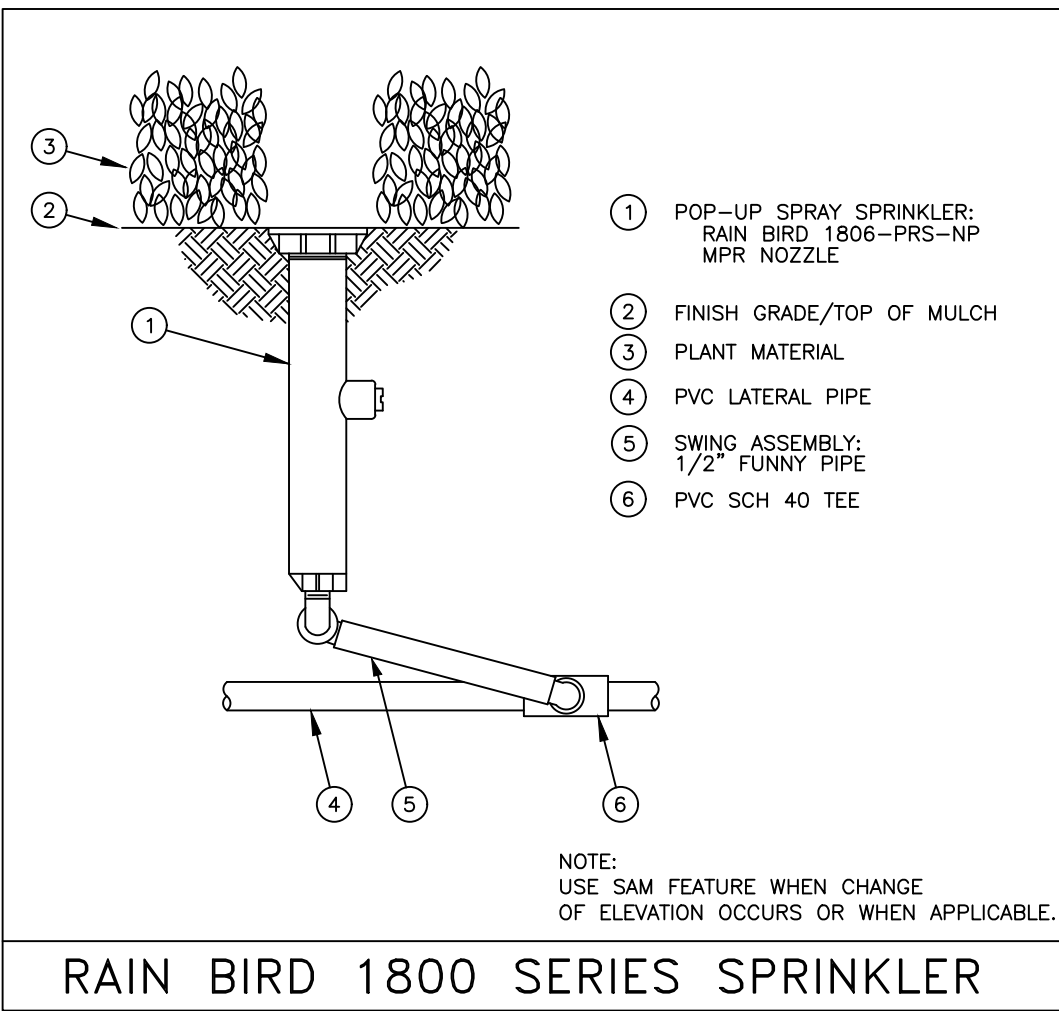
DESIGN  
GA

DRAWN  
TY

SCALE  
3/32" = 1'-0"

SEAL  
VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
IR-102



## IRRIGATIONS REQUIREMENTS

- 1) All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems until such time as they are established and subsequently on as-needed basis to prevent stress and die-off in compliance with existing water use restrictions.
- 2) Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
- 3) Irrigation systems shall be designed, operated and maintained to:
  - (a) Meet the needs of all the plants in the landscape.
  - (b) Conserve water by allowing differential operation schedules based on hydrozone.
  - (c) Consider soil, slope and other site characteristics in order to minimize water waste, including overspray or overflow on to impervious surfaces and other non-vegetated areas, and off-site runoff.
  - (d) Minimize free flow conditions in case of damage or other mechanical failure.
  - (e) Use low trajectory spray heads, and/or low volume water distributing or application devices.
  - (f) Maximize uniformity, considering factors such as:
    - (1) Emitters types,
    - (2) Head spacing,
    - (3) Sprinkler pattern, and
    - (4) Water pressure at the emitter.
  - (g) Use the lowest quality water feasible (graywater shall be used where approved systems are available).
  - (h) Rain switches or other devices, such as soil moisture sensors, shall be used with automatic controls. Operate only during hours and on days permitted under Chapter 32 of the Code of Miami-Dade County.
  - (i) Where feasible, drip irrigation or micro-sprinklers shall be used.
- 4) During dry periods, irrigation application rates of between one (1) and one and one-half (1½) inches per week are recommended for turf areas.
- 5) If an irrigation system is not provided, a hose bib shall be provided within seventy-five (75) feet of any landscape area.

## Irrigation Notes

LAYOUT  
LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES. FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP. LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE  
PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS. LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE. PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

\*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND  
\*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE. AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS. ALL PIPES TO BE IN ACCORDANCE WITH APPENDIX F OF THE 2017 FLORIDA BUILDING CODE.

WIRES  
LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVEING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX. WIRE SIZED AND COLORED AS FOLLOWS:  
#12 WHITE FOR COMMON  
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)  
#14 RED HOT WIRES  
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)  
WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING  
PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING  
TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.  
PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F, AND ALL PERTINENT LOCAL CODES. SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

PARAMETRIKA LAND & DESIGN  
Gabriela Albomoz  
Valeria Quintanilla LA6667640



8080 NW 58th St  
8080 NW 58th St  
Doral, FL 33166

REV #1 02/04/2025

SHEET TITLE  
Irrigation details and notes

ISSUE DATE  
12/16/2024

REVISION  
Dec 2024

DESIGN  
GA

DRAWN  
TY

SCALE  
N/A

SEAL

VALERIA QUINTANILLA  
LA6667640

SHEET NUMBER  
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